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**MAINTENANCE PLAN FOR SURFACE WATER  
DRAINAGE**

**PROPOSED DEVELOPMENT AT  
HILL HOUSE, BAKERS LANE, CHARTHAM,  
KENT, CT4 7QE**

For: Akehurst Homes Ltd

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## DOCUMENT CONTROL SHEET



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## 1.00 Maintenance of Soakaways

- 1.01 To ensure the long-term effectiveness of a soakaway asset, the sediment that accumulates within the SUDS system must periodically be removed to prevent it from entering the chamber and slowing the infiltration of the system. The frequency of this maintenance operation will vary depending on the density of the site, vegetation, design of the drainage system, other permeable areas and if the site is pre or post construction.
- 1.02 All maintenance operations are to be carried out in accordance with the manufacturer's recommendations by the appointed management company.
- 1.03 The ongoing maintenance activities for this system are tabulated below in Table 1.

*Table 1 – Soakaway Maintenance Activities – By Residents and Management Company*

Maintenance Activity	Remedial Action	Inspection Frequency	
Inspect Catch-pits & Chambers	Clear any sediment or detritus found in the chamber/s. If sediment has built up within the pipe network, this should be cleared with rodding equipment or professional jetting techniques.	Pre-completion	Monthly
		Post completion – up to 1 year	Quarterly
		On-going	Annually

## 2.00 Access Road

- 2.01 The proposed surface finish to the access road is anticipated to be an impermeable tarmacadam surface and will therefore need to be drained via conventional gullies and catch pits.
- 2.02 Where this surface water has been collected, it will be done so via trapped gullies to reduce the risk of contaminants and/or litter being allowed to enter the system and discharge to soakaways. Any surface water will also be directed

via 150mm pipes at a gradient not less than 1:100 gradient to ensure self-cleansing velocities.

- 2.03 To further reduce the risk of sediment migration into the access road drainage system, it may be necessary to follow a street cleansing regime in line with local authority plans, if the access road has been adopted.
- 2.04 To ensure the long-term effectiveness of the drainage asset, the sediment that accumulates within this system must periodically be removed to prevent it from entering key parts of the network and slowing the operation of the system. The frequency of this maintenance operation will vary depending on the density of the site, vegetation, design of the drainage system, other permeable areas and if the site is pre or post construction.
- 2.05 All maintenance operations are to be carried out in accordance with the manufacturer's recommendations.
- 2.06 The ongoing maintenance activities for this system are tabulated below in Table 2.

*Table 2 – Gully and Catch-pit Maintenance Activities – Residents & Management Company*

Maintenance Activity	Remedial Action	Inspection Frequency	
Inspect Gullies and Catch-pits	Clear any sediment or detritus found in the chamber/s. If sediment has built up within the pipe network, this should be cleared with rodding equipment or professional jetting techniques.	Pre-completion	Monthly
		Post completion – up to 1 year	Quarterly
		On-going	Annually