

## Elmsbrook Exemplar Site Ph 3 & 4, Bicester

### Suds Maintenance Strategy & Management Plan

The following table sets out the maintenance regime specific to each element of the drainage system, this regime should be followed through the lifetime of the development to ensure proper functioning of the system and limit the risk of flooding due to poor operation:

Drainage Element	Inspection / Maintenance	Frequency	Remedial Action	Responsible Party
Roof Drainage	Clean gutters and downpipes	Annually	Repair as necessary	Occupier/Owner
Below ground drainage runs and chambers	CCTV drain runs and jet wash. Inspect chambers for debris	Every 5 years  Annually	Repair as necessary  Remove debris and sediment as required	Occupier/Owner for dwellings, Management Company for shared areas.
Silt Traps	Inspect silt traps	Monthly for 1 <sup>st</sup> year of operation and then annually thereafter	Remove sediment and debris as required	Occupier/Owner for dwellings, Management Company for shared areas.
Soakaways	Inspect for buildup of debris/leaf litter etc.	End of winter, mid-summer and end of autumn.	Remove debris and sediment as required.	Occupier/Owner for dwellings, Management Company for shared areas.
Permeable Paving	Inspect for evidence of poor performance	End of winter, mid-summer and end of autumn.  48hrs following heavy rainfall	Sweep and vacuum paving  Take up defective area of block paving and replace bedding layer and geotextile	Occupier/Owner for driveways, Management Company for parking courts, Highways Authority for Highways
Highway Swale	Inspect for buildup of debris/leaf litter etc. Strim and cut grass banks etc. Inspect headwalls for debris and siltation/defects	End of winter, mid-summer and end of autumn.	Remove debris and sediment as required. Repair headwalls as required.	Highways Authority