

DETAILS OF THE SURFACE WATER DRAINAGE SYSTEM PROVIDED ON YOUR DEVELOPMENT AND SERVING YOUR HOME.

ALL SURFACE WATER DRAINAGE ON THIS DEVELOPMENT INFILTRATES NATURALLY TO THE GROUND VIA BOREHOLES WHICH EXTEND DOWN TO THE CHALK LAYER AT DEPTH WHICH IS HIGHLY PERMEABLE.

BOREHOLES ARE LOCATED WITHIN THE PUBLIC OPEN SPACE OR WITHIN A SHARED ACCESS ROAD.

PRIOR TO DISCHARGE SOURCE CONTROL MEASURES SUCH AS PERMEABLE PAVING & TRAPPED GULLIES ARE USED TO PROVIDE THE REQUIRED WATER QUALITY TO ENSURE THAT THE DISCHARGED RUNOFF WILL NOT CONTAMINATE THE GROUND WATER SOURCE.

YOUR PRIVATE DRIVEWAY & ANY SHARED PRIVATE DRIVES ARE SURFACED WITH A PERMEABLE BLOCK PAVING SYSTEM THAT CONNECTS INTO THE SURFACE WATER DRAINAGE SYSTEM.

ALL OF THIS IS IDENTIFIED ON THE ATTACHED SURFACE WATER DRAINAGE PLAN. LOCATIONS OF BOREHOLES ARE ALSO IDENTIFIED ON THE CUSTOMER INFORMATION DRAWING SUPPLIED DURING THE PURCHASE PROCESS & THE LAND REGISTRY CONVEYANCE PLAN SUPPLIED TO YOU FOR SIGNING PRIOR TO EXCHANGE.

ALSO ATTACHED IS AN EXTRACT OF THE SURFACE WATER DRAINAGE PLAN IDENTIFYING HOW YOUR SURFACE WATER DRAINAGE SYSTEM ULTIMATELY CONNECTS INTO THE POINT OF DISCHARGE. THIS MAY MEAN THAT YOUR DRAINAGE SYSTEM CONNECTS INTO YOUR NEIGHBOURS OR YOUR NEIGHBOURS CONNECTS INTO YOURS.

RESPONSIBILITIES / OWNERSHIP OF THE DRAINAGE SYSTEM.

THE OWNERS & RESPONSIBILITIES FOR THE SURFACE WATER DRAINAGE SYSTEM ON THIS DEVELOPMENT COMPRISES OF THE FOLLOWING STAKE HOLDERS:-

NORTH LINCOLNSHIRE COUNCIL.
PRIVATE MANAGEMENT COMPANY.
PRIVATE HOMEOWNERS.

ALL OF WHICH IS CLEARLY DEFINED ON THE SURFACE WATER DRAINAGE PLAN INCLUDED WITHIN YOUR HANDOVER PACK.

AS YOU ARE A PRIVATE HOMEOWNER ON THIS DEVELOPMENT YOU HAVE RESPONSIBILITIES FOR THE MAINTENANCE OF THE SURFACE WATER DRAINAGE SYSTEM WITHIN THE EXTENT OF YOUR TITLE.

SURFACE WATER DRAINAGE PIPES & INSPECTION CHAMBERS WITHIN THE TITLE OF YOUR PROPERTY ARE OWNED BY YOU AS A HOMEOWNER & AS SUCH RESPONSIBILITY FOR MAINTENANCE / REPAIRS & REPLACEMENT ARE YOURS AS THE HOMEOWNER. PRIVATE DRAINAGE IS IDENTIFIED IN RED ON THE ATTACHED PLAN.

THE PLAN MAY IDENTIFY THAT YOUR PROPERTY HAS UPSTREAM & / OR DOWNSTREAM SURFACE WATER DRAINS & AS SUCH THE SYSTEM IS RELIANT ON YOU AS A HOMEOWNER MAINTAINING THE DRAINS THAT ARE WITHIN YOUR TITLE.

THE ESTATE ROAD IS OF PERMEABLE PAVED CONSTRUCTION & ITS DRAINAGE SYSTEM WILL BE ADOPTED BY NORTH LINCOLNSHIRE COUNCIL UNDER A SECTION 38 AGREEMENT. THESE ARE IDENTIFIED IN BLUE ON THE ATTACHED PLAN.

THE BOREHOLES / ASSOCIATED MANHOLES / FILTER DRAIN SYSTEM ARE TO BE OWNED BY THE PRIVATE MANAGEMENT COMPANY. IDENTIFIED IN GREEN ON THE ATTACHED PLAN.

RECOMMENDATIONS FOR MAINTENANCE.

PRIVATE HOMEOWNER.

RAINWATER GUTTERS - CHECK YEARLY FOR BUILD UP OF LEAVES, ETC... CAUSING BLOCKAGES. PERMEABLE PAVING – KEEP CLEAR OF ANY WEEDS, ETC.... CHECK YEARLY & RE-STONE BETWEEN JOINTS AS NECESSARY. MONITOR ANY AREAS OF STANDING WATER. CARRY OUT MAINTENANCE AS PER ATTACHED DATA SHEET.

THE DRAINAGE SYSTEM WITHIN YOUR PLOT / TITLE CONSISTS OF PLASTIC PIPES CONNECTED VIA INSPECTION CHAMBERS. IT IS RECOMMENDED THAT YOU LIFT ALL IC LIDS EVERY 6 MONTHS TO ENSURE FREE FLOWING. ANY BLOCKAGES SHOULD BE ATTENDED TO IMMEDIATELY BY INITIALLY TRYING TO FLUSH OUT. NEXT STEP IS TO USE RODS TO PUSH THROUGH THE BLOCKAGE. IF THIS FAILS THEN YOU SHOULD SEEK THE SERVICES OF A JETTING COMPANY.

PRIVATE MANAGEMENT COMPANY.

BOREHOLES – CARRY OUT A DE-SILT OF THE MANHOLE BASE AS REQUIRED. MONITOR WATER LEVELS EVERY 12 MONTHS. CARRY OUT MAINTENANCE AS PER ATTACHED DATA SHEET.

Contact – KEIGAR HOMES LTD. 01652 631939 UNTIL RESPONSIBILITY IS HANDED OVER TO THE PRIVATE MANAGEMENT COMPANY WHEN FORMED.

NORTH LINCOLNSHIRE COUNCIL.

ESTATE ROAD & DRAINAGE SYSTEM – CARRY OUT MAINTENANCE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SECTION 106 & 38 AGREEMENTS & CONTRIBUTIONS PAID BY KEIGAR HOMES LTD TOWARDS 10 YEAR MAINTENANCE.

Contact – KEIGAR HOMES LTD. 01652 631939 UNTIL FORMAL ADOPTION HAS TAKEN PLACE AFTER WHICH TIME contact – NORTH LINCOLNSHIRE COUNCIL LLFA 01724 297000.

HOMEOWNER RESPONSIBILITY DATA SHEET.

PERMEABLE PAVING.

FOLLOWING CONSTRUCTION REGULAR INSPECTION IS RECOMMENDED.

THE MAIN CONCERN IS THE CLOGGING OF THE JOINTS WHICH LIMITS THE VOLUME OF WATER BEING PASSED THROUGH INTO THE VOIDED STONE.

THE FREQUENCY OF CLEANING AND MAINTENANCE IS RELATED TO THE POTENTIAL DESIGN LIFE OF THE PAVING SYSTEM.

THE MAINTENANCE PLAN HAS BEEN TABULATED BELOW AND WILL BE THE RESPONSIBILITY OF THE HOMEOWNER.

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| Monitoring | - Inspect paving for clogging, litter, weeds and water ponding. | - Prior to handover. |
| | - Inspect paving for clogging, litter, weeds and water ponding. | - 12 monthly. |
| | - Inspect paving for deformation. | - 12 monthly. |
| Regular Maintenance | - Vacuum sweep litter and weed removal. | - 12 monthly. |
| Remedial Actions | - Repair deformation of blocks once settlement stopped. | - As required. |

PRIVATE MANAGEMENT COMPANY RESPONSIBILITY DATA SHEET.

BOREHOLE MAINTENANCE.

FOLLOWING CONSTRUCTION REGULAR INSPECTION IS RECOMMENDED.

THE MAIN CONCERN IS THE BOREHOLE MANHOLE BECOMING SILTED UP AND THEN CLOGGING UP THE ACTUAL BOREHOLE.

THE BOREHOLE WILL BE A POINT OF DISCHARGE AND WILL BE USED BY THE EA TO MONITOR WATER QUALITY ENTERING THE BOREHOLE.

THE MAINTENANCE PLAN HAS BEEN TABULATED BELOW AND WILL BE THE RESPONSIBILITY OF THE PRIVATE MANAGEMENT COMPANY.

Monitoring	- Inspect manhole for silt, litter and debris. - Inspect manhole for silt, litter and debris.	- prior to handover. - 6 monthly.
Regular Maintenance	- Clear borehole manhole of silts and debris.	- As required.
Remedial Actions	- Repair manhole and borehole.	- As required.