

Type of Structure	Feature on Drainage Layout Drawing	Maintenance Schedule		Required Maintenance	Frequency	Maintaining Body
SuDS and landscape maintenance (See below image, 'Surfacing Site Layout', for Hardstanding and soft landscaping areas requiring maintenance)	Regular Maintenance	Litter Management	Grass maintenance- all cuttings to wildlife piles	Pick up all litter in SuDS and landscape areas and remove from site	Once a Month	Plot Owner
				Mow all grass verges, paths and amenity at 35-50 mm with 75 mm max, leaving grass in situ	As required or monthly	Plot Owner
				Wildflower areas strimmed to 50mm in september or at the end of school holidays Or Wildflower areas strimmed to 50 mm on 3 year rotation 30% each year	1 visit annually	Plot Owner
	Occasional Tasks	Inspection and Control Chamber		Annual inspection, remove silt and check free flow	1 visit	Plot Owner
		Silt management		Excavate silts, stack and dry within 10m of the SuDS feature, but outside the design profile where waters flows, spread, rake and overseed	As required	Plot Owner
	Remedial Task	Inspect SuDS system regularly to check for damage or failure undertake remedial work as required			As required	If Repairs Required, Seek External Specialist
Inlets, Outlets, Controls and Inspection Chambers	Regular Maintenance	Inlets, Outlets and Surface Control Structures		Inspect surface structures, removing obstructions and silt as necessary. Check there is no physical damage. Strim vegetation 1m min. surround to structures and keep hard aprons free from silt and debris	Monthly	Plot Owner
		Inspection Chambers and Below Ground Control Chambers		Remove cover and inspect, ensuring that water is flowing freely and that exit route for water is unobstructed. Remove debris and silt. Undertake inspection after leaf fall in autumn	Annually	Plot Owner
	Occasional Tasks	Check topsoil levels are 20mm above edges of baskets and chambers to avoid mower damage			As Necessary	Plot Owner
	Remedial Work	Unpack stone in basket features and unblock or repair and			As Required	Plot Owner
		Repair physical damage if necessary			As Required	If Required, Seek External Specialist
Overflows and Flood Routes (See below image, 'Surfacing Site Layout', for Hardstanding and soft landscaping areas requiring maintenance)	Regular Maintenance	Overflows		Jet the pipes leading from overflow structures annually and check by running water through the overflow. Check free flow at next SuDS feature – inlet to basin or chamber	Annually	Management Company
				Remove any accumulated grass cuttings or other debris on top of grass weirs or stone-filled baskets overflows	Monthly	Management Company
		Flood routes		Make visual inspection. Check route is not blocked by new fences, walls, soil or other rubbish. Remove as necessary	Monthly	Management Company
	Remedial	Overflows		If overflow is not clear then dismantle the structure and reassemble to design detail	As Required	If Required, Seek External Specialist
Trees (See below image, 'Surfacing Site Layout', for Hardstanding and soft landscaping areas requiring maintenance)	Regular Maintenance	Remove Litter and Debris			Monthly or as required	Management Company
		Manage other vegetation and remove nuisance plants			Monthly (as start, then as required)	
		Inspect inlets and outlets			Inspect Monthly	
	Occasional Tasks	Check tree health and manage tree appropriately			Annually	
		Remove silt build-up from inlets and surface and replace much as necessary			Annually, or as required	
		Water			As Required (in periods of draught)	
	Monitoring	Inspect silt accumulation rates and establish appropriate removal frequencies			Half-Yearly	

Planting and Existing Vegetation (Review Yearly) (See below image, 'Surfacing Site Layout', for Hardstanding and soft landscaping areas requiring maintenance)	<i>Regular Maintenance</i>	Grass Maintenance	Amenity garss- Mow all grass verges, paths and amenity grass at 35- 50 mm with 74 mm max. All cuttings to remain in situ Rough grass- Mow at 75- 100 mm but not exceed 150 mm All cuttings to wildlife piles Wildflower areas strimmed to 50 mm in Sept- Oct Or Wildflower areas strimmed to 50 mm in July and Sept. Or Wildflower areas strimmed to 50 mm on 3 year rotation, 30% each year. All Cutting to wildlife piles	16 Visits	Management Company
				4 - 8 Visits	Management Company
				1 - 2 Visits	Management Company
		Ornamental Tree and Shrub Planting	Weed all shrub beds as detailed spec. as necessary. Cut back planting from lights, paths and visibility sight lines in late album and as necessary. Cut hedges slightly tapered back from base with flat top at specified height. Do not mulch planting adjacent to permeable or porous paving surfaces. Remove stakes and ties from trees when no longer needed for support and within 3 year of planting. Protect from strimmer damage and remove competitive growth until we established.	4 - Visits	Management Company
		Native Trees and Shrub Planting	Prune to shape in year 1. Protect trees from strimmer damage and remove competitive growth until well established. Remove stakes and ties from trees when no longer needed for support and within 3 years from planting	1 Visit	Management Company
		Existing Trees	Check existing trees for safety	1 Visit	Management Company
	<i>Remedial</i>	Replace trees and shrubs that fail in the first 5 years after planting. Carry out tree surgery as necessary		If Required, Seek external specialist	
Attenuation Storage Tanks	<i>Regular Maintenance</i>	Inspect and identify any areas that are not operating correctly. If required, take remedial action		Monthly for 3 months, then annually	Plot Owner / Management Company
		Remove debris from the catchment surface (where it may cause risks to performance)		Monthly	Plot Owner / Management Company
		For systems where rainfall infiltrates into the tank from above, check surface of filter for blockage by sediment, algae or other matter; remove and replace surface infiltration medium as necessary.		Annually	Plot Owner / Management Company
		Remove sediment from pre-treatment structures and/ or internal forebays		Annually, or as required	Plot Owner / Management Company
		Repair/rehabilitate inlets, outlet, overflows and vents		As Required	Plot Owner / Management Company
	<i>Monitoring</i>	Inspect/check all inlets, outlets, vents and overflows to ensure that they are in good condition and operating as designed		Annually	Plot Owner / Management Company
		Survey inside of tank for sediment build-up and remove if necessary		Every 5 years or as required	Plot Owner / Management Company

Pervious Pavements (See below image, 'Surfacing Site Layout', for Hardstanding and soft landscaping areas requiring maintenance)	<i>Regular Maintenance</i>	Cleaning	Brush Regularly and remove sweepings from all hard surfaces	Monthly	Plot Owner
	<i>Occasional Tasks</i>	Permeable pavements: Brush and vacuum surface once a year to prevent silt blockage and enhance design life		Annually	Plot Owner
	<i>Remedial Work</i>	Siltation at surface	Monitor effectiveness of permeable pavement, and when water does not infiltrate immediately advise the client of possible need for reinstatement of top layers or specialist cleaning. Recent experience suggests that jet washing and suction cleaning will substantially reinstate pavement to 90% efficiency	As Required	Plot Owner
Site Access Roads	<i>Regular Maintenance</i>	Cleaning	Brush Regularly and remove sweepings from all hard surfaces	Monthly	Management Company
	<i>Occasional Tasks</i>	De-Weeding	Check for weeds along kerb edges. Remove and dispose of waste accordingly.	Annually (or as required)	Management Company
		Litter Picking	Pick Up all litter along roadsides or near kerbs	Monthly	Management Company
	<i>Remedial Work</i>	Re-Surfacing / Patch Repairs	If Surface cracking appears, monitor and if necessary, have external contractor repair and/or re-surface.	If Required, Seek external specialist	Management Company
		Replace / repair Kerbs	Broken Kerbs due to accident to be replaced, or where possible, repaired.	If Required, Seek external specialist	Management Company
Rain Gardens	<i>During Establishment Period (year 1 & 2)</i>	Watering		Weekly during dry periods	Plot Owner
		Weeding		3-monthly	Plot Owner
		Litter Picking		3-monthly	Plot Owner
		Pruning / Trimming		3-monthly	Plot Owner
		Check/clean inlets and Outlets		3-monthly	Plot Owner
		Mulching		Annually (or as required)	Plot Owner
	<i>During Establishment Period (year 3 onwards)</i>	Weeding		6-monthly	Plot Owner
		Litter Picking		6-monthly	Plot Owner
		Pruning/Trimming		6-monthly	Plot Owner
		Check/clean inlets and Outlets		6-monthly	Plot Owner
		Re-planting		Annually (or as required)	Plot Owner

