

**CONSTRUCTION MANAGEMENT & MAINTENANCE PLAN FOR PUBLIC & PRIVATE SPACES
AND PUBLIC & PRIVATE DRAINAGE ASSETS
PLOTS 313-462 HOLLAND PARK, SPALDING. PLANNING REF: H16-0116-22**

Construction Management and Maintenance of Surface Water Drainage Assets

As part of the construction process it is essential to manage surface water run-off. It should be noted that any construction runoff would be in line with the existing undeveloped scenario (i.e. towards the north) and would therefore drain to the existing pond and flow off-site via the existing restricted outfall.

It is important the second, new pond is enlarged early on in the construction process so it is sufficiently sized for the addition flows once the formal drainage is constructed.

All surface water drainage assets will be offered to Anglian Water and Lincolnshire County Council Highways for adoption where possible whilst all drainage within the individual plots will remain the responsibility of the relevant homeowners.

Both attenuation ponds will be offered to South Holland District Council.

With regards the management and maintenance of drainage assets Tables 1, 2 and 3 below summarise the requirements for the various SUDS items.

Attenuation Pond			
Maintenance Schedule	Required Actions	Typical Frequency	Responsible Party
Regular Maintenance	Remove litter and debris	Monthly (or as required)	South Holland District Council
	Cut grass – public areas	Monthly (during growing season), or as required	
	Cut meadow grass around pond	Half yearly (spring – before nesting season, and autumn)	
	Inspect inlets, outlets, banksides, structures and pipework for blockages or physical damage, and clear/repair if required	Monthly	
	Inspect inlets and facility surface for silt accumulation. Establish appropriate silt removal frequencies.	Monthly (for first year), then annually or as required	
	Inspect water body for signs of poor water quality	Monthly (May-October)	
	Tidy all dead growth before start of growing season	Annually	
	Remove sediment from inlets and outlet	Annually (or as required)	
	Manage wetland plants – where provided	Annually	
Occasional Maintenance	Remove sediment from the main body of the pond when pond volume is reduced by 20%	Every 5 years, or as required (likely to be minimal requirements where effective upstream source control is provided)	

Attenuation Pond			
Maintenance Schedule	Required Actions	Typical Frequency	Responsible Party
Remedial Actions	Repair erosion or other damage	As required	South Holland District Council
	Realignment of rip-rap		
	Repair/rehabilitation of inlets and outlet		
	Aerate pond when signs of eutrophication are detected		
	Replant, where necessary		

Table 1. Maintenance Requirements for Attenuation Pond

Swale and other Adoptable Drainage			
Maintenance Schedule	Required Actions	Typical Frequency	Responsible Party
Regular Maintenance	Remove litter and debris from swales	Monthly (or as required)	LCC Highways/Anglian Water
	Cut swale grass – to retain grass height within specified design range	Monthly (during growing season), or as required	LCC Highways
	Manage other vegetation and remove nuisance plants from swales	Monthly at start, then as required	LCC Highways
	Inspect gully drains, inlets, outlets and inspection chambers (including silt traps) for siltation/blockage.	Monthly for first year then annually thereafter	LCC Highways
	Inspect for sediment and debris in manhole bases.	Bimonthly for first six months then every six months thereafter	LCC Highways/ Anglian Water
Occasional Maintenance	Reseed areas of poor vegetation growth within swales, alter plant types to better suit conditions, if required	As required or if bare soil is exposed over 10% or more of the swale treatment area	LCC Highways
	Remove any sediment and debris from base of chambers.	As required, based on inspections	LCC Highways/ Anglian Water
	Remove sediment from any affected articles including silt traps (most likely via jetting/vacuuming).	As required	LCC Highways/ Anglian Water
Remedial Actions	Repair erosion or other damage to swales by re-turfing or reseeding	As required	LCC Highways
	Relevel uneven swale surfaces and reinstate design levels	As required	LCC Highways
	Scarify and spike layer to improve infiltration performance, break up silt deposits and prevent compaction of the soil surface	As required	LCC Highways
	Remove and dispose of oils or petrol residues within swales using safe standard practices	As required	LCC Highways
	Clear any pipe blockages with appropriate equipment	As required	LCC Highways/ Anglian Water
	Repair any damage arising from various inspections (by approved engineer where required)	As required	LCC Highways/ Anglian Water

Swale and other Adoptable Drainage			
Maintenance Schedule	Required Actions	Typical Frequency	Responsible Party
	Replacement of manhole components and silt traps.	As required	LCC Highways/ Anglian Water

Table 2. Maintenance Requirements for all Swale and other Adoptable Drainage

All Private Drainage items			
Maintenance Schedule	Required Actions	Typical Frequency	Responsible Party
Regular Maintenance	Inspect rainwater gutter channels, inlets and outlets for blockages and clear as required.	Monthly for first year then annually thereafter	Individual plot owners
	Inspect gully drains, channel drains and inspection chambers (including silt traps) for siltation/blockage.	Monthly for first year then annually thereafter	
	Inspect for sediment and debris in manhole bases.	Bimonthly for first six months then every six months thereafter	
	Cleaning/brushing/vacuuming permeable driveways (standard cosmetic sweep over whole surface)	Annually after autumn leaf fall	
Occasional Maintenance	Remove any sediment and debris from base of chambers.	As required, based on inspections	Individual plot owners
	Remove sediment from any affected articles including silt traps (most likely via jetting/vacuuming).	As required	
	Removal of weeds	As required	
Remedial Actions	Clear any pipe blockages with appropriate equipment	As required	Individual plot owners
	Repair any damage arising from various inspections (by approved engineer where required)	As required	
	Remedial work to any depressions, rutting and cracked or broken blocks considered detrimental to the structural performance or a hazard to users, and replace lost jointing material	As required	
	Replacement of permeable surfacing, manhole components and silt traps.	As required	

Table 3. Maintenance Requirements for all Private Drainage

Construction Management, Maintenance & Ownership of Public Land.

Drawing No. 2101-PAPA-01 rev A has been produced to highlight the ownership of all land within the application site. To summarise all land will be split between:

- Management Company
- South Holland District Council
- Lincolnshire County Council
- Anglian Water
- Broadgate Builders (Spalding) Ltd
- Private Plot Owners

Excluding the public highways, footways and cycleways, all other public amenity areas will be maintained by South Holland District Council and a newly formed management company named Northern Neighbourhood (Spalding) Management Company.

These areas are defined on Drawing No. 2101-PAPA-01.

Landscaped areas of public amenity			
Maintenance	Required Actions	Typical Frequency	Responsible Party
Regular maintenance	Cut grassed areas	Every 3 weeks between April – October	Northern Neighbourhood (Spalding) Management Company. South Holland District Council
Occasional maintenance	Cut Wildflower meadows Tree works	Cut Annually, once in September/October, to allow wildflowers to set and drop seed prior to cut. Inspected annually in September/October.	
Remedial actions	Wildflower meadows Trees	Inspect annually in March for loss of growth/establishment, re-seed patches as necessary. Upon annual inspection, prune as necessary, examination in accordance with good arboricultural practices.	

Table 4. Maintenance Requirements for all Public Amenity Spaces

MANAGEMENT COMPANY

A Management Company will be created to maintain some of the common areas which benefit all the residents on the development – highlighted on drawing no. 2101-PAPA-01.

Its name will be Northern Neighbourhood (Spalding) Management Company.

The Management Company will maintain these common parts and funded by equal contributions from each property on the development.

On completion of the initial sale of each plot, the plot owner will receive a share in the Management Company.

The share will be passed onto future owners of that plot.

When the development is complete, and Broadgate Homes considers it appropriate, control of the Management Company will be passed to the Plot owners and ownership of the common parts will be passed to the Management Company.

Until then the Management Company will maintain the common parts at the cost of the plot owners as set out above.

The means for securing obligation by residents to retain their interest and responsibilities of the Management Company will consist of:

- i) Each Purchaser of a plot would covenant with Broadgate Homes to comply with the various obligations including payment of their share of the cost to the Management Company.
- ii) On a sale of a plot each new Purchaser would have to covenant with the Management Company to the same effect. Only when they execute that covenant would their purchase be registered at the Land Registry.
- iii) The Management Company would covenant with Broadgate Homes to comply with the Planning Permission and indeed when the land is transferred to the Management Company would as owner of that land be obliged to comply with the terms of the Planning Permission.

The trigger for passing control of the Management Company from Broadgate Homes to the Residents will consist of:

- i) Broadgate Homes will give a commitment that the common parts will be transferred to the Management Company within 6 months of occupation of the last dwelling.