

Maintenance Task Plan	
Maintenance activities comprise: - Regular Maintenance - Occasional Tasks - Remedial Work	Frequency
General	
Clear of debris or other debris and remove from site at each site visit	Monthly
Inlets and Outlets, Controls, and Inspection Chambers	
Regular Maintenance	
Inlets, outlets and surface control structures	Monthly
Inspect surface structures removing obstructions and silt as necessary. Check there is no physical damage.	Monthly
Some vegetation in area, surround to structures and keep hard aprons free from silt and debris.	Monthly
Inspection chambers and below ground control chambers remove cover and inspect structure, water is flowing freely and that the vent route for water is unobstructed. Remove debris and silt. Undertake inspection after leaf fall in autumn.	Annually
Occasional Tasks	
Check topped levels are 20mm above edges of basins and chambers to avoid river damage	As necessary
Remedial Work	
Unpack stone in basket features and unblock or repair and repack stone as design detail as necessary.	As required
Repair physical damage if necessary	As required
Pumping Station	
Regular Maintenance	
Visual inspection for evidence of poor operation.	Monthly
Occasional Tasks	
Comprehensive service of pumping equipment in accordance with manufacturers recommendations.	6 months
Clear out with clean of chamber, pumps, and float switches.	6 months
Remedial Work	
Repair malfunctioning parts or structures.	As required
Overflows and Flood Routes	
Regular Maintenance	
Overflows	Annually
At least, walking from overflow structures annually and check by running water through the overflow. Check free flow at least SUDS feature - inlet to basin or chamber.	Monthly
Remove any accumulated grass cuttings or other debris on top of grass near or above flood basins/overflows.	Monthly
Flood Routes	Monthly
Survey route operation. Check route is not blocked by new fences, walls, silt or other rubbish. Remove as necessary.	Monthly
Remedial Work	
Overflows	As required
If overflow is not clear, then dismantle structure and reassemble to design detail.	As required
Geocellular Systems	
Regular Maintenance	
Inspect and identify any areas that are not operating correctly. If required, take remedial action	Monthly for 3 months, then annually
Occasional Tasks	
Remove debris from the catchment surfaces (where it may cause risks to performance)	Monthly
For systems where rainfall infiltrates into the tank from above, check surface of filter for blockage by sediment, silt or other matter. Remove and replace surface infiltration medium as necessary.	Annually
Remove sediment from pre-treatment structures and/or internal fan-beds	Annually
Inspect/check all inlets, outlets, vents and overflows to ensure that they are in good condition and operating as designed	Annually or as required
Survey made where for sediment build-up and remove if necessary	Annually or as required
Remedial Work	
Repair/malfunction inlets, outlets, overflows and vents	As required
Private Carriageways, Footways & Cycle Routes	
Regular Maintenance	
General	6 months
Brush regularly and remove sweepings from all hard surfaces	6 months
Occasional Tasks	
Safety Inspections	Annually
Inspect all footways in accordance with the Local Highway Authorities Guidelines for defect inspection, recording and assessing the rule pad and the restriction regime for correcting it.	Annually
Remedial Work	
Restatement of defects or damages to highway edge/cuttings.	As required
Road surfacing, patching, and minor repairs	As required
Pipework, Chambers and Gullies	
Regular Maintenance	
Inspect surface structures removing obstructions and silt as necessary. Check there is no physical damage.	Monthly
Some vegetation in area, surround to structures and keep hard aprons free from silt and debris	Monthly
Occasional Tasks	
Inspection chambers and below ground control chambers remove cover and inspect structure, water is flowing freely and that the vent route for water is unobstructed. Remove debris and silt.	Annually
Chambers / de-sledge main haul and surface water pipework to ensure pipes remain free flowing	Every 5 years or as required
Road Gullies, clean out silt traps and cleanse pipes leading from Gullies.	Annually or as required
Check topped levels are 20mm above edges of basins and chambers to avoid river damage	As necessary
CCTV Survey drainage network for sediment build-up and remove if necessary	Every 10 years or as required
Remedial Work	
Repair physical damage if necessary	As required
Planting and Vegetation - Review	
Regular Maintenance	
Grass maintenance	10 visits
• Annuity Grass - How all grass verges, paths and amenity grass at 20-30mm with 10mm top. All cuttings to remain in situ.	4 - 4 visits
• Annual Grass - How at 75-100mm but not to exceed 150mm. All cuttings to be removed.	1 visit
• Wintered areas mowed to 50mm in July and Sept	2 visits
• Wintered areas mowed to 50mm in 3 year rotation 30% each year. All cuttings to be removed.	1 visit
• Wintered areas mowed to 50mm on 3 year rotation 30% each year. All cuttings to be removed.	1 visit
Ornamental tree & shrub planting	4 visits
• Visual all shrub trees in winter bare as necessary.	
• Cut back planting from light, paths and visibility sight lines in late autumn and as necessary.	
• Cut helps slightly tapered back from base with flat top at specified height.	
• Do not plant planting adjacent to permeable ground paving surfaces.	
• Remove damaged and dead from trees when no longer needed for support and within 3 years from planting.	
• Protect from stormer damage and remove competitive growth until well established.	
Native trees & shrub planting	1 visit
• Protect trees from stormer damage and remove competitive growth until well established.	
• Remove damaged and dead from trees when no longer needed for support and within 3 years from planting.	
• Check existing trees for safety	
Existing trees	1 visit
• Check existing trees for safety	
Remedial Work	
Replace trees and shrubs which fail in the first five years after planting.	
Carry out tree surgery as necessary	



General Notes
All dimensions shown are in millimetres unless otherwise stated. They should not be scaled from the drawings and must be checked on site, by the Contractor, from the actual work wherever possible.

These notes shall be read directly in conjunction with BPS's other relevant drawings and the Architect's details, together with any subsequent revisions and amendments.

The Contractor shall be responsible for all temporary and permanent support works necessary.

Legend

- Scope of shared common parts; management company responsibility for maintenance
- Scope of Parts - Responsibility for Maintenance by Private Ownership
- Boundary of Application Site
- Extent of shared drainage; management company responsibility for maintenance
- Extent of assets to be adopted and maintained by Southern Water

Common Parts
The Common Parts will be transferred to a management company on completion of the development. The management company will retain responsibility for maintaining all aspects of the Common Parts to the extent that they are not adopted. It will be required to prepare maintenance budgets and collect service charges on account. This is a standard setup for new build estates.

Maintenance for Main Drainage
Surface water on site networks are not to be adopted or be transferred into public ownership.
Main foul water drain on site is to be adopted and transferred into public ownership.

A schedule of ongoing maintenance will be required, and the implementation of such would be the responsibility of a Management Company. We have formulated the following table to be used in developing the schedule, to identify key areas. Recommendations and more detailed operations will need to be added via drainage product/equipment suppliers and specialists as and when these are chosen and implemented during construction.

Maintenance Task Plan shows typical maintenance schedule tasks, activity's & indicative frequencies in accordance with CIRIA SuDS Manual.

Ultimately this information should be incorporated within the Health & Safety File and Site Maintenance Manual.

Management company to provide a maintenance tasks schedule prior to the completion of the works

For Approval