

Proposed SuDS Maintenance and Management Schedule

ITEM	TASK	FREQUENCY	LOCATION	ACCESS	SPECIFIC RISKS	SPECIFIC SAFETY MEASURES	TRAFFIC MANAGEMENT REQUIRED	COMMENTS
GEOCELLULAR STORAGE AND SOAKAWAY	Inspect inlets and facility surfaces for silt accumulation. Establish appropriate silt removal frequencies. Check inlets and outlets Water jetting and suction where silt has settled.	Half-yearly Half-yearly/after heavy storm Annually/as required	Public Open Space	Un-restricted	None	Warning Signs	No	Responsibility and replacement lies with Private Management Company
CATCHPIT CHAMBERS	Remove sediment from concrete chamber and pre-treatment chambers	Monthly/after heavy storm As required	Public Open Space	Un-restricted	Deep chambers possible	Warning signs around open manholes	No	Responsibility and replacement lies with both Private Management Company and Adoption Agency depending on location
ROAD GULLIES AND CHANNELS	Inspect inlets, outlets and overflows for blockages and clear if required Manage vegetation and remove nuisance plants	Annually/after heavy storm As required	Parking areas, adopted highways and private roads	Car Parks and Parking bays may require closures	Moving vehicles	Warning signs around gullies during cleaning	No	Liaison with residents when works are planned. Responsibility and replacement lies with Management Company and KCC Highways



Bellamy Wallace Partnership
Consulting Structural Engineers

Grange House
Bearsted Green Business Centre
The Green, Bearsted, Maidstone
Kent ME14 4DZ

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DEEP BORE SOAKAWAYS	Remove sediment from the manhole chamber Check syphon head is not clogged and is not damaged in any way Clean out the drainage pipes connected to the chamber	Monthly/after heavy storm Annual As required	Public Open Space and Private Road adjacent to Plots 2/3 and 12.	Un-restricted	Moving vehicles	Warning signs around open manholes	Yes, partial road closure required during maintenance	Responsibility and replacement lies with Private Management Company
INFILTRATION BASIN	Power washing surfaces of concrete headwalls of any exposed surfaces to maintain appearance. If any visible damage to the structure of the headwalls is evident the headwall should be replaced rather than repaired. Minor damage, such as chips can be filled with an epoxy compound such as Mason Mate Polyester Resin. Clearing of debris/weeds from the grate (if required) to prevent disruption to the flow into the pond. Headwall handrails require a visual inspection.	Annually As required Bi-annually Annually Annually	Public Open Space area	Un-restricted	Open water, Weils disease	Warning signs, suitable PPE to be worn if working in water	No	Responsibility and replacement of headwalls lies with the Private Management Company



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SWALES	Litter, leaf and debris removal	Monthly	Public Open Space area	Un-restricted	N/A	Warning signs during grass cutting if required	No	Responsibility and replacement of headwalls lies with the Private Management Company
	Amenity grass cutting	As required						
	Repair erosion, level uneven surfaces or damage by re-turfing or seeding	As required						
	Remove silt and spread locally outside design profile and reinstate surface	As required						
PERMEABLE PAVING	Inspect granular fill material between pavements to ensure no clogged areas and gullies for blockages	Monthly/after heavy storm	Private Roads and private parking bays	Un-restricted	Moving vehicles	Warning signs	Yes, within private roads when maintenance is scheduled	Liaison with residents when works are planned. Maintenance is with private homeowners on private drives and Private Management Company on Roads.
	Inspect and identify any areas that are not operating correctly	As required						
	Remove weeds and debris and replace granular fill if required	As required						
	Distribution system and catchpit chambers to be jetted and cleaned from chamber to ensure no blockages prevent the collection of storm water to permeable paving	Annually		Restricted				

Division of Responsibilities for the SUDS

The client will be responsible for the maintenance of SuDS components and replace the cellular crates, concrete soakaways and catchpits if required.

DEVICE	LOCATION	RESPONSIBILITY AND REPLACEMENT
GEOCELLULAR STORAGE AND SOAKAWAY	Public Open Space and Private Road	Private Management Company
CATCHPIT CHAMBERS	Public Open Space	Private Management Company
ROAD GULLIES AND CHANNELS	Located within car parks, adopted roads and private roads	Private Management Company, Adoption Agency, Kent Highways
DEEP BORE SOAKAWAYS	Public Open Space and Private Road	Private Management Company
INFILTRATION BASIN	Public Open Space	Private Management Company
SWALES	Public Open Space	Private Management Company
PERMEABLE PAVING	Private Drives and Private Roads	Private Homeowners and Private Management Company