



Persimmon

Persimmon Homes North Midlands



Landscape & SUDS Maintenance Plan

Land at Thurlaston Lane, Earl Shilton, LEICESTER LE9 7EF

Enc. APPENDIX A: Approved drainage drawings.

Persimmon Homes Limited
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Rev: C

Introduction

Sustainable Drainage Systems (SuDS) are an environmentally friendly approach to managing rainfall that uses landscape features to deal with surface water. SuDS aim to:

- Control the flow, volume and frequency of water leaving a development area.
- Prevent pollution by intercepting silt and cleaning runoff from hard surfaces.
- Provide attractive surroundings for the community.
- Create opportunities for wildlife.

The purpose of this document is to provide concise and easy to follow guidance for the long-term management and maintenance of the SuDS to be constructed at Land off Thurlaston Lane, Earl Shilton, following recommendations from The SuDS Manual (CIRIA C753). This document sets out the basis of the development SuDS Maintenance Plan to ensure that the management company is entrusted with a robust inspection and lifetime maintenance programme which results to the optimum operation of the surface water drainage network.

The activities listed in this document are generic to the relative SuDS types and represent the minimum maintenance and inspection requirements, however additional tasks or varied maintenance frequency may be instructed by the management company (or others) as required. Specific maintenance needs of the SuDS elements should be monitored, and maintenance schedules adjusted to suit requirements.

All those responsible for maintenance should follow relevant Health and Safety legislation (Health and Safety at Work Regulations, 1999) for all activities listed within this report including lone working, if relevant) and risk assessments should always be undertaken.

Any contractor employed by the Management Company (or others) shall conduct periodic maintenance of all such SuDS in accordance with the contents of this document. Inspection checks shall be conducted by a qualified and competent person, at the minimum intervals listed within this document and the appropriate work carried out.

SuDS Features at Land off Thurlaston Lane, Earl Shilton

The development at Earl Shilton comprises a combination of conventional piped drainage and SuDS feature as part of the overall surface water drainage strategy. The SuDS feature includes a single online attenuation basin with a hydrobrake control device limited to 14l/s

Managing the SuDS

The SuDS at Thurlaston Lane have been designed for easy maintenance and will require three categories of maintenance activities.

- **Regular maintenance** (including inspections and monitoring) - this consists of basic tasks done on a frequent and predictable schedule, including vegetation management, litter and debris removal, and inspections.
- **Occasional maintenance** - this comprises tasks that are likely to be required periodically, but on a much less frequent and predictable basis than the routine tasks (sediment removal is an example).
- **Remedial maintenance** – this comprises intermittent tasks that may be required to rectify faults associated with the system, although the likelihood of faults can be minimised by good design. Where remedial work is found to be necessary, it is likely to be due to site-specific characteristics or unforeseen events, and as such timings are difficult to predict.

Maintenance Responsibilities

AWIN NAV will be responsible for the operation and maintenance of adoptable storm and foul drainage systems coloured brown for foul water and blue for surface water as indicated on drawing No. 21246 103J & 21246 104F. This includes the hydrobrake control device serving the attenuation basin.

Highway drainage runs and road gullies will be the responsibility of the Highway Authority (Leicestershire County Council).

The attenuation basin and landscaped areas will be maintained by a management company.

Between the construction period and formal adoption / handover of the adoptable drainage, highway drainage, attenuation pond /structures and POS areas, the maintenance responsibilities of these features will lie with Persimmon Homes Ltd.

SUDS Management & Maintenance Storm Water System – Management Company

The proposed storm water system consists of the following SuDS components: • Attenuation Basin
There are three categories of maintenance activities referred to in this report:

Regular Maintenance (including inspections and monitoring) Consists of basic tasks done on a frequent and predictable schedule, including vegetation management, litter and debris removal, and inspections.

Occasional Maintenance Comprises tasks that are likely to be required periodically, but on a much less frequent and predictable basis than the routine tasks (sediment removal is an example).

Remedial Maintenance Comprises intermittent tasks that may be required to rectify faults associated with the system, although the likelihood of faults can be minimised by good design.

SUDS - ATTENUATION BASIN

Maintenance objectives:

- To ensure the inlet and out headwalls & pipes remain clear at all times.
- To ensure the Attenuation facility is free from obstructions and that its designed operating capacity is not reduced.
- To ensure that any damage/defects or spillage's within the attenuation facility or surrounding area are dealt with to help prevent the basins capacity being reduced and/or any contamination entering the network.
- To ensure that the habitat is managed and maintained to allow the local wildlife, flora and fauna to flourish. Management requirements:
 - An inspection of the Water Attenuation facility and associated headwalls & pipework to be recorded annually within the H&S file.
 - Inspect all Headwalls Grilles and report signs of settlement during each visit - all defects to be reported to the Estates Management team as soon as reasonably practicable no later than the end of the same working day. First year management

- Most species in SUDS are perennial; they will be slow to germinate and grow and will not usually flower in their first growing season. There will often be a flush of annual weeds from the soil in the first growing season which may grow up and obscure the seedlings beneath. This annual weed growth is easily controlled by topping or mowing.
- Mow the area regularly throughout the first year of establishment, removing cuttings if dense. This will control annual weeds and help maintain balance between faster growing grasses and slower developing species. Management once established
- In the second and subsequent years the area can be managed in a number of ways which, in association with soil fertility, will determine the character of the area. The best results are usually obtained by traditional meadow management based around a main summer hay cut in combination with autumn and possibly spring mowing or grazing.
- Meadow grassland is not cut or grazed from spring through to late July/August to allow the sown species an opportunity to flower.
- After flowering in July or August take a 'hay cut': cut back with a scythe, trimmer or tractor mower to approximately 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site.
- Mow or graze the re-growth through to late autumn/winter to approximately 50mm and again in spring if needed.
- The attenuation pond will be divided up in to 3 (theoretical) sections radiating out from the headwall to allow for the reeds, vegetation and silt to be removed on a 3 year rotation basis to ensure minimal disturbance to wildlife whilst maintaining sufficient drainage capacity.
- This will be reviewed and updated every 5 years if further reed, vegetation and silt removal is required due to exceptional weather changes, frequency of heavy storms.

MANAGEMENT PROPOSALS REVIEW & MAINTENANCE SCHEDULE

The sequence of agreement, monitoring & review is set out below. It is envisaged that at each stage agreement will be reached between the Developer AND Management Company. The stages of agreement, monitoring and review are set out below:

- Management proposals and annual maintenance schedules to be agreed by all parties involved in the on-going management of the POS areas & associated features specific to this plan.
- The Developer & Management Company may meet on site annually for the lifespan of the development to review the condition of the open spaces.
- No changes to the approved Landscape Management Plan are to be made without the written approval of the LPA.
- Routine monitoring visits and amendments to the plan will be continuous for the lifespan of the development;

SuDS - Attenuation Basin

The table below presents management activities in order to meet the aim & objectives outlined above.

Maintenance Operation	Purpose	Timing	Year											
			1	2	3	4	5	6	7	8	9	10	11+	
Inspection & Checks; Inlets, outlets, silt traps, manholes, catch pits & pipe work.	To ensure the attenuation facilities are free from obstruction and operating to designed capacity.	Monthly (& after every storm)	X	X	X	X	X	X	X	X	X	X	X	
Regular Maintenance; Litter/debris removal, inlet/outlet cleaning, vegetation management, sediment monitoring & removal.	To ensure the attenuation facilities are free from obstruction and operating to designed capacity.	Monthly (for normal SuDS care)	X	X	X	X	X	X	X	X	X	X	X	
Occasional Maintenance; silt control, silt removal from catch pits and cellular storage.	To ensure the attenuation facilities are free from obstruction and operating to designed capacity.	Annually	X	X	X	X	X	X	X	X	X	X	X	

Minimal vegetation removal will be undertaken annually from Year 11 onwards, in perpetuity for the lifespan of the development;

APPENDIX A: Approved drainage drawings:



