



CHARLES CHURCH



Landscape & SUDS Maintenance Plan

Land South of Sketchley Lane, Burbage

Charles Church Developments Limited
Date: March 2024
Rev: A

Operation and maintenance requirements for attenuation ponds

Maintenance Schedule	Required action	Typical Frequency
Regular Maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action	Monthly for 3 months, then annually.
	Remove debris/waste from the catchment surface (where It may cause risk to performance) i.e.. At headwall inlet/outlet.	Monthly
	Remove sediment from pre-treatment structures and / or internal forebays.	Annually or as require
Remedial actions	Repair/rehabilitate inlets, outlets, overflows, and vents.	As required
Monitoring	Inspect/check all inlets, outlets, vents, and overflows to ensure that they are in good condition and operating as designed.	Annually
	Survey between headwalls for sediment build up and remove if necessary.	Every 5 years or as required

Sketchley Grange, Burbage, LE10 3HU – 127 Residential Dwellings

Budget Notes:

Grounds Keeping Duties:

Grounds keeping to include maintenance of POS areas on the basis of 20 visits annually to include grass cutting, maintenance of beds/trees, litter picking, weeding, sweeping, gully clearance, maintenance of sustainable urban drainage and storm water sewer systems to the local authority/water authority specification.

Accountancy Charges:

A provision has been included for the preparation of annual service charge accounts.

Liability Insurance:

A provision has been included for public liability insurance – this cover the POS areas and LEAP equipment.

Management Fees:

Agents fee for estate management.

Repairs & Maintenance:

A provision has been included for general site repairs and maintenance. This will allow for any risk assessments required (ROSPA) and any maintenance and repair items not covered by the grounds keeping contract. Provision has been made for the maintenance and repair of the LEAP area equipment and SUDS features included pond and control chamber.

Reserve Fund:

A reserve fund provision has been included to cover items of a high cost and recurring nature to include repair and the replacement of fences, site infrastructure such as LEAP equipment, SUDS and trees, There will be no reserve fund collected in the first year.