Below Ground Drainage Maintenance Strategy

High Street Hub Hotel, Camden, London, NW1 7JR

General

All of the measures described in this document will form part of the building O&M manual. All of the measures and designs will need to be adhered to in order to maintain the design life and design capacity of the surface and foul water drainage systems. Health and Safety risks have been communicated on design drawings. All responsibility for the on-site surface, foul water drainage and maintenance will lie with the site owner, this is to include all aspects of the surface water drainage system, including piped drains.

The below ground drainage network is designed in accordance with Building Regulations Part H 2015, BSEN 752-2008, LASOO Non Statutory Technical Standards for Sustainable Drainage 2015 and Ciria C753 – The SUDS Manual.

Inspection chambers and access points are provided at regular intervals which can be jetted / cleaned. General checking of the below ground drainage systems should be every three (3) months. General maintenance / cleaning of the below ground systems should be after each major storm event and on an annual basis. This applies to all pipes, inspection chambers, manholes and gullies etc.

Foul water pump to be maintained in accordance with the manufacturer's recommendations.

Contact Details of the person who will undertake the maintenance works-

TBC upon completion of the project

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SUDS Systems

Blue Roof System

The British Standard Institution states that all new builds must provide access to the roof area to enable a minimum of two inspections per year. Compliance to working at height regulations must be considered with any building of a height that may cause an injury from a fall, including roofs under 2m, then edge protection is required.

The level of maintenance is dependent upon the final finish to the roof; therefore, specific maintenance strategy must be obtained from the Blue Roof supplier at time of procurement. Specific attention should be given to the Blue Roof elements such as the outlets which should be checked a minimum of twice annually.

Proprietary Products

Foul Systems

To be maintained in accordance with the “General” Section of this maintenance strategy.

Attachments

CIRIA Maintenance Checklist

TABLE B.25 SuDS maintenance inspection checklist

General information			
Site ID			
Site location and co-ordinates (GIS if appropriate)			
Elements forming the SuDS scheme		Approved drawing reference(s)	
Inspection frequency		Approved specification reference	
Type of development		Specific purpose of any parts of the scheme (eg biodiversity, wildlife and visual aspects)	

Inspection date								
	Details	Y/N	Action required	Date completed	Details	Y/N	Action required	Date Completed
General inspection items								
Is there any evidence of erosion, channelling, ponding (where not desirable) or other poor hydraulic performance?								
Is there any evidence of accidental spillages, oils, poor water quality, odours or nuisance insects?								
Have any health and safety risks been identified to either the public or maintenance operatives?								
Is there any deterioration in the surface of permeable or porous surfaces (eg rutting, spreading of blocks or signs of ponding water)?								
Silt/sediment accumulation								
Is there any sediment accumulation at inlets (or other defined accumulation zones such as the surface of filter drains or infiltration basins and within proprietary devices)? If yes, state depth (mm) and extent. Is removal required? If yes, state waste disposal requirements and confirm that all waste management requirements have been complied with (consult environmental regulator)								

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TABLE B.25 SuDS maintenance inspection checklist

Inspection date								
	Details	**Y/N**	**Action required**	**Date completed**	**Details**	**Y/N**	**Action required**	**Date Completed**
Is surface clogging visible (potentially problematic where water has to soak into the underlying construction or ground (eg underdrained swale or infiltration basin)?								
Does permeable or porous surfacing require sweeping to remove silt?								
System blockages and litter build-up								
Is there evidence of litter accumulation in the system? If yes, is this a blockage risk?								
Is there any evidence of any other clogging or blockage of outlets or drainage paths?								
Vegetation								
Is the vegetation condition satisfactory (density, weed growth, coverage etc)? (Check against approved planting regime.)								
Does any part of the system require weeding, pruning or mowing? (Check against maintenance frequency stated in approved design.)								
Is there any evidence of invasive species becoming established? If yes, state action required								
Infrastructure								
Are any check dams or weirs in good condition?								
Is there evidence of any accidental damage to the system (eg wheel ruts?)								
Is there any evidence of cross connections or other unauthorised inflows?								
Is there any evidence of tampering with the flow controls?								

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TABLE B.25 SuDS maintenance inspection checklist

Inspection date								
	Details	**Y/N**	**Action required**	**Date completed**	**Details**	**Y/N**	**Action required**	**Date Completed**
Are there any other matters that could affect the performance of the system in relation to the design objectives for hydraulic, water quality, biodiversity and visual aspects? (Specify.)								
Other observations								
Information appended (eg photos)								
Suitability of current maintenance regime								
Continue as current Increase maintenance Decrease maintenance								
Next inspection								
Proposed date for next inspection								

BOX B.2 Example SuDS Maintenance Plan for Robinswood Primary School

An introduction to sustainable drainage systems or SuDS

SuDS are a new 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.

SuDS at Robinswood Primary School and Matson Park

The SuDS are designed to prevent flooding of Robinswood Primary School and to control the flow of water from springs in Matson Park using attractive landscape features.

- A low bank has been constructed in the park as a dam when water flows down the route of an old ditch during heavy rain.
- The everyday flow from springs above the path in the park has been directed along a new stream in the park, which keeps a new wildlife pond full of water but also allows it to soak into the ground or flow onward to a controlled outfall into the school grounds.
- The controlled outfall into the school grounds allows heavy rainfall to leave the park slowly and make its way through green space above the school playing field.
- Exceptional storms or prolonged heavy rain can overflow from the park across a grass weir on the bank into the "environment space" at the top of the playing field retained by a low bank running along the contour to the old oak tree.
- The school wildlife pond, with a toddler fence around it, gives children in the school an opportunity to learn about animals and plants that live in water and to understand how the SuDS control system works.
- Water will slowly soak into the ground as it travels along the SuDS system, but in exceptional storms some water may overflow down the side of the playing field towards the road as it did in the past but without going through the school first.

Managing the SuDS

The SuDS at Robinswood Primary School have been designed for easy maintenance to comprise:

- regular day-to-day care – litter collection, grass cutting and checking the inlets and outlets where water enters or leaves a SuDS feature
- occasional tasks – managing pond vegetation and removing any silt that builds up in the SuDS features
- remedial work – repairing damage where necessary.

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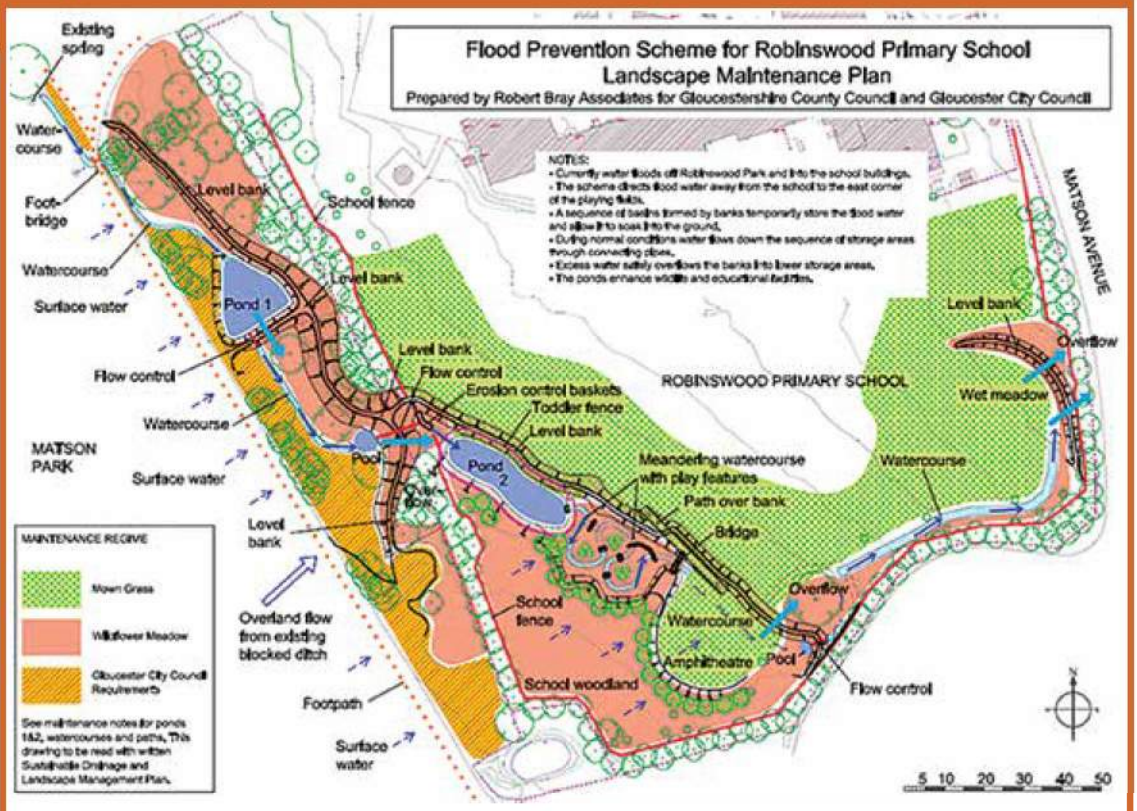
BOX B.2 Example SuDS Maintenance Plan for Robinswood Primary School



Matson Park SuDS management

The SuDS sequence begins where the springs emerge above the path, near the park entrance from Underhill Road, and take a changed route under a new bridge to form a stream in the park.

Action:

- Strim or mow grass where the springs emerge and allow vegetation to grow to at least 100 mm or to full height annually in the low flow channel or stream bed.

The new stream carries water to the first wildlife pond (Pond 1 – see site plan).

Action:

- Mow the path verge and grass up to the stream as current practice by GCC.
- Cut stream vegetation annually in September–November, removing cuttings to a wildlife pile or from site.
- Allow grass beyond the stream to develop as meadow and cut at 100 mm September–November removing cuttings to a wildlife pile or from site.

The wildlife pond will develop wetland vegetation round the edge with reasonably short grass towards the park side to allow people to look at the water.

Longer meadow grass on the far side of the pond and beyond the stream will provide a home for wildlife and an opportunity for creative play.

Action:

- Mow the path verge and grass up to the stream and pond edge from park side as current practice by GCC.
- Cut meadow grass beyond stream at 100 mm September–November removing cuttings to a wildlife pile or from site.

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BOX B.2 Example SuDS Maintenance Plan for Robinswood Primary School

- Monitor how the pond edge develops, and cut 30% of vegetation at 100 mm each year during September–November, if required, removing cuttings to wildlife piles or from site.
- Occasionally remove pond vegetation, if it spreads across the pond, by hand clearing, raking or machine clearance, using a 1–3 tonne tracked vehicle, with cuttings removed to wildlife piles or from site.
- Check the outlet from the pond and the inlet on the other side of the bank are clear.

The stream flows onward from the pond through grass to a "micropool", before it leaves the park through a final outlet into the school grounds "environment space" at the top of the playing field.

There is a grass overflow weir over the bank down to the school fence which should be cut annually to ensure that erosion does not occur. Brambles should be allowed to re-colonise the base of the bank on the school side for security reasons.

Action:

- Mow path verge and grass to the stream from the park side as current practice by GCC.
- Cut meadow grass beyond stream at 100 mm September–November removing cuttings to a wildlife pile or from site.
- Cut "micropool" vegetation annually September–November, if required, removing cuttings to a wildlife pile or from site.
- Cut overflow weir as meadow grass at 100 mm September–November removing cuttings to a wildlife pile or from site.

Robinswood Primary School SuDS management

Water from the Matson Park flows slowly through the bank, or overflows over a grass weir in exceptional rainfall. The water arrives on the school site through the fence onto a stone-filled basket channel flowing along a grass swale to the second wildlife pond and "environment space" (Pond 2 see site plan).

Action:

- Strim or mow grass around stone-filled basket channel and along the swale to the pond at 100 mm with grass at maximum height 150 mm.

The school wildlife pond will develop a wetland edge along the 1 m wide wet ledge before rising up to a flat dry ledge (or bench) provided for safety.

Action:

- Allow grass beyond the pond and away from the school side to develop as meadow and cut at 100 mm in September–November removing cuttings to a wildlife pile on site.
- On the school side, cut the grass regularly at 100 mm with grass at maximum height 150 mm for access.
- Monitor pond vegetation and cut 30% of edge at 100 mm each year, if necessary, during September–November, removing cuttings to wildlife piles.
- Occasionally remove pond vegetation if it spreads across the pond by hand clearing or raking being careful not to damage the pond liner.

The water leaves the pond under a small bridge into a swale maze flowing to a flat activity area.

Water leaves the southern end of the environment space through an outlet in the bank with a micropool in front of it.

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BOX B.2 Example SuDS Maintenance Plan for Robinswood Primary School

Action:

- Cut the grass in the swale maze channel once each year, September–November, at 100 mm removing cuttings to wildlife piles.
- Cut grass paths, verges and the flat activity area at 35–50 mm with 75 mm maximum, leaving cuttings *in situ* or remove to wildlife piles.
- Cut all other areas within the environment space as meadow cut at 100 mm in September–November removing cuttings to a wildlife pile on site during school summer holiday.
- Check that the outlet and the inlet on each side of the bank is clear.

Should water reach the outlet from the environment space then it will flow down a grass swale, a flat bottomed grass channel, to another holding basin before overflowing slowly through the boundary onto the road.

Action:

- Cut the shallow swale and meadow as part of normal playing field maintenance.

SuDS and landscape maintenance – summary

		Frequency	Unit Rate	Total
Regular maintenance				
1	**Litter management**			
1.1	Pick up all litter in SuDS and landscape areas and remove from site	12 visits monthly		
2	**Grass maintenance – all cuttings to wildlife piles**			
2.1	Mow all grass verges, paths and amenity at 35–50 mm with 75 mm max, leaving grass *in situ*	As required or monthly		
2.2	Mow all dry swales, dry SuDS basins and margins to low flow channels and other SuDS features at 100 mm with 150 mm max Cut wet swales or basins annually as wildflower areas	4–8 visits as required Annually		
2.3	Wildflower areas strimmed to 50 mm in September or at the end of school holidays Or Wildflower areas strimmed to 50 mm on 3 year rotation 30% each year	1 visit annually 1 visit annually		
3	**Inlets and outlets**			
3.1	Inspect monthly, remove silt from slab aprons and debris, strim 1 m round for access	12 visits monthly		
4	Hard surfaces – not applicable			
4.1	Sweep all paving regularly, sweep and suction brush permeable paving in autumn after leaf fall	1 visit		
Occasional tasks				
5	**Inspection and control chambers – not applicable**			
5.1	Annual inspection, remove silt and check free flow	1 visit		

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BOX B.2 Example SuDS Maintenance Plan for Robinswood Primary School

		Frequency	Unit Rate	Total
6	**Wetland and pond vegetation**			
6.1	Wetland vegetation to be cut at 100 mm on 3–5 year rotation, 30% each year, all cuttings to be removed to wildlife piles or from site	As required		
7	**Silt management**			
7.1	Inspect swales, ponds, wetlands annually for silt accumulation	1 visit		
7.2	Excavate silt, stack and dry within 10 m of the SuDS feature, but outside the design profile where water flows, spread, rake and overseed	As required		
8	**Native planting**			
8.1	Remove lower branches where necessary to ensure good ground cover to protect soil profile from erosion	1 visit annually		
Remedial work				
9	**Inspect SuDS system regularly to check for damage or failure** **Undertake remedial work as required**	**As required**		

SuDS scheme checklist

SuDS schemes include landscape features and control structures to manage runoff as it flows to site outfalls. The following lists the SuDS components and extra features which may be found on a site.

- **Filter strips** are grass verges that allow runoff to flow through vegetation to a swale, wetland, infiltration area or other SuDS component.
- **Swales** are linear, flat-bottomed grassed or vegetated channels that convey water from one place to another. They can also store water and allow it to soak into the ground.
- **Underdrained swales** are stone-filled trenches with a perforated pipe in the bottom covered by engineered sandy soil and turf. These intercept dirty water and allow it to soak into the ground or lead it to a water storage feature.
- **Filter drains** clean, store and convey water to another feature or allow it to soak into the ground. They are stone-filled trenches, sometimes with a perforated pipe in the bottom. These may be enlarged to treat dirty water, as treatment trenches, or increase soakage into the ground, as infiltration trenches.
- **Permeable surfaces** are permeable block paving, porous asphalt, gravel or free-draining soils that allow rain to percolate through the surface into underlying drainage layers. They should be protected from silt, sand, compost, mulch etc.
- **Infiltration basins, trenches, soakaways** and most of the preceding SuDS features allow water to soak into the ground.
- **Basins, ponds and wetlands** are depressions in the ground where water is stored and treated. Water levels rise after rain and then drop to the normal level as the excess soaks into the ground or is released slowly to a watercourse or drain. Some water may be held back as a pond for final treatment, amenity or wildlife interest.
- **Bioretention areas** are planted areas with engineered topsoil over drainage layers that allow water to soak into the ground.

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BOX B.2 Example SuDS Maintenance Plan for Robinswood Primary School

- **Green roofs** are planted with sedum or other plant material. They clean and absorb water allowing it to evaporate. Excess water is drained from the roof to other SuDS features.
- **Inlet and outlets structures** are often conveyance pipes protected with mesh guards. They should be free from obstruction at all times to allow free flow through the SuDS.
- **SuDS flow control structures** are usually small orifices in control chamber, slots or V-notches in weirs. They are usually near the surface, so are accessible and easy to maintain. They may be in baskets, in small chambers or in the open.
- **Inspection chambers** and rodding eyes are used on bends or where pipes come together. They allow cleaning of the system if necessary.
- **Overflows** can be below ground through gratings and chambers or over grass weirs in the open. They should be kept clear at all times to protect areas from flooding.
- **Flood routes (exceedance routes)** allow water volumes exceeding the capacity of the SuDS system to escape from the site without causing damage to property. This route should be clear of obstructions at all times.

SuDS design usually avoids use of below-ground structures such as gully pots, oil separators and other sumps, which are a wildlife hazard, often ineffective and expensive to maintain. SuDS design also reduces pipework, manholes and interceptors. However, water may be conveyed in surface features such as rills and channels, with changes in level managed in spouts or cascades. These hard landscape features require standard landscape maintenance.

Sustainable drainage maintenance specification

General requirements

General requirements	
Maintenance activities comprise ▪ regular maintenance ▪ occasional tasks ▪ remedial work	Frequency
Generally Litter Collect all litter or other debris and remove it from site at each site visit	Monthly

- **Avoid** use of weed-killers and pesticides, to prevent chemical pollution.
- **Avoid** de-icing agents wherever possible to allow bioremediation of pollutants in permeable surfaces.
- **Protect** all permeable, porous and infiltration surfaces from silt, sand, mulch and other fine particles.

Exclusions

- Maintenance of rainwater harvesting chambers, pumps etc.

Filter strips and swales

- **Filter strips** are grass verges next to hard surfaces that allow runoff to flow through vegetation, removing silt and pollution.
- **Swales** are linear, flat-bottomed grassed or vegetated channels that convey water from one place to another, which can also store water and allow it to soak into the ground.
- **Underdrained swales** are free-draining swales with stone-filled trenches in the bottom covered by engineered sandy soil and turf that clean dirty water and allow it to soak into the ground or lead it to a water storage feature.

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BOX B.2 Example SuDS Maintenance Plan for Robinswood Primary School

Filter strips and swales	
Regular maintenance	**Frequency**
Grass Mow amenity grass access paths and verges surrounding swales and filter strips at 35–50 mm minimum and 75 mm maximum or as specified. Mow filter strips and swales at 100 mm with 150 mm maximum to filter and control runoff in normal grass swales, removing first and last cut in season, and if grass is longer than 150 mm removing cuttings to wildlife piles on site. Where marsh or wetland develops in the swale due to wet conditions then cut annually, or as required, at 100 mm, removing cuttings to wildlife piles on site	Monthly or as required Monthly or as required Annual or as required
Occasional tasks	**Frequency**
Where there is a build-up of silt on the filter strip, swale, underdrained swale or at inlets, ie 50 mm or more above the design level, then remove and spread on site. Undertake when ground is damp in autumn or early spring and transplant turf and overseed to original design levels. Spread excavated material on site above SuDS design profile, eg top of banks, in accordance EA (2010)	As required
Remedial work	**Frequency**
All damage to be made good to design profile unless there is a design flaw	As required

Filter drains

- **Filter drains** are stone-filled trenches, sometimes with a perforated pipe in the bottom, that collect, clean and store runoff before conveying the water to another SuDS feature or allowing it to soak into the ground.
- **Treatment trenches** are enlarged filter drains designed to treat a known volume of dirty water or increase soakage into the ground. They may also be used to intercept overland flows, when they are referred to as **cut off drains**.

Filter drains and infiltration trenches	
Regular maintenance	**Frequency**
Grass edges Mow 1 m min. wide grass surround to drain at 100 mm and 150 mm maximum to filter runoff and protect drain from silt	Monthly or as required
Occasional tasks	**Frequency**
Weeds Hand pull or spot treat individual weed growth, only if necessary, ensuring that weed-killer does not enter the filter drain. Weed growth usually dies in dry weather	As required
Remedial work	**Frequency**
Siltation at surface Where there is no protective geotextile, remove all stone and perforated pipe replacing as original spec. and include separating geotextile as below. Where there is a separating geotextile (see spec.) then remove surface stone layer and separating geotextile that protects the stone drain below. Replace geotextile and top stone layer	As required

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BOX B.2 Example SuDS Maintenance Plan for Robinswood Primary School

Pervious pavements

- **Pervious pavements** including permeable block paving, porous asphalt, gravel or free-draining soils that allow rain to percolate through the surface into underlying drainage layers. They should be protected from silt, sand, compost, mulch etc. Permeable block paving and porous asphalt can be cleaned by suction brushing.

Pervious pavements	
Regular maintenance	**Frequency**
Cleaning Brush regularly and remove sweepings from all hard surfaces	Monthly
Occasional tasks	**Frequency**
Permeable pavements: Brush and vacuum surface once a year to prevent silt blockage and enhance design life	Annually
Remedial work	**Frequency**
Monitor effectiveness of permeable pavement, and when water does not infiltrate immediately advise the client of possible need for reinstatement of top layers or specialist cleaning. Recent experience suggests that jet washing and suction cleaning will substantially reinstate pavement to 90% efficiency	As required

Infiltration systems – soakaways, infiltration trenches and infiltration basins

- **Infiltration basins, trenches, soakaways** and most of the preceding SuDS features allow water to soak into the ground.

Soakaways, infiltration trenches and infiltration basins	
Regular maintenance	**Frequency**
Grass edges Mow 1 m min. wide grass surround to drain at 100 mm and 150 mm maximum to filter runoff and protect infiltration structure from silt	Monthly or as required
Infiltration basins Protect grass surface from compaction and siltation and manage main area of basin for design function or appearance	As required
Occasional tasks	**Frequency**
Infiltration basins Where there is a build-up of silt in the basin at inlets (ie 50 mm or more above the design level), remove when the ground is damp in autumn or early spring and turf to the original design levels. Spread excavated material on site above SuDS design profile (eg top of banks), in accordance with EA (2010). **Infiltration trench** Hand pull or spot treat individual weed growth, only if necessary, ensuring that weed-killer does not enter the drain and inhibit natural breakdown of pollutants	As required As required
Remedial work	**Frequency**
Infiltration basin Where the infiltration basin is compacted, reinstate by removal of silt and de-compaction of the surface by scarifying, spiking or the use of hollow tines to the basin area	As required

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BOX B.2 Example SuDS Maintenance Plan for Robinswood Primary School

Detention basins, ponds and wetlands

- Detention basins, ponds and wetlands are depressions in the ground that store water. Water levels rise after rain and then drop to the normal level as the excess soaks into the ground or is released slowly to a watercourse or drain. Some water is often held back in a pond or wetland for final "polishing" treatment or amenity interest.
- Detention basins are usually dry.
- Ponds can be permanent or temporary and are mainly open water.
- Wetlands are mainly aquatic vegetation but can have small areas of open water like ponds.

Detention basins, ponds and wetlands	
Regular maintenance	**Frequency**
Grass Mow grass access paths and verges surrounding basins, ponds and wetlands areas at 35–50 mm minimum and 75 mm maximum, or as specified, to provide a cared-for appearance and allow pedestrian access	Monthly or as required
Mow rough grass areas for occasional access or habitat reasons at 100 mm and maximum 150 mm with cuttings removed to wildlife piles	As required, 4–6 times annually
Grass areas not required for access may be managed for wildlife interest and to reduce costs. Two cuts in July and September or one cut annually in September or October as specified, and cuttings removed to wildlife piles	Annually or as required
Wet woodland management Manage annually as detailed spec. with cuttings left in situ or removed to wildlife piles	Annually or as required
Wetland vegetation Cut (strim) at 100 mm with cuttings removed to wildlife piles September–October Or Maintain as a mosaic to be cut 25–30% in any one year at 100 mm in September or October with cuttings removed to wildlife pile	Annually or as required
Occasional tasks	**Frequency**
Where silt accumulates on apron or area in front of inlet or outlet, remove and land apply within design profile of SuDS. Where silt accumulates more than 150 mm in base of wetland, undertake a phased removal of silt subject to client approval. Confirm whether a liner is present to hold water or prevent pollution of groundwater and protect. Remove silt as instructed, but not more than 30% of pond or wetland area at any one time and to an agreed depth but not the subsoil layer. Retain as much representative existing vegetation as possible to ensure rapid re-colonisation of open areas. Stack excavated material adjacent to wetland to allow de-watering of silt. Undertake silt removal during September–October to minimise damage to protected wildlife and ensure regrowth of aquatic vegetation before winter. Spread excavated material on site above SuDS design profile, eg top of banks, in accordance with EA (2010).	Annually or every 3 years, as required

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BOX B.2 Example SuDS Maintenance Plan for Robinswood Primary School

Detention basins, ponds and wetlands	
Remedial work	**Frequency**
Although not usually required, this may be needed due to damage to liners or control structures	Undertake as design details or as required

Inlets, outlets, controls and inspection chambers

- **Inlets and outlets structures** may be surface structures or conveyance pipes with guards or headwalls. They should be kept free from obstruction at all times.
- **SuDS flow control structures** can be protected orifices, slots weirs or other controls at or near the surface to be accessible and easy to maintain. They may be in baskets, in small chambers or in the open.
- **Inspection chambers** and rodding eyes are used on bends or where pipes come together and allow cleaning of the system if necessary. They should be designed out of the system where possible.

Inlets, outlets, controls and inspection chambers	
Regular maintenance	**Frequency**
Inlets, outlets and surface control structures Inspect surface structures, removing obstructions and silt as necessary. Check there is no physical damage. Strim vegetation 1 m min. surround to structures and keep hard aprons free from silt and debris	Monthly Monthly
Inspection chambers and below-ground control chambers Remove cover and inspect, ensuring that water is flowing freely and that the exit route for water is unobstructed. Remove debris and silt. Undertake inspection after leaf fall in autumn	Annually
Occasional maintenance	
Check topsoil levels are 20 mm above edges of baskets and chambers to avoid mower damage	As necessary
Remedial work	**Frequency**
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

Overflows and flood routes

- **Overflows** are overland across weirs, through gratings or within chambers and should be kept clear at all times to protect areas from flooding. They allow onward flow when part of the SuDS system is blocked.
- **Flood routes (exceedance routes)** allow water volumes that exceed the capacity of the SuDS system to pass through or round the site without causing damage to property. These routes should be clear of obstructions at all times.

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BOX B.2 Example SuDS Maintenance Plan for Robinswood Primary School

Overflows and flood routes	
Regular maintenance	**Frequency**
Overflows – Jet the pipes leading from overflow structures annually and check by running water through the overflow. Check free flow at next SuDS feature – inlet to basin or chamber	Annually
Overflows – Remove any accumulated grass cuttings or other debris on top of grass weirs or stone-filled baskets overflows	Monthly
Flood routes – Make visual inspection. Check route is not blocked by new fences, walls, soil or other rubbish. Remove as necessary	Monthly
Remedial	**Frequency**
Overflows – If overflow is not clear then dismantle the structure and reassemble to design detail	As required

Ornamental planting and existing vegetation

- **Ornamental trees –** All ornamental planting to be kept weed free and pruned, using secateurs to keep the shrubs to an agreed and reasonable size.
- **Native trees and shrubs –** All native planting to be allowed to grow freely, removing overhanging branches as required.

Planting and existing vegetation – review	
Regular maintenance	**Frequency**
Grass maintenance	
Amenity grass – Mow all grass verges, paths and amenity grass at 35–50 mm with 75 mm max. All cuttings to remain in situ	16 visits
Rough grass – Mow at 75–100 mm but not to exceed 150 mm All cuttings to wildlife piles	4 – 8 visits
Wildflower areas strimmed to 50 mm in Sept–Oct. Or Wildflower areas strimmed to 50 mm July and Sept. Or Wildflower areas strimmed to 50 mm on 3 year rotation, 30% each year. All cuttings to wildlife piles	1 visit 2 visit 1 visit
Ornamental tree and shrub planting Weed all shrub beds as detailed spec. as necessary. Cut back planting from lights, paths and visibility sight lines in late autumn and as necessary. Cut hedges slightly tapered back from base with flat top at specified height. Do not mulch planting adjacent to permeable or porous paving surfaces. Remove stakes and ties from trees when no longer needed for support and within 3 years of planting. Protect from strimmer damage and remove competitive growth until well established	4 visits

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BOX B.2 Example SuDS Maintenance Plan for Robinswood Primary School

Planting and existing vegetation – review	
Native trees and shrub planting Prune to shape in year 1. Protect trees from strimmer damage and remove competitive growth until well established. Remove stakes and ties from trees when no longer needed for support and within 3 years from planting	1 visit
Existing trees Check existing trees for safety	1 visit
Remedial	**Frequency**
Replace trees and shrubs that fail in the first 5 years after planting. Carry out tree surgery as necessary	

Spillage – emergency action

Most spillages on development sites are of compounds that do not pose a serious risk to the environment if they enter the drainage in a slow and controlled manner with time available for natural breakdown in a treatment system. Therefore, small spillages of oil, milk or other known organic substances should be removed where possible using soak mats as recommended by the Environment Agency, with residual spillage allowed to bioremediate in the drainage system.

In the event of a serious spillage, either by volume or of unknown or toxic compounds, then isolate the spillage with soil, turf or fabric and block outlet pipes from chamber(s) downstream of the spillage with a bung(s). (A bung for blocking pipes may be made by wrapping soil or turf in a plastic sheet or closely woven fabric.)

Contact the Environment Agency immediately.

Queries regarding a design feature

In the event of a concern or failure of a SuDS design feature contact:

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