



MAINTENANCE SCHEDULE FOR PRIVATE HIGHWAYS

MAINTENANCE SCHEDULE ACTION REQUIRED / FREQUENCY

REGULAR MAINTENANCE, SWEEPING OF CARRIAGEWAYS, FOOTWAYS, FOOTPATHS AND SHARED SURFACES SHOULD BE CARRIED OUT THREE TIMES A YEAR:

- 1. END OF WINTER (MARCH)
- 2. MID-SUMMER (JULY-AUGUST)
- 3. AFTER MAIN AUTUMN LEAF FALL

CLEANING OF GULLIES ANNUALLY AFTER MAIN AUTUMN LEAF FALL.

LANTERN INSPECTION SHOULD BE CARRIED OUT TWICE YEARLY AT THE END AND START OF BRITISH SUMMER TIME. ANY FAULTY LANTERNS WILL BE REPLACED WITHIN 10 DAYS OF THE INSPECTION.

HERBICIDE APPLICATION ANNUALLY DURING MAY.

MONITOR INSPECTION CHAMBERS AND CATCHPITS. CLEAN AS REQUIRED ANNUALLY
MONITOR SOAKAWAY CHAMBERS. CLEAN AS REQUIRED ANNUALLY

WITHIN SIX MONTHS OF THE SITE HANDOVER, A MANAGEMENT COMPANY WILL BE SET UP BY THE DEVELOPER TO MAINTAIN ALL ACCESS ROADS TO AN ADOPTABLE STANDARD UNTIL ANY ADOPTION BY THE LOCAL HIGHWAY AUTHORITY TAKES PLACE OR OTHERWISE FOR THE LIFETIME OF THE DEVELOPMENT. THE MANAGEMENT COMPANY WILL MAINTAIN THE PRIVATE ROADS IN ACCORDANCE WITH THE REQUIREMENTS DETAILED ABOVE IN PERPETUITY.

MAINTENANCE OF PRIVATE ACCESS DRIVEWAYS

THE RESPONSIBILITY FOR MAINTAINING PRIVATE ACCESS DRIVEWAYS, EITHER PERMEABLE OR NON-POROUS, WILL BE BY THE HOMEOWNERS, WHOSE HOMES THE DRIVEWAY SERVES. SHARED DRIVES WILL BE MAINTAINED BY THE HOMEOWNERS THAT USE THESE TO ACCESS THEIR PROPERTIES.

INDIVIDUAL HOMEOWNERS WILL BE MADE AWARE OF THEIR RESPONSIBILITIES FOR MAINTENANCE VIA THE SALE DEEDS FOR THE HOUSES AND THIS WILL BE REINFORCED BY DETAILS INCLUDED IN HOMEBUYERS PACKS PRODUCED BY THE DEVELOPER. IT WILL BE STATED THAT IT IS A LEGAL REQUIREMENT FOR THE NECESSARY MAINTENANCE FOR HIGHWAYS (AND OTHER FEATURES) TO BE UNDERTAKEN. THE MANAGEMENT COMPANY SET UP BY THE DEVELOPER WILL ENFORCE THIS ASPECT DURING THE LIFETIME OF THE DEVELOPMENT.

MAINTENANCE OF PRIVATE PERMEABLE PAVING

AREAS OF PRIVATE PERMEABLE BLOCK PAVING WHICH WILL BE USED BY A SINGLE OWNER WILL BE CONVEYED AS PART OF THE PLOT LAND SALE FOR THE RELEVANT DWELLING. THE MAINTENANCE RESPONSIBILITY FOR PRIVATE PERMEABLE PAVING WILL BE BY THE INDIVIDUAL HOMEOWNERS WHO WILL BE MADE AWARE OF THEIR RESPONSIBILITIES FOR MAINTENANCE VIA THE SALE DEEDS FOR THE HOUSES AND REINFORCED BY DETAILS INCLUDED IN HOMEBUYERS PACKS PRODUCED BY THE DEVELOPER. IT WILL BE STATED THAT IT IS A LEGAL REQUIREMENT FOR THE NECESSARY MAINTENANCE FOR DRIVEWAYS (AND OTHER FEATURES) TO BE UNDERTAKEN. THE MANAGEMENT COMPANY SET UP BY THE DEVELOPER WILL ENFORCE THIS ASPECT DURING THE LIFETIME OF THE DEVELOPMENT.

THE REQUIRED MAINTENANCE REGIME FOR ALL PERMEABLE PAVING IS SET OUT BELOW.

- MAINTENANCE SCHEDULE ACTION REQUIRED / FREQUENCY.

- REGULAR MAINTENANCE SWEEPING AND VACUUMING. THREE TIMES A YEAR AT END OF WINTER (MARCH), MIDSUMMER (JULY-AUGUST), AFTER AUTUMN LEAF FALL, OR AS REQUIRED BASED ON SITE-SPECIFIC OBSERVATIONS OF CLOGGING OR MANUFACTURERS RECOMMENDATIONS. OCCASIONAL MAINTENANCE STABILISE AND MOW CONTRIBUTING AND ADJACENT AREAS. AS REQUIRED

- REMOVAL OF WEEDS. AS REQUIRED

- REMEDIATE ANY LANDSCAPING WHICH, THROUGH VEGETATION, MAINTENANCE OR SOIL SLIP, HAS BEEN RAISED TO WITHIN 50MM OF THE LEVEL OF PAVING. AS REQUIRED

- REMEDIAL WORK TO ANY DEPRESSIONS, RUTTING CONSIDERED DETRIMENTAL TO THE STRUCTURAL PERFORMANCE OR A HAZARD TO USERS. AS REQUIRED

- RECONSTRUCTION OF SURFACE AND UPPER SUB-STRUCTURE. AS REQUIRED (IF INFILTRATION PERFORMANCE IS REDUCED AS A RESULT OF SIGNIFICANT CLOGGING).

- MONITORING INITIAL INSPECTION, MONTHLY FOR 3 MONTHS AFTER INSTALLATION. INSPECT FOR EVIDENCE OF POOR OPERATION AND/OR WEED GROWTH. IF REQUIRED TAKE REMEDIAL ACTION 3-MONTHLY & 48HRS AFTER ANY STORM THAT IS CONSIDERED TO BE A 1:30 YEAR EVENT. INSPECT SILT ACCUMULATION RATES AND ESTABLISH APPROPRIATE SWEEPING FREQUENCIES ANNUALLY. MONITOR INSPECTION CHAMBERS AND CATCHPITS AND CLEAN AS REQUIRED ANNUALLY

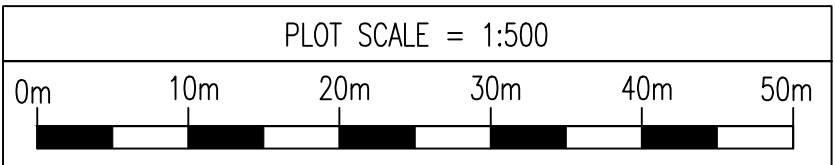
NOTE 1:
PERVIOUS SURFACES NEED TO BE REGULARLY CLEANED OF SILT AND OTHER SEDIMENTS TO PRESERVE THEIR INFILTRATION CAPABILITY. AS SUGGESTED A MINIMUM OF THREE SURFACE SWEEPINGS PER YEAR IS RELEVANT ALTHOUGH MANUFACTURERS RECOMMENDATIONS SHOULD ALWAYS BE FOLLOWED.

DEVELOPMENT SURFACE WATER MAINTENANCE SCHEDULE

ITEM REFS	ITEM DESCRIPTION	MAINTENANCE PERIOD
01	PERMEABLE PAVING	SEE TABLE ABOVE
02	INLET STRUCTURES & INSPECTION CHAMBERS	12 MONTHS
03	BELOW GROUND DRAINS	12 MONTHS
04	INFILTRATION POND & ASSOCIATED STRUCTURES	VARIES
05	NON-TANKED POROUS ASPHALT SELF DRAINING ONLY	SEE TABLE ABOVE

NOTES:

- FOR EACH OF THE ABOVE ITEMS THE MAINTENANCE INSPECTION CHECKLIST FROM THE SUDS MANUAL (REFS C753) IS TO BE COMPLETED. ANY REMEDIAL ACTION REQUIRED SHALL BE UNDERTAKEN IMMEDIATELY
- NON-ADOPTED SHARED AND COMMUNAL SURFACE WATER DRAINAGE SUDS FEATURES SUCH AS PERMEABLE PAVED ACCESS ROADS AND PARKING COURTS TO BE MAINTAINED BY A MANAGEMENT COMPANY
- SURFACE WATER DRAINAGE / SUDS FEATURES INCLUDING ANY RAIN GARDENS AND WATER BUTTS WITHIN PRIVATE CURTILAGE TO BE MAINTAINED BY HOME OWNER
- ADOPTABLE SURFACE WATER DRAINAGE INCLUDING MANHOLES AND SEWERS TO BE MAINTAINED BY ANGLIAN WATER



NOTES

SOP NO. E22-032

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- EVERY FIVE YEARS THE ENTIRE SURFACE WATER DRAINAGE SYSTEM SHALL BE CCTV SURVEYED DURING THE ANNUAL VISIT. FORMS COMPLETED TO RECORD THE CONDITION OF THE VARIOUS ELEMENTS AT THAT TIME AND ANY REMEDIAL ACTION TAKEN.

- SITE DEVELOPMENT BOUNDARY
- PHASE 1 BOUNDARY
- PHASE 2 BOUNDARY

P1	13.12.24	ISSUED FOR PLANNING	BH	NG
REV	DATE	DESCRIPTION	BY	CHK
STATUS				

PLANNING

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SITE
**POUNDFIELDS
HITCHIN – PHASE 2 & 3**

TITLE
SUDS Maintenance Plan

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