

Farnham and Hildene - SuDS Maintenance Schedule

Rev 01 - 02/07/2025

For Planning

The below table is extracted from The SuDS Manual 2015 (CIRIA C753)

| Activity / Maintenance Schedule                      | Required Action                                                                                                                                                                                         | Frequency                                                                                                                                                                                                                                                                                                                    | Maintenance Responsibility  |
|------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| Bioretention Systems (including SuDS Planters)       |                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                              |                             |
| Regular inspections                                  | Inspect infiltration surfaces for silting and ponding, record de-watering time of the facility and assess standing water levels in underdrain (if appropriate) to determine if maintenance is necessary | Quarterly                                                                                                                                                                                                                                                                                                                    | Development management team |
|                                                      | Check operation of underdrains by inspection of flows after rain                                                                                                                                        | Annually                                                                                                                                                                                                                                                                                                                     |                             |
|                                                      | Assess plants for disease infection, poor growth, invasive species etc and replace as necessary                                                                                                         | Quarterly                                                                                                                                                                                                                                                                                                                    |                             |
|                                                      | Inspect inlets and outlets for blockages                                                                                                                                                                | Quarterly                                                                                                                                                                                                                                                                                                                    |                             |
| Regular maintenance                                  | Remove litter and surface debris and weeds                                                                                                                                                              | Quarterly (or more frequently for tidiness or aesthetic reasons)                                                                                                                                                                                                                                                             |                             |
|                                                      | Replace any plants, to maintain planting density                                                                                                                                                        | As required                                                                                                                                                                                                                                                                                                                  |                             |
|                                                      | Remove sediment, litter, and debris build-up from around inlets or from forebays                                                                                                                        | Quarterly to biannually                                                                                                                                                                                                                                                                                                      |                             |
| Occasional maintenance                               | Infill any holes or scour in the filter medium, improve erosion protection if required                                                                                                                  | As required                                                                                                                                                                                                                                                                                                                  |                             |
|                                                      | Repair minor accumulations of silt by raking away surface mulch, scarifying surface of medium and replacing mulch                                                                                       | As required                                                                                                                                                                                                                                                                                                                  |                             |
| Remedial actions                                     | Remove and replace filter medium and vegetation above                                                                                                                                                   | As required but likely to be > 20 years                                                                                                                                                                                                                                                                                      |                             |
| Pervious Pavements                                   |                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                              |                             |
| Regular maintenance                                  | Brushing and vacuuming (standard cosmetic sweep over whole surface)                                                                                                                                     | Once a year, after autumn leaf fall, or reduced frequency as required, based on site-specific observations of clogging or manufacturer’s recommendations – pay particular attention to areas where water runs onto previous surface from adjacent impermeable areas as this area is most likely to collect the most sediment | Development management team |
| Occasional maintenance                               | Stabilise and mow contributing and adjacent areas                                                                                                                                                       | As required                                                                                                                                                                                                                                                                                                                  |                             |
|                                                      | Removal of weeds or management using glyphosate applied directly into the weeds by an applicator rather than spraying                                                                                   | As required – once per year on less frequently used pavements                                                                                                                                                                                                                                                                |                             |
| Remedial actions                                     | Remediate any landscaping which, through vegetation maintenance or soil slip, has been raised to within 50 mm of the level of the paving                                                                | As required                                                                                                                                                                                                                                                                                                                  |                             |
|                                                      | Remedial work to any depressions, rutting and cracked or broken blocks considered detrimental to the structural performance or a hazard to users, and replace lost jointing material                    | As required                                                                                                                                                                                                                                                                                                                  |                             |
|                                                      | Rehabilitation of surface and upper substructure by remedial sweeping                                                                                                                                   | Every 10 to 15 years or as required (if infiltration performance is reduced due to significant clogging)                                                                                                                                                                                                                     |                             |
| Monitoring                                           | Initial inspection                                                                                                                                                                                      | Monthly for three months after installation                                                                                                                                                                                                                                                                                  |                             |
|                                                      | Inspect for evidence of poor operation and/or weed growth – if required, take remedial action                                                                                                           | Three-monthly, 48 h after large storms in the first six months                                                                                                                                                                                                                                                               |                             |
|                                                      | Inspect silt accumulation rates and establish appropriate brushing frequencies                                                                                                                          | Annually                                                                                                                                                                                                                                                                                                                     |                             |
|                                                      | Monitor inspection chambers                                                                                                                                                                             | Annually                                                                                                                                                                                                                                                                                                                     |                             |
| Soakaway                                             |                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                              |                             |
| Regular maintenance                                  | Inspect and identify any areas that are not operating correctly. If required, take remedial action                                                                                                      | Monthly for 3 months, then annually                                                                                                                                                                                                                                                                                          | Development management team |
|                                                      | Remove debris from the catchment surface (where it may cause risks to performance)                                                                                                                      | Monthly                                                                                                                                                                                                                                                                                                                      |                             |
|                                                      | For systems where rainfall infiltrates into the tank from above, check surface of filter for blockage by sediment, algae or other matter; remove and replace surface infiltration medium as necessary   | Annually                                                                                                                                                                                                                                                                                                                     |                             |
|                                                      | Remove sediment from pre-treatment structures and/or internal forebays                                                                                                                                  | Annually, or as required                                                                                                                                                                                                                                                                                                     |                             |
| Remedial actions                                     | Repair/rehabilitate inlets, outlet, 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 inside of tank for sediment build-up and remove if necessary                                                                                                                                     | Every 5 years, or as required                                                                                                                                                                                                                                                                                                |                             |
| Conventional drainage systems & flow control devices |                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                              |                             |
| Regular maintenance                                  | Remove litter and debris                                                                                                                                                                                | Monthly (or as required)                                                                                                                                                                                                                                                                                                     | Development management team |
| Occasional maintenance                               | Monitoring                                                                                                                                                                                              | Inspect monthly (and after large storms)                                                                                                                                                                                                                                                                                     |                             |
|                                                      | Sediment management. Removal of accumulated silt from system.                                                                                                                                           | Annually or as required                                                                                                                                                                                                                                                                                                      |                             |
| Remedial actions                                     | Structure rehabilitation/repair                                                                                                                                                                         | As required                                                                                                                                                                                                                                                                                                                  |                             |