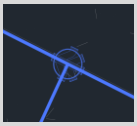
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Client: Cambridge Square
Date: 17th March 2025

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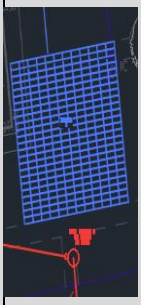
Type of Structure	Feature on Drainage Layout Drawing	Maintenance Schedule		Required Maintenance	Frequency	Maintaining Body
Surfaces and landscape maintenance ***(See below image, 'Surfacing Site Layout', for Hardstanding and soft landscaping areas requiring maintenance)***		*Regular Maintenance*	Litter Management	Pick up all litter in SuDS and landscape areas and remove from site	12 visits monthly	Maintenance Company
			Grass maintenance- all cuttings to wildlife piles	Mow all grass verges, paths and amenity at35-50 mm with 75 mm max, leaving grass in situ	As required or monthly	Maintenance Company
				Wildflower areas strimmed to 50mm 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	Maintenance Company
		Occasional Tasks	Inspection and Control Chamber	Annual inspection, remove silt and check free flow	1 visit	Maintenance Company
			Perforated Pipe Trenches	Excavate and replace the sand filtration layer above perforated pipes	10-years	Maintenance Company
		Remedial Task	Inspect SuDS system regularly to check for damage or failure undertake remedial work as required		As required	If Repairs Required, Seek External Specialist
Inlets, Outlets, Controls and Inspection Chambers	  	*Regular Maintenance*	Inlets, Outlets and Surface Control Structures	Inspect surface structures, removing obstructions and silt as necessary. Check there is no physical damage. Strim vegetation 1m min. surround to structures and keep hard aprons free from silt and debris	Monthly	Maintenance Company
			Inspection Chambers and Below Ground Control Chambers	Remove cover and inspect, ensuring that water is flowing freely and that exit route for water is unobstructed. Remove debris and silt. Undertake inspection after leaf fall in autumn	Monthly	Maintenance Company
		Occasional Tasks	Check topsoil levels are 20mm above edges of baskets and chambers to avoid mower damage		As Necessary	Maintenance Company
		Remedial Work	Unpack stone in basket features and unblock or repair and		As Required	Maintenance Company
			Repair physical damage if necessary		As Required	If Required, Seek External Specialist
Overflows and Flood Routes **(See below image, 'Surfacing Site Layout', for Hardstanding and soft landscaping areas requiring maintenance)**		*Regular Maintenance*	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	Maintenance Company
				Remove any accumulated grass cuttings or other debris on top of grass weirs or stone-filled baskets overflows	Monthly	Maintenance Company
			Flood routes	Make visual inspection. Check route is not blocked by new fences, walls, soil or other rubbish. Remove as necessary	Monthly	Maintenance Company
		Remedial	Overflows	If overflow is not clear then dismantle the structure and reassemble to design detail	As Required	If Required, Seek External Specialist

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Trees **(See below image, 'Surfacing Site Layout', for Hardstanding and soft landscaping areas requiring maintenance)**	*Regular Maintenance*	Remove Litter and Debris		Monthly or as required	Management Company
		Manage other vegetation and remove nuisance plants		Monthly (as start, then as required)	
		Inspect inlets and outlets		Inspect Monthly	
	Occasional Tasks	Check tree health and manage tree appropriately		Annually	
		Remove silt build-up from inlets and surface and replace mucln as necessary		Annually, or as required	
		Water		As Required (in periods of draught)	
	Monitoring	Inspect silt accumulation rates and establish appropriate removal frequencies		Half-Yearly	
Planting and Existing Vegetation **(Review Yearly)** **(See below image, 'Surfacing Site Layout', for Hardstanding and soft landscaping areas requiring maintenance)**	*Regular Maintenance*	Grass Maintenance	Amenity garss- Mow all grass verges, paths and amenity grass at 35- 50 mm with 74 mm max. All cuttings to remain in situ	16 Visits	Maintenance Company
			Rough grass- Mow at 75- 100 mm but not exceed 150 mm All cuttings to wildlife piles	4 - 8 Visits	Maintenance Company
			Wildflower areas strimmed to 50 mm in Sept- Oct Or Wildflower areas strimmed to 50 mm in July and Sept. Or Wildflower areas strimmed to 50 mm on 3 year rotation, 30% each year. All Cutting to wildlife piles	1 - 2 Visits	Maintenance Company
		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 album 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 year of planting. Protect from strimmer damage and remove competitive growth until we established.	4 - Visits	Maintenance Company
		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	Maintenance Company
		Existing Trees	Check existing trees for safety	1 Visit	Maintenance Company
	Remedial	Replace trees and shrubs that fail in the first 5 years after planting. Carry out tree surgery as necessary		If Required, Seek external specialist	

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Soakaways		*Regular Maintenance*	Inspect for sediment and debris in pre-treatment components and floor of inspection tube or chamber and inside of concrete manhole rings	Annually	Maintenance Company
			Cleaning of gutters and any filters on downpipes	Annually (or as required based on inspections)	
			Trimming any roots that may be causing blockages	Annually (or as required)	
		Occasional Tasks	Remove sediment and debris from pre-treatment components and floor of inspection tube or chamber and inside of concrete manhole rings	As required, based on inspections	Maintenance Company
		Remedial Work	Reconstruct soakaway and/or replace or clean void fill, if performance deteriorates or failure occurs	As required	Maintenance Company
			Replacement of clogged geotextile (will require reconstruction of soakaway)	As required	
		Monitoring	Inspect silt traps and note rate of sediment accumulation	Monthly in the first year and then annually	Maintenance Company
			Check soakaway to ensure emptying is occurring	Annually	
Attenuation Storage Tanks		*Regular Maintenance*	Inspect and identify any areas that are not operating correctly. If required, take remedial action	Monthy for 3 months, then annually	Maintenance Company
			Remove debris from the catchment surface (where it may cause risks to performance)	Monthly	Maintenance Company
			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	Maintenance Company
			Remove sediment from pre-treatment structures and/ or internal forebays	Annually, or as required	Maintenance Company
			Repair/rehabilitate inlets, outlet, overflows and vents	As Required	Maintenance Company
		Monitoring	Inspect/check all inlets, outlets, vents and overflows to ensure that they are in good condition and operating as designed	Annually	Maintenance Company
			Survey inside of tank for sediment build-up and remove if necessary	Every 5 years or as required	Maintenance Company

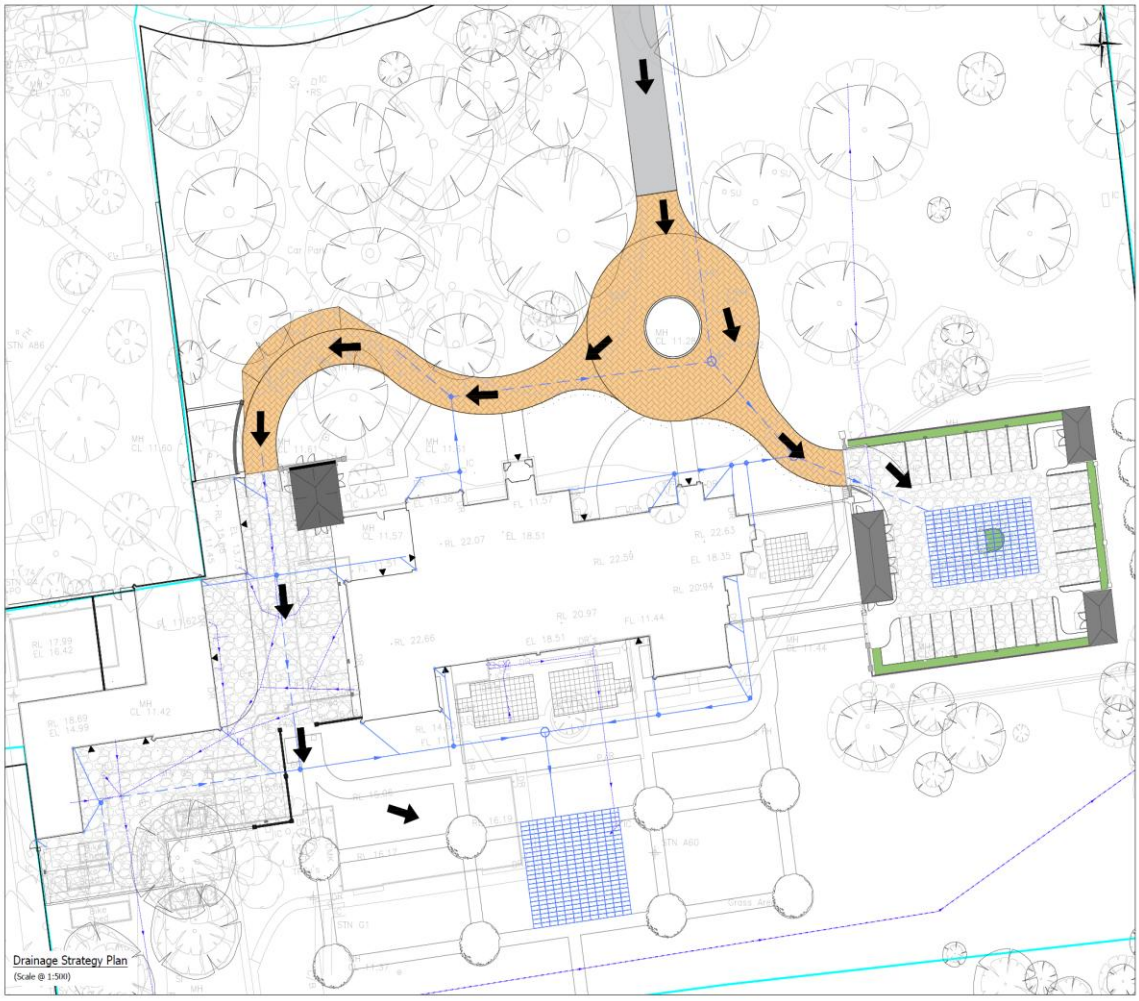
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Pervious Pavements	*Regular Maintenance*	Brushing and vacuuming (standard cosmetic sweep over whole surface)	Once a year, after autumn leaf fall, or reduced frequency as required, based on site specific observations of clogging or manufacturer's recommendations – pay particular attention to areas where water runs onto pervious surface from adjacent impermeable	Maintenance Company
	Occasional Maintenance	Stablise and mow constributing adjacent areas As required	As required	Maintenance Company
		Removal of weeds or management using glyphospate 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 50mm of the level of paving	As required	Maintenance Company
		Remedial work to any depressions rutting and cracked or broken blocks considered derimental 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	
	Monitoring	Initial inspection	Monthly for three months after installation	Maintenance Company
		Inspect for evidence of poor operation and/for weed growth- if required, take remedial action	Three-monthly, 48h after large storms in first six months	
		Inspect silt accumulation rates and establish appropriate brushing frequencies	Annually	
		Monitor inspection chambers	Annually	

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Above Image Shows Surfacing Site layout (For information and annotations, see drawing 21267-001 - Drainage Strategy and 21267- 002 Exceedance Flow



Above Image Shows the access that is required for each Surface Water Component