

**25006 Randholme Laund Farm, Whitewell**

**Surface Water Drainage Maintenance and Management Schedule:**

Maintenance set out below will be undertaken by the Farm Owners and as the drainage system is private will be funded by the farm itself.

A proforma for inspections is contained below for undertaking inspections which will be completed in line with the timescales outlined below.

**Emergency Site Contact**

██████████  
██  
██████████

**Attenuation Tank/Basin**

<b>Maintenance Schedule</b>	<b>Required Action</b>	<b>Frequency</b>
Regular Maintenance	Inspect and identify areas that are not operating correctly. If required take remedial action	Monthly for the first 3 months of operation then annually
	Recover debris from catchment surface area where it may cause risk to performance	Monthly
	Remove sediment and debris from pre-tank system	Annually
Remedial Actions	Repair inlets/outlets/vents/overflows	As necessary
Monitoring	Inspect all inlets/outlets and upstream drainage system to ensure they are in good condition and operating as designed	Annually
	Survey inside of tank for sediment and build up and remove if necessary	Every 5 years

**Orifice Manhole**

<b>Maintenance Schedule</b>	<b>Required Action</b>	<b>Frequency</b>
Regular Maintenance	Remove sediment and debris from orifice chambers and upstream manholes	Monthly for first 12 months then 6 monthly

Remedial Actions	Replace or clean orifice if performance deteriorates or failure occurs	As necessary
Monitoring	Check orifice to ensure emptying is occurring	Quarterly and post high intensity storm event

## Introduction

This document sets out the long-term arrangements for the inspection, maintenance, operation, and management of the site's Sustainable Drainage System (SuDS). It supplements the existing maintenance schedule contained within

## Maintenance Schedule

and ensures that the drainage infrastructure will continue to function effectively for the lifetime of the development.

The system comprises:

- Attenuation Tank/Basin
- Orifice Flow Control Manhole
- Filter Drains
- PPIC Manholes
- Surface Water Sewers
- Associated Inlets, Outlets and Connections

All components form part of a private drainage system and shall be maintained by the site owner.

## 2. Timetable for Implementation

The following timetable shall apply from first occupation and throughout the life of the development:

### **2.1 Initial Period (0–12 Months After Commissioning)**

Period	Activity
First 3 months	Monthly inspections of attenuation tank and control structures
First 12 months	Monthly inspection of orifice manhole
After major storm events	Post-event inspections
Within 6 months	Baseline CCTV and visual survey

### **2.2 Ongoing Period (After 12 Months)**

Interval	Activity
Quarterly	Visual inspection of key structures
6 Monthly	Orifice and manhole cleaning
Annually	Full system inspection
Every 5 Years	Internal tank survey and desilting
As Required	Remedial repairs

This timetable shall be reviewed every five years and updated if necessary.

## **3. Maintenance, Operational and Access Requirements (Item b)**

### **3.1 General Requirements**

All SuDS components shall be maintained to:

- Prevent blockages
- Maintain hydraulic capacity
- Control sediment and debris
- Prevent pollution
- Maintain safe access

Maintenance activities shall be undertaken by competent contractors using appropriate equipment.

### **3.2 Component-Specific Requirements**

#### Attenuation Tank/Basin

- Access via lockable covers or hatches
- Jetting and vacuum tanker access
- Safe confined space entry procedures
- Annual visual inspection
- Five-yearly internal survey

#### Orifice Manhole

- Accessible cover
- Safe working platform
- Routine cleansing
- Orifice plate replacement as required

#### Filter Drains

- Vegetation management
- Removal of sediment
- Replacement of clogged media
- Reinstatement of stone fill where necessary

#### Sewers and Manholes

- CCTV surveys
- Jetting and cleaning
- Structural repairs if defects occur
- Benching repairs where necessary

### **3.3 Watercourses and Ownership**

All surface water infrastructure is privately owned and maintained by the site owner. No public watercourses form part of the SuDS system. Discharge connections shall be kept clear and free flowing at all times.

A drainage asset plan identifying ownership and responsibility shall be retained on site.

#### **4. Inspection and Maintenance Recording Pro-Forma**

The inspection record contained in Maintenance Schedule shall be used for all maintenance activities.

In addition, the following procedures shall apply:

- All inspections shall be dated and signed
- Photographic records shall be retained
- Defects shall be logged within 7 days
- Remedial actions shall be tracked to completion
- Records shall be stored for a minimum of 10 years

#### **5. Adoption and Long-Term Management Arrangements**

##### **5.1 Adoption Status**

The SuDS system is not proposed for adoption by:

- The Lead Local Flood Authority
- The Water and Sewerage Undertaker
- The Local Highway Authority

The system shall remain private.

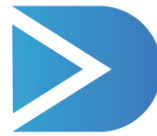
##### **5.2 Management in Perpetuity**

Responsibility for maintenance shall remain with:

- The Farm Owner / Site Owner
- Successor owners via legal transfer

Legal covenants shall be placed within property deeds to ensure that:

- Maintenance obligations are transferred
- Access rights are preserved
- Funding arrangements are protected



### 5.3 Management Structure

Role	Responsibility
Owner	Overall compliance
Maintenance Contractor	Inspections and repairs
Consultant (as required)	Technical reviews

## 6. Financial Management and Asset Replacement (Item e)

### 6.1 Routine Maintenance Budget

The owner shall allocate an annual maintenance budget to cover:

- Inspections
- Cleansing
- Minor repairs
- Emergency works

Indicative annual allowance:  
£1,000–£2,500 (subject to review)

### 6.2 Lifecycle Replacement Fund

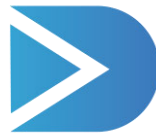
A sinking fund shall be maintained for major components.

Component	Design Life	Replacement Period
Attenuation Tank	50+ years	As required
Orifice Plate	15–20 years	Planned replacement
Pipework	80+ years	As required
Covers/Frames	25 years	Replacement cycle

A reserve fund shall be reviewed every five years.

### 6.3 Major Repair Strategy

Where major defects occur:



1. Temporary flow management
2. Professional assessment
3. Capital works programme
4. Post-repair validation survey

### **7.3 Pollution Response Procedure**

If pollution is observed:

1. Isolate inflow if possible
2. Prevent discharge to receiving waters
3. Notify EA immediately
4. Arrange emergency cleaning
5. Record incident
6. Implement corrective measures

## **8. Access Arrangements and Easements**

### **8.1 Physical Access**

All drainage assets shall be:

- Accessible by maintenance vehicles
- Located outside buildings
- Provided with clear working space
- Fitted with removable covers

Minimum access widths:

- Vehicular access: 3.5m
- Pedestrian access: 1.0m

### **8.2 Legal Easements**

Permanent easements shall be retained for:

- Drainage routes
- Manholes
- Attenuation structures
- Outfalls

No structures, fencing, or planting shall obstruct access corridors.

### **8.3 Protection Measures**

- No parking over critical assets
- No permanent structures above tanks
- No tree planting within 3m of pipes

### **9. Retention and Ongoing Compliance**

Thereafter, the drainage system shall be retained, managed, and maintained in accordance with this approved Maintenance and Management Plan.

The owner shall ensure:

- Continued compliance with planning conditions
- Adequate funding provision
- Regular review of procedures
- Updating of records
- Cooperation with statutory authorities

Failure to maintain the system may result in enforcement action.

**(Filter Drain, PPIC Manholes, Sewers & Orifice Flow Control Manhole)**

Project / Site Details

Project Name:

Location:

Client:

Inspector Name:

Company:

Weather Conditions:

Inspection Date:

Inspection Type: Routine / Incident Response / Post-Storm / Follow-up

1. Filter Drain Inspection

Asset ID / Location:

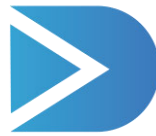
Items:

- Perforated pipe condition: Good / Fair / Poor
- Gravel media condition: Good / Fair / Poor
- Silt accumulation: None / Minor / Major
- Vegetation growth: Acceptable / Excessive
- Evidence of standing water: Yes / No
- Evidence of blockage: Yes / No

Actions Required / Completed:

Date Completed:

Completed By:



## 2. PPIC Manhole Inspection

Manhole No. / Location:

Items:

- Cover and frame: Good / Fair / Poor
- Chamber condition: Good / Fair / Poor
- Benching condition: Good / Fair / Poor
- Inlet/outlet pipe condition: Good / Fair / Poor
- Silt accumulation: None / Minor / Major
- Odour / gas: Yes / No
- Evidence of infiltration: Yes / No

Actions Required / Completed:

Date Completed:

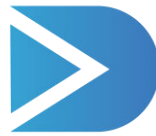
Completed By:

## 3. Sewer Inspection

Sewer Section / Location:

Items:

- Flow condition: Normal / Restricted / Blocked
- Structural defects: None / Minor / Significant
- Silt or debris: None / Minor / Major
- Evidence of root ingress: Yes / No
- Odour / gas presence: Yes / No



Actions Required / Completed:

Date Completed:

Completed By:

#### 4. Orifice Flow Control Manhole

Location / Ref:

Items:

- Access cover & frame: Good / Fair / Poor
- Chamber structure: Good / Fair / Poor
- Orifice plate condition: Good / Fair / Poor
- Blockages at orifice: Yes / No
- Silt accumulation: None / Minor / Major
- Flow performance: Normal / Restricted

Actions Required / Completed:

Date Completed:

Completed By:

#### 5. Summary of Faults & Corrective Actions

Faults Identified:

Immediate Actions Taken:

Further Remedial Works Required:

Recommended Next Inspection Date:



6. Sign-Off

Inspector Signature:

Client Signature: