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SUDS MAINTENANCE PLAN

FOR

County court care

**Proposed extension
Westbury court care home
Station road
Bath
BA13 3JH**

Ref 12046

February 2026

Rev:

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Revisions

First Issue

February 2026

1.0 Introduction

This document identifies clear arrangements for the ownership and ongoing maintenance of the SuDS over the lifetime of the development.

County Court Care have a large number of care homes all over the UK . They have maintenance teams to maintain their properties to a high standard. They will be responsible for maintaining the SUDS as a part of the private drainage on this site. The drainage will be maintained to a high standard to ensure safety and comfort of the residents, visitors and staff at their care home. This maintenance plan will describe in detail the maintenance regime that will be adopted by the maintenance team.

2.0 SuDS to the Proposed Extension.

2.1 Refer to 12046-Water Management Strategy document and associated drawings.

3.0 Managing SuDS

- 3.1 The SuDS have been designed for easy maintenance to comprise:
- Regular day to day care – litter collection, regular gardening to control vegetation growth and checking inlets where water enters the SuDS feature.
 - Occasional tasks – checking the SuDS feature and removing any silt that builds up in the SuDS feature.
 - Remedial Work – repairing damage where necessary.

4.0 SuDS Scheme Checklist

- 4.1 The following lists the SuDS components and extra features which are found on site:
- Manholes, Inspection Chambers and Catch Pits, - these are used on bends or where pipes come together, they allow access and cleaning to the system if necessary.
 - Inlet Structures such as rainwater down pipes, slot drains and gullies - these should be free from obstructions at all times to allow free flow through the drainage network.
 - Below ground drainage pipes - these convey the water to the SuDS; they should be free from obstruction at all times to allow free flow.

5.0 Sustainable Drainage Maintenance Specification

5.1 General Requirements

- Avoid use of weedkillers and pesticides to prevent chemical pollution
- Avoid de-icing agents wherever possible
- Protect all below ground drainage through careful selection and placement of hard and soft landscaping.

GENERAL REQUIREMENTS	
General Requirements	Frequency
Litter: Collect all litter or other debris and remove it from site at each visit.	Monthly

5.2 Cellular Crate Attenuation Tank

- Cellular crate attenuation systems are designed to provide storage upstream of a flow control device.

CELLULAR CRATE ATTENUATION TANK	
Regular Maintenance	Frequency
Inspect and identify any areas that are not operating correctly. Remove debris from the catchment surface (where it may cause risk to performance) Remove sediment from the perforated pipe. Remove sediment from inlet structures and inspection chambers. Maintain vegetation to designed limits within the vicinity of below ground systems to avoid damage to the system.	Monthly or as required
Remedial work	Frequency
Repair physical damage if necessary	As required
Monitoring	Frequency
Inspect all inlets to ensure that they are in good condition and operating as designed.	Annually or after large storms
Survey inside of tank for sediment build up and remove if necessary	As required if there appears to be any issues.

5.3 Inspection Chambers, Manholes and Catchpits

- Manholes and Inspection Chambers are used on bends or where pipes come together, they allow access and cleaning to the system if necessary.
- Catch Pits are chambers that have an invert level lower than the incoming and outgoing pipework to enable any solids within the water flow to settle out.

INSPECTION CHAMBERS, MANHOLES AND CATCHPITS	
Regular Maintenance	Frequency
Manholes and Inspection Chambers Remove cover and inspect, ensuring that the 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 or after large storms
Catch Pits Remove cover and inspect, ensuring that the 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 or after large storms
Remedial work	Frequency
Repair physical damage if necessary	As required

5.4 Inlet structures

- Inlet Structures such as rainwater down pipes, gullies and slot drains should be free from obstruction at all times to allow free flow through the SuDS.

INLET STRUCTURES AND INSPECTION CHAMBERS	
Regular Maintenance	Frequency
Inlet Structures Inspect rainwater down pipes, gullies and slot drains removing obstructions and silt as necessary. Check there is no physical damage.	Monthly Monthly
Remedial work	Frequency
Repair physical damage if necessary	As required

5.5 Below ground drainage pipes

- Below ground drainage pipes convey water to the SuDS system, they should be free from obstructions at all times to allow free flow.

BELOW GROUND DRAINAGE PIPES	
Regular Maintenance	Frequency
Inspect and identify any areas that are not operating correctly. If required, take remedial action. Remove debris from the catchment surface (where it may cause risks to performance) Remove sediment from inlet structures and inspection chambers. Maintain vegetation to designed limits within the vicinity of below ground drainage pipes and tanks to avoid damage to system.	Monthly for 3 months then annually Monthly Annually or as required. Monthly or as required
Remedial work	Frequency
Repair physical damage if necessary	As required
Monitoring	Frequency
Inspect all inlets to ensure that they are in good condition and operating as designed. Survey inside of pipe runs for sediment build up and remove if necessary.	Annually Every 5 years or as required

5.6 Spillage – Emergency Action

- Most spillages on development 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 the spillage should be isolated with soil, turf or fabric and outlet pipes from chamber(s) blocked 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.). The Environment Agency should be contacted immediately with details of the spillage.

5.7 Permeable pavement

- Before handover, all permeable pavements should be inspected for clogging, litter, weeds and water ponding, and all failures should be rectified.
- To maintain the permeability and operation of the pervious paving system the whole of the paving area should be swept at least once a year (preferably in the spring after leaf fall in the autumn) using a vacuum and suction sweeper. Following routine cleaning it may be necessary to re-dress the surface with 2-4mm clean gritstone, this will replace the grit removed during the cleaning

process, reducing the ease with which fine particles can enter and clog up the system.

- In no circumstances should raw materials containing fine particles (top soil etc.) be delivered / stored directly on the permeable pavement as this will impede the permeability of the system and reduce its design life. If an area of permeable paving is defective or irreversibly contaminated, the area of paving should be lifted and the Inbitex membrane and laying course should be replaced (as per manufacturer's recommendations). The existing permeable paving blocks can then be re-laid. Refer to the table below, which is based on Table 20.15 of the CIRIA C753, for synthesised maintenance requirements.

PERVIOUS PAVING	
Regular Maintenance	Frequency
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 areas as this area is most likely to collect the most sediment
Occasional maintenance	Frequency
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 work	Frequency
Remediate any landscaping which, through vegetation maintenance or soil slip, has been raised to within 50 mm of the level of the paving. 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 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	Frequency
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 first six months
Inspect silt accumulation rates and establish appropriate brushing frequencies	Annually