

WATER LANE, ANGMERING  
SUDS MAINTENANCE MANUAL

BARRATT DAVID WILSON HOMES

15 JUNE 2021



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**Quality Management:**

|                            |                       |
|----------------------------|-----------------------|
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## Contents

|     |                         |   |
|-----|-------------------------|---|
| 1.0 | Maintenance Manual..... | 1 |
|-----|-------------------------|---|

## Appendices

Appendix 1 – Drawings

Appendix 2 – Schedules

## 1.0 Maintenance Manual

### Context

- 1.1. Abley Letchford Partnership has produced this SuDS Maintenance Manual with regards to Barratt David Wilson Homes (BDW) interests in respect of the development of Water Lane, Angmering.
- 1.2. The development will accommodate 175 dwellings (Arun District Council (ADC) planning application reference: A/99/17/OUT). This permission was granted in March 2019.
- 1.3. This Manual provides written evidence to support the overall site discharge of planning conditions and should be read in conjunction with drawings associated with those packages.

### Adoption and Ownership

- 1.4. The drainage system is designed to the appropriate standards including Sewers for Adoption, the Building Regulations, the requirement of the National Planning Policy Framework and also Arun District Council, and West Sussex County Council, as LLFA, Policies and standards
- 1.5. The intention of adoption and ownership of drainage and SuDS is as follows:
  - Surface water sewers within development parcels to be offered for adoption to Southern Water under the Section 104 process of the Water Industry Act. Alternatively, they could be offered to a third party service provider such as Icosa Water.
  - Surface water highway drains, gullies and leads within adopted roads to be maintained by the Highway Authority.
  - Foul sewers within development parcels to be offered for adoption to Southern Water under the Section 104 process of the Water Industry Act. Alternatively, they could be offered to a third party service provider such as Icosa Water.
  - Above and below ground SuDS within development parcels (i.e. swales, permeable paving, infiltration devices and basins), to be maintained by a private maintenance company funded by residential properties.
- 1.6. Until such time as the drainage is approved and the construction has begun a management company will not be procured. Therefore, exact details of the management company cannot be provided at this time.
- 1.7. A management and adoption plan is provided in the appendix.

### SuDS Maintenance Strategy

- 1.8. For the water treatment effects of SuDS features to remain effective, a comprehensive maintenance strategy will be implemented.
- 1.9. During construction, maintenance of SuDS features will be undertaken by the Contractor. Upon completion, the assets will be passed over to the Management Company or community group commissioned to maintain the features in perpetuity.



- 1.10. A regular maintenance regime will be created, which consists of several primary measures required to ensure the longevity of the system. These should be undertaken on a regular basis to ensure consistent performance. Typical maintenance activities consist of:
- Inspecting and reporting; relatively regular review of the condition identifying issues and providing resolutions. Periodic review from the maintenance contractor;
  - Litter and debris removal;
  - Grass trimming, overall cutting and localised strimming preventing blockages;
  - Weed and evasive plant control;
  - Shrub management;
  - Aquatic and shoreline vegetation management;
  - Sweeping pervious surfaces; and
  - Oil removal from proprietary systems.
- 1.11. A remedial maintenance schedule will be recommended as part of the handover of the SuDS features. Remedial maintenance is required to provide repairs to the system and monitor long term damage ensuring the system remains consistently productive. The schedule would consist of;
- Structure rehabilitation and repair;
  - Infiltration surface rehabilitation;
  - Scarifying to remove “Thatch”;
  - Spiking or Tining the soil;
  - Air pressure treatment.
- 1.12. The maintenance schedule contents and timing will depend upon multiple factors including usage, contents of water utilising the system, location and biology. To this end, comprehensive maintenance schedules for each SuDS feature is provided in the appendix.

## **SuDS Description and Design Lifetimes**

- 1.13. Refer to the Drainage Maintenance Plan in the Appendix for locations.

### **Drainage Area 1**

- 1.14. Drainage Area 1 relates to the northern basin, which is a lined Detention Basin with positive discharge to the Black Ditch controlled by a Hydro-brake. The basin and associated infrastructure is to be completed by the first Phase 1 dwelling completion.
- 1.15. Within the Appendix there are maintenance schedules for a Detention Basin.
- 1.16. The Hydro-brake can be procured with a maintenance regime for the lifetime of the development. However, as the Hydro-brake will be adopted by either Southern Water or Icosa Water they will be responsible for the maintenance and operation of this item through the lifetime of the development.



- 1.17. With respect to the lined basin all the concrete elements will have 50 years life span as per the Eurocode requirements. For the Liner the manufacturer states “All work will be carried out in accordance with our ISO9001:2015 quality system and carry our standard 10 year guarantee. A copy of our ISO9001 Submittal Document is enclosed”. The Butyl Rubber material carries a standard minimum 20 year guarantee against any latent manufacturing defects.
- 1.18. As the basin and liner will be managed by the Management Company they will be responsible for the maintenance and operation of this item through the lifetime of the development, through funding by the residents service charges.

### Drainage Area 2

- 1.19. Drainage Area 2 relates to the southern basin, which is an Infiltration Basin with discharge to the ground. The Infiltration Basin overlies Attenuation Storage Tanks beneath to cater for the 1:10 plus climate change storm event. The SuDS and associated infrastructure is to be completed by the first Phase 11 dwelling completion.
- 1.20. Within the Appendix there are maintenance schedules for both, an Infiltration Basin and Attenuation Storage Tanks.
- 1.21. The Attenuation Storage Tanks have a 60 year lifecycle. However, as these items are relatively new to the market it is thought their lifetime is much longer than this. As the tanks will be managed by the Management Company they will be responsible for the maintenance and operation of this item through the lifetime of the development, through funding by the residents service charges.

### Drainage Area 3

- 1.22. Drainage Area 3 relates to the northern Swale in the central open space area, which is an Infiltration Swale with discharge to the ground. The Swale overlies Attenuation Storage Tanks beneath to cater for the 1:10 plus climate change storm event. The SuDS and associated infrastructure is to be completed by the first Phase 12 dwelling completion.
- 1.23. Within the Appendix there are maintenance schedules for both, a Swale and Attenuation Storage Tanks.
- 1.24. The Attenuation Storage Tanks have a 60 year lifecycle. However, as these items are relatively new to the market it is thought their lifetime is much longer than this. As the tanks will be managed by the Management Company they will be responsible for the maintenance and operation of this item through the lifetime of the development, through funding by the residents service charges.

### Drainage Area 4

- 1.25. Drainage Area 4 relates to the southern Swale in the central open space area, which is an Infiltration Swale with discharge to the ground. The Swale overlies Attenuation Storage Tanks beneath to cater for the 1:10 plus climate change storm event. The SuDS and associated infrastructure is to be completed by the first Phase 24 dwelling completion.
- 1.26. Within the Appendix there are maintenance schedules for both, a Swale and Attenuation Storage Tanks.



- 1.27. The Attenuation Storage Tanks have a 60 year lifecycle. However, as these items are relatively new to the market it is thought their lifetime is much longer than this. As the tanks will be managed by the Management Company they will be responsible for the maintenance and operation of this item through the lifetime of the development, through funding by the residents service charges.

#### Drainage Area 5

- 1.28. Drainage Area 5 relates to the western Swale in the western parcel, which is an Infiltration Swale with discharge to the ground. The Swale overlies Attenuation Storage Tanks beneath to cater for the 1:10 plus climate change storm event. The SuDS and associated infrastructure is to be completed by the first Phase 14 dwelling completion.
- 1.29. Within the Appendix there are maintenance schedules for both, a Swale and Attenuation Storage Tanks.
- 1.30. The Attenuation Storage Tanks have a 60 year lifecycle. However, as these items are relatively new to the market it is thought their lifetime is much longer than this. As the tanks will be managed by the Management Company they will be responsible for the maintenance and operation of this item through the lifetime of the development, through funding by the residents service charges.

#### Drainage Area 6

- 1.31. Drainage Area 6 relates to the Permeable Paving in the western parcel. The Permeable Paving overlies Attenuation Storage Tanks beneath to cater for the 1:10 plus climate change storm event. The SuDS and associated infrastructure is to be completed by the first Phase 14 dwelling completion.
- 1.32. Within the Appendix there are maintenance schedules for both, Pervious Pavements and Attenuation Storage Tanks.
- 1.33. The Attenuation Storage Tanks have a 60 year lifecycle. However, as these items are relatively new to the market it is thought their lifetime is much longer than this. Permeable Paving has a typical design life of 25 years although again with robust maintenance regimes this can be extended. As the tanks and Permeable Paving will be managed by the Management Company they will be responsible for the maintenance and operation of this item through the lifetime of the development, through funding by the residents service charges.



## Appendices

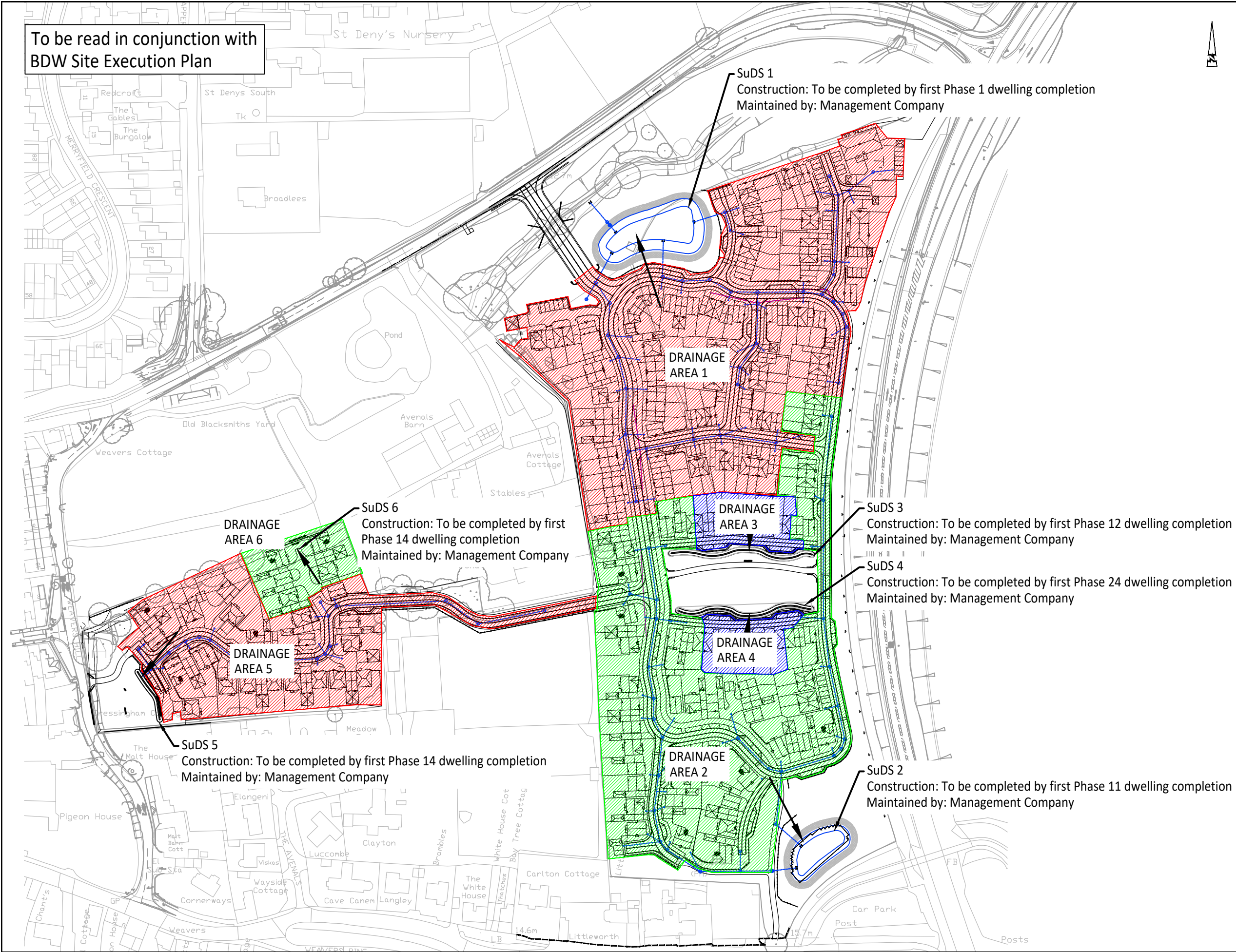


## Appendix 1 – Drawings

**Drainage Maintenance Plan**

**BDW Site Execution Plan**

To be read in conjunction with  
BDW Site Execution Plan



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- Notes:
1. All adoptable drainage to be owned and maintained by Southern Water
  2. All private drainage to be owned and maintained by the individual property owner.

|     |       |                           |       |         |
|-----|-------|---------------------------|-------|---------|
| P4  | 05/21 | Updating SuDS information | CB    | SL      |
| P3  | 05/21 | Updating SuDS information | CB    | SL      |
| P2  | 05/21 | Adding SuDS information   | CB    | SL      |
| P1  | 05/21 | First issue               | CB    | SL      |
| Rev | Date  | Description               | Drawn | Checked |



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Client  
**BARRATT  
DAVID WILSON HOMES**

Project  
**WATER LANE, ANGMERING**

Title  
**DRAINAGE MAINTENANCE  
PLAN**

Status  
**FOR INFORMATION**

|             |          |       |         |
|-------------|----------|-------|---------|
| Scale       | Date     | Drawn | Checked |
| 1:2000 @ A3 | MAY 2021 | CB    | SL      |
| Drawing No  | Revision |       |         |
| A290-SK50   | P4       |       |         |

**LEGEND**

- Completed Plots
- Compound
- HA Plots
- Pumping Station to be installed before first occupation.
- S/S Sub station to be installed by 19th occupation.
- FW Rising Main :- Full extent of rising main required before first occupation.
- Foul Water sewer :- Extent of gravity FW drainage to agreed outfall required before first occupation.
- SUDS Basin to be installed before first occupation.

The map displays a residential development area with various features and infrastructure. Key locations include St Deny's Nursery, Broadlees, Avenals Farm, Weavers Cottage, and several other buildings and structures. The map is divided into numbered plots (1-33) and includes a legend detailing the symbols used for different types of plots, compounds, HA plots, pumping stations, sub-stations, rising mains, foul water sewers, and SUDS basins. The map also shows roads, paths, and other geographical features.

# DIRECTOR APPROVAL

This drawing must be reviewed and approved by the following management:

Managing Director: \_\_\_\_\_ Date: \_\_\_\_\_

Technical Director: \_\_\_\_\_ Date: \_\_\_\_\_

Sales Director: \_\_\_\_\_ Date: \_\_\_\_\_

Construction Director: \_\_\_\_\_ Date: \_\_\_\_\_

Commercial Director: \_\_\_\_\_ Date: \_\_\_\_\_

Finance Director: \_\_\_\_\_ Date: \_\_\_\_\_

Development Director: \_\_\_\_\_ Date: \_\_\_\_\_

SHE Manager: \_\_\_\_\_ Date: \_\_\_\_\_

|                                                                                       |            |                                                                                            |      |              |
|---------------------------------------------------------------------------------------|------------|--------------------------------------------------------------------------------------------|------|--------------|
| B                                                                                     | 20.05.21   | Additional information added to Legend Column.                                             | K5   | JW           |
| A                                                                                     | 19.05.21   | Updated to Numbered build sequence                                                         | K5   | CH           |
| Rev                                                                                   | Date       | Detail                                                                                     |      | Drawn/CHK    |
|  |            | Barratt Southern Counties<br>Barratt House, Walnut Tree Close<br>Guildford, Surrey GU1 4SW |      |              |
| Project Name                                                                          |            | Water Lane<br>Angmering                                                                    |      |              |
| Drawing Title                                                                         |            | Site Execution Plan                                                                        |      |              |
| Drawn by                                                                              | Checked By | Barratt Southern Counties Drg No                                                           |      |              |
| K5                                                                                    | -          | BH                                                                                         | 8150 | 09C SEP 01 B |
| Date Created                                                                          | Orig. size | Scale                                                                                      |      |              |
| 14.01.21                                                                              | A0         | NTS                                                                                        |      |              |



## Appendix 2 – Schedules

### SuDS Maintenance Schedules

## SUDS MAINTENANCE SCHEDULE

| Suds Feature    | Maintenance Schedule   | Maintenance Requirement                                                                                  | Frequency Details                                                                                                     |
|-----------------|------------------------|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| Detention Basin | Regular Maintenance    | Remove litter and debris                                                                                 | Monthly                                                                                                               |
|                 |                        | Cut grass - for spillways and access routes                                                              | Monthly (during growing season), or as required                                                                       |
|                 |                        | Cut grass – meadow grass in and around basin                                                             | Half yearly (spring – before nesting season, autumn)                                                                  |
|                 |                        | Manage other vegetation and remove nuisance plants                                                       | Monthly (at start, then as required)                                                                                  |
|                 |                        | Inspect inlets, outlets and overflows for blockages, and clear if required                               | Monthly                                                                                                               |
|                 |                        | Inspect banksides, structures, pipework etc for evidence of physical damage                              | Monthly                                                                                                               |
|                 |                        | Inspect inlets & facility surface for silt accumulation. Establish appropriate silt removal frequencies. | Monthly (first year), then annually or as required                                                                    |
|                 |                        | Check any penstocks and other mechanical devices                                                         | Annually                                                                                                              |
|                 |                        | Tidy all dead growth before start of growing season                                                      | Annually                                                                                                              |
|                 |                        | Remove sediment from inlets, outlet and forebay                                                          | Annually (or as required)                                                                                             |
|                 |                        | Manage wetland plants in outlet pool – where provided                                                    | Annually                                                                                                              |
|                 | Occasional Maintenance | Reseed areas of poor vegetation growth                                                                   | As required                                                                                                           |
|                 |                        | Prune and trim any trees and remove cuttings                                                             | Every 2 years, or as required                                                                                         |
|                 |                        | Remove sediment from inlets, outlets, forebay and main basin when required                               | Every 5 years, or as required (likely to be minimal requirements where effective upstream source control is provided) |
|                 |                        | Check liner for defects or signs of wear and tear                                                        | Every 2 years, or as required                                                                                         |
|                 | Remedial Actions       | Repair erosion or other damage by reseeding or re-turfing                                                | As required                                                                                                           |
|                 |                        | Realignment of rip-rap                                                                                   | As required                                                                                                           |
|                 |                        | Repair/rehabilitation of inlets, outlets and overflows                                                   | As required                                                                                                           |
|                 |                        | Relevel uneven surfaces and reinstate design levels                                                      | As required                                                                                                           |
|                 |                        | Repair/replace basin lining at end of design life                                                        | As required (likely to be >10 to 20 years)                                                                            |

[Comments]

15 June 2021

## SUDS MAINTENANCE SCHEDULE

| Suds Feature       | Maintenance Schedule   | Maintenance Requirement                                                                                        | Frequency Details                                      |
|--------------------|------------------------|----------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| Infiltration Basin | Regular maintenance    | Remove litter, debris and trash                                                                                | Monthly                                                |
|                    |                        | Cut grass – for landscaped areas and access routes                                                             | Monthly (during growing season) or as required         |
|                    |                        | Cut grass – meadow grass in and around basin                                                                   | Half yearly: spring (before nesting season) and autumn |
|                    |                        | Manage other vegetation and remove nuisance plants                                                             | Monthly at start, then as required                     |
|                    | Occasional maintenance | Reseed areas of poor vegetation growth                                                                         | Annually, or as required                               |
|                    |                        | Prune and trim trees and remove cuttings                                                                       | As required                                            |
|                    |                        | Remove sediment from pre-treatment system when 50% full                                                        | As required                                            |
|                    | Remedial actions       | Repair erosion or other damage by reseeding or re-turfing                                                      | As required                                            |
|                    |                        | Realign the rip-rap                                                                                            | As required                                            |
|                    |                        | Repair or rehabilitate inlets, outlets and overflows                                                           | As required                                            |
|                    |                        | Rehabilitate infiltration surface using scarifying and spiking techniques if performance deteriorates          | As required                                            |
|                    |                        | Relevel uneven surfaces and reinstate design levels                                                            | As required                                            |
|                    | Monitoring             | Inspect inlets, outlets and overflows for blockages, and clear if required                                     | Monthly                                                |
|                    |                        | Inspect banksides, structures, pipework etc for evidence of physical damage                                    | Monthly                                                |
|                    |                        | Inspect inlets and pre-treatment systems for silt accumulation; establish appropriate silt removal frequencies | Half yearly                                            |
|                    |                        | Inspect infiltration surfaces for compaction and ponding                                                       | Monthly                                                |

## SUDS MAINTENANCE SCHEDULE

| Suds Feature | Maintenance Schedule   | Maintenance Requirement                                                                                                                  | Frequency Details                              |
|--------------|------------------------|------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| Soakaway     | 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                                       |
|              |                        | 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 maintenance | 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              |
|              | Remedial actions       | Reconstruct soakaway and/or replace or clean void fill, if performance deteriorates or failure occurs                                    | As required                                    |
|              |                        | 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    |
|              |                        | Check soakaway to ensure emptying is occurring                                                                                           | Annually                                       |

## SUDS MAINTENANCE SCHEDULE

| Suds Feature       | Maintenance Schedule   | Maintenance Requirement                                                                                                                                                              | Frequency Details                                                                                                                                                                                                                                                                                                             |
|--------------------|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Pervious Pavements | Regular maintenance    | Brushing and vacuuming (standard cosmetic sweep over whole surface)                                                                                                                  | Once a year, after autumnal leaf fall, or reduced frequency as required, based on site-specific observations of clogging or manufacturers 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 | 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                                                                                                                                                                                                                                                                                                                   |
|                    |                        | Replace at end of lifecycle                                                                                                                                                          | As required (likely to be >25 years)                                                                                                                                                                                                                                                                                          |
|                    |                        | 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 first six months                                                                                                                                                                                                                                                                    |
|                    |                        | Inspect silt accumulation rates and establish appropriate brushing frequencies                                                                                                       | Annually                                                                                                                                                                                                                                                                                                                      |
|                    |                        | Monitor inspection chambers                                                                                                                                                          | Annually                                                                                                                                                                                                                                                                                                                      |

## SUDS MAINTENANCE SCHEDULE

| Suds Feature | Maintenance Schedule   | Maintenance Requirement                                                                                                                | Frequency Details                                                                   |
|--------------|------------------------|----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Swales       | Regular maintenance    | Remove litter and debris                                                                                                               | Monthly, or as required                                                             |
|              |                        | Cut grass – to retain grass height within specified design range                                                                       | Monthly (during growing season), or as required                                     |
|              |                        | Manage other vegetation and remove nuisance plants                                                                                     | Monthly at start, then as required                                                  |
|              |                        | Inspect inlets, outlets and overflows for blockages, and clear if required                                                             | Monthly                                                                             |
|              |                        | Inspect infiltration surfaces for ponding, compaction, silt accumulation, record areas where water is ponding for >48 hours            | Monthly, or when required                                                           |
|              |                        | Inspect vegetation coverage                                                                                                            | Monthly for 6 months, quarterly for 2 years, then half yearly                       |
|              |                        | Inspect inlets and facility surface for silt accumulation, establish appropriate silt removal frequencies                              | Half yearly                                                                         |
|              | Occasional maintenance | Reseed areas of poor vegetation growth, alter plant types to better suit conditions, if required                                       | As required or if bare soil is exposed over 10% or more of the swale treatment area |
|              | Remedial actions       | Repair erosion or other damage by re-turfing or reseeding                                                                              | As required                                                                         |
|              |                        | Relevel uneven surfaces and reinstate design levels                                                                                    | As required                                                                         |
|              |                        | Scarify and spike topsoil layer to improve infiltration performance, break up silt deposits and prevent compaction of the soil surface | As required                                                                         |
|              |                        | Remove build-up of sediment on upstream gravel trench, flow spreader or at top of filter strip                                         | As required                                                                         |
|              |                        | Remove and dispose of oils or petrol residues using safe standard practices                                                            | As required                                                                         |

## SUDS MAINTENANCE SCHEDULE

| Suds Feature              | Maintenance Schedule | Maintenance Requirement                                                                                                                                                                               | Frequency Details                    |
|---------------------------|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| Attenuation Storage Tanks | Regular Maintenance  | Inspect and identify any areas that are not operating correctly if required take remedial action                                                                                                      | Monthly for 3 months, then annually  |
|                           |                      | 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/habilitate inlets, outlet, overflows and vents                                                                                                                                                 | As required                          |
|                           |                      | Replace any geotechnical liners at end of lifecycle                                                                                                                                                   | As required (likely to be >20 years) |
|                           |                      | Replace at end of lifecycle                                                                                                                                                                           | As required (likely to be >60 years) |
|                           | Monitoring           | Inspect/check all inlet, 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         |
|                           |                      | Check any geotechnical liners for wear and tear                                                                                                                                                       | Every 3-5 years or as required       |

development planning  
infrastructure design  
**transport** HIGHWAYS  
*drainage*  
CIVIL ENGINEERING  
site appraisal  
*flood risk assessment*  
**travel plans**  
masterplanning

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