

## Hermitage Park, Lepton Swale & Land Drain: Maintenance Schedule

### Introduction

The proposed 80 dwelling residential development located off Hermitage Park, Lepton by Miller Homes has been granted Outline Planning Permission (2022/60/91735/W). This document has been produced to support the discharge of Condition 28 and should be read in accordance with the supporting information attached.

This Maintenance Schedule shall be implemented during the interim period between construction completion and the adoption of the drainage by a Management Company, when the drainage apparatus is to be maintained by the developer. Once adopted, the drainage apparatus is to be maintained by a Management Company in accordance with their own maintenance regime.

The table below provides guidance on the type and frequency of maintenance and inspection requirements. The Maintenance Schedule should be monitored and adjusted to suit site specific and operational requirements;

Type	Required Action	Minimum Frequency
Regular Maintenance	Remove litter and debris.	Monthly or as required.
	Cut grass to maintain height. Manage other vegetation and remove unspecified plants.	Monthly during growing season, or 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 / outlets 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.

**Supporting Documents:** 1223-139-G Eastern Boundary Land Drain and Boardwalk details