

Lead Local Flood Authorities as Statutory Consultees

- Must check and approve :-
- SuDS Construction Maintenance Plans
- Long Term SuDS Maintenance Plans
- Why?

Construction Maintenance Plans

- SuDS systems need to be constructed early on in any Development to be effective in the long term.
- This is done, but then they are forgotten.
- They need to be managed to keep construction silt and waste out of them.
- This requires for them to be within the construction plan for the development and be checked by the LLFA.

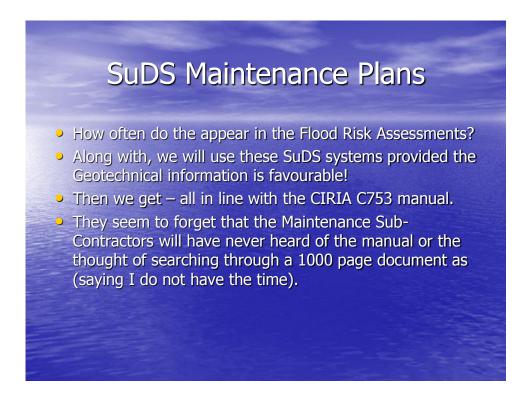
The LLFA should be checking:-

- Site methods for keeping:-
- o Ojl.
- Silt.
- Construction rubbish out of the SuDS systems.
- And the ongoing proposed maintenance of these systems.

- These can include:-
- Temporary oil interceptors.
- Pre treatment ditches / ponds.
- Silt Busters.
- Etc.
- But these measures must be checked regularly by the Highway Authority Inspectors during the developments construction life.

This is often forgotten

- So when Developers push for adoption.
- We find:-
- Un-useable SuDS systems.
- Which have to be re-constructed/de-silted.
- At additional costs.
- but more importantly, they are not ready to cope with the Development flows.
- So Pollution can occur off site.





Therefore what we Need:-

- A stand alone Document with the following information:-
- A SuDS plan of the site.
- What SuDS are on the site.
- What maintenance these SuDS require.
- When these SuDS require maintenance.
- How they should be maintained.

What annoys me:-

- Cut and paste plans from other sites.
- When they show and describe SuDS, which are not on the development.
- How can Sub-Contractors do accurate costings for Management Companies, when they do not have accurate information to work from.

The Layout Plan

- Showing all the SuDS labelled.
- Easy reference to the Maintenance Plan Document.
- If the various ponds / swales require different maintenance regimes, they are labelled separately.

What SuDS :-

- These need to be stated clearly with the sizes and lengths.
- Simple cross sections included, as the Sub Contractor will not have the standard details for the site.
- This will help him decide if he has the right equipment for the job.

What Maintenance the Ecologists require

- The depth of cut.
- How often.
- At what time of year.
- What not to touch.
- What methods should be used in the maintenance.

Waste material

- Have a composting area on site.
- Make life easier for the Sub-Contractor.
- This will make it cheaper for the Residents who fund the Management Company.
- As costs of disposal are expensive.

Health and Safety

- Finally this is important on how :-
- Green roofs.
- Blue roofs.
- Ponds.
- Their locations.
- Etc. are maintained as this is also our responsibility to check!

Danger to Residents and Maintenance Staff

- Ponds:-
 - 1. Must be designed safely.
 - 2. Not too deep.
 - 3. No vertical sides.
 - 4. Easy access for maintenance staff.
 - 5. Designed for easy maintenance.
 - 6. No large concrete outfalls.
 - 7. No fencing.



