

# Maintenance and Management Plan

## 1. Overview

This Maintenance and Management Plan has been prepared for the proposed two agricultural sheds. The sheds will be served by a sustainable drainage system (SuDS) whereby surface water is directed to on-site soakaways for infiltration. The plan sets out the responsibilities, inspection requirements, and maintenance schedule to ensure the long-term effectiveness of the drainage system.

## 2. Responsibilities

- **Owner/Occupier Responsibility:** The landowner (or their appointed representative) will retain full responsibility for the operation and maintenance of the SuDS features for the lifetime of the development.
- **Adoption:** No adoption by a public authority or statutory undertaker is proposed due to the private agricultural use of the site.
- **Access:** Sufficient access will be maintained to the soakaways and associated drainage infrastructure to allow for inspection and maintenance.

## 3. SuDS Features and Maintenance

### a. Soakaways

- **Function:** Collect and infiltrate surface water run-off from the roofs of the agricultural sheds.
- **Maintenance:**
- Inspect soakaway inlets quarterly and after significant storm events to ensure they are free from debris, sediment, or blockages.
- Remove silt and debris as required.
- Check infiltration performance annually (e.g. through a simple water test). If infiltration is reduced, remedial works (such as jetting or replacement of gravel media) will be undertaken.

### b. Gutters and Downpipes

- Inspect twice annually (spring and autumn) and after major storms.
- Remove leaves, moss, or other debris to maintain unrestricted flow.
- Check for cracks, leaks, or disconnections and repair promptly.

### c. General Site Management

- Ensure no storage of materials or vehicular trafficking occurs over soakaway areas.
- Maintain vegetation around soakaways to prevent erosion or compaction, while ensuring root intrusion is controlled.

## 4. Record Keeping

- A log of all inspections and maintenance works will be maintained on-site by the landowner.
- Records will include the date, findings, and any remedial action taken.

## 5. Review

- This plan will be reviewed every five years or after any significant alteration to the sheds or drainage layout.