

Jan 2026

SuDS Maintenance Plan

Re: 00423

Bowsey Cottage,
Canhurst Lane
Knowl Hill
RG10 9XT

1. Introduction

This maintenance plan has been prepared as a guidance on the maintenance of Sustainable Drainage Systems (SuDS) to facilitate their effective implementation within the new development 22 Merlin Road. Regular inspection and maintenance is required to ensure the effective long-term performance of the SuDS therefore this plan aims to detail the following:

- SuDS techniques used on this site and a brief summary for each where necessary
- Maintenance requirements
- Identification of areas with prohibited activities
- Procedures for dealing with accidental spillages
- Other advice

2. SuDS techniques used on site

The proposed SuDS techniques on site are as follows:

- Permeable paving
- Geocellular Modular Drainage System
- Silt Traps, Catchpits

Surface water runoff from impermeable surfaces (such as roof of the new dwelling) will be send to a cellular soakaway located as shown on drawing PL.00423-A-202. The soakaway is designed in

accordance with BRE Digest 365 and to accommodate a 1 in 100-year storm with an allowance of 40% for climate change.

Water quality is improved by the implementation of various treatment features/devices:

Cellular Soakaway - The cellular soakaways collect runoff from the roof areas and disperse the water into the ground. Roof runoff is discharged via a piped system into a plastic cellular 'crates' wrapped in a geotextile membrane to prevent the ingress of soil and fines. The piped drainage system will have silt traps to intercept suspended solids.

Permeable paving - The permeable paving allows rainwater to pass through the surfacing and discharge into the open graded stone sub-base. The open graded nature of the sub-base means that there are no fines and this provides voids in which the peak storm can be accommodated until it disperses into the underlying strata.

3. Maintenance requirements

The maintenance mainly would be divided into three categories of activities:

- a. Regular maintenance (including inspections and monitoring). which mainly consists of basic tasks done on a frequent and predictable schedule, including vegetation management, litter and debris removal, and inspections.
- b. Occasional maintenance comprising mainly of tasks that are likely to be required periodically, but on a much less frequent and predictable basis than the regular tasks (e.g. sediment removal or filter replacement).
- c. Remedial maintenance comprising of intermittent tasks that may be required to rectify faults associated with the system, although the likelihood of faults can be minimised by good design, construction and regular maintenance activities. Where remedial work is found to be necessary, it is likely to be due to site-specific characteristics or unforeseen events. Such tasks or works might include inlet/outlet repairs, erosion repairs, replacement of blocked geotextile membrane etc.

The following table briefly lists all types of maintenance that might be needed for the SuDS used on site:

	SuDS		frequency
	silt traps	soakway	
Regular maintenance			
Inspection	+	+	monthly for three months, then annually
Debris removal	—	—	check monthly
Grass cutting	—	—	as required
Occasional maintenance			
Sediment management	+	+	annually, or as required
Remedial maintenance			
Structure rehabilitation / repair (e.g inlets, outlets etc)	—	—	as required
Infiltration surface reconditioning		—	as required

⊕ denotes: will be required

— denotes: may be required

4. Areas with prohibited activities

Heavy loads should not be allowed in areas where cellular soakaways are located as they may cause structural damage and collapse of the cellular units.

Permeable paving – No materials should be stored on areas of permeable paving as this will prevent the through flow of rainwater.

5. Accidental spillages

Health and safety consideration are a priority and addressing accidental spillages should only be attempted if the nature of the spillage is known and its potential hazardous properties understood. The source of the spillage should be stopped and excess surface spillage removed. Silt traps and sumps should be emptied.

Areas of affected permeable paving should have the surface and laying course removed. The surfacing blocks should be cleaned and re-laid on new bedding material. Heavy pollution of the sub-base will require removal and replacement of the sub-base.

6. Other matters

Health and safety

To comply with the Construction (Design and Management) Regulations (CDM) 2015, designers must assess all foreseeable risks during construction and maintenance and the design must minimise them by the following (in order of preference):

1. Avoid.
2. Reduce.
3. Identify and mitigate residual risks.

CDM 2015 requires designers to ensure that all maintenance risks have been identified, eliminated, reduced and/or controlled where appropriate. This information will be required as part of the health and safety file.

Elton Disha

BSc (Hons), MSc Architecture, RIBA Part 3 ADPPA

