



PARCEL R10 – PHASE 2B OF THE SOUTH WOKINGHAM STRATEGIC
DEVELOPMENT LOCATION

SUDS MAINTENANCE NOTE

MILLER HOMES

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1.0 Introduction

Context

- 1.1. This report has been prepared by Abley Letchford Partnership Limited, on behalf of Miller Homes, to discharge pre-occupation condition 35 of the Outline Planning Permission 191068, for parcel R10 of Phase 2B of the South Wokingham Strategic Development Location.

*1.1.1. Condition 35 – **Drainage (maintenance)** No phase of development shall be brought into use or occupied until a SuDS Management and Maintenance Plan for the lifetime of the development has been submitted to and approved in writing by Local Planning Authority. The plan should include details of:*

- i) Arrangements to secure the operation of the scheme throughout its lifetime including adoption by a Private Management Company, WBC or statutory undertaker*
- ii) Maintenance access*
- iii) A method statement for safe and sustainable removal and disposal of waste from drainage system, detailing frequency, the materials to be used and standard of work*
- iv) A GIS shape file for the drainage system serving the site.*

The approved SUDS maintenance plan shall be implemented in full in accordance with the agreed terms and conditions

Reason: to prevent increased flood risk from surface water run-off in accordance with NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change); Core Strategy policy CP1; and Managing Development Delivery Local Plan policies CC09 and CC10.

- 1.2. For details of the drainage system, refer to Abley Letchford report A389-R015, a summary is provided in the following section.



2.0 SUDS Features

- 2.1. The drainage strategy for the site is split into two catchments, separated by the existing ditch running through the plot.

R10a Basins Catchment

- 2.2. R10a basin drains a catchment of approximately 4.42ha, with an impermeable area of 2.219ha. a 10% urban creep is included in this impermeable area to account for future development of the proposed dwellings. The R10-R14 Link Road forms part of this catchment.
- 2.3. A flow control device will restrict discharge to 9.76l/s prior to discharging to an existing ditch on the western side of the parcel.
- 2.4. Two areas of lined permeable paving have been incorporated in the eastern part of the plot.
- 2.5. Surface water from the residential plots will be discharged via gravity towards the basin.
- 2.6. Tree pits within the streets and along the Link Road will act as bioretention areas.
- 2.7. The manhole chambers of the proposed network will utilise strategic catchpits or proprietary devices, to minimize the amount of silt reaching the basins.
- 2.8. A small section of below ground attenuation crates as been included in the design close to the attenuation basin to provide additional attenuation.
- 2.9. The proposed basin will be lined with a geomembrane and will provide attenuation only and not infiltration.
- 2.10. The basins have been designed in conjunction with the landscape architects to maximise their amenity value when not in use attenuating water, and in accordance with the CIRIA SUDS manual 753 will have side slopes with a maximum gradient of 1:3. The basin will incorporate an appropriate freeboard above the maximum water level. Timber steps are proposed to facilitate access into the basin in periods of dry weather. Timber steps are proposed to facilitate access into the basin in periods of dry weather.

R10b Basin Catchment

- 2.11. The R10b basin has a catchment of approximately 2.14ha, with an impermeable area of approximately 1.03ha. A 10% urban creep is included in this impermeable area to account for future development of the proposed dwellings.
- 2.12. Discharge from basin R10b will be limited to 4.5l/s in accordance with the approved Flood Risk Assessment (FRA) dated August 2020 by WSP (Ref: 70001684-FRA-SDL-001) which stated a discharge rate of 4.4l/s/ha.
- 2.13. Two areas of lined permeable paving have been incorporated into the design in the northern part of the plot to provide some attenuation storage and water quality improvements from parking areas.
- 2.14. Surface water from residential plots will be discharged via gravity towards the basin.



- 2.15. Tree pits acting as bioretention areas are proposed along streets throughout the development parcel.
- 2.16. A number of below ground attenuation crates have been incorporated into the design to provide additional attenuation in order to achieve the proposed discharge rates. Attenuation crates are located beneath parking areas and around the edge of the attenuation basin, within the open space.
- 2.17. The manhole chambers of the proposed network will utilise strategic catchpits or proprietary devices, to minimize the amount of silt reaching the basin.
- 2.18. All conveyance systems will be designed to cater for the 1 in 30 year storm event (3.3% AEP) in accordance with industry standards, with all attenuation features designed to allow for the 1 in 100 year storm event (1% AEP) plus 40% climate changes allowance.
- 2.19. The basin has been designed in conjunction with the landscape architects with 1 in 3 side slopes to maximise amenity value when not in use attenuating water. A 300mm freeboard above the maximum water level will be provided. The basin will be lined with a geomembrane.



3.0 Adoption, Maintenance and Management

- 3.1. This section of the strategy considers the maintenance requirements of the drainage provisions during the construction phase and post construction phase of the development lifecycle.

Construction Phase

- 3.2. To supplement the Construction Management Plan document, the requirement to manage surface water during the construction phase of the development requires mitigation to protect against adverse effects on surface water quality and to provide pollution control.
- 3.3. CIRIA C532 Control of Water Pollution from Construction Sites and CIRIA C753 The SuDS Manual provide specific measures for the protection of surface water quality during construction activities, including:
- 3.4. Management of construction works to comply with the necessary surface water quality standards and any consent conditions from planning approval.
- 3.5. Surface water run-off from the road will be managed through a temporary and/or permanent drainage infrastructure, including measures for removing suspended solids and potential contaminants.
- 3.6. Plant machinery and vehicles to be maintained in a good working condition, with wheel washing and dust suppression measures at all entry and exit points used to prevent the migration of pollutants (particularly in relation to works using concrete and with areas where dust and mud can build up);
- 3.7. Areas at risk of spillage will be carefully sited and protected (e.g., bunds and impervious walls and floor) to minimise the risk of hazardous substances affecting surface water quality – this may include vehicle maintenance and storage areas for hazardous materials.
- 3.8. The movement of plant machinery and vehicles and the storage of materials during the construction works will be limited near to surface water features.
- 3.9. Excavation activities will carefully be monitored and coordinated with forecasted dry periods, where possible, with excavation works covered during periods of heavy rain to minimise the entry and collection of rainwater and transport of pollutants; and
- 3.10. The movement of plant and machinery over bare soil areas will be limited to avoid soil compaction and smearing, with suitable preparatory works included where this cannot be avoided so as to minimise effects on the surface water runoff regime.
- 3.11. Temporary onsite drainage facilities will be provided during the construction phase to ensure the controlled discharge of surface water run-off, until such a time as the permanent surface water drainage strategy is implemented.
- 3.12. During the construction phase, the Developer will be responsible for all surface water matters especially water quality and pollution control. They or their Principal Contractor will undertake all necessary maintenance until such time as the assets are passed over for adoption or management.



Post Construction Phase

- 3.13. Whilst the drainage system has been designed to the appropriate standards including Design and Construction Guidance for foul and surface water sewers offered for adoption under the Code for adoption agreements for water and sewerage companies operating wholly or mainly in England ("the Code", 2021), the Building Regulations and the requirement of the National Planning Policy Framework, ongoing maintenance will be required to all drainage elements.

Surface Water Adoption

- 3.14. The onsite main drainage provision, including traditional sewers and manholes has been offered to IWNL for adoption under Section 104 of the Water Industry Act. Ultimately these assets will become owned and maintained in perpetuity by IWNL upon vesting.
- 3.15. The basins, which are located the within public open space, will be offered to Wokingham Borough Council for adoption as part of the open space.
- 3.16. Rain gardens and drainage associated with roads will be offered to Wokingham Borough Council for adoption as part of the highway network.
- 3.17. Attenuation crates will be maintained by a private management company. Where crates are located beneath the basin (R10b), an easement will be granted by WBC to enable access for maintenance.
- 3.18. Permeable paving will be managed by a private management company.
- 3.19. Smaller private drains and manholes within dwelling curtilages will be conveyed to purchasers, wherein responsibility for ongoing maintenance will lie with the homeowner.

Foul Water Adoption

- 3.20. The onsite main drainage provision including traditional sewers and manholes, has been offered to IWNL for adoption under Section 104 of the Water Industry Act. Ultimately these assets will become owned and maintained in perpetuity by IWNL upon vesting.
- 3.21. Smaller private drains and manholes within dwelling curtilages will be conveyed to purchasers, wherein responsibility for ongoing maintenance will lie with the homeowner.

SuDS Feature Maintenance

- 3.22. Regular maintenance/replacement of the fundamental SuDS features and associated drainage assets requires careful consideration.
- 3.23. Rain garden/tree pits/bioretenion areas will be maintained by Wokingham Borough Council as highway features with the SUDS basins also maintained by Wokingham Borough Council as part of the open space.
- 3.24. Attenuation crates and permeable paving will be maintained by the private management company employed by Miller Homes.
- 3.25. Tables 1 and 2 identify the recommended maintenance schedule for the various SUDS features.



Table 1 Maintenance Schedule for Attenuation Basins

Maintenance Schedule	Required action	Frequency
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, and 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 bank sides, structures, pipework etc for evidence of physical damage	Monthly
	Inspect inlets and facility surface for silt accumulation. Establish appropriate silt removal frequencies	Monthly (for 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, outlets, and forebays	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 two years, or as required
	Remove sediment from inlets, outlets, forebays, and main basin when required.	Every five years, or as required (likely to be minimal requirements where effective upstream source control is provided)
Remedial actions	Repair erosion or other damage by reseeding or re-turfing	As required
	Repair/rehabilitation of inlets, outlets, and overflows	As required
	Re-level uneven surfaces and reinstate design levels	As required
Monitoring	Inspect inlets, outlets and overflows for blockages, and clear if required.	Monthly/after large storms.
	Inspect bank sides, structures, pipework etc for evidence of physical damage.	Monthly/after large storms.
	Inspect inlets and facility surface for silt accumulation. Establish appropriate silt removal frequencies.	Half yearly.
	Check penstocks and other mechanical devices.	Half yearly.



Table 2: Maintenance Schedule for Geo-cellular Crates

Maintenance Schedule	Maintenance Requirement	Frequency Details
Regular Maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action	Monthly for three months then annually
	Remove debris from the catchment surface (where it may cause risks to performance)	Monthly
	Remove sediment from pretreatment structures and/or internal forebays	Annually, or as required
Remedial Actions	Repair/rehabilitate inlets, outlets, overflows, and vents	As required
Monitoring	Inspect/check all inlets, outlets, overflows, and vents to ensure that they are in good condition and operating as designed	Annually
	Survey inside of tank for sediment buildup and remove if necessary	Every five years or as required



Table 3: Maintenance Schedule for Permeable Paving

Maintenance Schedule	Maintenance Requirement	Frequency Details
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 permeable 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
	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



Table 4 Maintenance Schedule for Tree Pits/Bio-retention Areas

Maintenance Schedule	Required action	Frequency
Regular Inspections	Inspect infiltration surface for silting and ponding, record dewatering time of the facility and assess standing water levels in under-drain (if appropriate) to determine if maintenance is necessary	Quarterly
	Check operation of under-drains by inspection of flows after rain	Annually
	Assess plants for disease infection, poor growth, invasive species etc. and replace as necessary	Quarterly
	Inspect inlets and outlets for blockages	Quarterly
Regular Maintenance	Remove litter and surface debris and weeds	Quarterly (or more frequently for tidiness or aesthetic reasons)
	Replace any plants, to maintain planting density	As required
	Remove sediment, litter, and debris buildup from around inlets or from forebays	Quarterly to biannually
Occasional Maintenance	Infill any holes or scour in the filter medium, improve erosion protection if required	As required
	Repair minor accumulations of silt by raking away surface mulch, scarifying surface of medium and replacing mulch	As required
Remedial actions	Remove and replace filter medium and vegetation above	As required
Monitoring	Inspect inlets, outlets and overflows for blockages, and clear if required.	Monthly/after large storms
	Inspect infiltration surfaces for ponding. Record dewatering time of the facility to determine if maintenance is necessary.	Monthly, or when required
	Inspect inlets and facility surface for silt accumulation. Establish appropriate silt removal frequencies.	Half yearly
	Test planting soil for pH – if adjustment is necessary, amalgamate with appropriate substances.	Annually