

ST ANNE'S DRIVE, WOKINGHAM

SUSTAINABLE DRAINAGE SYSTEMS (SUDS) MANAGEMENT DOCUMENT

Antler Homes

ANT1442SuDs



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Sustainable Drainage Systems (SuDs) Management Document	
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1.0 Introduction

1.1.1 This SuDS Management Plan supports planning submission and condition discharge in accordance with WBC's Local Plan, Design SPDs, and SuDS Local Standards. It defines how surface water will be managed across the development's lifecycle and integrates biodiversity, amenity, and climate resilience as core design drivers.

- Purpose: To provide a clear maintenance and monitoring framework for SuDS, ensuring they remain safe, functional, and ecologically beneficial.
- Scope: Covers all SuDS features from completion through their full operational lifespan.
- Policy Alignment: Demonstrates compliance with WBC Core Strategy policies.

2.0 Site and SuDs Overview

Planting Failures and Replacements

2.1.1 Before Practical Completion:

The contractor must, at their own expense, replace any failed, missing, or damaged trees, shrubs, or grassland—except those proven to have been maliciously damaged.

2.1.2 Post Practical Completion:

Responsibility for landscape maintenance (including replacements) shifts to either the domestic property owners or the appointed Management Company. Replacement planting must occur during the correct season and be repeated as necessary to achieve full establishment and design intent.

Site Elements Covered by This Plan

2.1.3 This SuDS Management Plan encompasses both hard and soft landscape areas associated with surface water infrastructure and biodiversity delivery, including:

- Existing trees (to be protected and enhanced)
- Proposed street and ornamental tree planting
- Ornamental hedgerows (e.g. for boundary treatments)
- Shrub beds and low-structural planting (including at SuDS locations)
- Wildflower grassland and wet grass mix, especially within basins and swales

Establishment Period and Contractor Duties

2.1.4 The contractor remains responsible for the establishment and ongoing maintenance of all landscape elements until formal handover to the Management Company.

2.1.5 The site should be maintained to its full design specification, with replanting carried out as many times as needed to deliver full cover and establishment.

2.1.6 Any dead or underperforming planting must be replaced immediately within the prescribed seasonal windows, in accordance with the approved Landscape Plan (ANT1442-05).

3.0 General Maintenance

Following installation and after transfer, the landscape shall be the responsibility of and maintained in perpetuity by Antler Homes and their appointed Management Companies. The agreement shall be set up by the Developer, who shall confirm in writing to the local authority when the maintenance agreement is completed and is operative.

- 3.1.1 SuDS are to be designed to be safe, maintainable, and accessible, with consideration for long-term funding mechanism.
- 3.1.2 The appended conveyance plan (reference AH303.SK813) Appendix A identifies the extent of the management company responsibility.

4.0 Maintenance Schedule (SuDS Components)

SuDs Feature	Maintenance Task	Frequency	Responsible Party	Notes
Permeable Paving	Debris removal & jet washing	Quarterly	Contractor	Prevent clogging by organics/grit
Swales	Vegetation cut back, inlet checks	Bi-annually	Maintenance Company	Remove litter & sediment; 2-cut regime
Bioretention Area	Inflow inspection, media health check	Monthly	Ecologist/ Contractor	Replace plants if >30% dieback
Ponds	Silt monitoring, safety fencing check	Annually	Contractor	Desilting every 5–10 yrs depending on runoff volume

- 4.1.1 Compliant with WBC's SuDS Maintenance Standards and designed to be safe for residents, including children and vulnerable users.

Inspection and Monitoring

- 4.1.2 Routine Checks: Initially monthly post-handover; reducing to biannual or annual depending on performance.
- 4.1.3 Indicators: Waterlogging, scouring, vegetative health, odour, pollution signs.
- 4.1.4 Trigger Events: Following 1-in-30 year rainfall events or reported blockages.
- 4.1.5 Reporting: All inspections logged and accessible to WBC upon request.

Record-Keeping

- 4.1.6 Digital Logbooks: Used for tracking actions taken, photos, contractor notes.
- 4.1.7 Reviews: Full review of performance and management plan every 3–5 years.
- 4.1.8 Handover Protocol: Clear documentation provided to the responsible body (e.g. management company or council), including as-built drawings, WBC pre-adoption inspection reports, and funding provision.

5.0 Site-Specific Considerations

- 5.1.1 Landscape Integration: SuDS feature edges blend into the public realm with wildflower grassland, open access paths, and interpretation signage where appropriate.
- 5.1.2 Safety by Design: Edges to include batter slopes
- 5.1.3 Access & Storage: Turnaround radius and surface load-bearing capacity for maintenance plant accounted for at each asset.

6.0 Enhancing Biodiversity through SuDS (Ecological Focus)

Planting Strategy:

- 6.1.1 Swales and basins to use species like *Iris pseudacorus*, *Juncus inflexus*, *Filipendula ulmaria*, enhancing habitat structure.
- 6.1.2 Use locally appropriate native mixes reflective of WBC's ecological zones.

Habitat Features:

- 6.1.3 Aquatic shelves, deadwood features, and stone piles for reptiles/amphibians.
- 6.1.4 Wildflower turf zones with minimal cutting regimes.
- 6.1.5 Woodland scrub margins along conveyance paths.

Green Infrastructure Linkage:

- 6.1.6 SuDS corridors will align with WBC's Local Nature Recovery Strategy, connecting into nearby woodlands, watercourses like the River Loddon, and hedgerow corridors.

Biodiversity Monitoring:

- 6.1.7 Annual BNG tracking using Defra's Metric 4.0, with consultant-led fixed-point surveys of flora/fauna in first 5 years.

7.0 Appendices

Appendix A: Overall Conveyance Plan

Appendix B: Location of parking area for maintenance contractor



Legend

- Existing trees and vegetation to be retained and protected during construction
- Proposed tree planting within soft landscape. See detail
- Proposed decorative hedge planting to be planted as specified
- Proposed mixed native hedging. Species to be planted in groups of 5-7 at percentages specified. All whips to be staked and tied with expandable rubber tree ties and covered with 60cm tall Spiral tree guards. Where shown within RPAs to be located where possible at percentages specified in line with best practice to strengthen the existing vegetation
- Proposed mixed shrub planting area receive 75mm bark mulch after planting operations. Species to be planted in groups of 5-7.
- Proposed shrub planting to receive 75mm bark mulch after planting operations
- Proposed marginal areas to be planted in line with best horticultural practice in species groups of 5-7
- Proposed pond planting areas to be planted in line with best horticultural practice in percentages specified
- Proposed grass areas to receive good quality amenity grass turves laid in line with good horticultural practices
- Proposed grassland areas, to be seeded with A4 Low Maintenance Areas grass seed mix as supplied by Germinal and sown at 35g/m2, or similar
- Proposed area to be seeded with WFG18 Butterfly and Honeybee mix as supplied by Germinal and sown at 5g/m2, or similar
- Proposed area to be seeded with WFG8 Hedgerows and Shaded Areas mix as supplied by Germinal and sown at 5g/m2, or similar
- Proposed area to be seeded with WFG9 Wetland and Pond Areas mix as supplied by Germinal and sown at 5g/m2, or similar
- Rear garden area
- Paving slabs - Grey concrete Riven
- Marshalls Drivesett Tegula Priora - Pennant Grey block paving or similar
- Marshalls Drivesett Tegula Original - Pennant Grey block paving or similar
- Marshalls Drivesett Tegula Original - Traditional block paving or similar
- Marshalls Drivesett Tegula Priora - Harvest block paving or similar
- Marshalls Drivesett Tegula Priora - Traditional block paving or similar
- Bitmac laid in line with engineers specification
- Paving slab footpath or similar
- Compacted hoggin or similar
- Granite sett rumble strip
- Tactile blister paving standard in buff (400x400x50) from Marshalls or similar
- Approximate route of ReRoot 2000 root protection barrier or similar installed in line with best practice
- Approximate location of boulders related to culvert marginal planting
- Approximate location of Rochester Bench and Litter Bin from Broxap or similar

N.B. To be read alongside engineering and ecology plans
Planting Schedule and Tree Pit Details shown on Sheet 4

NOTES:
Do not scale from drawing
Not for construction, for planning purposes only

SPECIFICATION
All works are to comply with the written Soft Landscape Specification

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E	25.10.24	LPA comments	JPF
Rev	Date	Details	Drawn

Scheme: St Anne's Drive, Wokingham

Client: Antler Homes

Drawing: Hard and Soft Landscape Proposals

Drawing no: ANT1442-21 Sheet 1	Date: July 2024
	Scale: 1:250@A1
Drawn: SC	Checked: JPF



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