

HARRIS WALLED GARDEN, UNIVERSITY OF READING

DRAINAGE AND PERIMETER MAINTENANCE PLAN

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1. INTRODUCTION

This report outlines the details of the Maintenance Plan for implementation at the Harris Wall garden at the University of Reading. As conditioned by Condition '3: Drainage and Perimeter Maintenance Plan' in planning application by Wokingham Borough Council (Ref: 260498). This includes the SuDS maintenance strategy for the pond and infiltration trenches and structural maintenance plan for the perimeter walls.

The drainage strategy for the Harris walled garden is defined in the Flood Risk Statement and Drainage Strategy, Report No:24095/C/RO1 A dated February 2026 which includes all relevant drawings in the appendices.

SURFACE WATER DRAINAGE STRATEGY

There is no existing drainage on the site. The proposed drainage strategy for the Harris wall garden will incorporate a pond, approximately 20m at the longest point by 6.5m at the widest point; the pond is proposed to have shallow banks at the perimeter, and marginal planting.

The footpaths and teaching areas will be bound gravel surfacing to allow accessible use and increase the impermeable area within the walled garden.

To hold water in the pond, it is proposed that the lower level of the pond is lined. The pond is 1.01m at maximum depth. The mid-level and high-level plateaus of the pond will allow infiltration. The paths closest to the pond will be allowed to drain directly to the new pond. The paths further away from the pond, will have drainage infiltration trenches.

1.1 Pond Design

The design proposals show no incoming water to the pond from a stream or pipes, and no outflow point. This would create a body of water without any movement or aeration which can become stagnant. Still water encourages over production of bacteria and algae, which leads to unpleasant odours and a poor environment for plant growth and pondlife.

As there is no flow envisaged for the pond natural methods should be utilised to promote movement of water to ensure proper oxygenation and prevent stagnation of the pond water. Marginal and submerged planting will aid the oxygenation, if movement of water is also encouraged naturally or by providing mechanical aeration.

It is proposed that the roof drainage from the canopy and the surface water from the nearby paths is directed to the pond. This will aid water movement after rainfall events. In dry times of the year, movement of water may be needed mechanically.

There are no vehicular routes on the site, and therefore the run-off entering the pond has a low risk of being detrimental quality.

It is unlikely that the proposed pond will be fed from groundwater as the known groundwater levels are deeper than the proposed pond.

There are no outfalls or overflows proposed as there is no nearby stream or river. Overflow from the pond area will be contained within the walled garden area due to the perimeter walls and will not create any downstream flooding outside of the site. Depending on the weather conditions at the time and the level of water within the pond, there is a residual risk that localised flooding could occur within the site

confines, within the soft landscaped areas across the site. However, water will naturally permeate through some of the soft landscaped areas.

1.2 Drainage strategy documents

Document Reference	Document Type	Document Title
24095-C-R01	Report	Harris Walled Garden, University of Reading – Flood Risk Statement & Drainage Strategy
Infiltration trench markup	Markup Drawing	Infiltration trench markup: Rev C

Table 1: Relevant documentation relating to the drainage strategy and design for the site

2. MAINTENANCE STRATEGY

2.1 Maintenance Duty Holders

The pond and perimeter wall within the Harris walled garden will be maintained by the Estates team at the University of Reading. A maintenance and inspection log should be kept on record to ensure regular and routine maintenance is being undertaken and to act as evidence of maintenance should an issue arise in the future.

2.2 Objectives

The objectives of the maintenance programme are to ensure that the system complies as a minimum but not limited to the following requirements:

1. Manage and reduce runoff volumes and flow rates to prevent localised flooding
2. Ensure effective system function to promote water quality
3. Prevent sediment building and system clogging to ensure working effectively and preserve capacity.
4. Ensure the continued stability of the perimeter walls.
5. Ensure health and safety of maintenance personnel is safeguarded.
6. Appropriate access to be provided for maintenance purposes.
7. Maintain a safe and pleasant environment for the public.

2.3 Maintenance Plan

All maintenance work and scheduled inspections should be in accordance with a Maintenance Plan. The Maintenance Plan is to be provided by the maintenance practitioner on behalf of the Maintenance Duty Holder prior to any maintenance work commencing. The maintenance practitioner should prepare and conduct the maintenance in accordance with the relevant standards, instructions/recommendations and organisations.

The Maintenance Plan should include:

Inspection routines with all relevant manufacturer's maintenance requirements

Operations procedures or method statement including a risk assessment for relevant "high risk" operations (i.e. confined spaces)

Contingency planning in the event of major failures or other emergencies

Data collating and producing maintenance reports. Records should be held for a minimum of 12 months.

All personnel involved in the control and maintenance of hydraulic elements shall have appropriate training and competence levels to ensure an understanding of the hydraulic functions and controls. All maintenance work conducted should hold health and safety as utmost unconditional importance. It is the employer of the maintenance practitioner who is responsible for health and safety throughout the operation of the facility.

2.4 Maintenance Schedule

Element	Frequency	Required Action
Pond	Monthly	Remove litter and debris
	Monthly (during growing season)	Cut the grass in public areas
	Inspection – Monthly (at first, then as required)	Inspect marginal and bankside vegetation and remove nuisance plants (for first 3 years)
	Inspection – Monthly	Inspect bankside, liner (where visible) structures, pipework etc for evidence of blockage and/or physical damage
		Inspect water body for signs of poor water quality and monitor water level.
	Half-yearly	Inspect silt accumulation rates in any forebay and in the main body of the pond and establish appropriate removal frequencies
	Annually	Half cut submerges and emergent aquatic plants (at minimum of 0.1m above pond base; include max 25% of pond surface)

		Remove 25% of bank vegetation from water's edge to a minimum of 1m above water level
	Annually (before start of growing season)	Tidy all dead growth (scrubs clearance) before start of growing season (Note: tree maintenance is usually part of overall landscape management contract)
	As required (remedial actions)	Repair erosion or other damage
		Replant, where necessary
		Aerate pond when signs of eutrophication are detected
	Every 5 years/ as required	Realign riprap or repair other damage
		Remove sediment and planting from one quadrant of the main body of ponds without sediment forebays.
Infiltration trenches	Monthly	Removed litter (including leaf litter) and debris from infiltration trench topsoil/gravel surface.
	Inspection – Monthly	Inspect infiltration trench surface for compaction and ponding
	As required (remedial actions)	Repair erosion or other damage by reseeding or re-turfing
		Rehabilitate infiltration surface using scarifying and spiking techniques if performance deteriorates
		Relevel uneven surface and reinstate design levels
	Inspection - Half yearly	Inspect system for silt accumulation; establish appropriate silt removal frequencies

Table 2: Pond and infiltration trenches maintenance schedule.

3. STRUCTURAL MAINTENANCE PLAN: PERIMETER WALL

Element	Frequency	Required Action
North, East and West Walls	Annually (before start of growing season)	Removal of any unmanaged vegetation from the walls (for example, ivy directly growing directly on brickwork). (Note: tree maintenance is usually part of overall landscape management contract).
	As required (remedial actions)	Repair of any damage (storm events), structural engineering advice may be required dependent on nature of damage.
	Every 5 years/ as required	Visual survey to be carried out by suitably competent person (building surveyor/structural engineer) to ensure the stability and safety of the wall.
South Wall	Annually (before start of growing season)	Removal of any unmanaged vegetation from the walls (for example, ivy directly growing directly on brickwork). This will be required to both elevations of the wall, including the south elevation in the privately tenanted property. (Note: tree maintenance is usually part of overall landscape management contract).
	As required (remedial actions)	Repair of any damage (storm events), structural engineering advice may be required dependent on nature of damage.
	Annually/as required	Visual and measured survey to be carried out by suitably competent person (building surveyor/structural engineer) to ensure the stability and safety of the wall. The measurements into the southward lean should be monitored to ensure there is no active movement.

4. MAINTENANCE DUTY HOLDER CERTIFICATION

The Estates team at The University of Reading hereby certify in writing that they are appointed and agree to assume the responsibilities of the maintenance of the pond, infiltration trenches and perimeter wall of the Walled garden for the systems lifetime operation, in accordance with CIRIA SuDS Manual C753.

X

A large black rectangular box redacting the signature of the Maintenance Duty Holder.