PARCEL R11 – PHASE 2B OF THE SOUTH WOKINGHAM STRATEGTIC DEVELOPMENT LOCATION

SUDS MAINTENANCE NOTE

KIER PROPERTY DEVELOPMENTS LIMITED AND VISTRY HOMES LIMITED

12 OCTOBER 2026

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1.0 Introduction

Context

1.1. This report has been prepared by Abley Letchford Partnership Limited, on behalf of Kier Property Developments Limited and Vistry Homes Limited, to discharge pre-occupation condition 35 of the Outline Planning Permission 191068, for parcel R11 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-R017, a summary is provided in the following section.

2.0 SUDS Features

2.1. The drainage strategy for the site is split into three catchments.

R11A Basins Catchment

2.2. R11A catchment drains to two basins situated either side of the Croudace Link road. The majority of the site discharges directly to the western basin with a small section of the road discharging directly to the eastern basin. The two basins are linked with a 450mm diameter pipe beneath the road.

2.3. A flow control device on the downstream end of the eastern basin will restrict discharge to 8.1l/s prior to discharging to a swale and ultimately the ditch adjacent to the SDR.

2.4. Tree pits within the streets will act as bioretention areas.

2.5. The manhole chambers of the proposed network will utilise strategic catchpits or proprietary devices, to minimize the amount of silt reaching the basins.

2.6. The proposed basin will be lined with a geomembrane and will provide attenuation only and not infiltration.

2.7. The basins have been designed in conjunction with the landscape architects to maximise their amenity value when not in use attenuating water. The western basin will have 1:3 side slopes, in accordance with the SuDS manual, and will incorporate an appropriate freeboard above the maximum water level.

2.8. Side slopes on the eastern basin vary with the eastern edge being 1 in 7 and the western edge, closest to the Croudace Link road being 1 in 3. The southern edge, closest to the development will have a 1 in 4 side slope and the northern edge, closest to the SWDR swale will have a 1 in 5 side slope.

2.9. A permanent water body will be present in each basin, formed by local depressions at the inlet and outlet headwalls.

R11B Basin Catchment

2.10. R11B Basin is located on the southern edge of the plot.

2.11. Surface water from residential plots will be discharged via gravity towards the basin.

2.12. Tree pits acting as bioretention areas are proposed along streets throughout the development parcel.

2.13. The manhole chambers of the proposed network will utilise strategic catchpits or proprietary devices, to minimize the amount of silt reaching the basin.

2.14. The basin has been designed with 1 in 5 side slopes with permanent bodies of water formed by local depressions within the basin. The basin will be lined with a geomembrane.

R11C Basin Catchment

2.15. R11C Basin is located to the north of the plot adjacent to the play area.

2.16. Lined permeable paving will be incorporated into parking areas to provide attenuation and water quality improvements.

2.17. Tree pits acting as bioretention areas are proposed along streets throughout the development parcel.

2.18. The manhole chambers of the proposed network will utilise strategic catchpits or proprietary devices, to minimize the amount of silt reaching the basin.

2.19. The basin has been designed in conjunction with the landscape architects to maximise amenity value when not in use attenuating water. The basin will have side slopes of varying gradients. Tiered grass steps will be incorporated on the on the western edge. The northern edge will have a 1 in 5 side slope.

2.20. 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 will be 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. Permeable paving will be managed by a private management company.

3.18. 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

3.19. The onsite main drainage provision including traditional sewers and manholes, will be 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.

3.20. 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

3.21. Regular maintenance/replacement of the fundamental SuDS features and associated drainage assets requires careful consideration.

3.22. Rain garden/tree pits/bioretention 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.

3.23. 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 flow controls 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
	Realignment of rip-rap	As required
	Repair/rehabilitation of inlets, outlets, and overflows	As required
	Re-level uneven surfaces and reinstate design levels	As required

Maintenance Schedule	Required action	Frequency
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 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