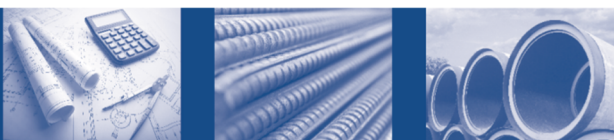


RESIDENTIAL DEVELOPMENT
PORTMAN ROAD
READING

SUDS MANAGEMENT & MAINTENANCE PLAN

NOVEMBER 2020
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DOCUMENT CONTROL RECORD

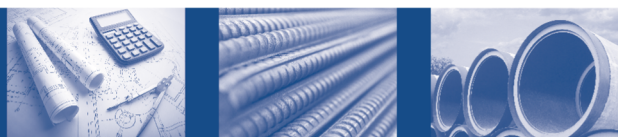
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-	12.11.20	First Issue	C.Pendle	A.McShane

References:

The SUDS manual – CIRIA C753 (2015) ISBN 9780-86017-760-9

National Planning Policy Framework (NPPF) – Communities and Local Government
Technical Guidance - Flood Risk & Coastal Change (March 2012)



1 Introduction

- 1.1 This document sets out the principles for the long-term management and maintenance of the proposed surface water Sustainable Drainage Systems (SuDS) installed at the proposed residential development at Portman Road, Reading.
- 1.2 The purpose of this document is to set out the basis of the development SuDS Maintenance Plan and to ensure that the adopting management company is entrusted with a robust inspection and maintenance programme, ensuring the optimum operation of the surface water drainage network is continually maintained for the lifetime of the development and to prevent the increased risk of flooding both on and off-site in accordance with the National Planning Policy Framework (NPPF).
- 1.3 The activities listed in this document are generic to the relative SuDS types and represent the minimum maintenance and inspection requirements, however additional tasks or varied maintenance frequency may be instructed by the maintenance company as required. Specific maintenance needs of the SuDS elements should be monitored, and maintenance schedules adjusted to suit requirements.
- 1.4 The installed surface water sewers and SuDS at this development are the initial responsibility of the developer.
Following installation and after an initial period (TBC) of operation, all surface water sewers and SuDS are to be transferred to an appointed Facilities Management Company.
- 1.5 An agreement shall be set up by the developer, who shall confirm in writing to the Principle Planning Officer at the LLFA when the maintenance agreement is completed and is operative.
The Management Company will then be responsible for maintaining the surface water system including all SuDS in perpetuity.
All property owners should be advised that an annual management fee will need to be paid to the management company for this service.
- 1.6 All those responsible for maintenance should follow relevant Health and Safety legislation (Health and Safety at Work Regulations, 1999) for all activities listed within this report including lone working, if relevant) and risk assessments should always be undertaken.
- 1.7 Any contractor employed by the Management Company shall carry out periodic maintenance of all such SuDS in accordance with the schedules listed in this report. Inspection checks shall be carried out by a qualified and competent person, at the minimum intervals listed within the schedules and the appropriate work carried out.
- 1.8 This report is to read in conjunction with the MJA drainage strategy drawing for the location of all SuDS elements present within the development. Reference should also be made to the detailed landscape proposals for the proposed treatment / maintenance regime for all landscape features. The operations contained within this plan shall (where feasible) be in conjunction with routine grounds maintenance operations to the surrounding landscape.

2 SuDS Layout & Design

- 2.1 The storm water drainage strategy for the proposed development is to utilise a range of SuDS features to attenuate all surface water runoff from impermeable areas, with a restricted discharge of 20 l/s into the existing Thames Water public surface water sewer network.
- 2.2 The proposed storm water system may consist of the following SuDS components:
- Attenuation tank (cellular polypropylene cells)
 - Storm water pipe work, road gullies, linear channels and yard gullies
 - Swales
 - Flow control chamber
- 2.3 There are three categories of maintenance activities referred to in this report:
- **Regular maintenance** (including inspections and monitoring).
Consists of basic tasks done on a frequent and predictable schedule, including vegetation management, litter and debris removal, and inspections.
 - **Occasional maintenance**
Comprises tasks that are likely to be required periodically, but on a much less frequent and predictable basis than the routine tasks (sediment removal is an example).
 - **Remedial maintenance**
Comprises intermittent tasks that may be required to rectify faults associated with the system, although the likelihood of faults can be minimised by good design.
Where remedial work is found to be necessary, it is likely to be due to site-specific characteristics or unforeseen events, and as such timings are difficult to predict.

3 SUDS Management & Maintenance

3.1 Storm water pipe work, gullies and linear channels

- 3.2 The key maintenance requirement for the upstream surface water drainage system includes the removal of sediments and debris from the system as required.
- 3.3 All storm water pipe work should be visually inspected a minimum of monthly for the first three months after installation and then a minimum of once year.
As gullies and linear channels are the first on the treatment train and susceptible to higher silt loadings, these will need to be inspected a minimum of monthly for the first three months after installation and then a minimum of every four months.
- 3.4 During this inspection identify any gully pots, channels or pipes that require remedial maintenance such removal of sediment, debris, leaves and litter as required.
This involves the removal of all protective covers and grids and the cleaning out of channels or gully pots by hand or with suitable jetting equipment.
- 3.5 During the inspections the general operation and structural integrity of all components should be recorded and repaired as required.

3.6 Flow Control Chamber

- 3.7 The key maintenance requirement for the flow control chambers will be the inspection of the unit for blockages of the vortex flow control unit and silt removal from the sump of the chamber.
- 3.8 The hydraulic vortex flow control unit has no moving parts and is self-activating, requiring minimal maintenance. After the initial installation, it is recommended that the unit be inspected monthly for three months.
- 3.9 Thereafter the manhole chamber and control device should be inspected at least every six months to verify the condition and operation of the unit and check for blockages within the inlet of the chamber and of the flow control device. During these inspections, accumulated silts should be removed, and the sump cleaned out using a conventional sump vacuum cleaner. Flow Controls are fitted with a pivoting by-pass door, which allows the manhole chamber to be drained down should blockages occur.

3.10 Cellular Attenuation Tank

- 3.11 The key maintenance requirement for the cellular attenuation tank will be the visual inspection of the internal units via built-in access chambers and integral maintenance tunnel for the removal of sediment and jetting as required. A visual inspection of the impermeable geomembrane that envelopes the structure should also be carried out to check for structural integrity.
- 3.12 The attenuation tank is to be constructed from cellular units that allow internal CCTV and jetting access for inspection and maintenance (Stormbloc® by Hydro International or similar approved). The built-in modular inspection unit and maintenance tunnels within the attenuation tank allow almost the entire volume of the structure to be inspected via CCTV camera and flushed through. A catchpit chamber is to be installed immediately upstream of the attenuation tank to reduce the amount of silt entering the tank and it will generally only be necessary to ensure that the upstream catchpits / silt traps are free from debris such as leaves or sediment.
- 3.13 It is recommended that the attenuation tank system be inspected no less frequently than at monthly intervals for the first 3 months and thereafter at 6 monthly intervals. In addition, it is suggested that the installation is inspected immediately following the first storm event, whenever this should occur post-installation.
- 3.14 It should also be noted that more regular inspections may be required should the catchpit(s) fill more frequently and/or if the initial inspections reveal that maintenance / cleaning will be required more regularly than at six-month intervals.
- 3.15 Flushing of the system can be achieved using a jetting system with a 150 bar pump pressure (i.e.. approximately 80 bar at the nozzle) at a discharge flow of 300 l/min. The jet nozzle should be introduced to the system via the Inspection manhole and the integral inspection / maintenance tunnel.
- 3.16 Any silt & debris should be flushed to the inspection or catchpit manhole and removed in accordance with the Management Company policy for waste management.

Cellular Systems - Operation and Maintenance Requirements

Maintenance schedule	Required action	Recommended Frequency
Regular maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action.	Monthly for 3 months, then six monthly
	Debris removal from catchment surface (where may cause risks to performance)	Monthly
	Where rainfall infiltrates into blocks from above, check surface of filter for blockage by silt, algae or other matter. Remove and replace surface infiltration medium as necessary.	Monthly (and after large storms)
	Remove sediment from pre-treatment structures	Annually, or as required
Remedial actions	Repair/rehabilitation of inlets, outlet , overflows and vents	As required
Monitoring	Inspect/check all inlets, outlets, vents and overflows to ensure that they are in good condition and operating as designed	Annually and after large storms

3.17 Swales

Key Maintenance Requirements:

- Litter/debris and sediment removal.
- Grass mowing of swale embankments and removal of cuttings / weeding.
- Clearing of inlets and outlets from debris and sediment.
- Repair of eroded or damaged areas.
- Rehabilitation / replacement of stone filter within base of swale.

- 3.18 Swales accumulate silt naturally due to their primary position in the SUDS 'management train' sequence.

Generally, the accumulation of silt occurs slowly and sediments excavated from swales that receive runoff from residential or standard road and roof areas are generally not toxic or hazardous material.

Sediment testing may be required before sediment excavation to determine its classification and appropriate disposal methods.

- 3.19 The removal and replacement of stone filter including silt & debris should be reviewed as part of the ongoing maintenance regime depending of the severity of pollutants. Removal of the stone and silts will be in accordance with the Management Company policy for waste management.

- 3.20 Regular inspections should be undertaken, particularly during the initial vegetation establishment period and after significant storm events to:

- identify areas of erosion and scour particularly at inlet and outlet headwalls
- identify locations of high silt deposits
- determine the health of the vegetation and soil
- identify areas of excessive waterlogging or other damage

- 3.21 From spring to autumn mow amenity grass access paths and verges surrounding swales at 35-50mm minimum and 75mm every month
Mow banks of swales at 50mm minimum with 150mm maximum every month.

Maintenance schedule	Required action	Frequency
Regular maintenance	Litter and debris removal.	Monthly (or as required).
	Grass cutting – to retain grass height within specified design range.	Monthly (during growing season), or as required.
	Manage other vegetation and remove nuisance plants.	Monthly (at start, then as required).
Occasional maintenance	Check for poor vegetation growth due to lack of sunlight or dropping of leaf litter, and cut back adjacent vegetation where possible.	Annually.
	Re-seed areas of poor vegetation growth. Alter plant types to better suit conditions, if required.	Annually, or if bare soil is exposed over 10 % or more of the swale treatment area.
Remedial actions	Repair erosion or other damage by re-turfing or reseeded.	As required.
	Re-level uneven surfaces and reinstate design levels.	As required.
	Scarify and spike topsoil layer to improve infiltration performance, break up silt deposits and prevent compaction of the soil surface.	As required.
	Remove build up of sediment on upstream gravel trench, flow spreader or at top of filter strip.	As required.
	Remove and dispose of oils or petrol residues using safe standard practices.	As required.
Monitoring	Inspect inlets, outlets and overflows for blockages, and clear if required.	Monthly.
	Inspect infiltration surfaces for ponding, compaction, silt accumulation. Record areas where water is ponding for > 48 hours.	Monthly, or when required.
	Inspect inlets and facility surface for silt accumulation. Establish appropriate silt removal frequencies.	Half yearly.

4 Contact Information

For further information on the management and maintenance of SuDS on the development please contact:

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