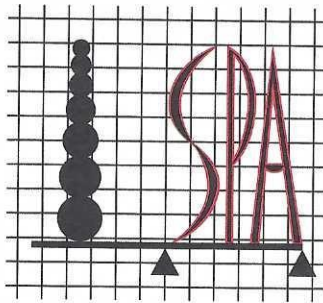




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**SUDS MANAGEMENT AND MAINTENANCE
PLAN**

for

**PROPOSED DEVELOPMENT at
722 WARWICK ROAD, READING.**

on behalf of

CREATIVE SUPPORT LIMITED

Date:- November 2020

Project Ref:- 20170/sp

Directors STEPHEN J.PENFOLD BSc(Hons), MPhil, CEng, MStructE
JAMES G.PINCHON BSc(Hons), CEng, MStructE

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STEPHEN PENFOLD ASSOCIATES is the trading name for STEPHEN PENFOLD ASSOCIATES LIMITED
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VAT Registration No. 750 2587 35

SUDS MANAGEMENT AND MAINTENANCE PLAN for PROPOSED DEVELOPMENT at 722 WARWICK ROAD, READING.

1.0 GENERAL

- 1.1 This document sets out the principles for the long term management and maintenance of the proposed surface water Sustainable Drainage System (SuDS) to be installed in connection with a residential development at 722 Warwick Road, Reading, Berks.
- 1.2 The purpose of this document is to ensure that the site owner 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.
- 1.3 This plan has been comprised of and is directly referenced from the latest SuDS guidance within CIRIA Report C753 *The SuDS Manual* 2015 and other relevant guidance documents.
- 1.4 This document is laid out in specific sections to each SuDS element and will detail:-
 - SuDS component and its use.
 - Maintenance requirements and frequencies.
 - Inspection requirements and frequencies.
- 1.5 The activities listed are generic and represent the minimum maintenance and inspection requirements, however additional tasks or varied maintenance may be required in due course, to suit specific events, i.e. accidental spillages, etc.
- 1.6 The ground on this site comprises gravelly sandy clay, overlying a gravelly clayey sand, as detailed in Structural Soils Limited's ground investigations report no. 562451, dated 18.08.16.

In-situ testing forming part of this report has identified that the ground has a infiltration rate of between 8.32×10^{-7} m/s to 2.35×10^{-5} m/s, confirming traditional soakaways can be adopted for the disposal of storm water, as part of the overall SuDS drainage system for the site.

- 1.7 Following recommended SuDS practice, soakaways have been designed to accommodate the storm water discharge from the roof structures of the proposed development only.

Storm water from car parks, access drives and footpaths will be constructed in permeable paving, enabling the dispersal of storm water over the whole site.

1.8 Soakaways have been designed for a 1 in 100 year storm event, plus 30% for climate change and they have been designed in accordance with the recommendations of BRE Digest 365.

1.9 The location of the proposed soakaways are indicated on Stephen Penfold Associates Limited drawing no. 20170/100, contained in Appendix A.

All soakaways are located on a minimum distance of 5.0m from all building, following the recommendations of the Building Regulations.

1.10 All soakaways will be constructed in proprietary crates, installed strictly in accordance with the manufacturers recommendations.

Heavy duty crates will be adopted in trafficked areas, ensuring the minimum cover from ground levels is maintained.

1.11 All storm water underground drainage forming part of the development, including soakaways and permeable paving, will remain in private ownership for the lifetime of the development and they will not adopted by any public authority or statutory undertaker.

2.0 MANAGEMENT OF THE STORM WATER SuDS UNDERGROUND DRAINAGE

2.1 On completion of the development, the overall management of the site, including the storm water SuDS underground drainage system, will be adopted by site owner.

2.2 The site owner responsible for the management and maintenance of the site and storm water SuDS underground drainage is:-

Creative Support Limited
Wellington House
131 Wellington Road South
STOCKPORT
SK1 3TS

3.0 OPERATION AND MAINTENANCE OF THE STORM WATER SuDS UNDERGROUND DRAINAGE

3.1 All components of storm water SuDS underground drainage must be maintained in good and clean condition, to ensure the efficient operation of the system.

3.2 All components must be regularly inspected to ensure they are not blocked or damaged. Any defects identified during an inspection must be rectified immediately.

- 3.3 On this development, the storm water SuDS underground drainage system includes the following components:-
- (i) Manholes and inspection chambers.
 - (ii) Drainage channels.
 - (iii) Rainwater downpipes.
 - (iv) Soakaways.
 - (v) Permeable Paving.
- 3.4 The site owner will enter into a maintenance contract with a specialist drainage company to undertake the regular and annual servicing and cleaning of the storm water SuDS underground drainage.
- 3.5 With regard to the general drainage components, the following list details the recommended timescales and types of inspections to be undertaken:-

Activity	Indicative Frequency	Typical Task
Routine/regular maintenance	Monthly	- Litter picking - Grass Cutting - Inspection and cleaning of inlets and outlets to manholes, inspection chambers, drainage channels and rainwater downpipes.
Occasional maintenance	Annually	- Silt build-up in and around all components. - Vegetation management around components. - Silt removal from soakaways.
Remedial maintenance	As Required	- Inlet/outlet repairs. - Repairs to damaged components. - Reinstatement following any pollution incidents. - Removal of excessive silt built up in any components, including soakaways and permeable paving.

- 3.6 Further information on the operation and maintenance of the storm water SUDS drainage can be found in Chapter 32 of The SUDS Manual C753 produced by CIRIA.
- 3.7 It is essential that when undertaking all inspection, maintenance and repairs to the underground drainage systems, that those undertaking the work follow appropriate health and safety measures as recommended in the completed CDM (Construction (Design and Management) Manual for the site, along with any further health and safety measures recommended by the Health and Safety Executive and any other appropriate bodies.

APPENDIX A