

Vastern Road, Reading - Drainage Maintenance Schedule Review

Reviewed summary extracted from the Drainage Maintenance & Management Plan (Feb 2026).

Surface Water Assets

Asset	Frequency / Requirement
Road & yard gullies	Inspect annually or when blockage suspected; remove sediment and clean.
Pipes	Inspect when blockage suspected; clear by rodding or jetting.
Manholes	Inspect annually; remove sediment and clean.
Silt trap manholes	Inspect annually; remove accumulated silt.
SW outfall to River Thames	Inspect annually or following heavy rainfall.
Treatment tank	Regular inspections and cleaning

Foul Water Assets

Asset	Frequency / Requirement
Foul pipes	Inspect as required when blockage suspected.
Foul manholes	Annual inspection and cleaning.
Pump station	Service every 3-6 months.

SuDS Inspection & Maintenance

Activity	Frequency
Routine inspections	Generally during monthly site visits.
Storm inspections	After significant storm events during first year of operation.
Litter/debris removal	Regular maintenance.
Grass cutting	As required for appearance and performance.
Sediment removal	Occasional maintenance.
Plant replacement	As required, particularly first 12 months.
Structural repairs	Remedial maintenance as required.

Attenuation Storage Tank Schedule

Activity	Frequency
Initial inspections	Monthly for first 3 months, then annually.
Remove debris	Monthly.
Check infiltration surfaces	Annually.
Remove sediment	Annually or as required.

Inspect inlets/outlets/vents	Annually.
Internal sediment survey	Every 5 years or as required.
Repairs	As required.

Treatment Tank Schedule

Activity	Frequency
Cleaning and maintenance	Every 3-6 months.
Additional inspection	After major storm events.
Pollutant level checks	At 3, 6 and 12 month intervals as appropriate.
Full system inspection	At maximum intervals of 5 years.

River Thames Outfall Schedule

Activity	Frequency
Outfall and flap valve inspection	Every 6 months and during/after heavy rainfall.
Debris and silt removal	As required.

Key Conclusion

Finding
The proposed maintenance and management strategy will be implemented ahead of any relevant block being occupied and managed as per schedules set out in the management strategy.