

# **Technical Note – Response to LLFA Comments PL/26/0647 – Condition 10 Drainage**



# Document control sheet

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| Client         | Reading Borough Council                                                                                                    |                                       |
| Project name   | Dee Park Open Space                                                                                                        |                                       |
| Title          | Response to LLFA Comments PL/26/0647 – Condition 10 Drainage                                                               |                                       |
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## Introduction

The following note provides a response to the LLFA comments received in relation to the proposed drainage strategy for Dee Park Open Space dated 29/06/26. The updated drainage strategy drawing 36064-HYD-00-ZZ-DR-C-7000\_P04, overland flow sketch 36064-HYD-00-ZZ-SK-C-7030, updated landscape hardworks plan RBC-DPR\_HTA-L\_DR\_0901 Rev O, and updated maintenance information within the drainage strategy report should be read alongside this response. All relevant drawings and supporting information have been appended within the updated P06 issue of the drainage strategy report (36064-HYD-XX-XX-RP-C-7000)

## 1 Landscape-led SuDS

The opportunity to incorporate a more visibly landscape-led SuDS arrangement has been reviewed further with the Landscape Architect. However, for the reasons set out below, a separate ground-level planted SuDS feature, or lowering/removing the raised planters so that they receive surface runoff directly, is not considered appropriate for this space. The drainage strategy is still considered to be integrated with the landscape proposals, but this is achieved through the permeable construction build-up and open-bottomed planters, rather than by directing surface runoff into a separate lowered planted SuDS feature.

Following the previous landscape planning discussions, the scheme was amended to include a larger MUGA within the play area. This sits alongside the agreed play equipment, safety zones, accessible circulation routes, planting and maintenance access requirements, which together significantly constrain the available space within the site. The raised planters have also been introduced as part of the landscape design to provide a robust planted edge within the play environment, including areas used by younger children. As a result, there is very limited scope to introduce separate lowered planted SuDS features without compromising the agreed play layout, accessibility and usability of the space.

The Landscape Architect has also advised that lowering or removing the raised planters to form ground-level planted SuDS areas would not be appropriate in this location. As the planting would sit within an active play environment, so it would be vulnerable to damage, compaction and ongoing maintenance issues. Their view is that these areas would be likely to fail over time and could ultimately need to be paved over in the long term, which would reduce the landscape benefit of the scheme.

From a drainage perspective, to introduce a separate ground-level planted SuDS feature the play area would need to be deliberately graded to direct surface water into it. This would likely require local channels, falls or low points within the play area, which would not be appropriate given the need for



the play surfacing to remain flat and suitable for the agreed play equipment installation and safety zones.

The open-graded sub-base has been designed to act as a reservoir below the play area. As the raised planters are open at the base, water held within this reservoir layer will be available beneath the planter zones, allowing the trees and planting to draw moisture from the build-up. The drainage strategy is therefore linked with the landscape proposals, but through the permeable construction build-up and open-bottomed planters rather than by directing surface runoff into a separate lowered rain garden or ground-level planted SuDS feature.

On this basis, a separate ground-level landscape SuDS feature has not been considered practical or deliverable in this location. The proposed approach is considered to provide the most appropriate balance between drainage performance, play safety, accessibility, long-term maintenance and landscape quality.

## **2 Exceedance routes**

The comment regarding the exceedance route at the western end of the site is noted.

As part of the previous design development, levels along the edge of the MUGA were amended to reduce the potential for exceedance flows to be directed towards the adjacent highway footpath. The western end of the site was previously retained in line with the proposed landscape levels, as only a small portion of the porous play surfacing had the potential to fall towards the gateway. The previous understanding was that, in an exceedance event, the majority of any water in this area would sit locally along the base of the raised planter edge, rather than freely discharging onto the public footpath via the gateway.

However, to address the comment directly the levels at the western gateway have now been locally amended. The levels have been raised locally by approximately 20mm at the gateway interface, as shown on the updated hardworks plan RBC-DPR\_HTA-L\_DR\_0901 Rev O.

The updated drainage strategy drawing 36064-HYD-00-ZZ-DR-C-7000 and overland flow sketch 36064-HYD-00-ZZ-SK-C-7730 have also been updated to show this local raising of the levels. The updated drawings now show any overland flows being retained within the play area and directed back towards the base of the raised planter/low point within the site, rather than towards the gateway and public footpath.



### **3 Maintenance and management plan**

The comment is noted. The maintenance section of the drainage strategy report has been updated to remove the previous soakaway maintenance table.

A new maintenance table for the proposed flow control chamber has been added to page 21 of the updated drainage strategy report 36064-HYD-XX-XX-RP-C-7000. The new table sets out the required inspection and maintenance actions for the flow control chamber, including post-installation checks, removal of construction debris, initial monthly inspections, ongoing six-monthly inspections, and removal of silt/debris where required. The table has been based on supplier maintenance guidance for Hydro International's Hydro-Brake / vortex flow control units, who have confirmed that these units typically require limited maintenance as they have no moving parts.

Product specific operation and maintenance information for the final installed flow control unit can also be provided by the contractor/supplier at handover and included within the site O&M manual.



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