# Future Management & Maintenance Arrangement for SuDS for the Proposed Development on Land North of 29 Station Road, Tydd Gote, Wisbech

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MTC Engineering (Cambridge) Ltd.
Company Reg no. 8494749 Registered in England & Wales, VAT Reg no. 168244003
Registered Office: Ground Floor, 24 High Street, Whittlesford, Cambridgeshire, CB22 4LT
T: +44 (0)1223 837270 F: +44 (0)1223 835648 E: office@mtcengineering.co.uk
Directors: M. J. Brindley J. T. Crawley
**www.mtcengineering.co.uk**

# Future Management & Maintenance
# Arrangement for SuDS for
# the Proposed Development on Land
# North of 29 Station Road, Tydd Gote, Wisbech

## 1 SuDS on Land North of 29 Station Road, Tydd Gote, Wisbech;

SUDS are engineered solutions that aim to mimic natural drainage processes. They help to reduce pollution of watercourses and localised flooding, as well as providing amenity benefit and biodiversity. The following lists of features are to be provided as part of the proposed development on Land North of 29 Station Road, Tydd Gote:

- **Cellular Storage Soakaway Systems** are designed to store stormwater prior to discharge via infiltration to the ground.
- I**nspection Chambers** and rodding eyes are used on bends or where pipes come together. They allow cleaning of the system if necessary.

## 2 Responsibilities of SuDS on Land North of 29 Station Road, Tydd Gote -

**Private Property SuDs –** SuDs located within property boundaries will be the responsibility of the property owner to maintain and will include:

- Private Drainage
- Cellular Soakaway

## 3 Key Factors to be Considered During Maintenance -

- Undesirable plants – all efforts should be made to prevent drains becoming blocked and the growth of unintentional vegetation which could be detrimental to the intentional plant regime, biodiversity aims and the building fabric.

- Regular site attendance for litter collection, grass cutting and checking of inlets, outlets and control structures.

- Drain heads and outlets – all drainage points must be checked every year and cleared out it if necessary, to ensure optimum performance.

## 4 SuDS and Landscaping Maintenance – Summary -

| | REGULAR MAINTENANCE | Frequency | Unit Rate | Total |
|---|---|---|---|---|
| 1 | LITTER MANAGEMENT | | | |
| 1.1 | Pick up litter in SuDs and Landscape areas and remove from site. | 12 visits monthly | | |
| 2 | GRASS MAINTENANCE - all cutting to wildlife piles. | | | |
| 2.1 | Mow all grass verges, paths and amenity at 35-50mm with 75mm max.<br>Leaving grass in situ. | as required or monthly | | |
| | | | | |
| | **OCCASIONAL TASKS** | | | |
| 3 | INSPECTION AND CONTROL CHAMBERS | | | |
| 3.1 | Annual inspection, remove silt and check free flow. | 1 visit | | |
| 4 | NATIVE PLANTING | | | |
| 4.1 | Remove lower branches where necessary to ensure good ground cover to protect soil profile erosion. | 1 visit annually | | |
| | **REMEDIAL WORK** | | | |
| 5 | Inspect SuDS system regularly to check for damage or failure.<br><br>Undertake remedial work as required. | As required | | |

## 5 Maintenance Specification -

### 5.1 GENERAL REQUIREMENTS

| **Maintenance activities comprise**<br><br>• **Regular Maintenance**<br>• **Occasional Tasks**<br>• **Remedial Work** | **Frequency** |
|---|---|
| **Generally**<br><br>**Litter**<br><br>Collect all litter or other debris and remove from site at each site visit | Monthly |

- **Avoid** use of weedkillers and pesticides to prevent chemical pollution.

**Exclusions:**

- Maintenance of rainwater harvesting chambers, pumps, etc.

## 5.2 Cellular Storm Soakaway

Cellular soakaway systems will require regular maintenance to ensure continuing operation to design performance standard. The soakaways should include monitoring points where the water level in the system can be observed or measured. For small, filled soakaways, a 50 mm perforated pipe is adequate.

Cellular soakaway systems store surface water prior to discharge via infiltration. To ensure the effective long-term operation of below ground storage systems regular inspection and maintenance is required.

Replacement of the geocellular units will be necessary if the system becomes blocked with silt. Effective monitoring will give information on changes in infiltration rate and provide a warning of potential failure in the long term.

| **CRATE STRUCTURES** | |
|---|---|
| **Regular Maintenance** | **Frequency** |
| Inspect for sediment and debris in pre-treatment components and floor of inspection tube or chamber and inside of concrete manhole rings | Annually |
| Cleaning of gutters and any filters on downpipes | Annually Or as required based on inspection |
| Trimming any roots that may be causing blockages | Annually or as required |
| **Occasional Maintenance** | |
| Remove sediment and debris from pre-treatment components and floor of inspection tube or chamber and inside of concrete manhole rings | As Required |
| **Remedial Actions** | |
| Reconstruct soakaway and/or replace or clean void fill, if performance deteriorates or failure occurs | As Required |
| Replacement of clogged geotextile (will require reconstruction of soakaway) | As Required |
| **Monitoring** | |
| Inspect silt traps and note rate of sediment accumulation | Monthly in the first year and then annually |
| Check soakaway to ensure emptying is occurring | Annually |

## 5.3 INSPECTION CHAMBERS

- **Inspection Chambers** and rodding eyes are used on bends or where pipes come together and allow cleaning of the system if necessary. They should be designed out of the system where possible.

| **INSPECTION CHAMBERS** | |
|---|---|
| **Regular Maintenance** | **Frequency** |
| **I**nspect surface structures removing obstructions and silt as necessary. Check there is no physical damage. | Monthly |
| Strim vegetation 1m min. surround to structures and keep hard aprons free from silt and debris. | Monthly |
| Remove cover and inspect ensuring water is flowing freely and that the exit route for water is unobstructed. Remove debris and silt. Undertake inspection after leaf fall in autumn . | Annually |
| **Occasional Maintenance** | |
| Check topsoil levels are 20mm above edges of baskets and chambers to avoid mower damage. | As necessary |
| **Remedial Work** | |
| Unpack stone in basket features and unblock or repair and repack stone as design detail as necessary. | As required |
| Repair physical damage if necessary. | As required |

## 5.4 SPILLAGE – EMERGENCY ACTION

Most spillages on development sites are of compounds that do not pose a serious risk to the environment if they enter the drainage in a slow and controlled manner with time available for natural breakdown in a treatment system. Therefore small spillages of oil, milk or other known organic substances should be removed where possible using soak mats as recommended by the Environment Agency with residual spillage allowed to bio-remediate in the drainage system.

In the event of a serious spillage, either by volume or of unknown or toxic compounds, then isolate the spillage with soil, turf or fabric and block outlet pipes from chamber(s) downstream of the spillage with a bung(s). (A bung for blocking pipes may be made by wrapping soil or turf in a plastic sheet or close woven fabric.)

Contact the Environment Agency immediately.