

S104 SuDS Maintenance Activities Guidance Document

Version 1 (December 22)

Introduction

This document explains our approach to maintenance where we adopt SuDS as part of a Section 104 agreement. The document should help developers and parties involved in the planning process understand the shared responsibilities for SuDS maintenance, and help prepare management & maintenance proposals, to support planning applications.

Prior to Adoption

Developers will be required to enter into a separate agreement known as a ‘SuDS Deed of Grant’ to support the section 104 agreement (see our local practice for Easements for more information)

Up to the point of adoption no maintenance activities are undertaken by United Utilities, but there should be a robust plan which is agreed by the local planning authority that covers all aspects of maintenance throughout this period which could last many years. Once we are satisfied with the construction of the sewers & SuDS, we will enter into a period of monitoring (known as the maintenance period) which will be no less than 12 months. Following this period we would expect to be provided records of ongoing maintenance throughout the maintenance period, which will inform the management proposals following adoption.

Post adoption

Upon adoption our responsibilities are limited to maintaining the SuDS function as a sewer. All management of the amenity, including grass cutting and litter picking remains the responsibility of the landowner or developer. The landowner or developer will also remain responsible for all planning conditions associated with open space and landscaping features which may be through a management company which is common on new development sites.

We secure the relevant rights to access sewers (including SuDS) in private land through a deed of grant easement with the land owner to undertake our maintenance activities.

If the function of the sewer network is significantly compromised due to negligent maintenance activities, we may need to step in to undertake work that was intended to be carried out by the landowner or Management Company, if this is needed we will first give reasonable notice of before undertaking any work and charging the associated costs to the parties responsible.

SuDS Management & Maintenance Documents

The section below give examples (as suggested within the CIRIA SuDS manual) of expected maintenance activities and frequencies that will remain with the developer or their management company following adoption. We will need developers to confirm that they are in agreement to undertake the works below or justify why the frequency or activities are different. These activities will need to be assessed and agreed by us during the section 104 design assessment stage. These activities should then be reflected within the overall management and maintenance document which will be referenced within the required SuDS Deed of Grant.

The following statement may be sufficient to highlight United Utilities maintenance responsibilities following adoption;

“United Utilities maintenance responsibilities will include periodic inspections & sediment removal activities as required following adoption”

SuDS Maintenance Activities

Basins – Infiltration & Attenuation

Main Category	Sub Category	Maintenance Activity	Typical Frequency	Maintained By
Inspection	For physical damage	Inspect banksides, structures & pipework	Monthly	Management Company
	Greenspace / vegetation	Inspect vegetation coverage	Monthly for 6 months, quarterly for 2 years, then 6 monthly	Management Company
General maintenance	Greenspace / vegetation	Remove Litter and Debris	Monthly	Management Company
		Manage other vegetation and remove nuisance plants	Monthly	Management Company
		Manage wetland plants in outlet pool - where provided	Annually	Management Company
		Cut Grass - exceedance spillways and access routes to ancillaries	Monthly / bi-weekly during growing season	Management Company
		Cut Grass - meadow grass in and around component	6 monthly	Management Company
		Tidy all dead growth before start of growing season	Annually	Management Company
		Prune and trim any trees and remove cuttings	Every 2 years, or as required	Management Company
		Reseed areas of poor vegetation growth	As required	Management Company

Ponds & Wetlands

Main Category	Sub Category	Maintenance Activity	Typical Frequency	Maintained By
Inspection	For physical damage	Inspect banksides, structures, pipework	Monthly	Management Company
	Greenspace / vegetation	Inspect vegetation coverage	Monthly for 6 months, quarterly for 2 years, then 6 monthly	Management Company
	Health & Safety	Inspect presence of fencing / buoyancy aids	Monthly	Management Company
General maintenance	Greenspace / vegetation	Remove Litter and Debris	Monthly	Management Company
		Manage other vegetation and remove nuisance plants	Monthly	Management Company
		Manage wetland plants - where provided; Hand cut submerged and emergent aquatic plants (at minimum of 0.1m above pond base; include max 25% of pond surface) Remove 25% of bank vegetation from water's edge to a minimum of 1m above water level	Annually	Management Company
		Cut Grass - exceedance spillways and access routes to ancillaries	Monthly / bi-weekly during growing season	Management Company
		Cut Grass - meadow grass in and around component	6 monthly	Management Company
		Tidy all dead growth before start of growing season	Annually	Management Company
		Prune and trim any trees and remove cuttings	Every 2 years, or as required	Management Company
		Reseed areas of poor vegetation growth	As required	Management Company

SuDS Maintenance Activities

Swales – Dry, Wet, Conveyance & Infiltration)

Main Category	Sub Category	Maintenance Activity	Typical Frequency	Maintained By
Inspection	For physical damage	Inspect banksides, structures, pipework	Monthly	Management Company
	Greenspace / vegetation	Inspect vegetation coverage	Monthly for 6 months, quarterly for 2 years, then 6 monthly	Management Company
	Health & Safety	Inspect presence of fencing / buoyancy aids	Monthly	Management Company
General maintenance	Greenspace / vegetation	Remove Litter and Debris	Monthly	Management Company
		Manage other vegetation and remove nuisance plants	Monthly	Management Company
		Manage wetland plants - where provided	Annually	Management Company
		Cut Grass - exceedance spillways and access routes to ancillaries	Monthly / bi-weekly during growing season	Management Company
		Cut Grass - meadow grass in and around component	6 monthly	Management Company
		Cut Grass within base of component to retain height within specified design range (75-150mm)	Monthly / bi-weekly during growing season	Management Company
		Tidy all dead growth before start of growing season	Annually	Management Company
		Prune and trim any trees and remove cuttings	Every 2 years, or as required	Management Company
		Reseed areas of poor vegetation growth	As required	Management Company

Bio-retention Systems

Main Category	Sub Category	Maintenance Activity	Typical Frequency	Maintained By
Inspection	Blockages / Silt accumulation & establish appropriate silt removal frequencies	Forebays draining highways	Annually	Highway Owner
	For Physical Damage	Inspect banksides, structures, pipework	Monthly	Management Company
	Greenspace / vegetation	Inspect vegetation coverage	Monthly for 6 months, quarterly for 2 years, then 6 monthly	Management Company
General maintenance	Greenspace / vegetation	Remove Litter, debris & weeds	Quarterly (or more frequently for tidiness or aesthetic reasons)	Management Company
		Manage other vegetation and remove nuisance plants	Monthly	Management Company

Buried Infiltration Systems

Main Category	Sub Category	Maintenance Activity	Typical Frequency	Maintained By
General maintenance	Sediment / Debris removal	Cleaning of gutters and any filters on downpipes or private components	Annually (or as required based on inspections)	Management Company

SuDS Maintenance Activities

Filter Drains

Main Category	Sub Category	Maintenance Activity	Typical Frequency	Maintained By
Inspection	Greenspace / vegetation	Inspect vegetation coverage	Monthly for 6 months, quarterly for 2 years, then 6 monthly	Management Company
General Maintenance	Greenspace / vegetation	Remove Litter and Debris	Monthly	Management Company
		Manage other vegetation and remove nuisance plants (including tree roots)	Monthly	Management Company
		Cut Grass - exceedance spillways and access routes to ancillaries	Monthly / bi-weekly during growing season	Management Company
		Cut Grass - meadow grass in and around component	6 monthly	Management Company
		Tidy all dead growth before start of growing season	Annually	Management Company
		Reseed areas of poor vegetation growth	As required	Management Company