

23 MAR 2015

### Maintenance of SUDS at Browns Wood Cottages, Egton

The SUDS surface water balancing ponds consist of two shallow ponds that will be normally dry. Following rainfall some water may stand in the ponds (maximum water depths being around 0.6m), but are designed to soakaway within 48 hours. The pond receiving the house roof run-off will retain a stipulated volume below the invert level of the outfall which will soakaway.

The drainage system, including the flow control chamber and flow control device, and the inlet screen to the flow control chamber for the house roof run off, will require periodic maintenance in the form of a visual inspection to check that the covers are free and to ensure that there is no accumulation of debris or silt to the inlet screen, in the channel inverts, or the ponds themselves. This will be carried out initially at 6 monthly intervals, but will be reviewed after the first year and is anticipated that the frequency would then be reduced to annually.

The pond serving the highway area run off has a permeable gravel dam to control flows and reduce the rate of discharge from the site. The dam will not be formally planted up but the amount of naturally generated vegetation will require only sufficient control to ensure that some degree of permeability is maintained and the pond will empty within 48 hours. This will be carried out by the Home Group landscape team during their periodic maintenance visits and will be reviewed annually.

The ponds will normally be empty and will be planted with low maintenance natural landscaping vegetation (meadow mix) as detailed within the separately submitted landscape plan. Maintenance of this will be carried out annually by Home Group as detailed in the landscape maintenance schedule, as is usual for this type of planting. Specifically, at the end of the growing season the years growth is cut down to approximately 100mm to 150mm and any arisings will be collected and removed from the area in and around the ponds for disposal elsewhere to remove the risk of being carried by surface water onto the screens and causing blockages.

The landscape team will also, as part of these defined activities, carry out a visual inspection of the SUDS and report any apparent failures in the system to perform as designed, and any apparent damage to screens, filters, headwall, chambers, flow control device, pipework, etc. In addition to this, the Customer Service Team carries out intermediate visits to all sites and reports any maintenance issues witnessed or reported by customers. These reports are passed to Home Groups Customer Service Property Team who will carry out more detailed inspections when required and carry out any necessary repairs to the system or replacement of defective components as required in a timely manner.

The above maintenance regime is designed to prevent the screens or flow control from blinding, but in the unlikely event of this occurring and the ponds overflow, they will discharge to safety into the adjacent drainage ditch without causing flooding to property.

The level, frequency and method of maintenance will be reviewed annually and amended as necessary as the landscaping matures and the operation of the development settles down.

For the duration of Home Group ownership of this site, the above maintenance strategy will be adhered to as described. Should Home Group seek to dispose of this site at any point in the future, it will strive to ensure that these described maintenance requirements will be adhered to by a subsequent owner by way of a covenant attached to the transfer of the site.

12067Y/SGD

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