Drainage Maintenance & Management

Glatton Road, Sawtry

September 2025

Rev. A - November 2026



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1. Introduction

1.1. The site is located on the northwestern side of Sawtry. This document has been prepared to support a Planning Condition, with Condition 32 on the Outline Planning Permission requiring the details of long term maintenance arrangements and management of the surface water features. Condition 32 that relates to the maintenance and management is as follows:

1.2. "Details for the long term maintenance arrangements for the surface water drainage system (including all SUDS features) shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any dwellings hereby permitted. The submitted details should identify runoff sub-catchments, SUDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The surface water drainage system shall thereafter be maintained with the approved details."

1.3. This document has been produced to meet the criteria of Condition 32.

1.4. Appendix 1 illustrates the areas on site that are to be adopted, those to be privately owned, and those to be transferred to a management company. The adoptable roads are hatched on the plan, and Appendix B shows the Section 38 areas. Private drives and driveways are to be privately owned, and areas hashed in green under the 'management company landscaping' will be transferred to a Residents Management Company.

1.5. The site may not have all drainage features listed on this document.

1.6. All open space unrelated to the plot will be adopted by the Residents Management Company, including attenuation features.

2. Drainage Maintenance Specification

During Development

2.1. Onsite drainage will be inspected regularly as the works progress on-site. Inspections will take place every 2-3 weeks to ensure any construction debris is not in the system, this is supported by the temporary screen/grill installed immediately upstream from the outfall during construction works. Inspections are also taking place to ensure the system is working as designed.

2.2. Regular inspections will occur along any ditches and these will determine any general work that may need to be undertaken. Inspections will be undertaken from March to October to check for blockage/debris/fly tipping along the ditch banks which may affect or impede water levels. Vegetation on banks will be checked for any significant encroachment. Arisings/removed weed growth will be left on the edge of the brook bank in appropriate piles to create hibernacula. Substantial arising/removed vegetation, which if left would cause undue public nuisance or access issues will be removed off site, or in a designated compost area.

2.3. The ditch bed will be inspected, and the Lead Drainage Authority / Internal Drainage Board / Riparian Owner consulted and where necessary the ditch will be de-silted in phases over a planned cycle. Regular inspections will occur in and around the attenuation and these will determine any general work that may need to be undertaken, inspections will be undertaken from March to October to check for excessive weed growth which will be removed. Desilting of the attenuation will be undertaken as appropriate.

1 Year Maintenance

2.4. As the development completes a maintenance inspection will be arranged with the relevant authority – the relevant Water Company (for the drainage), Highways (for the roads, and highway drainage), and Management Company (for open spaces and any managed private areas) – and a list of remedial works produced and completed, at which point the site will be put onto a 1-year maintenance timescale.

Post Completion

2.5. A final inspection will be carried out with the relevant authority – the relevant Water Company, Highways, Management Company - and any remaining works addressed and then the system will be formally adopted by the relevant authority. Should any changes

to the attenuation basin or pond system be required, the relevant Water Company must be consulted prior to any final decisions.

3. Adoptable Pipe Network (Pre-adoption)

3.1. The below table provides the maintenance schedule for the Adoptable Pipe Network pre-adoption.

Maintenance Schedule	Required Action	Typical Frequency
Regular Maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action.	Monthly for 3 months, then annually
	Remove debris from the catchment surface (where it may cause risks to performance).	Monthly
	Remove sediment from pre-treatment structures and/or internal forebays.	Annually or as required
Remedial Actions	Repair/rehabilitate inlets, outlet, overflows and vents	As required
	Inspect/check all inlets, outlets, vents and overflows to ensure that they are in good condition and operating as designed.	Annually
	Survey inside of pipes/manholes for sediment build-up and remove if necessary.	Every 5 years or as required

4. Hydrobrake Manholes

4.1. The below table provides the maintenance schedule for hydrobrake manholes.

Maintenance Schedule	Required Action	Frequency
Regular Maintenance	Silt build up or blockages	Monthly for the first three months after practical completion then annual visual inspection
	Jetting of pipework	In accordance with Adoptable Network maintenance regime.

5. Permeable Block Paving

5.1. The below table provides the maintenance schedule for the permeable block paving.

Maintenance Schedule	Required Action	Typical Frequency
Regular maintenance	Brushing and vacuuming (standard cosmetic sweep over whole surface)	Once a year, after autumn leaf fall, or reduced frequency as required, based on site-specific observations of clogging or manufacturer's recommendations - pay particular attention to areas where water runs onto pervious surface from adjacent impermeable areas as this area is most likely to collect the most sediment
Occasional maintenance	Stabilise and mow contributing and adjacent areas	As required
	Removal of weeds or management using glyphospate applied directly into the weeds by an applicator rather than spraying	As required - once per year on less frequently used pavements
Remedial Actions	Remediate any landscaping which, through vegetation maintenance or soil slip, has been raised to within 50 mm of the level of the paving	As required
	Remedial work to any depressions, rutting and cracked or broken blocks considered detrimental to the structural performance or a hazard to users, and replace lost jointing material	As required
	Rehabilitation of surface and upper substructure by remedial sweeping	Every 10 to 15 years or as required (if infiltration performance is reduced due to significant clogging)
Monitoring	Initial inspection	Monthly for three months after installation
	Inspect for evidence of poor operation and/or weed growth - if required, take remedial action	Three-monthly, 48 h after large storms in first six months
	Inspect silt accumulation rates and establish appropriate brushing frequencies	Annually
	Monitor inspection chambers	Annually

6. Filter Strips/Drains

6.1. The below table provides the maintenance schedule for the filter strips/drains.

Maintenance Schedule	Required Action	Typical Frequency
Regular maintenance	Remove litter and debris	Monthly (or as required)
	Cut the grass - to retain grass height within specified design range	Monthly (during growing season), or as required
	Manage other vegetation and remove nuisance plants	Monthly (at start, then as required)
	Inspect filter strip surface to identify evidence of erosion, poor vegetation growth, compaction, ponding, sedimentation and contamination (e.g. oils)	Monthly (at start, then half yearly)
	Check flow spreader and filter strip surface for even gradients	Monthly (at start, then half yearly)
	Inspect gravel flow spreader upstream of filter strip for clogging	Monthly (at start, then half yearly)
	Inspect silt accumulation rates and establish appropriate removal frequencies	Monthly (at start, then half yearly)
Occasional maintenance	Reseed areas of poor vegetation growth; alter plant types to better suit conditions, if required	As required or if bare soil is exposed over> 10% of the filter strip area.
Remedial actions	Repair erosion or other damage by re-turfing or reseeding	As required
	Relevel uneven surfaces and reinstate design levels	As required
	Scarify and spike topsoil layer to improve infiltration performance, break up silt deposits and prevent compaction of the soil surface	As required
	Remove build-up of sediment on upstream gravel trench, flow spreader or at top of filter strip	As required
	Remove and dispose of oils or petrol residues using safe standard practices	As required

7. Swales

7.1. The below table provides the maintenance schedule for swales.

Maintenance Schedule	Required Action	Typical Frequency
Regular maintenance	Remove litter and debris	Monthly, or as required
	Cut grass - to retain grass height within specified design range	Monthly (during growing season), or as required
	Manage other vegetation and remove nuisance plants	Monthly at start, then as required
	Inspect inlets, outlets and overflows for blockages, and clear if required	Monthly
	Inspect infiltration surfaces for ponding, compaction, silt accumulation, record areas where water is ponding for > 48 hours	Monthly, or when required
	Inspect vegetation coverage	Monthly for 6 months, quarterly for 2 years, then half yearly
	Inspect inlets and facility surface for silt accumulation, establish appropriate silt removal frequencies	Half yearly
Occasional maintenance	Reseed areas of poor vegetation growth, alter plant types to better suit conditions, if required	As required or if bare soil is exposed over 10% or more of the swale treatment area
Remedial actions	Repair erosion or other damage by re-turfing or reseeding	As required
	Relevel uneven surfaces and reinstate design levels	As required
	Scarify and spike topsoil layer to improve infiltration performance, break up silt deposits and prevent compaction of the soil surface	As required
	Remove build-up of sediment on upstream gravel trench, flow spreader or at top of filter strip	As required
	Remove and dispose of oils or petrol residues using safe standard practices	As required

8. Open Ditches

8.1. The below table provides the maintenance schedule for open ditches.

Maintenance Schedule	Required Action	Typical Frequency
Regular maintenance	Remove litter and debris	Monthly, or as required
	Cut grass - to retain grass height within specified design range	Monthly (during growing season), or as required. Mowing of banks around ditches should be minimised during the animal spawning season of March to mid-July.
	Manage other vegetation and remove nuisance plants	Monthly at start, then as required
	Inspect inlets, outlets and overflows for blockages, and clear if required	Monthly
	Inspect infiltration surfaces for ponding, compaction, silt accumulation, record areas where water is ponding for > 48 hours	Monthly, or when required
	Inspect vegetation coverage	Monthly for 6 months, quarterly for 2 years, then half yearly
	Inspect inlets and facility surface for silt accumulation, establish appropriate silt removal frequencies	Half yearly
Occasional maintenance	Reseed areas of poor vegetation growth, alter plant types to better suit conditions, if required	As required or if bare soil is exposed over 10% or more of the ditch banks.
Remedial actions	Repair erosion or other damage by re-turfing or reseeding	As required
	Scarify and spike topsoil layer to improve infiltration performance, break up silt deposits and prevent compaction of the soil surface	As required
	Remove build-up of sediment on upstream gravel trench.	As required, using a small digger less than 1m wide with at least a 2m arm reach.

9. Detention Basins

9.1. The below table provides the maintenance schedule for the detention basins.

Maintenance Schedule	Required Action	Typical Frequency
Regular maintenance	Remove litter and debris	Monthly
	Cut grass - for spillways and access routes	Monthly (during growing season), or as required
	Cut grass - meadow grass in and around basin	Half yearly (spring - before nesting season, and autumn)
	Manage other vegetation and remove nuisance plants	Monthly (at start, then as required)
	Inspect inlets, outlets and overflows for blockages, and clear if required.	Monthly
	Inspect banksides, structures, pipework etc for evidence of physical damage	Monthly
	Inspect inlets and facility surface for silt accumulation. Establish appropriate silt removal frequencies.	Monthly (for first year), then annually or as required
	Check any penstocks and other mechanical devices	Annually
	Tidy all dead growth before start of growing season	Annually
	Remove sediment from inlets, outlet and forebay	Annually (or as required)
	Manage wetland plants in outlet pool - where provided	Annually (as set out in Chapter 23)
Occasional maintenance	Reseed areas of poor vegetation growth	As required
	Prune and trim any trees and remove cuttings	Every 2 years, or as required
	Remove sediment from inlets, outlets, forebay and main basin when required	Every 5 years, or as required (likely to be minimal requirements where effective upstream source control is provided)
Remedial actions	Repair erosion or other damage by reseeding or re-turfing	As required
	Realignment of rip-rap	As required
	Repair/rehabilitation of inlets, outlets and overflows	As required
	Relevel uneven surfaces and reinstate design levels	As required

10. Ponds & Wetlands

10.1. The below table provides the maintenance schedule for ponds and wetlands.

Maintenance Schedule	Required Action	Typical Frequency
Regular maintenance	Remove litter and debris	Monthly (or as required)
	Cut the grass - public areas	Monthly (during growing season)
	Cut the meadow grass	Half yearly (spring, before nesting season, and autumn)
	Inspect marginal and bankside vegetation and remove nuisance plants (for first 3 years)	Monthly (at start, then as required)
	Inspect inlets, outlets, banksides, structures, pipework etc for evidence of blockage and/or physical damage	Monthly
	Inspect water body for signs of poor water quality	Monthly (May - October)
	Inspect silt accumulation rates in any forebay and in main body of the pond and establish appropriate removal frequencies; undertake contamination testing once some build-up has occurred, to inform management and disposal options	Half yearly
	Check any mechanical devices, eg penstocks	Half yearly
	Hand cut submerged and emergent aquatic plants (at minimum of 0.1m above pond base; include max 25% of pond surface)	Annually
	Remove 25% of bank vegetation from water's edge to a minimum of 1m above water level	Annually
	Tidy all dead growth (scrub clearance) before start of growing season (Note: tree maintenance is usually part of overall landscape management contract)	Annually
	Remove sediment from any forebay_	Every 1-5 years, or as required
	Remove sediment and planting from one quadrant of the main body of ponds without sediment forebays.	Every 5 years, or as required
Occasional maintenance	Remove sediment from the main body of big ponds when pool volume is reduced by 20%	With effective pre-treatment, this will only be required rarely, eg every 25-50 years
Remedial actions	Repair erosion or other damage	As required
	Replant, where necessary	As required
	Aerate pond when signs of eutrophication are detected	As required
	Realign rip-rap or repair other damage	As required
	Repair/ rehabilitate inlets, outlets and overflows.	As required

11. Appendix 2- S38 Plan

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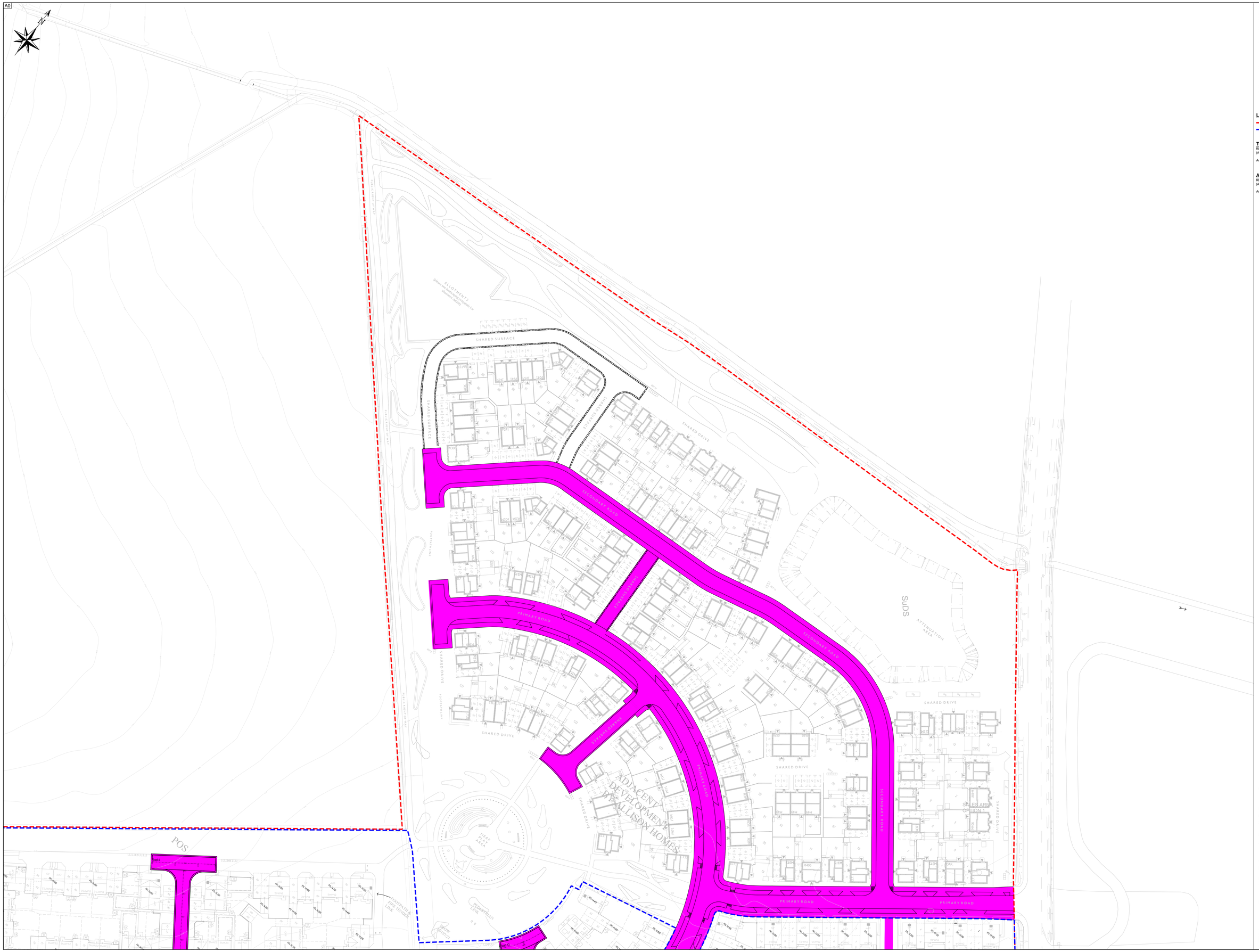

GENERAL NOTES

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5. Sketch proposals are for illustrative purposes only and as such are subject to detailed site investigation including ground conditions, contaminants, drainage, design and planning / density negotiations.
6. All dimensions are in metres unless otherwise stated.
7. The Rodgers Leask Designer's Risk Assessment(s) for this project must be reviewed PRIOR to the commencement of any works on site.

LEGEND

22/01080/REM APPLICATION BOUNDARY

EXTENT OF PROPOSED S73 REPLAN

TW LEGEND (S73 REPLAN)

RELATES ONLY TO PHASES 3 & 4
(AS DEFINED BY L200-PHASING PLAN REV_B)

Adoptable Areas

ALLISON HOMES LEGEND

RELATES ONLY TO PHASES 1 & 2
(AS DEFINED BY L200-PHASING PLAN REV_B)

Adoptable Areas

Rev	Date	Amendments	By	Chk
P03	16.09.26	Surfacing removed on shared surface in the North West corner of the site	CRH	TN
P02	14.08.26	Driveway and drive crossing surfacing updated and surfacing amended on Roads 2 and 3 to suit latest site layout	CRH	TN
P01	02.04.26	First Issue	CRH	TN

RLRE Consulting Engineers

Client
TAYLOR WIMPEY

Project
GLATTON ROAD
SAWTRY

Drawing Title
ADOPTION PLAN

Status
PLANNING

Scale	Drawn	Checked	Date
1:500 @ A0	CRH	TN	02.04.26

Drawing Number
25772-RLL-25-XX-DR-C-107

Revision
P03

BIM Drawing Reference

Scale Bar
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LEGEND

22/0108/REM APPLICATION BOUNDARY

EXTENT OF PROPOSED S73 REPLAN

TW LEGEND (S73 REPLAN)

RELATES ONLY TO PHASES 3 & 4
(AS DEFINED BY L200-PHASING PLAN REV_B)

Adoptable Areas

ALLISON HOMES LEGEND

RELATES ONLY TO PHASES 1 & 2
(AS DEFINED BY L200-PHASING PLAN REV_B)

Adoptable Areas

Limit of proposed road works. Works to be into design undertaken by Waterman on behalf of Allison homes

PRIMARY SCHOOL SITE

LAND ALLOCATED FOR SCHOOL SITE

SALES AREA OPTION 1

Rev.	Date	Amendments	By	Chk
P02	14.08.26	Driveway and drive crossing surfacing updated and surfacing amended on Roads 2 and 3 to suit latest site layout	CRH	TN
P01	02.04.26	First Issue	CRH	TN

RLRE Consulting Engineers

Client
TAYLOR WIMPEY

Project
GLATTON ROAD
SAWTRY

Drawing Title
ADOPTION PLAN

Status
PLANNING

Scale	Drawn	Checked	Date
1:500 @ A0	CRH	TN	02.04.26

Drawing Number
25772-RLL-25-XX-DR-C-106

Revision
P02

BIM Drawing Reference

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12. Appendix 2- S104 Plan

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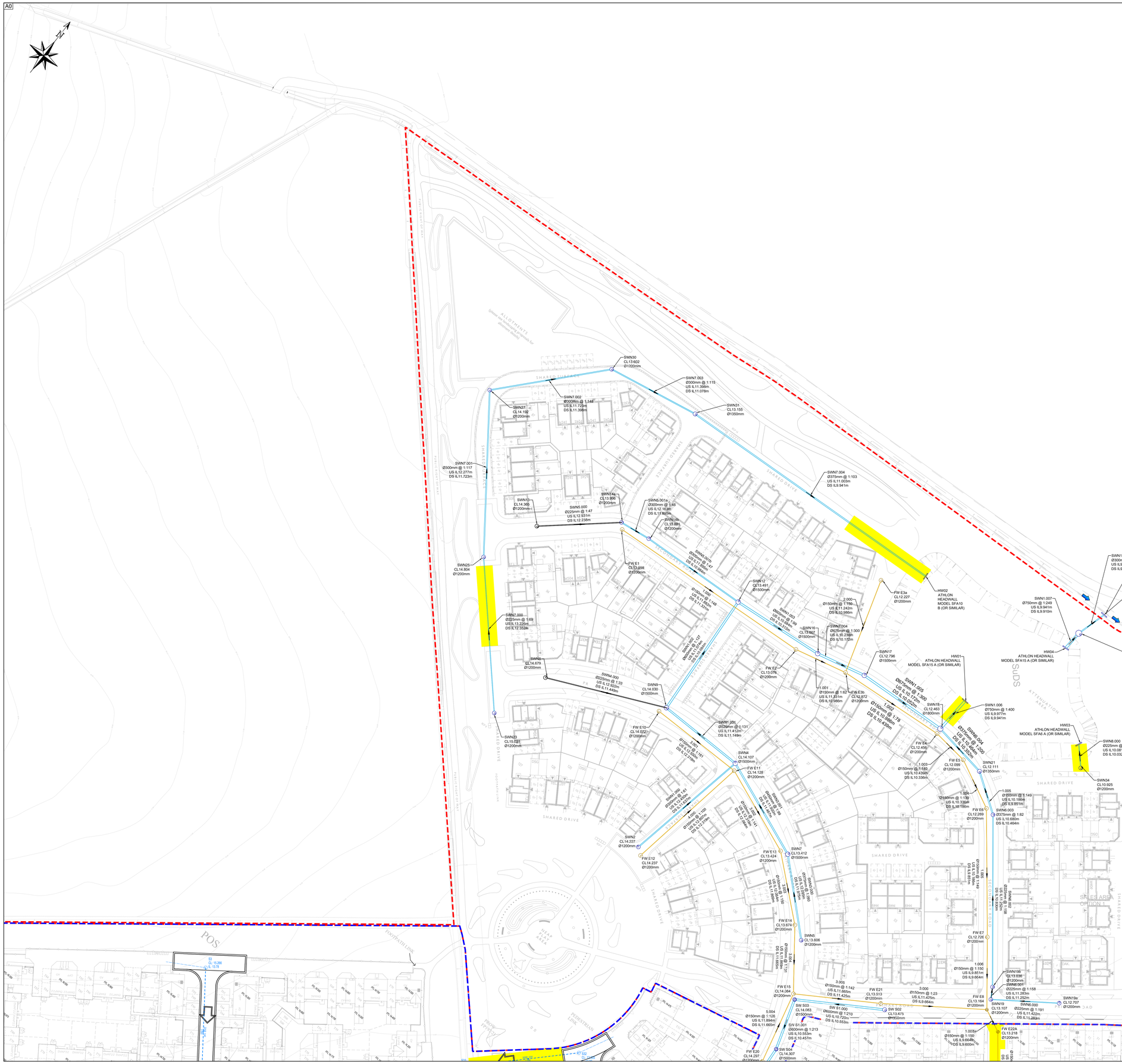

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LEGEND

22/01080/REM APPLICATION BOUNDARY

EXTENT OF PROPOSED S73 REPLAN

TW LEGEND (S73 REPLAN)

RELATES ONLY TO PHASES 3 & 4
(AS DEFINED BY L200-PHASING PLAN REV_B)

Slab Level (FFL) relates to the finished level of the concrete floor slab. FFL 160.95

Indicative surface water sewer network. SI CL:TI.82m IL:TI.36m

Indicative foul water sewer network. CL:TI.62m IL:TI.22m

Proposed sewer easements

Exceedance Overland Flow Route

ALLISON HOMES LEGEND

RELATES ONLY TO PHASES 1 & 2
(AS DEFINED BY L200-PHASING PLAN REV_B)

Highway Drainage

S104 Surface Water Sewer

S104 Foul Water Sewer

Indicative Private Sewer

S104 Easement (3m either side of pipe)

Rev	Date	Amendments	By	Chk
P04	07.08.26	New layout added.	CRH	TN
P03	24.03.26	Site Boundaries and Keys updated as per TW comments and latest site layout loaded	CRH	TN
P02	05.03.26	Pumping station reference removed from Allison Homes layout	CRH	TN
P01	04.03.26	First Issue	CRH	TN

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Client
TAYLOR WIMPEY

Project
GLATTON ROAD
SAWTRY

Drawing Title
DRAINAGE
GENERAL ARRANGEMENT

Status
PLANNING

Scale	Drawn	Checked	Date
1:500 @ A0	CRH	TN	04.03.26

Drawing Number
25772-RLL-25-XX-DR-C-202A

Revision
P04

BIM Drawing Reference

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5. Sketch proposals are for illustrative purposes only and as such are subject to detailed site investigation including ground conditions, contaminants, drainage, design and planning / density negotiations.
6. All dimensions are in metres unless otherwise stated.
7. The Rodgers Leask Designer's Risk Assessment(s) for this project must be reviewed PRIOR to the commencement of any works on site.

LEGEND

- **22/01080/REM** APPLICATION BOUNDARY
- EXTENT OF PROPOSED S73 REPLAN

TW LEGEND (S73 REPLAN)

RELATES ONLY TO PHASES 3 & 4
(AS DEFINED BY L200-PHASING PLAN REV_B)

- Slab Level (FFL) relates to the finished level of the concrete floor slab. FFL 160.95
- Indicative surface water sewer network. SI CL:163m IL:161.90m; CL:164m IL:161.84m
- Indicative foul water sewer network. FW CL:164m IL:161.84m
- Proposed sewer easements
- Exceedance Overland Flow Route

ALLISON HOMES LEGEND

RELATES ONLY TO PHASES 1 & 2
(AS DEFINED BY L200-PHASING PLAN REV_B)

- Highway Drainage
- S104 Surface Water Sewer
- S104 Foul Water Sewer
- Indicative Private Sewer
- S104 Easement (3m either side of pipe)

Rev	Date	Amendments	By	Chk
P09	01.10.26	Attenuation basin positions amended	CRH	TN
P08	14.08.26	MH F18 Added and MH S43 moved out of banking	CRH	TN
P07	07.08.26	New layout added.	CRH	TN
P06	24.03.26	Site Boundaries and Keys updated as per TW comments and latest site layout loaded	CRH	TN
P05	04.03.26	Allison Homes design and key added	CRH	TN
P04	16.12.25	Overland flow routing added.	CRH	TN
P03	04.12.25	Updated to latest layout.	CRH	TN
P02	27.11.25	New layout added. Basins updated.	CRH	TN
P01	21.11.25	First Issue	CRH	TN

RLRE Consulting Engineers

Client
TAYLOR WIMPEY

Project
GLATTON ROAD
SAWTRY

Drawing Title
DRAINAGE
GENERAL ARRANGEMENT

Status
PLANNING

Scale	Drawn	Checked	Date
1:500 @ A0	CRH	TN	21.11.25

Drawing Number
25772-RLL-25-XX-DR-C-202

Revision
P09

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