ESP WATER LTD

SUSTAINABLE DRAINAGE SYSTEMS (SUDS) ADOPTION POLICY

Document Details			
Version	1.0	**Classification**	INTERNAL
Author	Peter Golightly		
Reviewed by	Ryan O'Sullivan Wastewater Network Manager	**Last reviewed**	24/11/2023
Review frequency	12 months	**Next review**	
Approved by	Steve Morris Water Managing Director	**Approval date**	

Version history				
Version	**Date**	**Author**	**Reason for new version**	**Sections affected**

1.0 Objective

1.1 ESP Water (ESPW) are committed to Sustainable Drainage Systems (SuDS) and the responsible management of water resources. In line with this commitment, we support the adoption of SuDS to manage surface water runoff effectively. The purpose of this document is to outline our approach to the adoption of SuDS under Section 104 of the Water Industry Act 1991. This document confirms the types of adoptable SuDS and the standards for assessment and clarifies the extent of adoption and permitted private SuDS connectivity.

2.0 Scope

2.1 To be adoptable under Section 104, SuDS need to meet the following criteria:
- 2.1.1 Needs to function as a sewer (see Design & Construction Guidance C3.4 for definition)
- 2.1.2 Serve mainly properties
- 2.1.3 Not be located in private gardens

2.2 The following SuDS are not adoptable under Section 104 of the Water Industry Act 1991.
- 2.2.1 Property level SuDS such as green roofs, rainwater harvesting systems, water butts, single property soakaways
- 2.2.2 SuDS components forming part of a highway drainage system such as permeable pavements, filter strips, proprietary treatment systems (such as oil separators) & tree pits
- 2.2.3 SuDS providing a water quality benefit only, e.g. filter strip
- 2.2.4 Deep bore whole soakaway but may be considered on a case-by-case basis

3.0 Key Principles for SuDS adoption by ESP Water

3.1 A developer may choose to keep the SuDS features private

3.2 Private SuDS connectivity
- 3.2.1 Private property level SuDS which incorporate source control or water re-use are encouraged and can drain to the adopted system provided there are arrangements for their ongoing maintenance. (Storage calculations cannot be included i.e. these areas must still be assumed to be 100% impermeable contributing area)
- 3.2.2 Highway drainage SuDS i.e. tree pits or permeable highways may drain to the adopted network but early discussion is recommended to secure agreement.

3.3 Adoption and Maintenance
- 3.3.1 To ensure the effective operation of both below ground SuDS and above ground sewer features, it is crucial to establish clear maintenance responsibilities.
- 3.3.2 Adoption of SuDS features by ESPW is limited to the SuDS function as a sewer, such as the conduit to convey flows and associated attenuation area.
- 3.3.3 All management and maintenance of the amenity, including grass cutting and litter picking remains the responsibility of the landowner or developer as well as all planning conditions associated with open space and landscaping features which may be through a management company. This arrangement is common on new development sites and ensures that these areas remain aesthetically pleasing to the local community.

3.3.4 All Section 104 adoption applications must include any below ground SuDS and the functional part of above ground SuDS that are acting as sewers. This may include SuDS intended to provide storage in excess of a 1 in 30 year event. Developers are encouraged to enter into early discussions with ESPW in order to obtain agreement as to what will be adopted and what is excluded and thus the responsibility of the Developer.

3.3.5 Private ownership of SuDS, off and online, that forms part of the overall network is permitted. Online suds are embedded within the network conveying the flows through the SuDS feature. While offline SuDS is supplementary storage to the main sewer. Where necessary ESPW will secure the relevant rights to access sewers (including SuDS) in private land through a deed of grant easement with the landowner and may also require the developer to obtain discharge rights in perpetuity.

3.3.6 ESPW may adopt the functional aspects of the SuDS only, ESPW will not own the land that the SuDS resides on.

3.3.7 We secure the relevant rights to access sewers (including SuDS) in private land through a deed of grant easement with the landowner.

3.3.8 If ESPW need to step in to undertake work that was intended to be carried out by the landowner, Developer, Management company or other responsible third parties, we will first give reasonable notice of works and charge back any associated costs via a third party reclaim

3.3.9 Should a Developer wish for ESPW to conduct maintenance of above ground SuDS, such as grass cutting and litter picking, this may be considered on a case-by-case basis and a commercial arrangement agreed. Enquiries should be made to ESP Head of Water.

3.4 Design Standards

3.4.1 Adoptable SuDS must be designed to the standards in the Sector Guidance (Appendix C) & CIRIA SuDS Manual (C753), if the standards are deemed unsuitable this could render the full onsite sewerage network un-adoptable.

3.5 Health, Safety & CDM relating to SuDS designs

3.5.1 ESPW do not form any part of obligations under CDM and as such we undertake a due diligence assessment only. The checks undertaken relate to the future operability and maintenance of the SuDS features to be adopted only and not the general public (these responsibilities rest with the principal designer)

3.6 Key considerations:

3.6.1 Collaboration between relevant stakeholders including management companies, but may also include local authorities, Trusts, and developers, is vital to create a shared understanding of maintenance responsibilities and to allocate resources appropriately.

3.6.2 Regular monitoring and assessment of the performance of SuDS and above ground sewer features are necessary to ensure that they continue to fulfil their intended functions. This may involve inspections, maintenance schedules, and feedback mechanisms before the function elements of a SuDS feature is Vested as part of a separate Section 104 agreement.

3.6.3 It is essential that the management company adheres to established best practices in green maintenance activities to maximise their efficiency and longevity.

3.6.4 Local communities should be engaged in the design and maintenance processes, fostering a sense of ownership and responsibility for the green spaces and above ground sewer features.

4.0 Appendix 1: Examples of Adoptable SuDS Features and maintenance responsibility

Further to the criteria above, a selection of the most common SuDS features that may be adopted by ESPW , and their requirements are considered below. This is not an exhaustive list, and we would encourage applicants to discuss the adoption of SuDS features with ESPW.

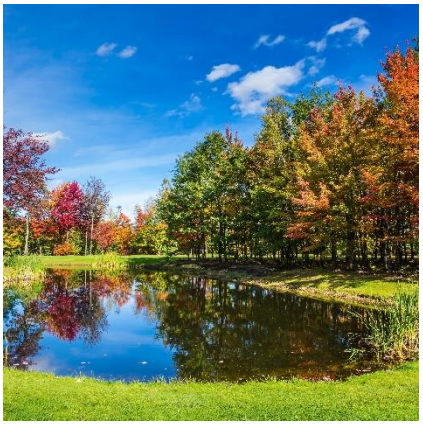
4.1 Basin

4.1.1 Can adopt, subject to satisfactory design

4.1.2 Maintenance:

a) Will maintain headwall and any flow control structures.
b) Will not maintain green infrastructure.
c) Require confirmation of third-party maintenance.
d) Access/way leave requirements to headwall/flow control.
e) Will not own the land that the feature is within.
f) Require discharge rights in perpetuity (only applies if ManCo adopts feature).

4.2 Pond



4.2.1 Can adopt, subject to satisfactory design

4.2.2 Maintenance:

a) Will maintain headwall and any flow control structures.
b) Maintain permanent wetted area (siltation and vegetation management: blue infrastructure).
c) Will not maintain green infrastructure.
d) Require confirmation of third-party maintenance of green infrastructure.
e) Access/way leave requirements to headwall/flow control and pond.
g) Will not own the land that the feature is within.
f) Require discharge rights in perpetuity (only applies if ManCo adopts feature).

4.3 Swale

4.3.1 Can adopt, subject to (swales are more regularly used as highway features and may form part of the highway).

4.3.1.1 Satisfactory design.
4.3.1.2 Majority of flow is from curtilage.

4.3.2 Maintenance:

a) Will maintain headwalls and gullies.
b) Will not maintain green infrastructure.
c) Require confirmation of third-party maintenance of green infrastructure.
d) Access/way leave requirements to headwall and gullies.
e) Will not own the land that the feature is within.
f) Require discharge rights in perpetuity (only applies if ManCo adopts feature).

4.4 Soakaways (not deep bore whole)

4.4.1 Can adopt, subject to satisfactory design.

4.4.2 Soakaway must be formal manhole design.

4.4.3 Maintenance:

a) Will maintain manhole soakaway structure.
b) Will not maintain green infrastructure.
c) Require confirmation of third-party maintenance of green infrastructure.
d) Access/way leave requirements to manhole soakaway.
e) Soakaway must be located in Public Open space.
f) Will not own the land that the feature is within
g) Require discharge rights in perpetuity from landowner.

Geocellular storage

4.4.4 Can adopt, subject to satisfactory design.

4.4.5 Can be used for infiltration as well as just attenuation.

4.4.6 Maintenance of the storage will be ESPW responsibility.

4.4.7 Access/way leave requirements to feature required.

4.4.8 Must be located in Public Open space.