

# SuDS Guidance Note

# Gwynfaen





## WHAT ARE SuDS?

SuDS stands for Sustainable Drainage System.

SuDS mimic natural drainage and aim to reduce surface water flooding, improve water quality and enhance the amenity and biodiversity value of the environment. SuDS achieve this by lowering flow rates, increasing water storage capacity and reducing the transport of pollution to the water environment.

SuDS typically manage rainfall close to where it falls. SuDS can be designed to transport (convey) surface water, slow runoff down (attenuate) before it enters watercourses, they provide areas to store water in natural contours and can be used to allow water to soak (infiltrate) into the ground or evaporated from surface water and lost or transpired from vegetation.

SUDS are drainage systems that are considered to be environmentally beneficial, causing minimal or no long-term detrimental damage. They are often regarded as a sequence of management practices, control structures and strategies designed to efficiently and sustainably drain surface water, while minimising pollution and managing the impact on water quality of local water bodies. They also benefit biodiversity through the creation of habitats.

## SuDS Features



### Rain gardens

Rain gardens are shallow landscaped depressions that reduce rainfall runoff and mitigate the impact of pollution. They capture and store rainfall, allowing it to soak into the ground or release it slowly back into the wider network.

They have been designed by landscape architects with a wide variety of plant species in order to not just improve natural drainage, but to enhance local biodiversity.

On Gwynfaen, some rain gardens sit just outside your property boundary and are maintained by Pobl. In other areas, they may sit within your property boundary, and is to be managed by yourself. Details how to maintain these rain gardens are set out below. Please note that these must not be removed or altered as they form part of the wider drainage strategy, unless prior consent from Pobl is provided.



### Swale

Swales are linear grass covered depressions which lead surface water overland from the drained surface to a storage or discharge system, typically using road verges. A swale is dry during dry weather but in wet weather, rainwater flows into it along its length and moves slowly through the grass area. The grass slows down and filters surface water flows. Sediment is deposited while oily residues and organic matter are retained to be broken down in the top layer soil and vegetation.

Swales avoid the need for expensive roadside kerbs, gullies and related maintenance. They also reduce risk to amphibians such as toads and newts, which are often trapped in gully pots. Some regular maintenance is required to keep a grass swale operating correctly; chiefly, mowing during the growing season. The optimum grass length is around 150mm.

[Swales « SuDS Wales – Sustainable Drainage Systems](#)

On Gwynfaen, these are typical located between the footpath and road and along areas of open space that run downslope to the bottom of the site and are maintained by Pobl. The water eventually transported to the attenuation pond.



## Attenuation Pond

The pond is a water storage area that will fill and lower to reflect the amount of surface water within the system before it is discharged slowly into a nearby stream which flows into the River Loughor. After periods of heavy rain, the pond will fill before slowly returning to its normal water level.

At Gwynfaen, this is located at the bottom of the site and is designed as a permanent water level of 0.5 meters. It will increase depending subject to level of rainfall. Pobl maintains the pond.

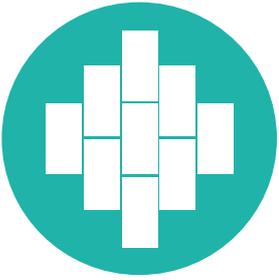
It is important that care is taken when walking near these ponds with young children and pets.



## Filter drain

A filter drain is a hard feature that provides attenuation, conveyance and filtration of surface water from the highway or other hard surface, such as a patio area. Filter drains may be a shallow trench filled with stone or gravel or a channel drain.

They are located generally in back gardens and are your management responsibility, meaning to keep the drains clear to ensure your property and that of your neighbours don't flood.



## Permeable paving

Permeable paving is block paving that allows water to filter through the gaps to soak away.

On Gwynfaen, this is located on small sections of roads which may be managed by yourself along with those that share management responsibility of these private drives. In other cases, they may be managed by Pobl, where it acts as landlord for its tenants. Responsibility will be detailed in your conveyancing pack.

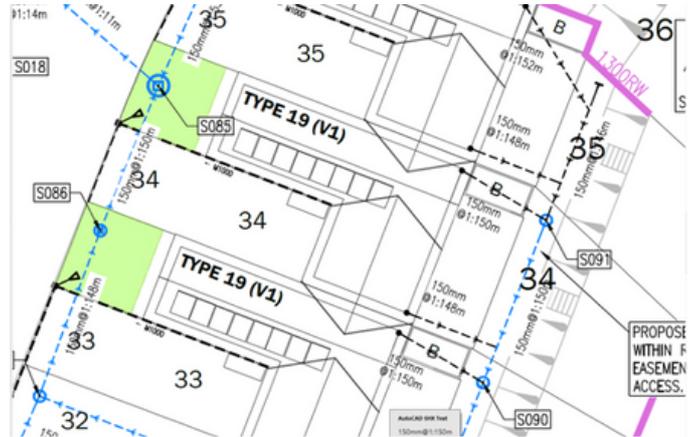
In some cases your parking spaces may be designed as permeable paving and details how to maintain these areas are set out below. Please note that the paving must not be removed or altered as they form part of the wider drainage strategy, unless prior consent from Pobl is provided.

# On Plot Features: Example Plots

## Example Plot 1

In this example, surface water is conveyed from the back of the plot to the front through use of filter drains (shown in blue). The drains will pick up surface water from the patio, drive and downpipes.

The front garden of the plot is a rain garden (shown light green).



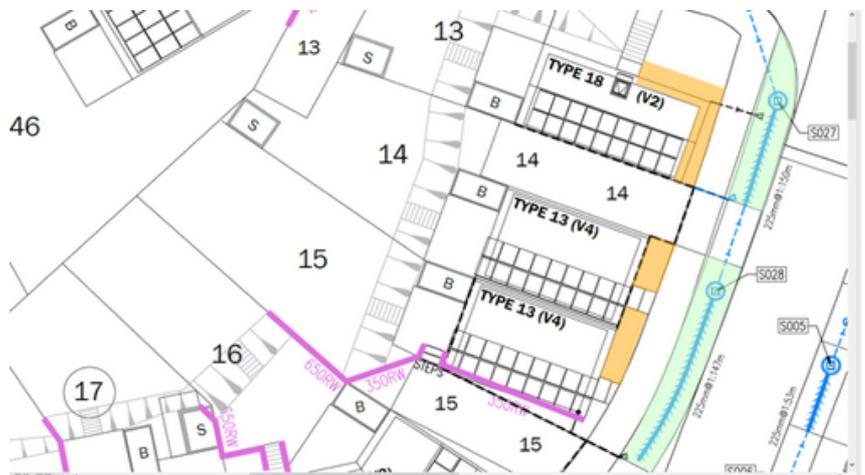
This feature allows surface water to infiltrate into the ground and move to the wider SuDS network away from the plot.

The filter drain located in the rear garden is to be maintained by the homeowner along with the rain garden.

## Example Plot 2

In this example, no surface water is conveyed from the back of the plot to the front.

There is a private rain garden planted to the front of the property which is to be maintained by the homeowner.



This is coloured orange and does not act as a SUDs feature and there are no restrictions on changes. However, there is a public swale shaded in green outside the property boundary which will be maintained by Pobl.

# On Plot Features: Maintenance

## Rain garden Maintenance

### Monitoring

- Inspect for pooling or blockages
- Assess any planting for disease, poor growth etc

### Regular Maintenance

- Remove debris, litter and weeds from the garden area
- Clear inlets of any debris
- Replace any weeds to maintain plant density

### Occasional Maintenance

- Infill any holes or scour in the filter medium (decorative stone)
- Remove any accumulated silt from the surface

## Filter Drain Maintenance

### Monitoring

- Inspect the drain for debris or litter causing blockages

### Regular Maintenance

- Remove debris and litter from the channel

### Occasional Maintenance

- Replace surface grill if damaged

# Maintenance Responsibility

Responsibility for the SuDS System at Gwyfaen including features on plot as well as the wider system are the responsibility of Pobl, during the establishment period of 2 years following completion.

For the duration of this period the Developer / Pobl is responsible for maintenance of the SuDS features. This time allows for planting to establish and for the system to be checked through the seasons.

Following the 2 year establishment and maintenance period, the responsibility for the maintenance of the features passes to the homeowner for the on-plot SUDs features. The features must not be altered or removed. This is stipulated in the property transfer, unless consent is provided by Pobl.

The wider SuDS Scheme will be adopted and maintained and maintained by Pobl. In order to provide sufficient access for maintenance of the SuDS features there is an easement in place across the development. Please refer to your conveyance pack for further details on the extent of the easement.

## Maintenance Responsibility Contacts

For maintenance queries in the initial two year period please report through to Pobl as a defect:

[Newbuild-aftercare@poblgroup.co.uk](mailto:Newbuild-aftercare@poblgroup.co.uk)

Afterwards, please notify Pobl on the same contact details.

**poblliving**

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