



Canham
Consulting

Construction Surface Water Management Plan

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Site: Guysfield Care Home, Willian Road, Willian, NR Letchworth, Herts, SG6 2AB
Client: Caring Homes Ltd
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Document Issue Record

The table below provides a record of document issue and revision history:

Revisions					
Rev	Description	Prepared By	Checked By	Approved By	Date
P1	Preliminary Issue	MH	JL	MR	26/03/26

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1 INTRODUCTION

Canham Consulting Ltd have been commissioned by Caring Homes Group to produce a Construction Surface Water Management Plan (CSWMP) to support the outcome of planning permission ref 24/02758/FP relating to the development of the Guysfield Residential Care Home. The proposed development intends to demolish an existing care home located onsite and construct a new care home alongside retention of an existing building; with refurbishment and new build forming the overall care home facility. A plan of the development can be found in Appendix A.

1.1 Planning Approval/Conditions

Planning was approved for permission reference 24/02758/FP and this CSWMP addresses the following Planning Condition 28.

28. Development shall not commence until details and a method statement for interim and temporary drainage measures during the demolition and construction phases have been submitted to and approved in writing by the Local Planning Authority.

This information shall provide full details of who will be responsible for maintaining such temporary systems and demonstrate how the site will be drained to ensure there is no increase in the off-site flows, nor any pollution, debris and sediment to any receiving watercourse or sewer system. The site works and construction phase shall thereafter be carried out in accordance with approved method statement, unless alternative measures have been subsequently approved by the Planning Authority.

2 POTENTIAL IMPACTS

The following have been identified as potential aspects which could give rise to impacts on the surface water drainage system caused by the construction process:

- During site setup and clearance, removing existing debris from the site can change the characteristic drainage routes short term.
- Drainage works including excavation, installation and removal can expose buried soils and potentially contaminants.
- Construction materials handling, including the storage and use of fuels and oils.
- Handling of potentially polluting silt-laden run-off and excavation dewatering from construction activities and site compounds.
- Spillage or uncontrolled release of potentially polluting material such as cement, concrete, diesel, hydraulic fluid or paint.
- Silty water can arise from earthworks, exposed ground water collecting in excavations, stockpiled materials, plant and wheel washing facilities and site roads. As such there is potential for polluted drainage from the construction activities to enter the existing watercourses, particularly during the initial earthwork stages of the scheme.
- Other pollutants, such as construction chemicals or fuels may be carried in the drainage. Unless managed appropriately the pollutants, including sediment, could be washed into surface water sewers and from there into the local waterways resulting in contamination. Sediment deposited in the sewer system can result in restriction to the sewer pipes and reduce capacity flow, causing blockages and the potential for discharge and pollution.

3 PROGRAMME OF WORKS

Site Setup

Ahead of earthworks on site, a review of site topography will be carried out and consideration given to bunding low lying areas of the site or providing temporary swales to ensure the designated drainage plans are followed and the potential for pollution into existing watercourses are eliminated/minimised to prevent overland flow to Willian Road.

During Construction Works

Before the new drainage system is installed, there is the potential for uncontrolled surface water run-off from the site. In order to mitigate against surface water flooding during construction activities, the proposed surface water strategy comprises of a scheme of permeable surfacing, pipework and a soakaway draining to the ground via infiltration.

During the early construction phase, the surface water drainage inlets will have straw bales wrapped with a geotextile placed in front to filter the water. The bales will be inspected regularly, with additional inspections during periods of heavy rainfall. The straw bales will enable the sediment build up to be easily monitored, and any required sediment removal activities will be concentrated in a smaller area, therefore preventing damage and reducing the risk of pollution/sedimentation to system.

Temporary surface water drainage measures will be implemented to ensure there is no "run off" onto Willian Road or neighbouring sites and to reduce pollutants from flowing off site or to groundwater during the course of construction. If necessary, temporary drainage measures could include creating adequate temporary lined trenches or bunds to ensure surface water remains on site.

The contractor will establish a Construction Site Plan showing compound, parking and site specific construction surface water drainage proposals; this has the potential to change through construction.

Should any works lead to temporary excessive surface water ponding, submersible pumps are within the contractor's standard equipment list and available at short notice to disperse any ad-hoc ponding. Measures to control surface water will be reviewed regularly and could include the use of lined soil trenches or bunds, straw bales, trapped road gullies.

Installation of New Drainage System

The groundworkers will be made aware of the importance to install permanent drainage and this will be reflected within the roads and sewers programme.

The initial construction works will install the drainage network and the storage provision and in the unlikely event of on-site flooding, temporary gullies can be connected into an established system. The installation of the surface water drainage network will therefore be undertaken at the early stages of the construction project, which will enable the capture of surface water run-off.

The solution means draining into the soakaway on site and once established, surface water will discharge into this and this will help to mitigate any impact on any existing sewers or watercourses both on and off site.

Pavement Installation

The pavement, car park and road areas will be constructed up to subbase and base level during the construction period and then surfaced at completion.

Emergency Spill Kits

Spill kits will be positioned on site and will be relocated to be adjacent to any diesel/oil storage and at a close distance to any concrete wash out/wheel wash areas as the development progresses. Any oil storage will be bunded in line with industry standards.

Operatives having access to the kits will have received training on the use of the spill kits to contain any type of potentially environmentally harmful spill.

Construction Specific Surface Water Control Measures

Waste materials shall be removed from site at earliest opportunity and not stored unnecessarily on site.

Initially the temporary foul effluent from the welfare facilities shall be removed from site by an approved waste disposal company or connected to the main site-wide foul water drainage system.

Prevention of Pollution from Plant and Machinery

The contractor will promote a clean working environment to avoid pollution. Site diesel tanks will be bunded and lined. Drip trays will be used on all static plant and machinery to prevent leakage/contamination of the ground. Emergency spill kits are standard on site and operatives having access to the kits will have received training on their use to contain any type of potentially environmentally harmful spill.

In order to prevent materials leaking from static plant, such as pumps and generators, contaminating the ground and being washed into the existing watercourse, all static plant will be placed on drip trays.

Fuel tanks on site will be bunded and lined. The tanks will be protected from vandalism and unauthorised interference and turned off and locked when not in use.

Spill kit locations have been covered earlier in the document but will include vehicle refuelling and plant parking areas.

COSHH – Chemical Control Measures and Pollution Prevention

There are designate storage areas for plant, materials, waste, flammable substances. Safety Data Sheets and pollution prevention measures will be reviewed and discussed with site workers. Control equipment (PPE) will be provided.

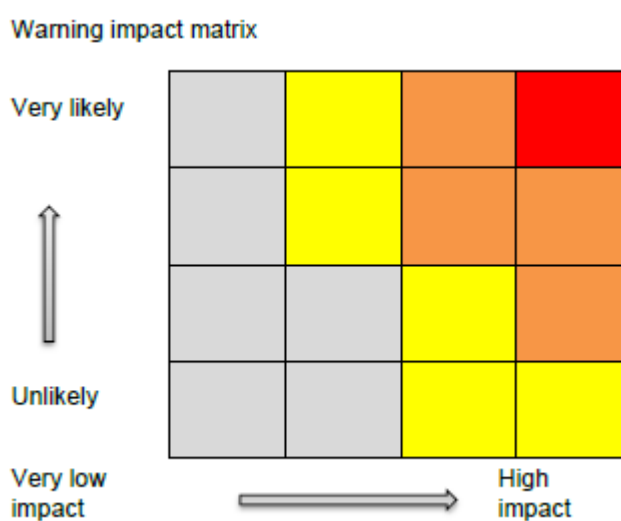
4 RESPONSIBILITY AND MONITORING

During the construction phase, the principal contractor will be responsible for setting the control systems in place, with regular monitoring and with a 24hr on call emergency contact. This is in accordance with the CDM regulations.

Monitoring of the system during construction will continue and silt/pollutants removed as appropriate to ensure a clean flow of water is maintained.

Any sediment/pollutants removed will be disposed of to a designated waste management facility.

The Met Office Weather Matrix will be used as a reference tool for weather warning impacts and to allow planning for all eventualities. Site will be made aware of the warning colours (yellow, amber and red) and procedures to follow based on the warning status.



The site will sign up to receive official severe weather warnings, so that in the event of extreme wind or rain, tasks that have the potential to cause sedimentation/pollution are postponed.

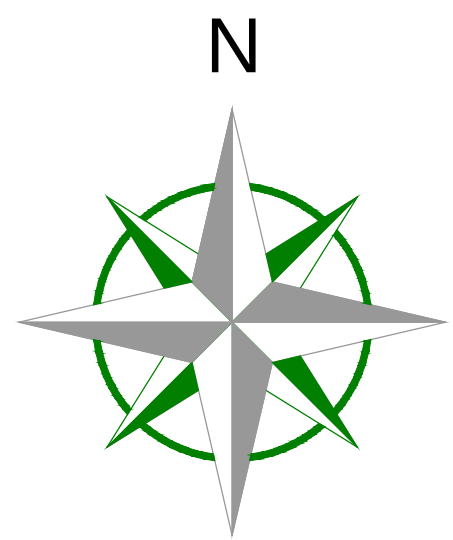
5 COMPLETION

Before final completion, the new drainage system will be inspected, and CCTV surveyed to ensure any debris has been removed, so the drainage system can function as designed.

Any remedial works will need to be carried out in line with the maintenance period of the building, unless they pose a flood risk and will need to be resolved immediately.

The contractor will take overall responsibility for the maintenance of the temporary and permanent installed drainage system until the site is handed over to Caring Homes Ltd on completion. The contractor will take full responsibility and ensure there is no impact off site.

Appendix A Topographic Survey



Station Information:

Station	Easting (m)	Northing (m)	Level (m)
GH1	522044.655	230673.893	85.678
GH2	522150.146	230668.081	82.892
GH3	522246.409	230639.130	79.078
GH4	522154.606	230694.799	84.728
GH5	522122.107	230716.101	86.645

OS Note:
Some services may have been omitted due to parked vehicles.
The Ordnance Survey tile is to be used as a guide only.

OS Buildings  **Surveyed Buildings** 

This survey has been orientated to the Ordnance Survey (OS) National Grid OSG836(15) via Global Navigation Satellite Systems (GNSS) and the O.S. Active Network (OS Net).

A true OSG836 coordinate has been established near to the site centre via a transformation using the OSTN15GB & OSGM15GB transformation models.

The survey has been conducted to this point and a further one or more OSG836 (15) points established to create a true O.S. bearing for angle orientation.

No scale factor has been applied to the survey therefore the coordinates shown are arbitrary & not true O.S. Coordinates which have a scale factor applied.
Please refer to Survey Station Table to enable establishment of the on-site grid and datum.

Legend:

 Building	 Overhead cable	 IC	 Intrusion monitor	 NW	 Water
 Road	 Concrete edge	 Pipe	 Pipe joint	 AS	 Downward hollow
 Tarmac edge	 Tarmac edge	 Gully	 Gully	 AS	 Hollow
 Line marking	 Line marking	 Road joint	 Road joint	 WV	 Hollow
 Gravel	 Gravel	 Clean joint	 Clean joint	 Gd	 Groundlight
 Gravel	 Gravel	 Pipe above ground	 Pipe above ground	 LW	 Level
 Gravel	 Gravel	 Water pipe	 Water pipe	 SW	 Sewer
 Gravel	 Gravel	 Station and house	 Station and house	 SW	 Sewer
 Gravel	 Gravel	 Pillar	 Pillar	 SW	 Sewer
 Gravel	 Gravel	 Trenching	 Trenching	 SW	 Sewer
 Gravel	 Gravel	 Trenching	 Trenching	 SW	 Sewer
 Gravel	 Gravel	 Trenching	 Trenching	 SW	 Sewer
 Gravel	 Gravel	 Trenching	 Trenching	 SW	 Sewer
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 Gravel	 Gravel	 Trenching	 Trenching	 SW	 Sewer
 Gravel	 Gravel	 Trenching	 Trenching	 SW	 Sewer
 Gravel	 Gravel	 Trenching	 Trenching	 SW	 Sewer

Appendix B
Monitoring and Recording Sheet

213692 - Guysfield Care Home

**Construction Surface Water Management Plan
Monitoring & Maintenance Record Sheet**

Site	Guysfield Care Home Drainage Installation				Site Manager	TBC
Monitoring Point/location	Frequency	Inspection Date	By Whom	Comments/Findings	Maintenance Required	Action Date
Bund/Trench	Weekly					
Temporary Roads	Weekly					
Pipework/Sediment Traps	Weekly					
Adjacent Site Watercourses	Weekly					
Adjacent Site Highways	Weekly					
Site Boundary	Monthly					



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