

Construction Phase Water Management Plan

Newmarket Road Royston: Phase 1

Purpose of a Construction Phase Water Management Plan (CPWMP)

A CPWMP ensures:

- Surface water runoff is controlled during the construction phase
- Flood risk on and off site is not increased
- Prevented pollution entering the ground
- Temporary drainage is safely managed before permanent systems are installed

Construction Phase Water Management Plan

Newmarket Road Royston

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1. Introduction

- **Site location and description**

The site is located to the east of Royston, Hertfordshire, approximately 1.40 km southeast of Royston railway station.

The site covers some 14Ha of arable land and is generally rectangular in shape. It is bounded to the north by Newmarket Road, to the east and south by tree plantations and to the west by residential housing, separated by a tree belt.

- **Planning reference**

The Hybrid Planning Permission, reference 24/01013/HYA places a planning condition on the permission (Condition 10) requiring a Construction Phase Water Management Plan to be submitted and approved by the Local Authority prior to commencement of development of the site.

- **Scope of works**

The CSWMP will cover Phase 1 and the initial infrastructure development of the site.

- **Purpose of the plan**

To control rainfall and associated surface water run-off during construction Phase works to prevent flooding and flood risk of the site and to surrounding areas and properties.

The Plan provides measures, procedures, management and monitoring regimes for the flood control measures designed to prevent and control flooding.

2. Existing Site Conditions

- **Topography**

The site is consistently steeply slopping from north to south, with an average prevailing gradient of between 1 in 10 to 1 in 14.

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Highest recorded level on site is 102.70m and the lowest recorded level on site is 73.76m, giving a circa 29m level difference north to south

- **Ground conditions**

The site is entirely given over to arable farmland surrounded by woodland areas.

The Site Investigation carried out on the site has determined that the site has a thin covering of stoney topsoil, overlaying a uniform chalk stratum. No groundwater, ground gases or contaminated soils have been identified impacting the site.

- **Current surface water drainage regime**

There are no surface water drainage features or irrigation are noted on site.

- **Proposed surface water drainage regime**

The final drainage strategy for the site, will direct all surface water drainage discharge from the built development i.e. roads, roofs and hard surfaces via a network of surface water sewers to flood control SUDS infiltration ponds located across the site. Those flows will then infiltrate at a controlled rate to the chalk sub strata.

- **Nearby watercourses / flood zones**

No watercourses are located in proximity to the site, and the site is wholly located within Flood Zone 1 (Low risk)

3. Risk Assessment

potential flood risks impacting the site are noted as:

- Surface water flooding during heavy rainfall
- Steeply falling surface water catchment area
- Accelerated surface water runoff from exposed ground
- Incomplete construction without permanent surface water control measures i.e. roads under construction without kerbs
- Silt-laden water entering drains
- Blocked drainage paths

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4. Surface Water Management Strategy (Construction Phase)

Key principles:

- **Reduce runoff at source**
- **Control flow across the site**
- **Surface water treatment water before discharge to SUDS features**

Surface Water Management measures include:

☒ No stripping of vegetation or topsoil on the site will be permitted outside the immediate construction phase areas.

☒ Primary surface water drainage infrastructure to be constructed in the 1st Phase of construction activity on site.

☒ Temporary drainage ditches / channels, to be moved to follow build sequence.

☒ Cut-off Ditch & Bund features to be located across the site and at the northern site boundary

☒ Silt Fencing to be located at the edge of SUDS features and neighbouring properties

☒ Attenuation methods:

- Infiltration SUDS ponds
- Swales
- Infiltration Tanks
- Permeable Paving

☒ Discharge controls:

- All surface water flows will be directed to infiltration SUDS measures across the site
- Ensure that long term uncontrolled ponding on site is prohibited
- To complete all open space and green infrastructure as soon as practically possible

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5. Sediment & Pollution Control

Measures:

- Silt fences
 - Gully bags / geotextiles in road gullies
 - Wheel wash facilities
 - Road sweeping
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6. Phasing Plan

- It is planned that all roads, surface water networks and SUDS features will be constructed in the first phase of construction activity on site.
 - Temporary flood prevention systems are installed where possible prior to onsite construction activity is commenced.
 - No works outside of the Programmed Phase Construction areas will be permitted
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7. Maintenance & Monitoring

- Inspection frequency - all flood protection features in normal weather conditions will be visually inspected and repaired as necessary on a weekly basis. During periods of heavy rainfall inspections will be carried out on a daily basis
 - Monitor local weather conditions on an regular basis and instigate early warning measures for potential flood events.
 - Designate a Responsible Person the manage and monitor flood and flood protection (site manager / environmental manager)
 - Clearing silt traps, road gullies and SW drainage on a regular basis
 - Recording inspections
 - A Toolbox talk for Surface Water Management is instigated as part of the construction management procedures
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8. Emergency Procedures

- Flood Response Plan to be incorporated into the Construction Phase Plan.
 - Emergency Pollution Response - Vistry partner with Adler & Allan to help us respond quickly in the event of an environmental incident with 24/7-365 emergency response, so that we can minimise the impact on the environment, reduce operational downtime, levels of fine, avoid prosecution and maintain our reputation and shareholder value. Contacts Details: Tel: 0800-592-827 Membership Number: VGR 001
 - Contacts (EA, LLFA, site manager) - Ensure that a clear line of communication is established with local authority bodies concerned with flood and flood prevention.
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9. Outcomes

The Plan shall achieve the following

Surface water during the construction phase is managed through a combination of perimeter drainage, temporary attenuation measures and sediment control systems to ensure runoff is controlled and water quality is protected.

Surface water discharge rates will be controlled with no flooding to the site or any surround areas, with a combination of regular inspection and maintenance undertaken throughout the construction phase.

10. Drawings & References

- Drainage layout plans temporary – Reference MROYS – NHC – 0100
- Drainage layout plans permanent – Reference 2307 . 831 . 001 - 004
- Vistry HSE Documentation Reference – VG – SOP – SHE – 41 – Water Management
- Vistry HSE Documentation Reference – VG – FM – SHE – 153 – SWMP

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