



TECHNICAL NOTE – 10011/04 CONSTRUCTION SURFACE WATER MANAGEMENT PLAN

Proposed Residential Development, Regents Park, James
Avenue, Calne

Date: December 2025
Issue No. 1



DOCUMENT ISSUE RECORD

Client: **Hills UK Ltd**

Project: **Proposed residential development, Regents Park, James Avenue, Calne**

Job Number: **10011**

Document Title: **Technical Note – 10011/04 Construction Surface Water Management Plan**

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1.0 INTRODUCTION

- 1.1 This *Construction Method Statement* has been prepared by Cole Easdon Consultants (CEC) in relation to the proposed development of proposed residential development on land at the Regents Park, James Avenue, Calne. (Application reference: 20/07695/OUT).
- 1.2 The report sets out the arrangements put in place for the temporary protection of the adjacent water bodies during the construction phase ensure that surface water runoff quality and quantity is appropriately managed throughout the construction process to mitigate impacts off site.

2.0 TEMPORARY CONSTRUCTION DRAINAGE BRIEF

- 2.1 The construction phase drainage will involve the following arrangements to ensure uncontrolled surface water runoff and sediment/oils/fuels do not enter the adjoining water bodies. The principles of Sustainable Drainage Systems (SuDS) shall be applied to all components of design and construction with regard to surface water management.
- 2.2 The development is as detailed on drawing CEC Drawing No. 10011 - 08 Construction Surface Water Management Plan enclosed.
- 2.3 The site works will include development of 17 properties.
- 2.4 During the construction phase, a temporary attenuation pond will be constructed within the proposed permeable paving attenuation area to the north west of the site. This will be wrapped in an impermeable geotextile to restrict any sediment or pollutants from entering the ground. At the end of the construction phase, the geotextile will be removed and, along with any built up sediment, disposed of off site so that surface runoff will not convey silt deposits back to the permeable paving.
- 2.5 The proposed permeable paving will then be constructed at the end of the project to reduce the risk of silt being built up during construction.
- 2.6 Minimal top soil stripping will occur to minimise the amount of exposed ground and soil stockpiles. The stripped soil will be stored in a designated area, away from any water bodies.
- 2.7 Site vehicles will have wheels washed down prior to leaving the site so as to reduce unwanted debris spreading onto the highway during major earthworks.

- 2.8 All fuel, oil and chemical storage must be sited on an impervious base within a secured bund of adequate storage capacity. Mobile plant would be refuelled either off site or within a designated area on hard standing. Runoff from such areas will be captured separately in a tank and disposed of off-site.
- 2.9 The site contractor will adopt best site management practices to separate construction dust, sediment and fuel/oils from mixing with runoff. Construction works will be undertaken and managed in accordance with legislative requirements and construction industry best practice to manage the impact of all construction activities on surrounding environment.

Drainage Maintenance

- 2.10 All the drainage features should be regularly inspected and maintained during the construction process. Debris and sediment should be cleared from any sediment catchment areas as necessary.

3.0 CONCLUSIONS

- 3.1 The drainage and pollution control measures as discussed above will ensure that the construction phase will not adversely affect the receiving environment.

Cole Easdon Consultants Limited

December 2025

Enclosures

CEC Drawing No. 10011 - 08 Construction Surface Water Management Plan

Temporary attenuation pond to be formed in same location as proposed permeable paving.

Temporary drainage measures will be utilised for a minimal amount of time between the start of the construction phase and the construction of permanent drainage features.

Water Quality to be monitored by contractor during the construction phase.

Upon completion of the permanent drainage system, any temporary measures are to be disconnected/removed.



Scale 1:200



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Drawing Status: <table><tr><td>FOR COMMENT</td><td>FOR PLANNING</td><td>FOR TENDER</td><td>FOR APPROVAL</td><td>FOR CONSTRUCTION</td><td>AS BUILT</td></tr><tr><td>☒</td><td>☐</td><td>☐</td><td>☐</td><td>☐</td><td>☐</td></tr><tr><td colspan="5">**CONSTRUCTION AT CLIENT / CONTRACTOR RISK**</td><td></td></tr></table>					FOR COMMENT	FOR PLANNING	FOR TENDER	FOR APPROVAL	FOR CONSTRUCTION	AS BUILT	☒	☐	☐	☐	☐	☐	**CONSTRUCTION AT CLIENT / CONTRACTOR RISK**					
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