



ALLISON
HOMES

Temporary Drainage Method Statement

Normanton Road, Crowland

October 2026



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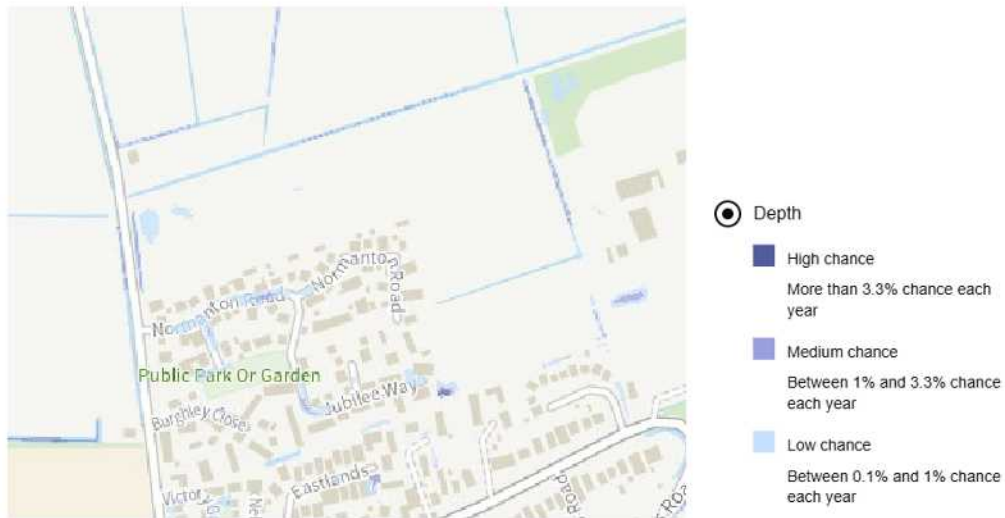
1. Introduction

1.1. The site is located on East of Normanton Road Crowland. This document has been prepared to support a Planning Condition, with Condition 12 on the Full Planning Permission requiring the details of maintenance and management of the surface water features. Condition 12 that relates to the maintenance and management is as follows:

1.2. Prior to the commencement of development hereby permitted, a surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The permitted development shall be undertaken in accordance with the details so approved. The scheme shall:

- be based on verified groundwater levels and seasonal variations, as evidenced through on-site monitoring conducted over a six-month winter period in the planning period, a further 6 months will be required at Section 38 stage;
- be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;
- provide flood exceedance routing for storm event greater than 1 in 100 year;
- provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
- provide attenuation details and discharge rates which shall be restricted to greenfield runoff rate;
- **provide details of the timetable for and any phasing of implementation for the drainage scheme; and**
- provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.
- No dwelling/no part of the development shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full, in accordance with the approved details.

1.3. This document has been produced to meet the criteria of Condition 12 highlighted in bold above.



- 1.4. As shown by the above surface water map, there is an extremely limited likelihood of surface water flooding, with the vast majority of the site having a low chance (0.1%-1% chance) of surface water flooding to an 8-inch depth. There is a small area in the southwest corner of the site that has a 3.3% chance each year, however, this is further away from existing residents and the silt control provided will help mitigate this risk.
- 1.5. The above map shows the surface water permeates.

2. Surface Water Run off During Construction

Haul Road & Welfare- Weeks 1-4

- 2.1. Upon S184 approval and site commencement, Allison Homes will construct the haul road and welfare facilities as shown in the Construction Management Plan, connecting the site to Cloot Drove. The haul road will span 300m west-to-east, with an average width of 3.75m, widened where passing places are required.
- 2.2. The haul road will have a 1:40 crossfall, falling northwards towards the existing agricultural field, and away from residential plots. To capture any silt run off, a topsoil bund will span the length of the haul road. It is expected that due to the minimal impermeable surface being installed, any surface water runoff will permeate into the existing field, away from any existing residents and therefore the risk to residential properties is minimal.
- 2.3. Off-site silt controls are to be provided at the entrance from Cloot Drove, and bordering the haul road. Due to the proposed time of the year the site is starting, daily monitoring will be required by the civils contractor.

Raising Levels & SUDs Basin Implementation- Weeks 5-14

- 2.4. Following the implementation of the haul road, main works will commence on the site itself, with this comprising of the construction of lifting levels and the implementation of the drainage basin on the eastern boundary.
- 2.5. Due to the site requiring a levels left due to approved finished floor levels, the entire site will be stripped upon commencement, with silt controls installed in accordance with the Construction Management Plan prior to lifting levels. The Construction Management Plan highlights that a top soil bund will be installed around the western, southern, and south-eastern part of the site, which is where the existing residential properties are located. The top soil bund is to offer silt control and manage runoff from the construction phase, and to protect residents from any potential run off from site.
- 2.6. The SUDs basin will be excavated as a priority, with headwalls installed and operational to allow for any surface water to be pumped to the SUDs basin when required. The relevant permits and permissions will be in place to allow for the discharge of surface water into the eastern ditch.

Roads & Sewers- Week 11-28

- 2.7. Commencement of sewer works to the north of the site will be prioritised once levels are raised, with the roads and utilities, including sewers, expected to be taken to base

course within 18 weeks from commencement, with the infrastructure taken in a phased approach, focusing on the northern half of the site first.

- 2.8. During the first 6 months of the site, continuous dewatering and pumping to the SUDs basin may be required, and will be consistently monitored by the Civils contractor to manage the on-site transfer and storage of surface water.
- 2.9. As indicated in paragraph 2.4, the Construction Management Plan highlights that a top soil bund will be installed around the western, southern, and south-eastern part of the site, which is where the existing residential properties are located. This will help manage and protect existing residents from any surface water run off.

Plot Works- Week 28 Onwards

- 2.10. On-site utilities will be in place prior to plot works on a particular plot, and any runoff captured from plot works or roads will enter into the sewer system and function as normal, with surface water entering into the SUDs basin and outfalling into the eastern ditch.
- 2.11. Beyond this point, it is expected that the drainage system will function as intended.

3. Silt Protection Measures

- 3.1. Silt protection measures will be implemented upon commencement of development, with these including silt protection fencing and top soil bunds to help control surface water and reduce the transport of silt from site works.
- 3.2. Once installed, silt protection will be monitored daily to ensure that there the protection measures are operating effectively.

4. General Surface Water Run Off & Silt Protection Principles

- 4.1. Silt measures are located on the Compound Plan. To comply with the conditions of best practice, the following measures will be adopted on site:
 - Plant and wheel washing is carried out in a designated area of hard standing at least 10m from any watercourse or surface drain.
 - Discharge of contaminated water goes to the foul water system, with permission from the sewerage provider.
 - Refuel mobile plant in a designated area, on an impermeable base away from drains or watercourses
 - All fuel to be stored in a (double skinned) bunded bowser.

- All refuelling and bulk deliveries are to be supervised.
- Check the available capacity of the tank before refuelling.
- On plant check hoses and valves regularly for signs of wear.
- Turn off valves after refuelling and lock them when not in use.
- Position drip trays to catch minor spills.
- Spill kits and sand will be available at all times to contain any spillages.
Designated contained area for washing out ready mix concrete lorries.
- Regular road sweeping will take place to control mud and dust on roads.
- Staff & contractors will be trained in incident response.
- Have a Yellow / Amber / Red alert level warning system in place for look ahead weather alerts. Typically, these would include assessment of the alert level in relation to the likely event of either low level disruption, potentially disruptive weather, or extreme weather warnings that will result in pre-determined control measures to be adopted (additional to the ones indicated above)
- Any incidents that could have an environmental impact will be reported to the Environmental Agency: - Environment incident hotline 0800 807060.

5. Monitoring & Periods of Heavy Rainfall

- 5.1. All measures that are put in place, including the top soil bunds, silt protection fencing, and dewatering, will all be constantly monitored to ensure that the measures in place are operating effectively.
- 5.2. During periods of rainfall, isolated sump pits in lower sections of site will be created, with this aimed towards open space, so surface water can be managed and contained. This will then be pumped into the SUDs basin. In periods of prolonged heavy rainfall, the headwall on the SUDs basin will be bunged, and will allow the SUDs basin to be a holding facility to reduce the risk of silt permeating. The surface water would then be pumped from the basin into a silt buster, which discharges into a temporary connection to the outfall, with this restricted to the allowed discharge rate. In a worst-case scenario, tankers will be used if the discharge rate cannot be achieved.
- 5.3. If deemed ineffective by Lincolnshire County Council or South Holland District Council, silt protection and surface water run off measures will be reviewed and adapted alongside discussion with the relevant authorities.



6. Appendix 1- Construction Management Plan