Oxford Court Group

Higher College Farm, Longridge

Construction Surface Water Management Plan (CSWMP)

D4617-R-01

24th April 2026

PSA Design Ltd
Consulting Engineers
The Old Bank House
6 Berry Lane
Longridge
Preston PR3 3JA

Document Control Sheet

Higher College Farm, Longridge

Construction Surface Water Management Plan (CSWMP)

Job	Date	Issue
D4617	22/05/26	Original

Originator……G Sanderson……..

Checker…….. D Wallbank ……..……...

Approver…… G Sanderson ……..……...

Contents

Appendices

1. Introduction

Appointment and Brief

1.1. PSA Design Ltd has been commissioned Oxford Court Group to prepare a Construction Surface Water Management Plan (CSWMP) to comply with Condition 18 of planning consent 3/2025/0653.

1.2. The aim of the Construction Phase Surface Water Management Plan is to demonstrate how the surface water will be managed for quantity and quality during the construction phase so as not to cause increased flood risk; pollution of watercourses, or have a significant impact on the groundwater or neighbouring sites.

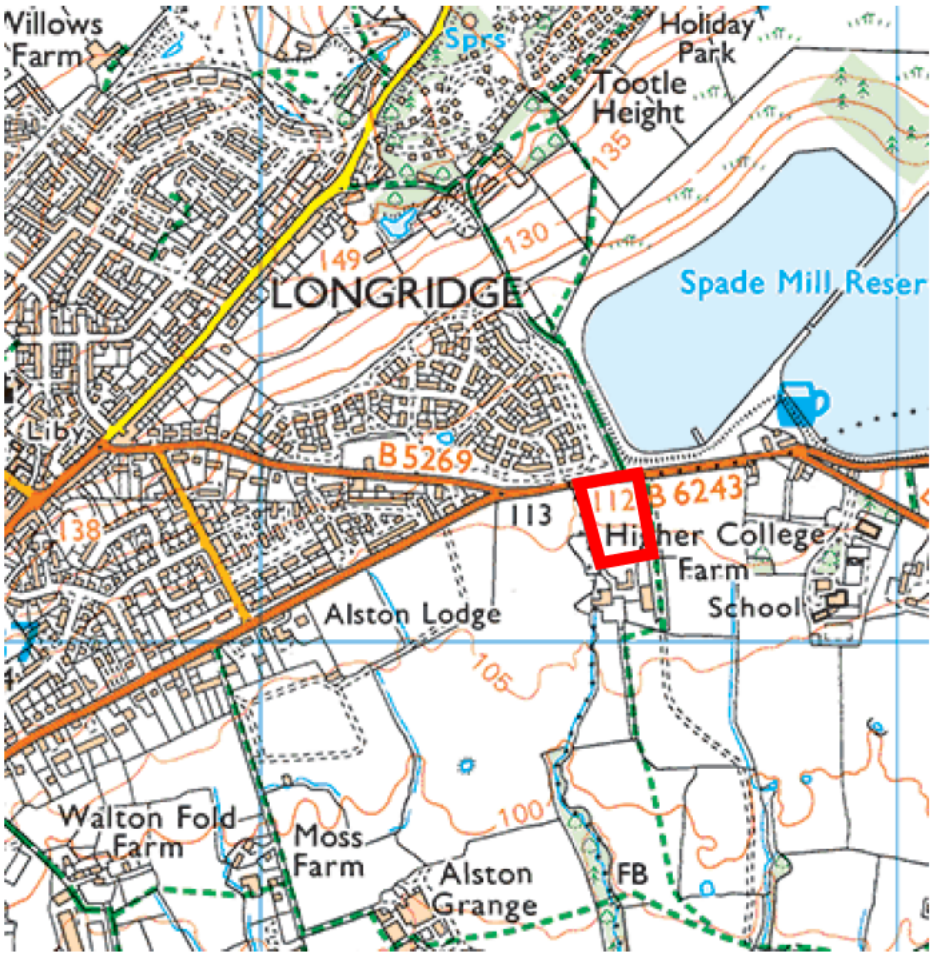
1.3. The philosophy is to effectively use the existing site features and incorporate the final construction into a surface water management scheme that minimises the impact on cost, programme, water quality and flooding on and off site.

1.4. This plan is subject to review and further development as part of the wider development of the Construction Procedures associated with Health, Safety and Environmental Management. It should be read in conjunction with the associated Construction and Environmental Management Plan (CEMP), prepared by AJ Wood, submitted as part of the same application.

2. Site Description and Proposed Development

Site Location

2.1. The proposal relates to a piece of land associated with Higher College Farm that lies to the east of Longridge and to the south of Lower Lane. The site is approximately 1.5ha in size and centred on National Grid Reference: 361560E, 437200N. A location plan is shown overleaf.



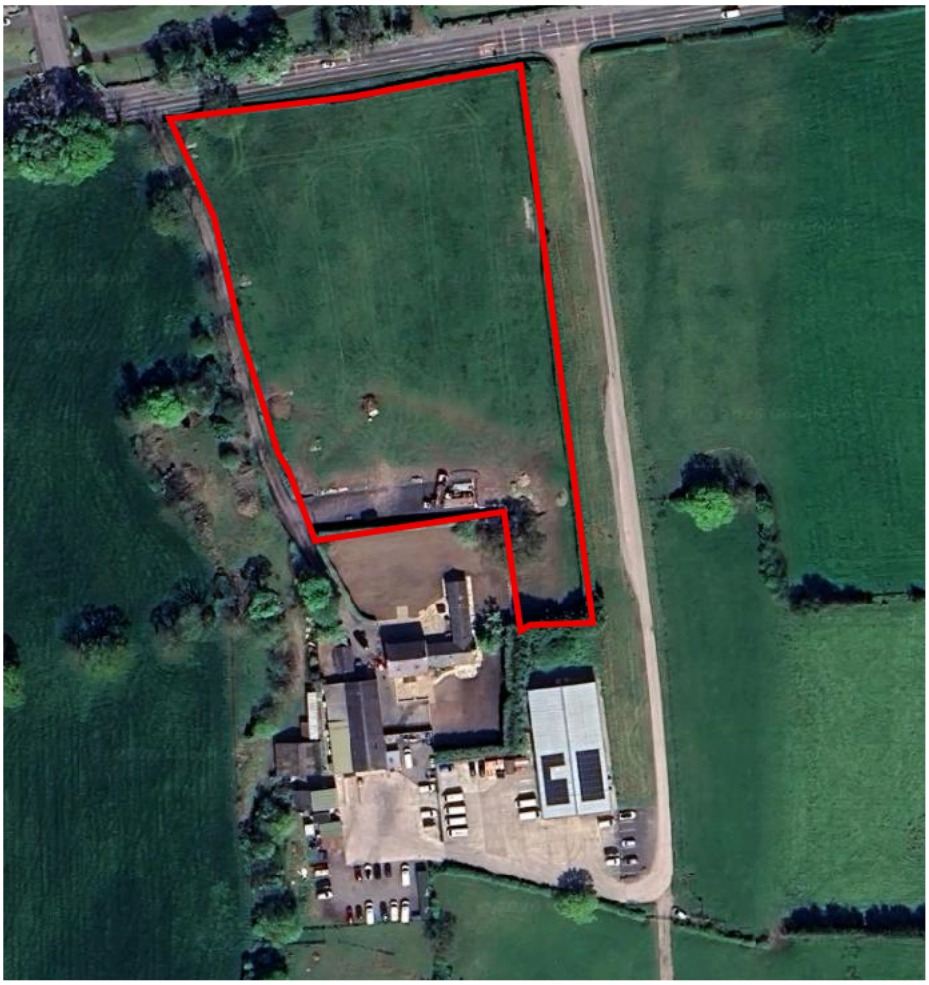
Site Location

2.2. The site is generally rectangular in shape (orientated N-S) and comprises of open grassland with gates access off the Higher College Farm access into the south.

2.3. Ground levels vary across the site, with a general fall from north to south and east to west. Mature hedgerows surround the site in all directions.

2.4. The site is bounded to the north by Lower Road, the west by Higher College Farm Access, to the east by adjoining grassland and south by Higher College Farm and its associated garden. A large culverted watercourse runs immediately west of the development, opening back up into open watercourse to the southwest.

2.5. The site can be seen in context on the aerial extract below.



2.6. The works generally comprise the following operations

- Site clearance and compound set up.
- Minor Earthworks; shaping and reprofiling the ground.
- Installation of drainage.
- Laying foundations and drainage for buildings.
- Erection of buildings.
- Construction of external paved areas.
- Building fit out.
- Landscaping.

3. Potential Impacts

3.1. The construction of the development will alter the geomorphology of the site which could, without mitigation measures in place, have an impact on the surface water quality and the surface water runoff in terms of increase in water pollution or sediment laden run-off at various stages of the construction process. A number of land-based activities associated with the enabling works and construction stages could potentially impact on surface waters in and around the site, including:

- Site Setup/Clearance
- Drainage works
- Demolition activities
- Construction materials handling, including the storage and use of fuels and oils and other potentially construction material;
- Handling of potentially polluting silt-laden run-off and excavation dewatering from construction activities and site compounds; and;
- Spillage or uncontrolled release of potentially polluting material such as cement, concrete, diesel, hydraulic fluid or paint.

3.2. 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.

3.3. Other pollutants, such as construction chemicals or fuels, may be carried in the drainage network. Unless managed appropriately, the pollutants, including sediment, could be washed into surface water sewers and from there into the local waterways resulting in contamination.

3.4. Sediment deposited in the sewer system can result in restriction to the sewer pipes and reduce the capacity flow, causing blockages and the potential for discharge and pollution.

4. Ground Conditions

4.1. BGS boreholes immediately north of the site in land associated with the Spade Mill Reservoir identify ground conditions as a thick layer of stiff / hard brown clay. This is supported by numerous trial pits that have been dug on site.

4.2. The ground would therefore appear to be unreceptive to infiltration, beyond that accommodated within the upper topsoil layers.

5. Sequence of Works and Temporary Drainage

Phasing

5.1. During the construction, a well-planned programme of works will ensure that at any time during the works the impact of rainfall is minimised, those on and off site are protected from flood water and the ground is protected from potential pollution.

5.2. The phasing of the works will be as listed in section 2.6 above.

Site Clearance and Compound Setup

5.3. As can be seen from the aerial photo above, the site is already established with an informal lay down area to the south, accessed off the Higher College Farm access road. The CEMP, prepared by AJ Wood, includes a site management plan (copy included as **Appendix A**). The compound set up is highlighted in the southeast corner of the site (Area A). Access to the site will be taken via the new entrance off Lower Road with a suitable haul road laid linking to a platform establishing the required welfare facilities and staff parking. The existing access will NOT be used for construction traffic and this is secured by planning condition.

5.4. The CSWMP also identifies an area of loading and unloading of plant material (Area B), and a separate area for the storage of plant and materials (Area C).

Earthworks

5.5. In order to deliver the proposed development platform, some modest ground reprofiling will be necessary. Levels will mimic the existing topography of the site falling north to south and east

to west. Where appropriate topsoil will be stripped and the subsoil shaped to the general profile of the development. The arisings will be redistributed for profiling or stockpiled for later use. Where at all possible bordering areas of existing vegetation and grass will be left untouched.

5.6. Bunds will be created around all the above areas. The bunds temporarily store the surface water run-off allowing settlement of solids. This is highlighted on PSA Design drawing D4617-C-01, located in **Appendix B.**

5.7. A silt trap fencing will be established along the west boundary similar to that shown below, linking into the proposed bund to ensure no migration off site.

The extent of the silt fencing, as a minimum, should be as highlighted on PSA Design drawing D4617-C-01, located in **Appendix B**

In the event of a temporary surface water outfall being required, then in order to provide an additional level of protection, it is recommended hay bales are located in the lowest lying areas of the site (southwest). Again, as highlighted on the above drawing.

5.8. **Demolition**

There is no demolition proposed on the site as the existing site is entirely greenfield.

Installation of new drainage system

5.9. The drainage scheme will be constructed in phases and be capped off at the inlet points to stop debris entering the system until the external pavement is complete.

5.10. The construction works will not increase surface water runoff rates beyond that from the predeveloped site conditions, but construction activities will of course increase the risk of silt laden or contaminated runoff and hence measures must be incorporated to mitigate these risks. There will be sediment filters / bags installed in all gullies and inlets to the storage crates. These bags will prevent silt and pollutants entering the system and ultimately the watercourse. The responsibility for checking the effectiveness of the system rests with the Contracts Manager and will need weekly inspections however this will be dependent upon weather conditions. Should there be a prolonged period of inclement weather, and temporary drainage structures are in use, a more frequent level of inspection may be deemed necessary.

5.11. Upon completion of the construction works and installation of hard surface finishes and soft landscaping, the entire surface water drainage system will be jet washed, surveyed and remediated as deemed necessary, to leave in good working order and a serviceable condition

Building construction

5.12. The main form of construction is steel frame, with concrete floor. The roof will be the first main element of impermeable surface to impact the run-off and this will be left to flow off the roof onto the ground, until the rainwater down pipes are connected.

Pavement installation

5.13. Delivery of a sustainable drainage solution is dealt with and secured under separate condition.

5.14. Wheel cleaning facilities or road sweepers will be used as required.

6. Construction Specific Surface Water Control Measures.

6.1. All waste materials shall be removed from site at earliest opportunity and not stored unnecessarily on site.

6.2. Any liquid storage areas, housing anything but clean water, are to be impermeably bunded to accommodate 110% (minimum) of the stored volumes for containment purposes in the event of a spillage.

6.3. The foul effluent from the welfare facilities shall be removed from site by an approved waste disposal company and NOT connected into the surface water drainage system.

6.4. Spill kits will be positioned on site in areas appropriate to the risks. This is likely to be adjacent to any diesel/oil storage and furthermore at a close distance to any concrete wash out/wheel wash areas.

6.5. 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.

6.6. Any drainage inlets are to be protected from contaminated run-off during the construction phase by either blocking them off or placing a suitable filter over the inlet.

7. Responsibilities & Monitoring

7.1. During the construction phase, similar to the CEMP, the Principle Contractor (PC) will be responsible for setting the control systems in place, with regular monitoring and a 24hr on call emergency contact. A summary of the Contractor SWMP implementation requirements is set out in **Appendix C**.

7.2. Monitoring of the system during construction will continue and silt/pollutants removed as appropriate to ensure a clean flow of water is maintained. Whilst the site will be continuously monitored through the contract period the condition of silt fencing and any spill retention areas should be inspected weekly.

7.3. If necessary, the CSWMP should be reviewed and amended appropriately following any variation in site activities or after severe weather events.

7.4. The PC should sign up to the Met Office weather warning system to allow for advanced warning and preparation for inclement weather**.**

8. Reporting

8.1. The PC should ensure that all direct and contracted staff involved in the implementation of the SWMP are briefed and confirm their understanding and that where there are changes and updates to the SWMP as the development progresses, all direct and contracted staff are likewise briefed on changes and again, confirm their understanding.

8.2. Contract staff should report any potential issues to the site manager immediately, in particular:

- Breaches of measures to control flows (e.g. damage to filter mediums, gaps in silt fencing, holes in spill retention ares etc.)
- Inadequacy of implemented measures to control flows (localised flooding, new sources of water flow etc.)

9. Completion

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

9.2. All temporary measures will be deconstructed. Any sediment build-up within the permanent system removed and flushed as necessary.

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

10. Summary

10.1. This report has identified the likely construction processes that may introduce contamination to the water body off site.

10.2. If contaminants do arise, mitigation measures have been proposed in the form of suitable silt traps, filtration systems and vehicle wash facilities. Spill kits and full retention bunded areas have also been provided to accommodate any potential spillage of fuel / harmful liquids.

10.3. This report, in combination with the CEMP, addresses the condition requirements for planning.

Appendix A

CEMP – Site Management Plan

CONSTRUCTION METHOD STATEMENT (CMS)

In Support of Planning Condition 23 – Planning Approval 3/2023/0706

Proposed Development: Erection of 34 Class E(g) Units and One Battery Storage and Maintenance Unit
Site Address: Higher College Farm, Lower Road, Longridge, PR3 2YY
Local Authority: Ribble Valley Borough Council
Condition Addressed: Condition 23

---

1. Introduction

This Construction Method Statement (CMS) has been prepared to comply with Condition 23 of planning approval 3/2023/0706 for the proposed development at Higher College Farm.

The purpose of this document is to minimise disruption, protect residential amenity, and ensure the safe and efficient operation of the highway network during the construction phase.

This CMS will be adhered to throughout the construction period.

Note: A separate Construction Method Statement will be provided for all Section 278 highway works.

---

2. Parking of Vehicles (Site Operatives & Visitors)

Location: See Drawing Reference AJW1A

- Designated parking areas will be established within the site boundary.
- All parking will be clearly signed and managed.
- No parking will be permitted on the public highway.
- A site marshal will oversee vehicle movement and parking arrangements.

---

3. Loading and Unloading of Plant and Materials

Location: See Drawing Reference AJW1B

- All deliveries will be scheduled during working hours.
- Vehicles will be directed to designated loading/unloading areas within the site.

- A trained banksman will be present during all loading/unloading operations.
- Materials will be offloaded safely using appropriate plant and equipment.
- All deliveries will be scheduled during working hours.
- Vehicles will be directed to designated loading/unloading areas within the site.
- A trained banksman will be present during all loading/unloading operations.
- Materials will be offloaded safely using appropriate plant and equipment.

---

4. Storage of Plant and Materials

Location: See Drawing Reference AJW1C

- A dedicated storage and laydown area will be established within the site.
- All materials will be stored in an organised and safe manner.
- Hazardous materials will be stored in accordance with COSHH regulations.
- Storage areas will be secured and restricted to authorised personnel only.

---

5. Pre-Construction and Site Establishment Works

- Site engineer to set out access roads and drainage alignments.
- Ecological checks (including nesting bird inspection) to be completed prior to clearance.
- Mechanical clearance to be undertaken under supervision.
- CAT scanning to identify underground services prior to excavation.
- Cut and fill operations carried out under engineering supervision.
- Excess material used to form site bunds where required.

All working areas will be secured with appropriate fencing and signage.

---

6. Security Hoarding

- Site boundary will be secured with Heras fencing or hoarding.
- Installation carried out by trained operatives.
- Gates will be installed and kept locked when site is unattended.
- Warning signage will be displayed in accordance with HSE guidance.
- Hoarding will be maintained throughout the construction period.

---

7. Site Working Hours

- Monday to Friday: 07:00 – 19:00
- Saturday: 07:00 – 17:00
- Sunday: 09:00 – 16:00

No works outside these hours without prior approval from the Local Planning Authority.

---

8. HGV Delivery Times and Routing

- All deliveries will follow agreed routing plans.
- Vehicles will access the site via the designated construction entrance only.
- No queuing or waiting on the public highway will be permitted.
- Deliveries will be pre-booked and managed.
- A delivery log will be maintained by the Site Manager.

---

9. Environmental Controls

Dust Control

- Water suppression will be used during dry conditions.
- Stockpiles will be managed to prevent dust spread.
- Roadways will be kept clean.

Noise Control

- All plant and equipment will be maintained to minimise noise.
- No unnecessary idling of vehicles.
- Works restricted to agreed hours.

Mud and Debris Control

- Wheel cleaning facilities or road sweepers will be used as required.
- Site access routes will be maintained to prevent mud tracking.
- No material will be allowed to enter the public highway.

Drainage Control

- Temporary drainage measures will be installed where required.
- Silt control measures will be implemented.
- No uncontrolled discharge onto the highway or surrounding land.

---

10. Traffic Management

- A banksman will control vehicle movements during peak times.
- Clear signage will direct all site traffic.
- Safe pedestrian routes will be maintained where required.

---

11. Emergency Procedures

- First aid facilities will be available on site.
- Emergency contact details will be clearly displayed.
- Spill kits will be available for fuel or material spills.
- All incidents will be recorded and managed in accordance with site procedures.

---

12. Site Management Contact

[redacted]

The Site Manager will be responsible for daily compliance with this Construction Method Statement.

---

13. Compliance and Monitoring

- This CMS will be implemented throughout the construction period.
- A copy will be kept on site at all times.
- It will be made available to planning officers upon request.
- Any amendments will be submitted to the Local Planning Authority for approval.

Prepared on behalf of the applicant for submission to Ribble Valley Borough Council Planning Department.


SCALE 1:500
NOTE: All Highway works proposed as per previously approved application 3/2022/0993
Pedestrian refuge - min 3.25m running lanes with 2m wide island
North
10 spaces + 1 disabled
10 spaces + 1 disabled
20 spaces + 2 disabled
10 spaces + 2 disabled + 4 EV spaces
13 spaces + 2 disabled + 4 EV spaces
Development Summary
40 x 750 sq ft commercial units comprising of 4 no buildings each containing 10 units. Total 30,000 sq ft
1 x 1,500 sq ft unit comprising of battery storage for PV system and general maintenance store
Parking:
Standard spaces - 83
Mobility spaces - 10
EV charging spaces - 8
Total - 101
Bicycles - 10 (10%)
Motorbikes - 4 (25%)
Proposed Development of Land at Higher College Farm, Longridge, PR3 2YY
Proposed Site Plan
1:500@A3
Aug '23
EAD_203_00
Evolve

Appendix B

Drawing – Proposed Surface Water Mitigation Measures

N

Lower Road

Lower Road

Proposed site access periodically swept and temp wheel wash facilites installed in accordance with CEMP

Silt Fence

Silt Fence

Loading and Unloading of Plant and Materials (From CEMP)

Any liquid storage areas, housing anything but clean water, are to be impermeably bunded to accommodate 110% (minimum) of the stored volumes for containment purposes in the event of a spillage

Monitor rainfall during storm events during construction. If necessary install Hay Bales (min 2 deep) with temporary outlet behind bales into the proposed drainage outfall. System to be monitored regularly to ensure no silt contamination.

Storage of Plant and Materials (From CEMP)

Welfare facilities & contractor staff parking (From CEMP)

Site won clay earth bund around storage and welfare areas

PSA DESIGN	PSA Design Ltd The Old Bank House, 6 Berry Lane Longridge, Preston, PR3 3JA Tel. 01772 786066 www.psadesign.co.uk mail@psadesign.co.uk	Client	Oxford Court Group		
		Job	Land at Higher College Farm, Longridge		
		Title	Proposed SW Mitigation Measures		

Drawn	Date	Scale	Drwg No.
GS	22/05/26	N.T.S	D4617-C-01
Check	Appr.	Sheet Size	Rev.
-	-	A3	P1

P:\Jobs\Development\D4617 - Higher College Farm, Longridge\CAD\Drawings\CSWMP.dwg

Appendix C

Contractor SWMP Implementation Requirements

Contractor SWMP Implementation Requirements

In the implementation of a SWMP, the implementing contractors will:

- Confirm and agree to implement and work in accordance with the controls outlined in the SWMP.
- Regardless of build stage or Principal Contractor status ensure that all activities are controlled in compliance with the SWMP.
- Ensure that, through pre-start meetings, all direct and contracted staff involved in the implementation of the SWMP understand and confirm their roles and responsibilities prior to site start, including;
    - Full understanding of correct installation, maintenance and usage procedures of the measures set out in the SWMP.
    - Requirements in the site's environmental permits or consents, particularly with relation to flowrate and water quality.
- Ensure that all direct and contracted staff involved in the implementation of the SWMP are briefed and confirm their understanding and that where there are changes and updates to the SWMP as the development progresses all direct and contracted staff are likewise briefed on changes and confirm their understanding.
- Ensure monitoring arrangements are adhered to, particularly at high-risk areas such as fuel storage, stockpile/storage and low-level areas.
- Monitor the measures put in place as part of the SWMP to ensure they are operating effectively and ensure any non-conformance or ineffective measures are addressed and communicated to the Site Manager.
- Ensure emergency measures are in place and understood, should the measures in the SWMP be breached.
- Ensure any breaches are communicated to the Site Manager immediately.
- Ensure that all measures contained with the CEMP are also adhered to in tandem with this plan.