Flood Risk and Drainage Strategy

Stanley House

Introduction

This Flood Risk and Drainage Strategy note has been prepared to accompany applications for new development at Stanley House.

The new development proposed is as follows:

> New development (to replace approved but unbuilt development from 2009 planning consent) including: New Spa and Leisure Complex, Banquet Hall, Extensions to Existing Hotel Entrance and Restaurant, New Bedroom Block, Extended Car Park, Amendment of Internal Access Road, Rerouting of Park of Public Right of Way and Enhancement of Existing Section of Right of Way, New Hard and Soft Landscaping and Tree Planting.

The location plan from the application is copied below:

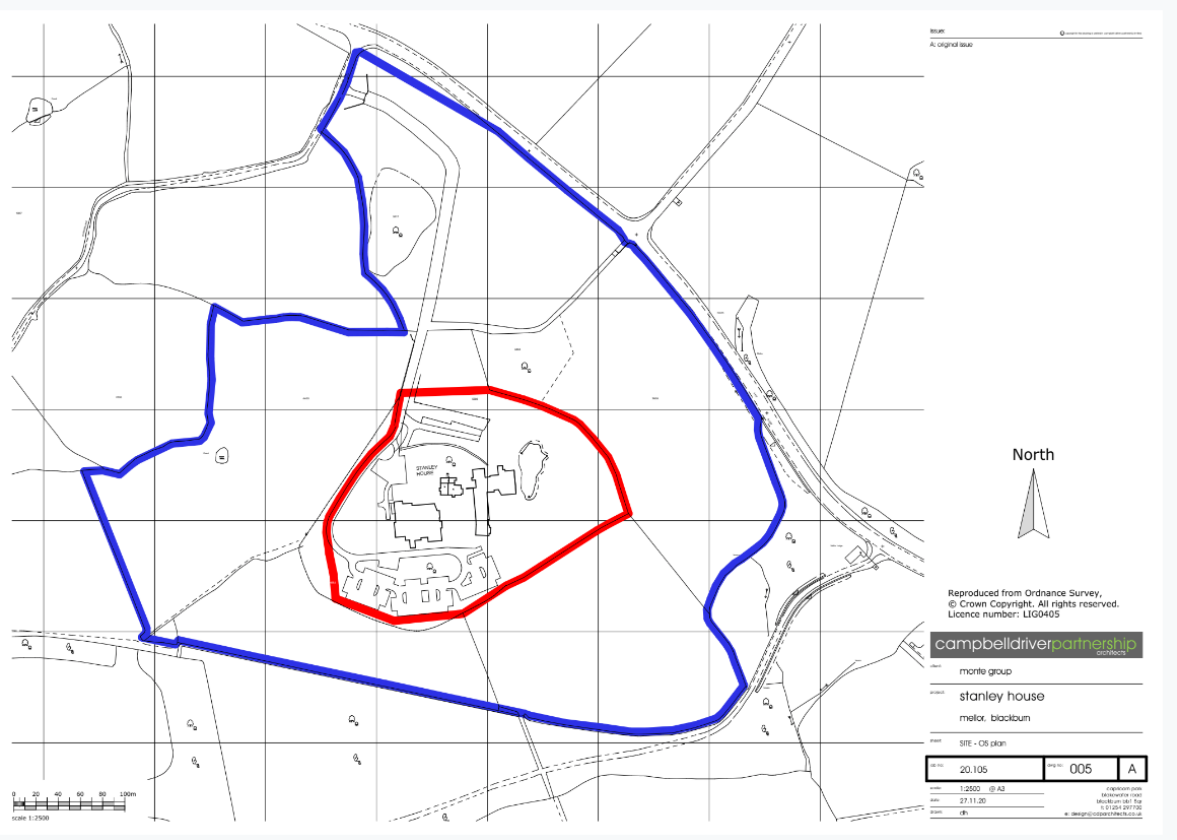

Fig. 1 Location plan

More information is provided below in relation to Flood Risk and Drainage.

Flood Risk

The National Planning Policy Framework states at paragraph 155 that:

> 155. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

As confirmed in Fig.2 the site is not within an area at risk of flooding.

Fig 2. Flood map plan showing site in flood zone 1

https://flood-map-for-planning.service.gov.uk

It is also noted that the Ordnance Survey map that Stanley House sits within an elevated position whereby it is not at risk of flash flooding. See Fig. 3 below

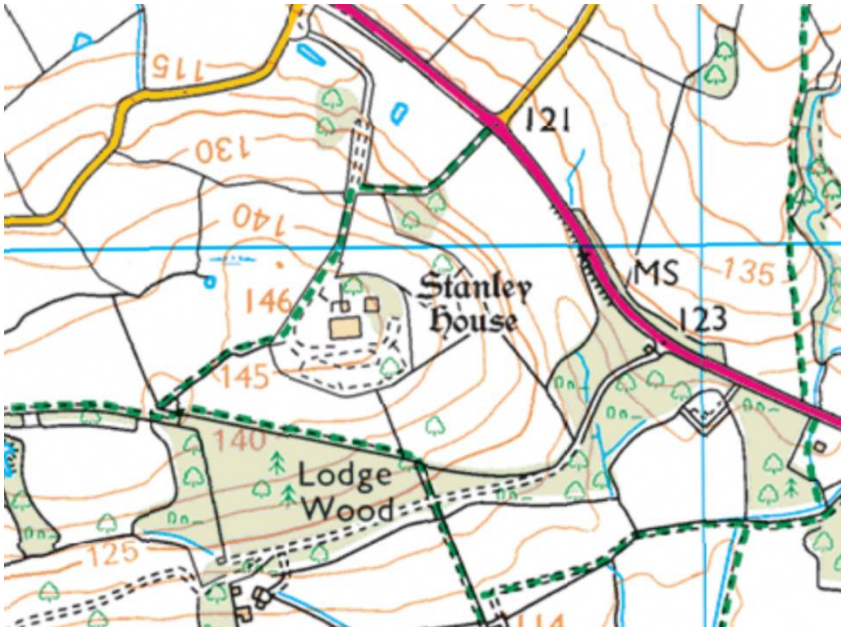

Fig. 3 OS Map with contours showing elevated site position

Drainage

In relation to drainage from the proposed development, the following is noted.

The NPPF notes at paragraph 163 that the following should apply to new development:

> c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;

Major development already exists at the site. This includes a new bedroom block that was constructed around 10 years ago following the grant of planning consent 3/2008/0548/P by Ribble Valley Borough Council.

No information on drainage was required as part of that application however, a sustainable drainage system has been put in place at site with a drainage pond created to the east of the new bedroom block that was created as shown in Fig.4 below.

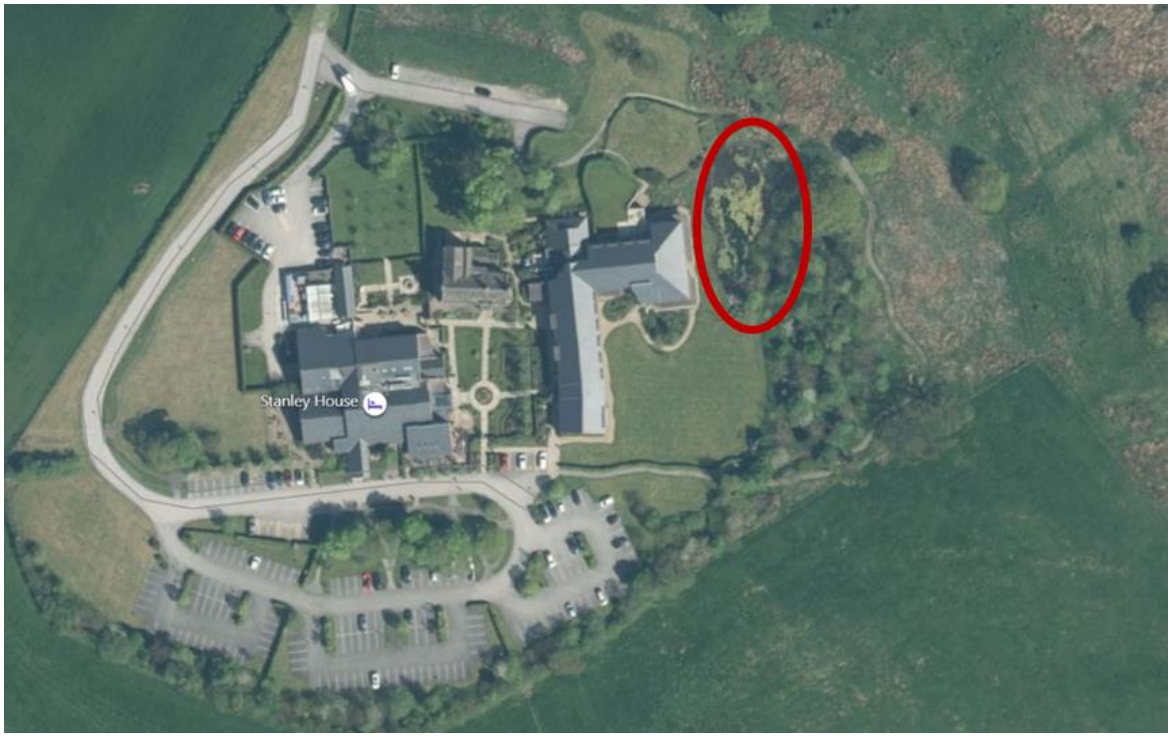

Fig 4. Existing sustainable drainage system (Drainage pond) at Stanley House.

The existing surface water drainage from the site discharges into an attenuation pond to the east of the bedroom block.

Outflow from the pond is via an attenuated outfall pipe with overflow weir to a drainage ditch / stream to local watercourse Arley Brook.

The pond also serves as a reservoir for the fire service fire-fighting pumps in lieu of a fire hydrant.

The new development will make use of this drainage pond and therefore incorporates a sustainable drainage system. It is proposed that newly constructed areas will also will also feed into this system.

Further attenuation is proposed through the development of ‘blue roof’ systems – green roof areas with the potential to store water and attenuate run off. Over 1,600m² of proposed roof space is currently allocated for potential ‘blue roof’ systems providing a high degree of flexibility in the sustainable urban drainage system design. This will be further supported through the limiting hardstanding areas where possible and use of permeable hard standings where absolutely necessary.

For the above reasons the proposals are considered to comply with planning policy related to flood risk and drainage.

Foul water drainage works were connected to the mains sewer during works related to the 2008 approval. The foul water system was designed at that time to accept the whole development as approved in 2008. Therefore, the existing capacity on site is envisaged to be sufficient to serve the proposed application areas.