

Surface Water Drainage – Lords Farm

Surface water drainage will be by means of infiltration to ground. Infiltration tests have been carried out to determine the suitability of ground for the proposed system in line with BRE 365 guidance.

The Infiltration rate is calculated from the test results as 0.046 m/h

A site plan showing the location of the test pits and the proposed site of the soakaway crates is shown below.

A Rainbox geocellular attenuation crate is the chosen system. (See attached)

The size of the soakaway has been determined to ensure the tank will provide sufficient capacity for 100 year return period with a 45 year climate change factor.

Details of the infiltration results and calculations for sizing the soakaway accounting for climate change are shown below. A maintenance plan and statement is provided.

The crates will be installed in line with the manufacturer's technical guidance.

Project	Lords Farm
Date	13/11/2025
Site Address	Lords Farm, Hellifield Road, Bolton-by-Bowland, BB7 4LY

Catchment details				
Buildings	1x	682.0	m^2	x 100%
	-	-	m^2	x 100%
	Total	682.0	m^2	x 100%
Dense Surfacing	-	-	m^2	x 100%
Effective Area	682.0		m^2	

Storage Details (Assumed)		
Tank Size (m)	35 x 1.1 x 2 @95%	
Outflow Details		
Infiltration Rate	0.046	m/hr
Attenuation Control	-	N/A

Rainfall Details - FSR Method		
Return Period	100	Years
Climate Change Factor	45	%
r Value	0.21	
M5-60	20	mm

Results		
Outcome	Pass	
Critical Storm Duration	10	hours
Hmax	1.84	m
Required Volume	70.8	m^3
Time to half empty	11.6	hours

Duration (min)	Intensity (mm)	Required Storage (m^3)
30	28.4	26.5
60	40.0	36.3
120	53.8	46.7
240	70.4	56.5
360	83.2	62.5
600	101.5	67.3
1440	137.1	56.7

Note

A 'worst case scenario' approach has been applied throughout calculations to ensure the effectiveness of the soakaway.

SuDS Maintenance

The actual maintenance regime, plans, and method statements will be the responsibility of the Management Company of the development. Included within this section is guidance on how the maintenance should be carried out, along with an example Method Statement.

Maintenance Plan

- Regular inspection and cleaning of catchment gutters reduces the likelihood of contamination typically every 3 to 6 months.
- Regular jet-washing of permeable block paving can be used to keep joints and voids clear, this should be carried out every 6 months.
- The catch pit chamber/leaf catcher and flow control chamber should be emptied every 3 months, and after every large storm event to ensure that there are no blockages.
- The inlets and outlets to the rainwater harvesting tanks should be checked every 3 months, and after every large storm event to ensure that there are no blockages

Method Statement

Below is a typical method statement, and something similar should be adopted by the Management Company.

- All operatives must wear suitable PPE including high visibility clothing
- Traffic management to be installed in accordance with the Safety at Street Works and Road Works Code of Practice
- Using hand tools only, remove any debris from gully gratings and/or drainage channels
- Use hand tools to reform channel if necessary to facilitate flow of surface water
- Remove traffic management

Additional notes

- Do not attempt to lift any ironwork
- Do not attempt to use any mechanical equipment on this drainage maintenance activity

Infiltration Tests

**Chris Cornthwaite
Lords Farm
Hellifield Road
Bolton-by-Bowland
BB7 4LY**

November 5th 2025
Conditions – Showery
Soil – Loam/clay

Test Hole Dimensions

Length 1500mm
Width 600mm
Depth 1200mm

Test Hole 1 Time from 75cm to 25cm

1	185 min
2	196 min

Test Hole 2 Time from 75cm to 25cm

1	178 min
2	188 min

Percolation Test

Site: Lords Fm

Date 5/11/2023

Conditions Wet

Test Pit 1

Length 1500 mm

Width 600 mm

Depth 1200 mm (Fill to 1000 mm)

Test No	Time @ 750mm	Time @ 250mm	Mins
1	8:40	11:45	185
2	8:55	12:11	196
3			

Notes:

Percolation Test

Site: Leads Fur

Date 5/11/25

Conditions Wet

Test Pit 2

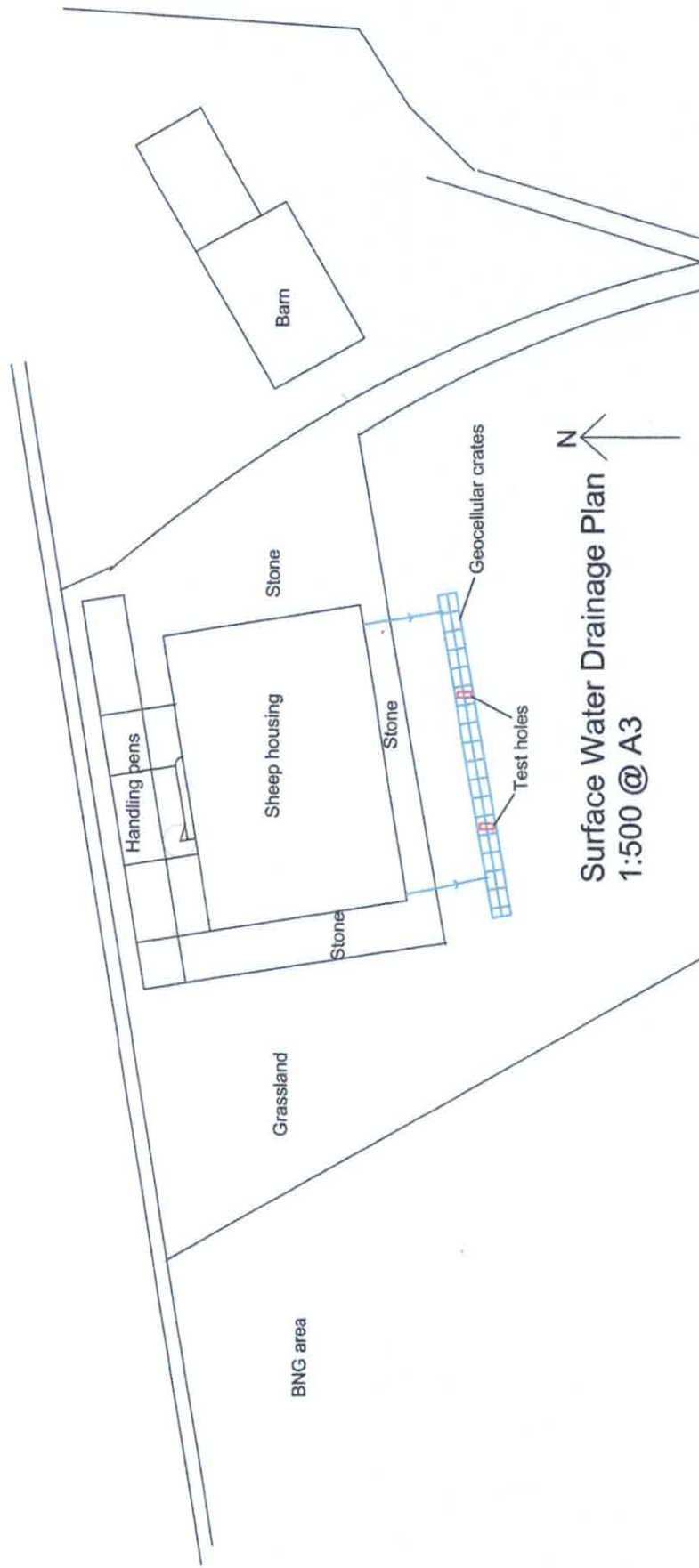
Length 1500 mm

Width 600 mm

Depth 1200 mm (Fill to 1000 mm)

Test No	Time @ 750mm	Time @ 250mm	Mins
1	13:10	16:08	178
2	13:20	16:28	188
3			

Notes:



Surface Water Drainage Plan
1:500 @ A3

Lords







