Surface Water Drainage Statement

Proposed Development: Restaurant

Site: Eight at Gazegill Organics, Dancer Lane, Rimington, BB7 4EE

Planning Reference: 3/2025/0970

Applicant: Ian & Emma O'Reilly

1. Introduction

This Surface Water Drainage Statement has been prepared in support of a planning application relating to the regularisation of the restaurant and associated external areas at Eight at Gazegill Organics, Dancer Lane, Rimington.

The document describes the surface water drainage arrangements serving the site and confirms that the development operates within the established drainage characteristics of the farmstead without increasing flood risk. Reference should be made to Drawing P101.2 – Surface Water Plan (Appendix A) which illustrates the drainage arrangements described in this statement.

The drainage strategy should be read alongside the Flood Risk Assessment prepared by Unda Consulting Limited (Appendix B). The Flood Risk Assessment considers fluvial and surface water flood risk and confirms that the site is at very low risk of flooding from surface water and that existing drainage arrangements are appropriate for the scale of development.

The strategy has been prepared with regard to national planning policy, climate change allowances and Ribble Valley Borough Council guidance promoting the use of sustainable drainage techniques and the management of runoff at source.

2. Site Characteristics and Existing Drainage

The application site forms part of an established working farmstead. The developed area comprises the existing restaurant building together with ancillary structures, yard areas and parking.

Surface water drainage across the site reflects a typical rural farmyard arrangement. Runoff from roofs and hardstanding drains across surrounding yard areas and permeable ground before entering an established drainage channel located adjacent to the developed area. The channel ultimately discharges to the nearby watercourse which feeds Howgill Beck.

A significant proportion of land surrounding the developed areas remains permeable. This provides natural infiltration and attenuation of runoff and has historically accommodated drainage from the buildings and yard areas.

The accompanying Flood Risk Assessment confirms that the site benefits from existing drainage routes and infiltration characteristics and identifies no evidence of historic surface water flooding affecting the site.

3. Proposed Drainage Strategy

The development does not introduce a new drainage regime and continues to rely upon the existing pattern of runoff dispersal across permeable ground and established flow routes toward the adjacent watercourse.

No connection to a public surface water sewer or combined sewer is proposed. Surface water across the site is managed through direct discharge of roof water to permeable ground, drainage

of hardstanding toward permeable margins, local infiltration features adjacent to the building and continuation of natural overland flow routes toward the drainage channel and watercourse.
The Flood Risk Assessment confirms that the scale of development is unlikely to materially increase runoff rates and that continued use of existing infiltration-led drainage arrangements is appropriate. The drainage strategy reflects current climate change allowances through reliance on permeable ground, attenuation and natural exceedance routing.
This approach reflects the rural setting of the site and aligns with Ribble Valley Core Strategy Policy DMG1, which supports development incorporating appropriate drainage and infrastructure provision.

4. Roof Drainage

The main restaurant building comprises an octagonal roof with an approximate area of 462 square metres. Rainwater is collected via gutter systems and discharged through rainwater downpipes terminating onto surrounding permeable ground.
This arrangement mirrors the established drainage configuration for the building and allows runoff to disperse and infiltrate naturally before following site gradients toward the existing drainage channel as shown on Drawing P101.2 (Appendix A).
Ancillary buildings including cabins and container structures discharge roof water in the same manner.

5. Hardstanding and External Areas

External impermeable surfaces associated with the development comprise parking areas, circulation space and limited paved pedestrian routes. These areas are modest in scale relative to the overall site area.
Surface water from these areas drains toward surrounding permeable ground and existing drainage channels. A cassette soakaway has been installed adjacent to the building perimeter to provide additional local infiltration and to limit concentrated discharge adjacent to the structure.
The majority of land within the site boundary remains permeable and continues to provide effective attenuation of runoff, consistent with the drainage characteristics identified within the Flood Risk Assessment and climate change resilience principles.

6. Discharge Route

Following infiltration across permeable areas, residual runoff follows established site gradients toward the existing drainage channel. The channel conveys flows to the adjacent watercourse located at the site boundary which forms part of the wider drainage network draining toward Howgill Beck.
This discharge route is long established and continues to operate effectively.

7. Flood Risk

The proposals do not materially increase impermeable coverage or alter existing flow paths across the site. The extent of surrounding permeable land provides substantial opportunity for infiltration and storage of runoff.
The Flood Risk Assessment confirms that the site lies within an area of very low surface water flood risk and that the proposals do not give rise to unacceptable flood risk or loss of floodplain storage.

During periods of intense rainfall, exceedance flows would follow natural falls across yard areas and continue toward the drainage channel and watercourse without affecting buildings or neighbouring land.
The proposals are therefore considered consistent with Ribble Valley Core Strategy Policy DME6 which seeks to ensure development does not increase flood risk elsewhere.

8. Maintenance and Management

Responsibility for maintenance of the drainage system rests with the site operator. Measures include routine inspection and clearance of gutters and rainwater pipes, inspection of infiltration features and maintenance of drainage channels to ensure continued free flow.
These measures will ensure the drainage system continues to operate effectively.

9. Compliance

The drainage arrangements comply with:
• National Planning Policy Framework
• Ribble Valley Core Strategy Policies DMG1 and DME6
• Sustainable drainage guidance and good practice
The strategy manages runoff close to source, reflects the conclusions of the Flood Risk Assessment (Appendix B) and maintains the established drainage regime serving the site.

Appendix A – Drawing References
Drawing P101.2 – Surface Water Plan

Appendix B – Flood Risk Assessment
Flood Risk Assessment prepared by Unda Consulting Limited (FRA-120625)