

Peter Hitchen Architects

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BB7 9SE
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DRAINAGE STRATEGY STATEMENT

Stables, Tack Room, Land Maintenance and Equipment Store
At
The Vines
Preston Road
Ribchester



View of the site location within the plot

This statement supports then formal planning application and is submitted to Ribble Valley Borough Council on behalf of Mr & Mrs Gradwell by Peter Hitchen Architects Ltd (PHA).

The site is a large residential plot occupied by the main house which fronts Preston Road and a holiday cabin as previously approved under planning application ref 3/2023/0477. The location for the proposed building is in the north east corner of the plot with access from the existing track which serves the cabin. The plot has boundaries of close boarded fencing, hedges and trees. The location for the building has been chosen to minimise any impact on the existing house and neighbours. The site is set down at the lowest point in the site and located close to an existing water course. The drainage strategy is concerned with surface water from the roof of the new building. There are no hardstandings proposed.

The drawings which accompany this statement demonstrate a new single storey building incorporating stables, tack room and a machinery/equipment store. There is no other building within the plot which has similar uses.

Surface water drainage In accordance with the National Standards for Sustainable Drainage, the surface water drainage scheme should incorporate the use of Sustainable Drainage (SUDS) where possible.

The approach promotes the use of a soakaway in the first instance.

(i) (ii) a controlled discharge to the local watercourse as identified on the site plans. The rate and volume of discharge will be minimal given the size of the development.

The online Soilscales viewer has identified that the geology encountered will be permeable seasonally wet slightly base-rich sandy conditions suitable for the soakaway option for surface water drainage.

Based upon the ground conditions identified, infiltration is suitable for this location and will provide a viable drainage solution for surface water run off generated by the site.

It is intended that surface water runoff from the proposed roof area will be dealt with via a site installed soakaway as shown on the site plan with the down pipes connecting to a common 150mm clay pipe discharging into the soakaway.

A surface water drainage design has been carried out for the proposed development for all rainfall events up to the 100 year critical rain storm.

Refer to the soakaway detail on the following sheet and located as shown on the site plan.



