Two Holiday Units at
Land adjacent to Brows Farm,

Higher Road
Longridge
Lancashire
PR3 2YX

Drainage Strategy

May 2026

Drainage Strategy

Proposed Two Holiday Units at Land Adjacent to Brows Farm, Higher Road, Longridge, Lancashire, PR3 2YX

1. Introduction

This Drainage Strategy has been prepared in support of a planning application for the proposed development of two holiday accommodation units at land adjacent to Brows Farm, Higher Road, Longridge, Lancashire, PR3 2YX.

The purpose of this document is to demonstrate that the proposed development can be drained appropriately in accordance with sustainable drainage principles and national and local planning policy requirements.

The strategy considers both:

- surface water drainage; and
- foul water disposal.

The proposed approach prioritises sustainable drainage solutions and avoids reliance upon the public sewerage system for surface water disposal wherever possible.

2. Site Description

The application site comprises undeveloped land adjacent to Brows Farm within a rural setting characterised by agricultural land and dispersed farm buildings.

The site is currently permeable greenfield land, with surface water naturally infiltrating into the ground and discharging gradually through natural drainage pathways.

The surrounding area is not identified as being at significant risk from surface water flooding and the scale of development proposed is modest.

3. Existing Drainage Conditions

At present:

- the site remains undeveloped;

- rainfall infiltrates naturally into the ground;
- there are no significant impermeable surfaces;
- and there is no known existing surface water sewer connection serving the site.

Due to the rural location, drainage infrastructure in the immediate vicinity is limited.

4. Drainage Strategy Objectives

The proposed drainage strategy seeks to:

- manage surface water runoff sustainably;
- mimic natural drainage patterns where possible;
- minimise flood risk both on and off site;
- avoid increasing runoff rates from the site;
- improve water quality where practicable;
- and reduce reliance on public sewer infrastructure.

The strategy follows the drainage hierarchy promoted by the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG), prioritising infiltration and sustainable drainage methods.

5. Surface Water Drainage Strategy

Sustainable Drainage Principles

The proposed development will utilise Sustainable Drainage Systems (SuDS) principles to manage surface water runoff.

Given the small scale of the proposal and the rural greenfield nature of the site, surface water will be managed through a combination of:

- permeable surfacing;
- infiltration methods;
- controlled discharge;
- and on-site attenuation where required.

Proposed Surface Water Disposal Method

Surface water generated from:

- roof areas;

- access tracks;
- parking areas;
- and associated hardstanding

will discharge via sustainable infiltration methods where ground conditions permit.

The preferred drainage solution comprises:

Permeable Surfaces

Parking and access areas will utilise permeable gravel or permeable paving materials to allow direct infiltration into the ground and reduce runoff volumes.

Soakaway Drainage

Roof water from the holiday units will discharge to appropriately designed soakaways located within the site.

The soakaways will:

- be sized in accordance with BRE Digest 365 principles;
- be positioned clear of building foundations and boundaries;
- and provide on-site infiltration and attenuation.

Final soakaway sizing and specification will be confirmed following site-specific infiltration testing undertaken at detailed design stage.

Surface Water Runoff Rates

As the proposal involves only two small-scale holiday units on previously permeable land, the development is expected to generate very limited additional runoff.

The use of permeable materials and soakaway systems will ensure that:

- post-development runoff rates do not exceed existing greenfield runoff rates;
- runoff is attenuated on site;
- and flood risk is not increased elsewhere.

6. Foul Water Drainage Strategy

Due to the rural location and likely absence of a nearby mains foul sewer connection, foul drainage is proposed to be managed via a package treatment plant or septic tank system, subject to final detailed design and Environment Agency requirements.

The proposed foul drainage system will:

- serve the two holiday units only;
- be appropriately sized for anticipated occupancy levels;
- discharge in accordance with Building Regulations and Environment Agency guidance;
- and be regularly maintained.

If feasible, treated effluent may discharge to a drainage field/infiltration area within the site.

All foul drainage arrangements will comply with:

- Building Regulations Part H;
- General Binding Rules;
- and relevant Environment Agency guidance.

7. Flood Risk

The proposal is small in scale and located on previously undeveloped land.

The drainage strategy has been designed to:

- minimise surface water runoff;
- maintain natural drainage patterns;
- and avoid increasing flood risk both on-site and elsewhere.

The development is therefore considered to present a low flood risk.

8. Maintenance and Management

All drainage infrastructure will be maintained for the lifetime of the development to ensure ongoing effectiveness.

Maintenance responsibilities will include:

- periodic inspection of soakaways and drainage features;
- removal of debris and sediment where necessary;
- maintenance of permeable surfaces;
- and servicing of any foul treatment plant in accordance with manufacturer recommendations.

The drainage systems will remain privately managed as part of the holiday accommodation operation.

9. Conclusion

This Drainage Strategy demonstrates that the proposed two holiday units at land adjacent to Brows Farm, Higher Road, Longridge, Lancashire, PR3 2YX can be drained sustainably and effectively.

The proposal:

- prioritises sustainable drainage principles;
- avoids unnecessary reliance on the public sewerage system for surface water disposal;
- utilises infiltration-based SuDS solutions;
- maintains greenfield runoff characteristics;
- and will not increase flood risk on or off site.

The proposed drainage approach is therefore considered acceptable and compliant with national and local planning policy requirements.