



PLANNING CONDITION DISCHARGE DOCUMENT

Document Reference. 26-0017-CSD-XX-XX-T-D-0001

Revision. 01

Date. 21.06.2026

Planning Application No	3/2025/0991
Site Location	Dilworth Cottage Ward Green Lane Longridge PR3 2ZL
Description	Demolition of existing dwelling and erection of new detached self-build dwelling including external landscaping
Applicant Name	Mr John Barton

Planning Application	FULL
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1 - Ribble Valley Borough Council Condition 6

The purpose of this document is to provide the client with necessary information to discharge the planning condition (6) relating to the Surface and Foul water drainage scheme for the proposed designment.

Ribble Valley Borough Council condition set out below.

Condition 6:

Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority.

The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365; it is agreed that infiltration is discounted by the investigations);
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- (v) Foul and surface water shall drain on separate systems. The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (June 2025) or any subsequent replacement national standards. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution and in the interest of highway safety.

2 - CSD Engineering Response to Condition 6

Condition 6

- i. *An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365; it is agreed that infiltration is discounted by the investigations);*

At the time of writing, infiltration testing in accordance with BRE Digest 365 has not been undertaken, however an assessment of the existing ground conditions confirm that infiltration is inconclusive. Refer to the Drainage Strategy Document.

For the purpose of the drainage design and calculations, until infiltration is confirmed viable, this option has been discounted.

- ii. *A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);*

Should it be proven via testing that infiltration is not viable, surface water discharge rates should be restricted to existing greenfield rates where possible, as calculated at 1.5/s. The proposed location for surface water discharge is to Ward Green Lane drainage ditch, to the southwest of the site. This is proposed via gravity however subject to ditch survey.

- iii. *Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;*

Refer to the Drainage Strategy Document which includes the proposed drainage system layout, levels, and calculations.

- iv. *Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and*

Not applicable.

- v. *Foul and surface water shall drain on separate systems. The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (June 2025) or any subsequent replacement national standards. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.*

Refer to the Drainage Strategy Document for the proposed drainage, showing foul and surface water on separate systems.