Drainage Strategy

PROPOSAL

Erection of first-floor extension and enhancements to existing leisure building.

LOCATION

Beacon Fell View Holiday Park 110 Higher Road, Longridge, PR3 2TF

October 2026

GRAHAM ANTHONY ASSOCIATES

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OVERVIEW	
PROJECT TITLE:	Beacon Fell View
PROPOSAL:	Erection of first-floor extension and enhancements to existing leisure building.
CLIENT:	Mr Tom Hill
APPLICATION REFERENCE:	Ref. 3/2026/0615

PREPARATION INFORMATION	
PREPARED BY:	Thomas Cole BSc (Hons) Graduate Planning Consultant
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1.0 Introduction

1.1 This Drainage Strategy has been prepared in response to Ribble Valley Borough Council's validation request concerning application Ref.3/2026/0615. It should be read alongside the submitted Flood Risk Assessment and the Existing and Proposed Plans.

1.2 The proposal comprises "Proposed extensions/alterations to the existing leisure building to include the erection of first floor extension, erection of 2 no. single storey front extensions and changes to external materials". The overarching objective of the development is to modernise and upgrade the park's primary hub, transforming it into a high-quality facility. The proposed layout reorganises the building into three distinct zones: Leisure & Wellbeing, Entertainment & Hospitality and Sales.

1.3 The application site comprises previously developed land within an established holiday park. The proposal involves extending and enhancing the existing building rather than developing an undeveloped area of the park. The drainage strategy seeks to ensure that surface water and foul water are managed separately, that the drainage hierarchy is followed and the proposal will not increase flood risk within the site or elsewhere.

2.0 Existing Drainage Arrangements

2.1 The original outline planning permission for the holiday park and club facilities was granted under reference Ref.3/78/1424. The decision notice states that the advice of the former Northwest Water Authority is that the site should be drained as a separate system, with all foul drainage connected to the public sewer. Separate foul and surface-water systems therefore formed part of the original drainage principles for the holiday park and leisure facilities.

2.2 The wider holiday park is served by established private drainage infrastructure, as evidenced by the Drainage Strategy Report prepared in February 2019 and approved under application Ref.3/2019/0183. Although the strategy primarily related to development within the north-eastern part of the park, it confirms that the foul-drainage system serving the existing park facilities ultimately discharges to the public sewer network within Higher Road and identifies a private foul-water pumping station within the wider network. It also establishes the use of infiltration-based surface-water drainage to manage rainfall. The available planning history therefore demonstrates that foul and surface water are managed separately, foul drainage ultimately connects to the public sewer, and infiltration and natural drainage features represent an established approach to surface-water management within the park.

3.0 Proposed Surface- Water Drainage

3.1 The first-floor extension would largely be constructed above the existing building and would not create an equivalent increase in the ground-level impermeable surface. However, the proposal will alter the arrangement of the building, surface-water runoff from these areas will therefore be managed as part of the proposed drainage arrangements.

3.2 Surface water will be managed in accordance with the drainage hierarchy, with priority given to infiltration and the management of runoff as close to its source as reasonably practicable. Rainwater from the proposed roof areas will be collected through appropriately positioned gutters and rainwater pipes. Where practicable, runoff will be directed to infiltration and natural drainage features within the application site. These measures will allow surface water to infiltrate gradually into the ground and will reduce the rate and volume of runoff leaving the immediate development area and reflect the drainage principles previously approved within the holiday park.

4.0 Foul-Water Drainage

4.1 The proposed modernisation of the leisure building may result in a limited increase in foul-water flows arising from sinks, toilets, and other associated appliances. Foul water from the proposed facilities will be collected through a separate drainage network and connected to the existing foul-drainage system serving the leisure building and wider holiday park, consistent with the original planning permission.

4.2 The previous drainage strategy confirms that the existing foul system ultimately discharges to the public sewer network within Higher Road. The proposed development represents an enhancement of an established facility rather than the creation of a separate or independently occupied use. Any increase in foul-water flows is therefore expected to be modest in the context of the existing holiday park and its established drainage infrastructure.

5.0 Exceedance and Flood-Risk Management

5.1 The proposed drainage arrangements will manage rainfall close to its source and avoid an uncontrolled increase in surface-water runoff. Finished surfaces surrounding the development will be arranged so that any exceedance flows arising during an exceptional rainfall event are directed away from the building and other vulnerable areas. Any exceedance flows will not be directed towards neighbouring land, holiday accommodation or the public highway.

6.0 Conclusion

6.1 The first-floor extension would largely occupy the footprint of the existing building and would not generate an equivalent increase in ground-level impermeable area. Runoff from any additional roof area will be managed through a combination of suitable existing infrastructure and new measures.

6.2 The proposed surface-water strategy gives priority to infiltration and natural drainage features, reflecting the drainage hierarchy and the principles previously approved within the holiday park. Surface water will remain separate from foul water in accordance with the original drainage principles established through permission 3/78/1424. Any increase in foul-water flows is expected to be modest and the foul water from the enhanced facilities will connect to the existing system, which ultimately discharges to the public sewer network within Higher Road.

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