

Executive Technical Summary

Walshaw Garden Neighbourhood, Bury

for

HIMOR, Redrow Homes and
VHW Land Partnership (Walshaw) Limited

civil

structural

earth sciences

strategic land

special projects



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17/01/2020




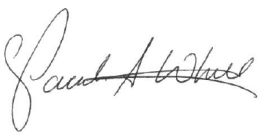
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HIMOR, Redrow Homes and VHW Land
Partnership (Walshaw) Limited

| TITLE | NAME | SIGNATURE | DATE |
|---------------------|-------------------------------|--|----------|
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1.0 Introduction

1.1 Proposed Development

The site is located approx. 2.5km from Bury Town Centre and 15km of Manchester City Centre and sits within the land allocation referred to as Walshaw, Bury (GM 9) for housing in the emerging Greater Manchester Spatial Framework 2019 (GMSF). The Local Planning Authority (LPA) for this area is Bury Council, who are also the Lead Local Flood Authority (LLFA) for the area.

The current proposals for the Walshaw Garden Neighbourhood Development Framework November 2019 prepared by Barton Wilmore for the development of the site includes for up to 1,250 homes; a one form entry primary school (use class D1), associated landscaping, roads and related works.

The site is circa 64 hectares (ha), split roughly between 37.5ha residential land and 26.5ha green infrastructure.

The site is currently controlled and being brought forward for to support the allocation of the site through the GMSF by 3 developers/land promoters; being Redrow Homes (circa 20.80ha), HIMOR (circa 11.83ha) and VHW Land Partnerships (Walshaw) Limited (circa 28.5ha) and a small site area of land controlled by Bury Council (circa 2.90ha).

Barton Wilmore Site Location and Land Ownership Plan and the developed current Concept Masterplan can be located in Appendix A and Appendix B of this executive technical summary report.

1.2 Purpose of This Report

RoC Consulting has been commissioned by HIMOR, Redrow Homes, VHW Land Partnership (Walshaw) Limited to provide an executive technical summary report for the masterplan drainage strategy and flood risk for the development site in support of the allocation of the site through the GMSF for a new residential development off Walshaw Lane, Bury referred to as the Walshaw Garden Neighbourhood Development Framework.

The executive technical summary should be read in conjunction with the following reports and drawings;

- Barton Willmore Walshaw Garden Neighbourhood, Bury – Development Framework Report November 2019 Rev N
- 4072 / MDS Masterplan Drainage Strategy



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- RoC Consulting Flood Risk Assessments for:

4072/ REDROW / FRA – Redrow Homes FRA
 4072 / HIMOR / FRA – HIMOR FRA
 4072 / VHW / FRA – VHW Land Partnership (Walshaw) Limited FRA

- RoC Consulting Drawings:

| | | |
|---------------------------|--------------------|---|
| 4072 / SK101 Redrow Homes | Refer to FRA & MDS | Existing Topography & Overland Flow Routes - Sheet 1 of 3 |
| 4072 / SK102 HIMOR | Refer to FRA & MDS | Existing Topography & Overland Flow Routes - Sheet 2 of 3 |
| 4072 / SK103 VHW & BC | Refer to FRA & MDS | Existing Topography & Overland Flow Routes - Sheet 3 of 3 |
| 4072 / SK104 Redrow Homes | Refer to MDS | Catchment Areas - Sheet 1 of 3 |
| 4072 / SK105 HIMOR | Refer to MDS | Catchment Areas - Sheet 2 of 3 |
| 4072 / SK106 VHW & BC | Refer to MDS | Catchment Areas - Sheet 3 of 3 |
| 4072 / SK107 Redrow Homes | Refer to MDS | Masterplan S.W Drainage Strategy - Sheet 1 of 3 |
| 4072 / SK108 HIMOR | Refer to MDS | Masterplan S.W Drainage Strategy - Sheet 2 of 3 |
| 4072 / SK109 VHW & BC | Refer to MDS | Masterplan S.W Drainage Strategy - Sheet 3 of 3 |
| 4072 / SK110 Redrow Homes | Refer to MDS | Masterplan F.W Drainage Strategy - Sheet 1 of 3 |
| 4072 / SK111 HIMOR | Refer to MDS | Masterplan F.W Drainage Strategy - Sheet 2 of 3 |
| 4072 / SK112 VHW & BC | Refer to MDS | Masterplan F.W Drainage Strategy - Sheet 3 of 3 |

2.0 Flood Risk

Below is a summary of the flood risk from the RoC Consulting site specific Flood Risk Assessment Reports:

2.1 HIMOR

In accordance with the National Planning Policy Framework (NPPF) and current guidance, the proposed development site has been assessed and found to be appropriate for development.

- Table 1 Flood Zone 1 - Low Probability
- Table 2 Residential Dwellings (No Basements) - More Vulnerable
- Table 3 Development is appropriate

The flood risk has been assessed and is summarised below:

- Fluvial – Low subject to hydraulic modelling
- Pluvial/Surface Water – Low with development masterplan mitigation
- Groundwater – Low with further investigation and development masterplan mitigation
- Artificial Sources (Reservoirs & Canals) – Low
- Sewers – Low

Refer to the HIMOR Flood Risk Assessment for full details.

2.2 Redrow Homes

In accordance with the NPPF and current guidance, the proposed development site has been assessed and found to be appropriate for development.

- Table 1 Flood Zone 1 - Low Probability
- Table 2 Residential Dwellings (No Basements) - More Vulnerable
- Table 3 Development is appropriate

The flood risk has been assessed and is summarised below:

- Fluvial – Low subject to hydraulic modelling
- Pluvial/Surface Water – Low with development masterplan mitigation
- Groundwater – Low with further investigation and development masterplan mitigation
- Artificial Sources (Reservoirs & Canals) – Low
- Sewers – Low



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Refer to the Redrow Homes Flood Risk Assessment for full details.

2.3 VHW Land Partnership (Walshaw) Limited, including Bury Council

In accordance with the NPPF and current guidance, the residential and one form entry primary school development sites have been assessed and found to be appropriate for development.

- Table 1 Flood Zone 1 - Low Probability
- Table 2 Residential Dwellings (No Basements)/ educational establishments - More Vulnerable
- Table 3 Development is appropriate

The flood risk has been assessed and is summarised below:

- Fluvial – Low subject to hydraulic modelling
- Pluvial/Surface Water – Low with development masterplan mitigation
- Groundwater – Low with further investigation and development masterplan mitigation
- Artificial Sources (Reservoirs & Canals) – Low with development masterplan layout
- Sewers – Low

Refer to the VHW Land Partnership (Walshaw) Limited, including Bury Council land Flood Risk Assessment for full details.



3.0 Drainage Strategy

Below is a summary of the foul and surface water drainage strategy taken from the RoC Consulting Masterplan Drainage Strategy Report.

3.1 HIMOR

The development site is to be drained on new separate foul and surface water drainage systems.

The foul water is unrestricted to the local public sewerage system.

The surface water is to be restricted to match existing greenfield run-off, with attenuation and appropriate SUDS to be considered, to provide protection to the development site and local neighbourhood in accordance with the national and local planning guidelines.

Refer to the masterplan drainage strategy report for full details.

3.2 Redrow Homes

The development site is to be drained on new separate foul and surface water drainage systems.

The foul water is unrestricted to the local public sewerage system.

The surface water is to be restricted to match existing greenfield run-off, with attenuation and appropriate SUDS to be considered, to provide protection to the development site and local neighbourhood in accordance with the national and local planning guidelines.

Refer to the masterplan drainage strategy report for full details.

3.3 VHW Land Partnership (Walshaw) Limited, including Bury Council

The residential and one form entry primary school development sites are to be drained on new separate foul and surface water drainage systems.

The foul water is unrestricted to the local public sewerage system.

The surface water is to be restricted to match existing greenfield run-off, with attenuation and appropriate SUDS to be considered, to provide protection to the development site and local neighbourhood in accordance with the national and local planning guidelines.

Refer to the masterplan drainage strategy report for full details.





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4.0 Summary

This executive technical summary is based on the Barton Willmore Walshaw Garden Neighbourhood, Bury Development Framework November 2019 Rev. N document and references the RoC Consulting Masterplan Drainage Strategy and site-specific Flood Risk Assessments, all of which must be read in conjunction with this document.

4.1 HIMOR

The HIMOR site has a development boundary of circa 11.83ha, which at a density of 34.6 dph on a 7.54ha net development area can deliver circa 261 residential properties.

For the strategy of independently draining this site refer to the RoC Consulting Masterplan Drainage Strategy, which informs the outline principals for a new separate foul and surface water drainage strategy.

The proposed development site has been assessed in accordance with the NPPF and current guidance and found to be appropriate for development.

The flood risk has been assessed and the residual flood risk with any required mitigation is Low.

4.2 Redrow Homes

The Redrow Homes site has a development boundary of circa 20.80ha, which at a density of 34.6 dph on a 9.60ha net development area can deliver circa 332 residential properties.

For the strategy of independently draining this site refer to the RoC Consulting Masterplan Drainage Strategy, which informs the outline principals for a new separate foul and surface water drainage strategy.

The proposed development site has been assessed in accordance with the NPPF and current guidance and found to be appropriate for development.

The flood risk has been assessed and the residual flood risk with any required mitigation is Low.

4.3 VHW Land Partnership (Walshaw) Limited

The VHW Land Partnership (Walshaw) Limited site, including the Bury Council land has a development boundary of circa 28.50ha, which at a density of 34.6dph on an 18.98ha net development area can deliver circa 657 residential properties, plus a one form entry primary school.



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For the strategy of independently draining this site and the one form entry primary school refer to the RoC Consulting Masterplan Drainage Strategy, which informs the outline principals for a new separate foul and surface water drainage strategy.

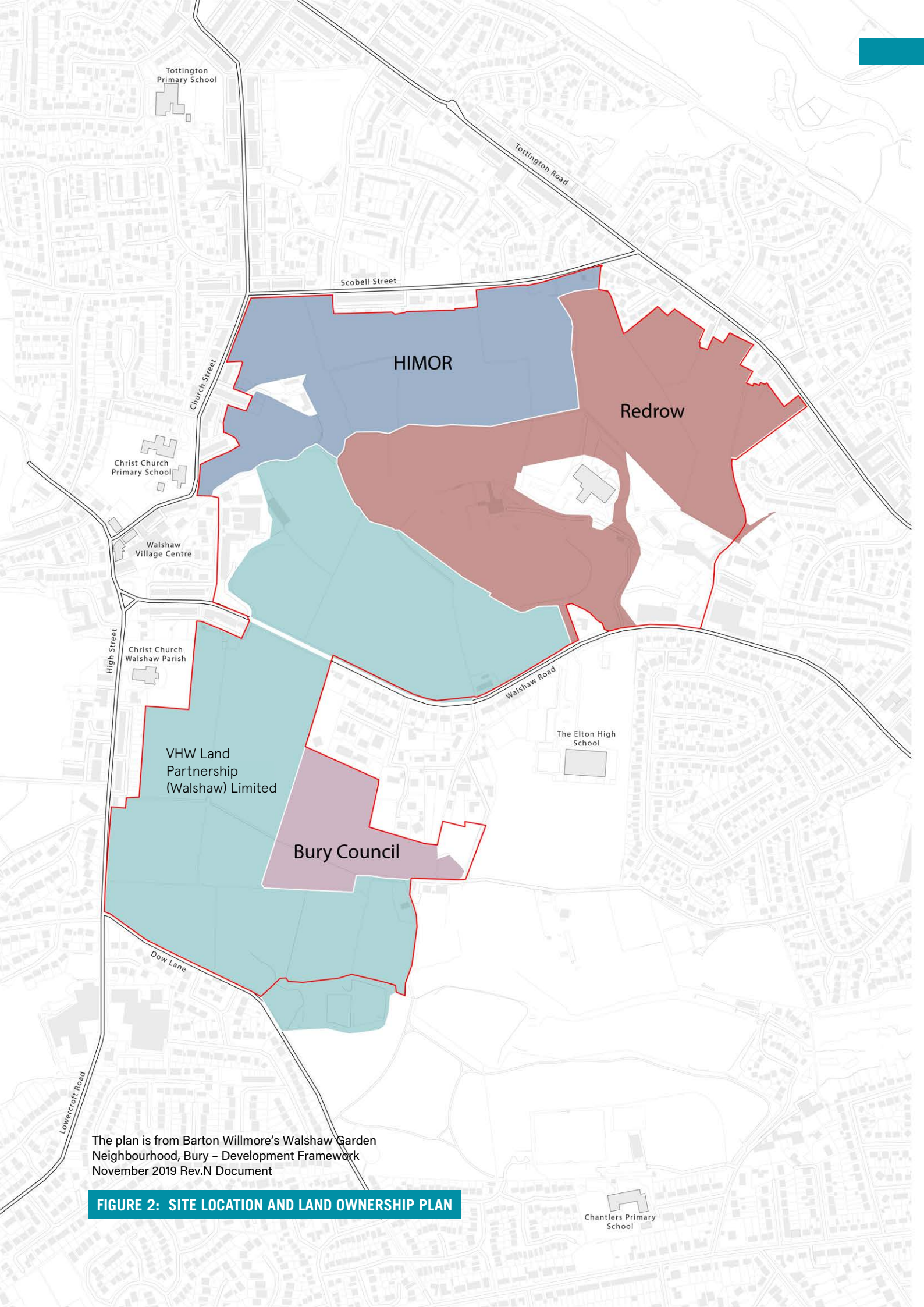
The proposed development site has been assessed in accordance with the NPPF and current guidance and found to be appropriate for development.

The flood risk has been assessed and the residual flood risk with any required mitigation is Low.



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APPENDIX A – BARTON WILLMORE LOCATION AND LAND OWNERSHIP PLAN



The plan is from Barton Willmore's Walshaw Garden Neighbourhood, Bury - Development Framework November 2019 Rev.N Document

FIGURE 2: SITE LOCATION AND LAND OWNERSHIP PLAN



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APPENDIX B – BARTON WILLMORE CONCEPT MASTERPLAN

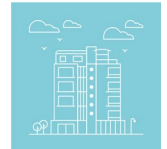
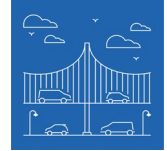
FIGURE 10: CONCEPT MASTERPLAN



| | | | |
|--|-----------------------|--|---------------------------------|
| | SITE BOUNDARY | | PUBLIC OPEN SPACE |
| | PEDESTRIAN/CYCLE LINK | | EXISTING/PROPOSED TREE PLANTING |
| | DEVELOPMENT BLOCK | | PROPOSED LINK ROAD |
| | SCHOOL DROP OFF AREA | | FOCAL SPACE |
| | WATERBODY | | PROPOSED VEHICLE ACCESS |
| | DRAINAGE CHANNEL | | PROPOSED EMERGENCY ACCESS |
| | CONTOURS & HEIGHTS | | RETAINED DEVELOPMENT |
| | POTENTIAL PLAY AREA | | |



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