

**Application for the demolition of a large poultry shed and its replacement with
larger building . Sillinghurst Farm, Castle Hill Road, Bury. BL9 6UN**

Flood risk assessment and drainage proposals

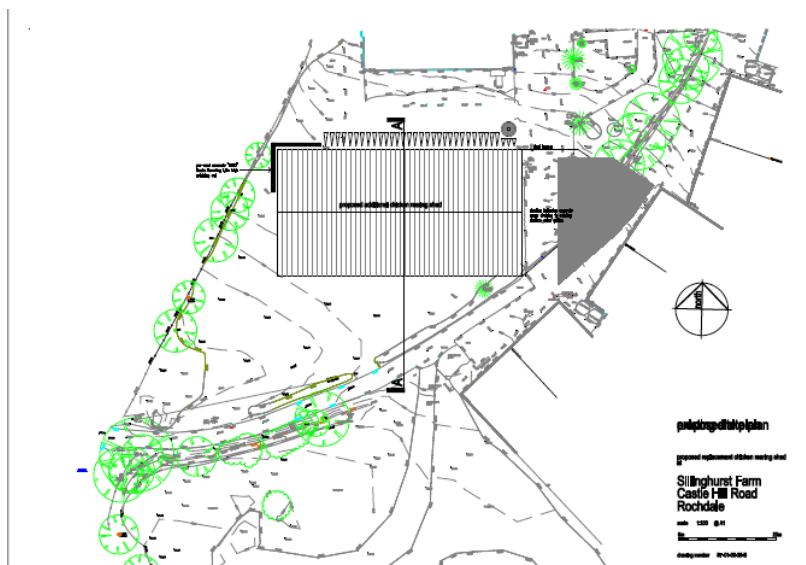
Ref:200226.B

The proposed development is for the demolition of a poultry unit and its replacement by a larger building for the same agricultural purpose, on the same site and abutting land .

Existing site plan



Proposed replacement building:-



The building to be replaced has a floor area of approximately 660m² whereas the proposed building has an area of 1300m²

The National Planning Policy Framework 2025 (the Framework)

Paragraphs 173 and 174 requires that 'a sequential risk-based approach should also be taken to individual applications in areas known to be at risk now or in future from any form of flooding, by following the steps set out below.

Within this context the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source'.

However, in this instance, the application site is in the lowest risk zone (Zone 1) on the Environment Agency's Flood Risk Map : -



In the absence of any evidence of flooding and taking account of its flood zone 1 status, it is not necessary to carry out a sequential test, but in any event, as the proposal is inextricably linked to an existing poultry unit, it would not be feasible for it to be located anywhere else but within the agricultural unit.

Planning Practice Guidance(PPG) states that '*site-specific flood risk assessments need to be proportionate to the anticipated degree of flood risk and make optimum use of information already available, including information in a Strategic Flood Risk Assessment for the area, and the Environment Agency's Flood Map and surface water flood risk information on Check the long term flood risk for an area in England. Flood risk assessments need to include the information set out in the flood risk assessment checklist'*

A check of the long term flood risk of the area (See appendix) indicate as follows:

Surface water – Yearly chance of floods ‘very low’

Yearly chance of flooding between 2040 and 2060 - ‘low’-

Rivers and sea –

Yearly chance of floods ‘very low’

Yearly chance of flooding between 2036 and 2069 – ‘very low’

Groundwater – ‘This location is outside of a groundwater flood alert area’.

.

Surface water drainage proposal

The **National Standards for sustainable Drainage Systems 2025** (SuDS) includes a hierarchy for the prioritising the choice of final run-off destination: -

- *‘priority 1: collected for non-potable use*
- *priority 2: infiltrated to ground*
- *priority 3: discharged to an above ground surface water body*
- *priority 4: discharged to a surface water sewer, or another piped surface water drainage system*
- *priority 5: discharged to a combined sewer*

Note 1: priority 1 is the highest priority and priority 5 is the lowest.

In this case, there would be some infiltration to ground, but the main surface water drainage would continue to be to the adjoining Gypsy Brook (shown on the ‘existing site plan’ above)

There is no United Utilities infrastructure at or adjoining the agricultural unit.

Appendix

Cookies on Check your long term flood risk

We use some essential cookies to make this service work.

We'd also like to use analytics cookies so we can understand how you use the service and make improvements.

[View cookies \(/cookies\)](/cookies)

Check your long term flood risk

[Back to select an address](#)

Flood risk summary

Your selected location: Sillinghurst Farm, Castle Hill Road, Bury, BL9 6UN

This information tells you the flood risk of the land around a building, not the building itself.

► [How we assess an area's flood risk](#)

► [Flood risk and climate change](#)

Surface water

[More about your surface water flood risk \(/surface-water\)](/surface-water)

Yearly chance of flooding

very low

Low

Medium

High

Yearly chance of flooding between 2040 and 2060

Very low **Low** Medium High

What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

► [Why surface water flooding is a problem](#)

Rivers and the sea

[More about your rivers and sea flood risk \(/rivers-and-sea\)](#)

Yearly chance of flooding

Very low Low Medium High

Yearly chance of flooding between 2036 and 2069

Very low Low Medium High

What makes rivers and sea flooding more likely

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

► [Why flood defences cannot completely prevent flooding](#)

Groundwater

[More about your groundwater flood risk \(/ground-water\)](#)

We use groundwater flood alert areas to check the risk of flooding from groundwater.

This location is outside of a groundwater flood alert area.

► [What this means](#)

What groundwater is

Groundwater is the water that is usually held in rocks and soil underground.

Groundwater flooding happens when this water rises and flows above the surface.

Flooding from rivers is more likely when groundwater levels are high.

Reservoirs

[More about your reservoir flood risk \(/reservoirs\)](#)

Flooding from reservoirs is unlikely in this area.

What a reservoir is

A reservoir is a large natural or artificial lake that is designed to collect and store water.

They are usually formed by building a dam across a river, or by building a large tank or surrounding embankment. If one of these dams or embankments fails, then water could

escape from the reservoir. This would result in land or properties being flooded.