

Altman, Rebecca

Subject: FW: OHH - LLFA Responses (Folds and H+H)
Attachments: LLFA Response - RM-25-100615 Holme and Homestal.pdf; LLFA Response - RM-25-100614 The Folds.pdf

Sent: 09 March 2026 14:43

Subject: OHH - LLFA Responses (Folds and H+H)

Hi Rebecca

I am writing regarding the attached LLFA responses to both of our Parkside RM applications at The Folds and The Holme and Homestal.

Our team has reviewed the responses, and the submitted reports have been updated for the Folds (332612639-STN-HDG-17-RP-C-0500-P04 SW) and the Holme & Homestal (332612639-STN-HDG-14-RP-C-0500-P03).

These updated reports are included within this file transfer link: <https://we.tl/t-cwZHXEDnTN>

The reports now include additional text, drawings and updated modelling to reflect the LLFA comments received. The team has also provided responses to the LLFA comments in blue below, which should help to summarise and direct them to the relevant info/changes within the reports.

The Folds

- *The site area is identified as 13.92ha in size in total and at present, the calculation only assesses the impermeable area. It is proposed to remove a 'channel line' which we understand is an area shown as within the surface water flood risk mapping. If this area is not fully drained, some should be collected by the 'channel line' and we don't support its removal.*

We have included contributing permeable areas within the calculations, refer to sections 5.3.4, 5.3.5 and 5.3.6 in the strategy report, and we have provided additional contributing catchment area plans within Appendix C.

Implementation of the earthworks strategy will raise the site and remove the existing gully / channel line, which collects rainfall run-off from a small proportion of the site. However, the channel's function will be replaced by the proposed surface water drainage system which will collect and manage this rainfall run-off in the future, refer to section 3.1.5

- *There is also reference to land raising which will change the overland flow routes and direct runoff in different locations. Minimal information has been provided in respect to this and clarification is required on the pre and post development catchment split detailing runoff rates.*

The proposed catchment areas after land raising are broadly the same as the existing site catchments and this is shown on drawing 332612639-STN-17- XX-DR-C-0513 in Appendix B. The proposed development will also restrict run-off to the QMED rate and so the discharge will be reduced for all events over the 2 year magnitude. Refer to section 3.1.3

- *Flow rates have been identified in relation to impermeable areas only so further information is required in relation to how the permeable areas will drain given the alteration in catchment areas. It is also not clear whether this change will impact on the discharge rates and locations set out within the outline application.*

We have included contributing permeable areas within the calculations, refer to sections 5.3.4, 5.3.5 and 5.3.6 in the strategy report, and we have provided additional contributing catchment area plans within Appendix C.

- *Given the nature of the development, much of the permeable areas will be intercepted within the proposed drainage network and it does not appear to be accounted for in the calculations at present.*

We have included contributing permeable areas within the calculations, refer to sections 5.3.4, 5.3.5 and 5.3.6 in the strategy report, and we have provided additional contributing catchment area plans within Appendix C.

- *There are some discrepancies between the calculations and drawings and it is noted that the south pond bed level appears to be higher than the outfall. Further information is required in relation to this. Sections of the ponds should be provided.*

We have provided an additional drawing (332612639-STN-17-XX-DR-C-0522) of the Southern SuDS basin which includes a section through the pond and is contained within Appendix I. The outfall level has been checked and amended.

- *There are also discrepancies in the cover and invert levels within the southern drainage calculations. This should be reviewed and rectified.*

All cover and invert levels have been checked and rectified to ensure the drawings and modelling are aligned.

- *It is noted that the inlets and outlets in the southern pond are very close together so further information should be provided showing how flows will be managed to maximise storage and manage siltation.*

We have provided an additional drawing (332612639-STN-17-XX-DR-C-0522) of the Southern SuDS basin within Appendix I, which shows how the sediment forebay berms and low flow channels manage water flow within the basin and control siltation.

- *There are a number of surface water drains in rear gardens passing through multiple plots. Please provide clarification on who will be responsible for maintenance of these shared features.*

Surface water and foul water drainage serving privately owned buildings will be maintained by the riparian owner(s). Refer to Section 6.2.2

Holme and Homestal

- *The site area is identified as 11.48ha in size in total and at present, the calculation only assesses the impermeable area. It is proposed to remove a 'channel line' which we understand is an area shown as within the surface water flood risk mapping. If this area is not fully drained, some should be collected by the 'channel line' and we don't support its removal.*

We have included contributing permeable areas within the calculations, refer to sections 5.3.4, 5.3.5 and 5.3.6 in the strategy report, and we have provided additional contributing catchment area plans within Appendix B and C.

Implementation of the earthworks strategy as part of the development proposals will remove the minor gully line crossing Homestal, however, its function will be replaced by the proposed surface water drainage system which will collect and manage this rainfall run-off in the future, refer to section 3.1.5

- *There is also reference to land raising which will change the overland flow routes and direct runoff in different locations. Minimal information has been provided in respect to this and clarification is required on the pre and post development catchment split detailing runoff rates.*

There is no change to the pre-post catchments as a result of land raising

- *Pre and post development exceedance flow route plans are also required.*

There is no surface flooding within either the Homestal or Holme development parcels in the 1 in 100 year + 45% climate change sensitivity test, refer to section 5.3.12. Section 5.4.2 advises that at the detailed design stage the final levels will direct water away from properties and exceedance routes will be defined principally utilising the road corridors.

- *Flow rates have been identified in relation to impermeable areas only so further information is required in relation to how the permeable areas will drain given the alteration in catchment areas. It is also not clear whether this change will impact on the discharge rates and locations set out within the outline application.*

We have included contributing permeable areas within the calculations, refer to sections 5.3.4, 5.3.5 and 5.3.6 in the strategy report, and we have provided additional contributing catchment area plans within Appendix B and C.

- *Given the nature of the development, much of the permeable areas will be intercepted within the proposed drainage network and it does not appear to be accounted for in the calculations at present.*

We have included contributing permeable areas within the calculations, refer to sections 5.3.4, 5.3.5 and 5.3.6 in the strategy report, and we have provided additional contributing catchment area plans within Appendix B and C.

- *There are a number of surface water drains in rear gardens passing through multiple plots. Please provide clarification on who will be responsible for maintenance of these shared features.*

These will be private and maintained by the riparian owners, refer to section of the strategy report.

We would be grateful if you could please share our responses with the LLFA and formally re-consult with them if required? Hopefully matters will now be addressed in relation to flood risk and drainage.

Regards
Pete

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