

Altman, Rebecca

From: Tanner, Pete <pete.tanner@stantec.com>
Sent: 30 January 2026 15:16
To: Altman, Rebecca
Cc: Thomas, Ziyad; McDougall, Doug; Taylor, James
Subject: RM/25/100615 - Holme and Homestal - EA Response
Attachments: Environment Agency comments H and H.pdf

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Hi Rebecca

I am writing regarding the attached EA consultation response for The Holme and Homestal (**relevant parts extracted below in bold**); we have reviewed as a team and provide responses below (**in blue**).

After reviewing the documents provided, we require further information in order to assess the application fully and satisfy the reserved matters. The EMMP, EIA and BNG report, make no reference to the watercourses running south of the development plot, so it is unclear what impacts there will be.
The Foxwalks Wood watercourse was not included within the BNG due to development being more than 10 m from it. The outfall pipe and associated trenched pipe to the Foxwalks Wood stream will be included within the GI planning application and will be accounted for within the GI BNG assessment, which will be implemented prior to the construction of The H&H.

While the Watercourse for this parcel of development has been noted as a ditch, it is well established. Classified as a watercourse, it is still a conduit for wildlife and many important aquatic and semi-aquatic species. While major development doesn't appear to be within the buffer zone, there appears to be interactions with the watercourses that have not been assessed or mentioned. Including multiple crossings, regrading of the bed and multiple discharge points. All of which have potential to impact the watercourse and receiving main river downstream negatively.

- Further information is required to ascertain how Holme Zones 4 and 5 development appears to integrate the watercourse running east to west on the south of the plot boundary into the development. (Maps indicate multiple crossings and potential surface water discharge points)**
There is only one surface water discharge point proposed from the Holme parcel into the watercourse shown below (with blue arrow), which is in line with the outline planning consent. The outfall location has been identified to avoid the root protection zone of mature trees. An ordinary Watercourse Land drainage consent will be sought at the detailed design stage.



- **How these plans tie in with the regrading of the ditch for Drainage strategy for The Folds development (RM).**
The highway ditch adjacent to Fir Tree Lane needs to be slightly regraded to facilitate the connection from the Folds southern attenuation basin. This ditch joins the upstream end of the Foxwood stream
- **Further assessment/ information is required for the drain/ ordinary water course listed on the maps, running diagonally from Fir tree lane (SU4906017287) and intersecting into the larger stream (SU4883817145).**
This section of the watercourse is not being affected by the development and there are no drainage connections.
- **What are the overall plans for the watercourse running from (SU4924217033) to (SU4849517220), will another RM plot application cover the rest of this water course.**
From a drainage perspective the watercourse from SU4924217033 to SU4883817145 will feature in the RMA for the Local Centre, which will incorporate a restricted surface water discharge into the watercourse.

I would be grateful if you can review and pass back to the EA for their comment, hopefully we have addressed all their concerns and they can confirm no objection.

Do let me know if you need anything else on this.

Regards
Pete

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