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Contact: SuDS and Watercourses Team
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Date 28 July 2025

Dear Paul

RE: 25/01093/DOC - Details reserved by condition 17 (Surface Water Drainage Scheme) of planning permission reference no 21/03380/FP granted 11 March 2024 - Land to The North and East of Great Wymondley Arch Road Great Wymondley

Thank you for your consultation on the above site, received on 2 July 2025. We have reviewed the application as submitted and wish to make the following comments.

We advise that there **isn't sufficient technical information** to support the application in relation to the wording of Condition 17 (Surface Water Drainage Scheme) of planning permission reference no 21/03380/FP granted 11 March 2024.

The full application is for the Proposed solar farm measuring 88 hectares with associated battery storage containers, transformers stations, storage buildings, fencing etc including means of access (amended plans received 30 May 2022).

We have concerns that the submitted information does not meet with NPPF, PPG or the LLFA Flood Risk Management Strategy policies and the proposal will either increase the risk of flooding elsewhere or to the proposed development. We provide the following technical review for your consideration.

The main issues include.

- Incorrect climate change allowance used for simulation of drainage network
- No calculations provided for greenfield runoff rate provided

The LLFA technical review includes.

1. Evidence of agreement in principle from the relevant body in relation to the proposed discharge rate discharging to the existing culvert (titled "Land East of Great Wymondley, by Weetwood, drawing. no.100) is required.
2. Upper end climate change allowance still required to be used for simulation and hydraulic modelling of drainage network that 1 in 100 plus 40% climate change allowance required to be used as in PPG guidelines paragraph 6 mentions that the lifetime of a non-residential development depends on the characteristics of that development but a period of at least 75 years is likely to form a starting point for assessment. Hence upper end allowance required to be used moreover the facilities that go along with the solar panels may have a lifespan greater than the allowed 40 years. Hence a precautionary measure upper end allowance is required to be used for simulation of drainage network.
3. Total area of each of the drainage network (network 1,2 & 3) required to be provided to ensure that the greenfield runoff rates are maintained for each network.

Yours sincerely

Raima

Raima Prasad
SuDS and Watercourses Support Officer
Growth and Environment

Annex

The following documents have been reviewed, which have been submitted to support the application.

- Causeway calculations, by Wetwood, June 2025

For reference, Condition 17 wording is as follows:

Condition 17:

“No development, including ground works and ground preparation works, shall take place until a surface water drainage scheme, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The surface water drainage scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The submitted surface water drainage scheme shall include:

- i) Methods to ensure that surface water run-off generated from the development site does not exceed run-off rates from the undeveloped site for the corresponding rainfall event up to and including 1 in 100 years + climate change critical storm 16*
- ii) Methods to ensure that the scheme provides betterment in respect of the pre-development overland flow paths for the 1 in 30-year event.*
- iii) A condition survey of the 285m culvert that crosses the northern part of the site.*
- iv) Retention of the existing overland flow pathways across the site free of obstruction.*
- v) Detailed drawings of the attenuation basins including location, size, volume, depth, inlet and outlet features, connecting pipe runs and all calculations and modelling to ensure that the scheme caters for all rainfall events up to and including the 1 in 100-year plus climate change event.*
- vi) Detailed drawings of all proposed discharge locations, including headwall details, and evidence of land ownership with evidence of any required third-party permissions.*
- vii) Run-off quality treatment.*
- viii) Provision of half drain down times for surface water drainage features within 24 hours.*
- ix) Silt traps for protection of any residual tanked elements.*
- x) Arrangements for maintenance and management of the scheme.*
- xi) A timetable for implementation of the scheme.*

The development shall be carried out in accordance with the approved scheme and timetable.

Reason – To ensure adequate drainage provision and to avoid an increased risk of flooding, both on and off the site.”