

## **Planning Control Committee Meeting on 17 November 2022**

### **Agenda Item 6 – Solar Farm on Land to the North and East of Great Wymondley 21/03380/FP**

A late response has just been received from Herts County Council as Lead Local Flood Authority (LLFA), attached.

Whilst the LLFA maintain their objection, this is not in principle, but relates to matters of detail. They are seeking clarification of and detail relating to several matters and consider that the proposed development is currently not acceptable but can be resolved.

Therefore, the LLFA recommends conditions to secure an acceptable strategy. These have been amended slightly below following officer assessment and they would replace condition 7 set out in the agenda if the Local Planning Authority are minded to approve the application. Informatives are also provided.

#### **Condition 1**

No development including ground works and ground preparation works shall take place until a surface water drainage scheme, based on suitable 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 drainage strategy should demonstrate the surface water run-off generated up to and including 1 in 100-year + climate change critical storm will not exceed run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

1. A detailed response to the Letter from the LLFA dated 15 November 2022 which addresses the points of concern with the proposed surface water drainage scheme and overland flow management scheme.
2. Carry out any necessary amendments to the proposed surface water drainage scheme and hydraulic modelling for the overland management scheme for LLFA approval. Once the baseline information is agreed the following information should be provided;
3. Demonstrate an overall betterment of the existing pre-development overland flow paths for the 1 in 30-year event, ensuring the flow paths are maintained and not made worse for events above the 1 in 30-year event and up to the 1 in 100 year + climate change event.
4. Detailed engineered drawings of the proposed SuDS/flood risk mitigation features including their location, size, volume depth and any inlet and outlet features including any connecting pipe runs and all corresponding calculations/modelling to ensure the scheme caters for all rainfall events up to and including the 1 in 100 year + 40% allowance for climate change event.
5. Detailed engineered drawings of all proposed discharge locations including headwall details, evidence of land ownership and relevant permissions. A condition survey of these specific locations should also be provided and any mitigation required should be carried out prior to development taking place.

6. Demonstrate appropriate SuDS management and treatment and inclusion of above ground features.
7. Provision of half drain down times for surface water drainage features within 24 hours.
8. Silt traps for protection of any residual tanked elements where appropriate.
9. Construction phase surface water and flood mitigation management plan.
10. Details of how the scheme shall be maintained and managed after completion including adoption of details.

Reason: To prevent the increased risk of flooding, both on and off site in particular to Priory Lane and Little Wymondley.

## **Condition 2**

Upon completion of the surface water drainage/flood management works for the site in accordance with the timing/phasing arrangements, the following shall be submitted to and approved in writing by the Local Planning Authority:

1. Provision of a verification report (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme). The verification report shall include photographs of excavations and soil profiles/horizons, installation of any surface water structure (during construction and final make up) and the control mechanism.
2. Provision of a complete set of built drawings for site drainage.
3. A management and maintenance plan for the SuDS features and drainage network.
4. Arrangements for adoption and any other measures to secure the operation of the scheme throughout its lifetime.

Reason

To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

## **Informative to the LPA**

We would recommend the LPA obtains a management and maintenance plan, to ensure the SuDS features can be maintained throughout the development's lifetime. This should follow the manufacturer's recommendation for maintenance and/or guidance in the SuDS Manual by CIRIA.

## **Informatives**

Please find a link to the Little Wymondley Section 19 Flood Investigation here;

<https://www.hertfordshire.gov.uk/media-library/documents/environment-and-planning/water/flood-investigations/little-wymondley-investigation-report.pdf>

and the Flood Alleviation Feasibility Study here; <https://www.hertfordshire.gov.uk/media-library/documents/environment-and-planning/water/flood-investigations/little-wymondley-flood-alleviation-feasibility-study.pdf>

These documents should be considered as part of any future application.

For further guidance on HCC's SuDS policies, HCC Developers Guide and Checklist and links to national policy and industry best practice guidance please refer to our surface water drainage webpages:

<https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/water/surface-water-drainage/surface-water-drainage.aspx>.

The applicant should be aware that any works proposed, permanent and/or temporary to be carried out that may affect the flow within an ordinary watercourse will require the prior written consent from the Lead Local Flood Authority (Hertfordshire County Council) under the Land Drainage Act 1991. This includes any permanent and/or temporary works, regardless of any planning permission.

For further advice on Ordinary Watercourses, please visit our Ordinary Watercourse webpage via the following link:

<https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/water/ordinary-watercourses/ordinary-watercourses.aspx#>