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From: Chris Johnston
Sent: 08 June 2026 17:26
To: Planning Comments (SMDC)
Subject: FW: Update to LLFA Comments - New Buildings Farm Solar Farm (SMDC - SMD/2025/0388 and ESBC - P/2026/00149)

[REDACTED]

SMD 2025 0388

Comments from SCC Flood Team

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Planning

High Peak Borough Council and Staffordshire Moorlands District Council

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From: Barna, Roberta (EXT [REDACTED])
Sent: 08 June 2026 15:26
To: Chris Johnston [REDACTED]
Cc: Emily Summers [REDACTED]; Charlie Hadden [REDACTED]
Andrew Dowell <[REDACTED]>; Swara Shah [REDACTED]
Subject: Update to LLFA Comments - New Buildings Farm Solar Farm (SMDC - SMD/2025/0388 and ESBC - P/2026/00149)

Good Afternoon,

Following the meeting with the applicant and drainage consultant this afternoon, I have summarised our updated requirements below.

Hydraulic Modelling

- A rainfall runoff model will be developed to establish baseline conditions on the site.
- Evidence to be provided (in line with discussions from site visit) that the watercourse is rainfall fed.
- The key point of the modelling is to demonstrate that there will be no adverse impact on flood risk to third party land as a result of the development.
- Watercourses are rainfall fed – evidence of this from site visit findings to be presented.
- All watercourses will be included in model topo.
- A sensitivity run will simulate the impact of water levels within the receiving watercourse on the impact of the model results. (i.e. baseline dry run,

sensitivity – wet run). This may require different return periods for the northern watercourses and the watercourse through the centre of the site as it was described that the northern tribs were much larger and steeper than the central watercourses. Modeller to provide commentary on this.

- There will be no ground level changes as a result of the development that will require inputting into the post-dev modelling
- Post-dev modelling will simulate the inputs of the formal drainage network (method TBC by modeller).
- Following assessment of the modelled outputs LLFA will make an assessment of whether it is suitable to proceed to conditions on the basis of the evidence provided.

Drainage Strategy

- Staffordshire SuDS Handbook has now been SS by the National SuDS Standards. Drainage strategy to provided.
- In line with the National SuDS Standards, the drainage modelling should include the entire development area that could potentially drain to the proposed surface water drainage system (both permeable and impermeable) – if you could demonstrate the catchment areas that were shown on the call on a plan of contributing areas. *Note the following:*
 - Attenuation areas should be 100% impermeable.
 - Landscaping areas should be 30% contributing area or provide a detailed assessment using SPR/SPRHOUST as per UKSuDS Guidance.
- Clay soils – access roads will not be fully permeable – suggested permeable and lined – and therefore will require formal drainage.
- LLFA doesn't have a minimum surface water flow rate from developments, satisfied with 1l/s to the north as discussed.

Updated Solar Panel Guidance

Noted LLFA are developing updated guidance on specific requirements for solar farm applications. Summarised below:

To ensure that proposed schemes will not increase the surface water run-off rate, volume, or time to peak compared to the pre-development situation. It should be ensured as part of any proposed scheme that:

- *formalised perimeter drainage, as a minimum, should be incorporated into the design to capture exceedance and retain on site*
- *grass and wildflower cover should be incorporated and well-maintained across the site*
- *soil organic matter levels should be retained, or enhanced, compact areas of soil should be loosened*
- *existing land drainage is retained*
- *incorporating bunds, filter drains or other measures to interrupt flows of water between rows of solar arrays to disperse water flows over the surface and promote infiltration into the soils*
- *incorporating wide grassed filter strips at the downstream side of blocks of solar arrays and maintaining the grass at a long length to interrupt water flows and promote infiltration*
- *incorporating gravel-filled filter drains or swales between blocks of solar arrays to help infiltrate run-off (where ground conditions allow)*
- *a drainage strategy should be provided for any large infrastructure on site, e.g. impermeable substation, access roads, compound areas, etc.*

- *Regardless of potential permeability we expect overland flow paths and site water to be controlled and released in line with standard guidance.*
- *In the areas of the site which are proposed to be developed with impermeable surfaces, i.e. access roads and substations, surface water should be collected within a formalised drainage system.*

Specific Questions from Last Revision

- Question around watercourse easement in this area – evidence to be provided to demonstrate the watercourse does not follow the DRN and that there are no additional inflows at the observed open channel start point to negate the need for the easement in this location.



- Satisfied to condition this point - Please provide a temporary plan to prevent erosion between panels before vegetation becomes established.

Kind Regards
Roberta



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Please note my working days are Monday to Wednesday.

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