

Wiltshire Council Planning Consultation Response

06 October 2025

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Officer's Name: **Gen Collins**

Application No: PL/2025/07349
Removal/variation of conditions
Variation of condition 3 (Layout changes), condition 14 (Changes to noise condition) and conditions 4, 5 and 7 (Minor wording changes) relating to application PL/2021/08690.
Land South of Marshall Road, Devizes, Wiltshire

Please note the particulars in connection with the above planning application are available to view on the planning website <http://www.wiltshire.gov.uk/planninganddevelopment.htm>

Recommendations:

☐	No Comment
☐	Support
☒	Support subject to conditions (please set out below)
☐	Object (for reasons set out below)
☐	No objections

Matters Considered:

Documents Reviewed:

Flood Risk Assessment and Drainage Strategy
Planning Statement
Decision Notice relating to PL/2021/08690 (09 June 2022)

Proposed Variation

Since the granting of the original permission in 2021, detailed site design has been undertaken. As such, minor changes to the site layout and noise mitigation measures are required. This will require variation of Conditions 3 and 14. It is also noted that other Conditions, including Condition 4, 5 and 7 will require minor variation to refer to the correct plans associated with Condition 3 once approved

The LLFA has no objections to the proposed variations in Conditions stated.

Previous Conditions

In addition, the existing permission (PL/2021.08690) has a number of pre-commencement conditions associated with it. It is intended that the documentation required for discharge of these conditions is submitted as part of this application, negating the requirement for any pre-commencement conditions on any planning consent tied to this permission.

Condition 10 applies to the surface water drainage and was worded as follows:

No development shall commence on site until a scheme for the discharge of surface water from the site/phase, including sustainable drainage systems and all third-party approvals, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. Details should include swale design and operation for the lifetime of the development. Details should also include

- *Evidence that the drainage system can accommodate any predicted flood volumes in addition to additional runoff from the site during a 100 year + CC event.*
- *Calculations with MADD factor of zero for any drainage related to the associated infrastructure buildings/access.*

All the percolation tests failed to reach 75% of the effective depth, with only slight changes in the water levels recorded in some of the pits. These results indicate that the ground has a relatively low permeability and is not suitable for the adoption of soakaway drainage.

However, the drainage strategy states:

Research indicates that an increase in the rate and volume of runoff from extensive areas covered in solar panels is negligible. However, to mitigate any potential risk it is proposed to provide swales and basins to intercept runoff from the covered areas. These swales will be located to intercept overland flows from as much of the area as practicable.

Inverter stations comprise a 30m² plan area storage container sited on a 38.4m² x 0.3m deep granular sub-base. It is proposed to construct the sub-base above a permeable membrane and allow runoff to percolate into the ground as far as practicable. Any excess runoff will overflow the perimeter of the sub-base at rates approximating greenfield rates and be intercepted by the proposed swales

Proposed permanent access tracks will be constructed of permeable materials, such that runoff from the tracks will mimic greenfield conditions. The tracks will be constructed in accordance with the best practice principles set out in CIRIA C768, Guidance on the Construction of SuDS.

The attenuation has been designed to accommodate any predicted flood volumes in addition to additional runoff from the site during a 100 year + 45%.

No formal drainage is proposed therefore calcs (and associated MADD factor) are not required.

However, to discharge Condition 10 fully, the applicant is to provide the following information:

- A more detailed overland / exceedance flow map (especially with respect to the laydown / storage areas and roads)
- A robust soil, grass, and/or land management plan which details vegetative areas in between the solar arrays at a long length to help interrupt and prevent channelised flows, reducing erosion and also enhance and promote the infiltration and interception capacity
- Details of the regime for monitoring vegetation cover including frequency of visits, and set out remedial measures that could be implemented if problem areas are identified
- A construction management plan showing:
 - How surface water will be managed during the construction phase to prevent an increase in pollution / flood risk to local receptors, and;
 - How the applicant going to ensure that compaction of the soil during construction does not occur / will be remediated so that there is not an increase in runoff

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James Playfair (AtkinsRéalis), working on behalf of Wiltshire Council Drainage.