

To:	Oliver Phippen	From:	James Playfair
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Planning App Ref:	PL/2026/02160
Service Ref:	Drainage
Date:	22 April 2026

PROPOSAL

Full planning permission

Solar Farm with associated infrastructure

SITE LOCATION

Land at Studley Grange Landfill Site, Hay Lane, Lydiard Tregoze, Wiltshire, SN4 9QT

SUMMARY OF THE CONSULTEE POSITION

Object	
Holding Objection: Further information required	X
Support	
No comment	
No objection	
No objection subject to conditions	
Consultation not required	

APPLICATION DOCUMENTS REVIEWED

- Proposed Site Plan
- Planning Statement
- Appendix 1 - Design and Access Statement
- Appendix 3 - Flood Risk Assessment and Drainage Impact Assessment
- Appendix 9 - Construction Traffic Management Plan

ASSESSMENT OF THE PROPOSAL

Context

In planning terms, flood risk refers to the potential for development to increase the likelihood or severity of flooding on-site or elsewhere, while drainage considerations relate to the capacity of the site and surrounding infrastructure to manage surface water runoff in a sustainable and effective manner.

The local planning authority must be satisfied that the proposed development will not increase flood risk, either on-site or elsewhere, and that surface water will be managed in a sustainable and coordinated manner.

Where necessary, planning conditions or legal agreements may be used to secure the implementation, maintenance, and monitoring of SuDS and other drainage infrastructure.

The application seeks permission for the installation of a solar farm on approximately 6.5 ha of land at Studley Grange Landfill. The proposed development is temporary in nature and would be operational for a period of 25 years from the date of first operation.

The site consists predominately of modified grassland. The site is grazed by sheep. A small area of tall forbs is present to the west of the access track close to the current gas compound. The gas compound and the existing access road are both classified as developed land (sealed surface).

The proposal seeks to utilise an area of land which has limited alternative uses due to historic landfill operations

Assessment

The application has been supported with a Site-Specific Flood Risk Assessment (FRA). It should be noted that our comments below are reliant on the accuracy and completeness of the FRA and we do not take any responsibility for incorrect data or interpretation made by the authors.

The proposed development is in Flood Zone 1. The following key points have been quoted from the documents referred to above to support the assessment:

The site is currently naturally drained and infiltrated. Any surface water run-off that may occur will tend to follow the natural topography of the land. It is likely that the flow of surface water will be towards one of the adjacent watercourses located around the site which are viable for discharge.

The site naturally slopes from north to south and covers a total area of approximately 6.5 hectares. The site benefits from historic engineered drainage infrastructure associated with the landfill restoration.

Existing surface water drainage arrangements will be reviewed and incorporated into the detailed drainage design where appropriate.

The proposed development does not significantly alter catchment characteristics and therefore does not require additional attenuation or artificial flow restriction measure

Surface water will continue to drain via the established historic landfill drainage infrastructure and natural ground infiltration, as occurs under the current baseline Condition

The proposed development does not introduce extensive areas of hardstanding or impermeable surfacing. The limited areas of hardstanding (access tracks and compound area) represent a very small proportion of the total site area and do not materially alter the overall hydrological response of the site. As such, the development will maintain then existing greenfield runoff characteristics, and there will be no measurable increase in runoff rates or volumes to the wider catchment

The proposed switch gear and control buildings have not been included in the Drainage Strategy.

The applicant has claimed that the site will not have significant impermeable area but have not provided any detail on the vegetation and soil management which is inherent in this assumption.

The applicant has stated that subject to a Ground Investigation, groundwater is not likely to be a risk however soilsclapes indicate the ground condition to be clay therefore a GI should be completed to inform the full planning application

RECOMMENDATION

Holding objection as further information required

At this stage, a full assessment cannot be completed due to insufficient information. The following documents/information are required to enable a proper review of the drainage and flood risk aspects of the proposal:

- 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.
- In accordance with Standard 3 of the National Standards for SuDS, overland exceedance routes are to be identified and shown on the drainage plan for flows in excess of the 1 in 100 year plus climate change (40%) rainfall event to demonstrate no adverse flood risk to the development of elsewhere.
- A full survey of the existing drainage, with its performance understood and incorporated into the detailed drainage design so as the applicant can demonstrate that this will not increase flood risk elsewhere
- An assessment of contamination potential to ensure that this work does not introduce a new contamination pathway and all Existing surface water drainage arrangements will be reviewed
- A Ground Investigation to confirm the ground conditions
- Complete sensitivity modelling to understand how different impermeability and overall soil / vegetation health will impact runoff based on the current literature. They can then make a robust judgement on level of attenuation needed which we can review
- An update to the drainage strategy with respect to the runoff and proposed drainage associated with any buildings / structure and associated access roads.