

Mr Simon Smith,
Planning Manager, Development Management,
Economic Development and Planning,
Wiltshire Council,
County Hall, Bythesea Road,
Trowbridge, BA14 8JN

30 April 2026

Dear Simon,

RED BARN SOLAR FARM, LAND AT RED BARN, EAST OF KINGTON ST MICHAEL, CHIPPENHAM

**APPLICATION UNDER THE TOWN AND COUNTRY PLANNING ACT 1990 FOR APPROVAL OF DETAILS
RESERVED BY CONDITIONS 4, 7 AND 8 ATTACHED TO PLANNING PERMISSION PL/2023/08481 IN
RESPECT OF A DRAINAGE MANAGEMENT PLAN, ARCHAEOLOGICAL MANAGEMENT PLAN AND
WRITTEN PROGRAMME OF ARCHAEOLOGICAL INVESTIGATION**

I hereby submit the above planning application, which comprises the following documentation:

- Completed Application Form;
- Planning Application Fee of £309.00;
- This Letter - the Planning Statement of Case;
- Location Plan;
- Drainage Management Plan; and,
- Archaeological Management Plan.

Non-Material Amendment

A Non-Material Amendment (NMA) will shortly be submitted to the authority. The NMA will seek approval for a revised site layout with a smaller development footprint, specifically, the southwest solar fields (fields 14a and 14b as shown on the approved Solar Farm Layout Plan (Dwg. No EDR1008-101 Rev AB)), have now been removed from the development. The information submitted as part of this current application has therefore been prepared on the basis of the revised site layout.

Approval of Details Reserved by Conditions 4, 7 and 8

Condition 4 attached to planning permission PL/2023/08481 states as follows:

"No development shall commence on site until a drainage management plan, which shall include monitoring of, and measures to retain, the existing vegetation across the site, has been submitted to and approved in writing by the Local Planning Authority. The drainage management plan shall include a robust soil, grass, and/or land management plan maintaining vegetative areas in between the solar arrays at a long length to help interrupt and slow the channelised flows, reducing erosion and also enhance and promote the infiltration and interception capacity. This should also include 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. The development shall be carried out in complete accordance with the agreed drainage management plan.

REASON: To ensure that surface water quality and quantity is managed throughout construction and operational phases, and so as not to increase flood risk, or pollution of watercourses."

Condition 7 attached to the planning permission states as follows:

"No development shall commence within the application site until an Archaeological Management Plan (which shall include a setting out how the risk to ditched enclosures in trenches T47-48, T41 and T153 will be mitigated prior to and during the construction and operational phases of the development), has been submitted to and approved by the Local Planning Authority.

REASON: To enable the protection of any matters of archaeological interest."

Condition 8 states as follows:

"No development shall commence within the application site until:

- a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and*
- b) The approved programme of archaeological work has been carried out in accordance with the approved details.*

REASON: To enable the recording of any matters of archaeological interest."

Assessment

As per the previously approved drainage strategy, shallow interception swales will be located around the site to capture surface water runoff and slow the flows leaving the site, providing a betterment on

existing conditions, where runoff is uncontrolled in all return-period events. The submitted Drainage Management Plan includes all of the information listed by condition 4, including a maintenance regime of the abovementioned drainage features. Additionally, it should be noted that the site will also be subject to livestock grazing during the operational life of the solar farm. Accordingly, it can be concluded that the development will not increase flood risk, or pollution of watercourses, either on or off-site.

Tim Havard, the Assistant County Archaeologist, previously reviewed the submitted Archaeological Management Plan (AMP) on 7 January 2026 and confirmed *"My only comment on the AMP would be to ask that an indicative masterplan/site layout is included within the AMP for ease of reference."* The revised site layout plan has subsequently been added to the document. Given the document has already been accepted by Tim Havard, it is assumed that it will be similarly accepted by planning officers.

Regarding Condition 8, it is pertinent to refer to the AMP (Para 1.5), which states *"The potential for archaeology in the three areas centred on features found within trenches 5, 100 and 101 was the only reason Condition 8 was attached to the planning permission but as any potential archaeology in these locations will now be protected given their inclusion as ASAs in this AMP, the applicant therefore requests that the condition is formally discharged."*

To clarify, the use of concrete feet adjacent to trenches 5, 100 and 101 means there will be no adverse impacts to potential archaeology and therefore, there is no longer a need for a further programme of archaeological work. Again, this has previously been accepted by Tim Havard and on this basis, it is assumed it will be accepted by planning officers.

Conclusion

Given the submitted details satisfy Core Policies 58 and 67 of the Wiltshire Core Strategy, it is respectfully suggested that the submitted documentation is approved and Conditions 4, 7 and 8 attached to planning permission PL/2023/08481 are discharged.

In the meantime, I trust the application will be validated at your earliest convenience however, please contact me should you have any questions.

Yours sincerely,



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