

To:	Oliver Phippen	From:	James Playfair
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Planning App Ref:	PL/2026/02160
Service Ref:	Drainage
Date:	08 July 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

- Appendix 3 - Flood Risk Assessment and Drainage Impact Assessment ver. C
(Amended to suit updated drawings)

ASSESSMENT OF THE PROPOSAL

Context

In April 2026, the LLFA noted that:

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 soilscape indicate the ground condition to be clay and therefore we would agree with this statement.

We therefore recommended a holding objection until additional information was supplied

Assessment

A review of the FRAs dated 31st March and 16th June shows that these two documents are identical (Both ver. C)

Files (26)			Download Selected
☐ Title	Category	Document Date ↓	
☒ Flood Risk Assessment and Drainage Impact Assessment	Revised Plans/Documents	16 Jun 2026	▼
☐ Site Location Plan 1:2500	Plan	20 Apr 2026	▼
☐ Site Location Plan 1:5000	Plan	20 Apr 2026	▼
☐ List of Consultees & Neighbours	Consultation List	20 Apr 2026	▼
☐ Neighbour Map	Consultation List	15 Apr 2026	▼
☐ Illustrative Compound Layout and Sections	Plan	14 Apr 2026	▼
☐ Illustrative Solar Panel Elevations	Plan	14 Apr 2026	▼
☐ Infrastructure Details	Plan	14 Apr 2026	▼
☐ Proposed Illustrative Landscaping Plan	Plan	14 Apr 2026	▼
☐ Proposed Illustrative Site Layout	Plan	14 Apr 2026	▼
☐ Proposed Site Plan	Plan	14 Apr 2026	▼
☐ Site Location Plan 1:25000	Plan	14 Apr 2026	▼
☐ Appendix 2B - Biodiversity Net Gain Report	Statements	13 Apr 2026	▼
☒ Appendix 3 - Flood Risk Assessment and Drainage Impact Assessment	Superseded	31 Mar 2026	▼

In addition,

We noted that Section 2.6.1 states that there will be no measurable increase in flows from a 5% increase in impermeability. This would equate to 3250m² of additional impermeable area across the site that needs to be managed

RECOMMENDATION

Holding objection as further information required

We therefore recommended a holding objection until the following information was supplied, reviewed and accepted by the LLFA

- An update to the drainage strategy with respect to the runoff and proposed drainage associated with any buildings / structure and associated access roads. **There would be an expected increase in discharge if an additional 3250m2 impermeable area is not managed.**
- Proposed buildings and areas of hard standing need to be managed in full compliance with Wiltshire council's betterment requirements
- Details of road / track construction to be provided to help demonstrate the likely impermeability of the features
- 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 which will allow a robust judgement on level of attenuation needed.
- The site is served by historic drainage systems (Section 5.3.1) - this therefore may indicate that the site would be at risk of sewer flooding. 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 **there is no risk from flooding, and to ensure that it is appropriately protected and not damaged during construction or operations. There is a danger that existing drainage routes may be severed and therefore increase flood risk elsewhere.**
- A robust soil, grass, and/or land management plan **to demonstrate that compaction and vegetation health will be fully managed throughout the full operational life of the solar farm such that it does not increase flood risk elsewhere. This should include details of whether the panels are fixed arrays or whether these will have different "settings" (as this may impact on the formation of drip lines and channelisation of flows)**
- 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.
- 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