

# Consultee Comment for planning application M/23/01711/OUT

<b>Application Number</b>	M/23/01711/OUT
<b>Location</b>	Land At (Os 7500 5952) Berrow Green Road Martley
<b>Proposal</b>	Outline planning permission for up to 55 dwellings (with means of access to the site be considered at this stage and all other matters reserved)
<b>Case Officer</b>	Lee Walton
<b>Organisation</b>	Engineers - S.W. Land Drainage Partnership
<b>Name</b>	Bob Hughes
<b>Address</b>	The Council House The Avenue Malvern WR14 3AF
<b>Type of Comment</b>	Comment
<b>Type</b>	
<b>Comments</b>	<p>The extent of these proposals (10+ dwellings) classifies this as a major development planning application. SWLDP is only in a position to comment on matters that may affect existing ordinary watercourses on or adjacent the site of which there is reported to be one along the east site boundary with Berrow Road - see advisory note below.? However, the status and condition of this roadside ditch has not been demonstrated, and may prove not be an Ordinary Watercourse and, therefore, not viable as an ultimate point of discharge for surface water disposal. Further information is required from the Applicant on this matter and I recommend the condition below be applied to any planning permission granted for this application.</p> <p>Condition: No development shall take place until final design details of the proposed routes and points of discharge for the restricted surface water discharge from the site have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be completed before any dwelling hereby approved is first occupied.</p> <p>Reason: To ensure that the development is properly drained, avoiding flood risk and pollution in accordance with Policies SWDP 28, 29 &amp; 31 of the South Worcestershire Development Plan.</p> <p>With respect to the on-site drainage strategy proposals, statutory consultation is required with the Lead Local Flood Authority, Worcestershire County Council regarding the Drainage Strategy proposals submitted by the Applicant. Please send consultation requests to LLFAPlanning@worcestershire.gov.uk and address consultations to FRM Officer ? WCC Lead Local Flood Authority.</p> <p>Advisory Note: Any proposals to alter existing, or construct new, culverts or carry out works in or on an ordinary watercourse will need Land Drainage Consent under s.23; Land Drainage Act 1991 from SWLDP. Such consent will need to be granted prior to any works commencing on site as consent cannot be granted retrospectively. Failure to comply may result in enforcement action being taken under s.24 of the Act.? SWLDP may also exercise powers to require works for maintaining flow of a watercourse where appropriate under s.25 of the Act where the proper flow of water is impeded.</p>
<b>Received Date</b>	16/01/2024 15:30:38
<b>Attachments</b>	