

S62A/2026/0157 Pencroft LTD, Laugherne Villa, Martley, Worcester. Valid Application Received, Comment Required

Section 62A Applications



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Good morning,

Please see our comments below regarding this application:

The proposed application site lies within flood zone 1 and predominantly in an area at low risk of surface water flooding.

The surface water drainage details submitted have been noted.

If this application is to be approved, the following condition should be attached:
The development hereby permitted shall not be occupied/first used until full details of all surface water drainage systems to serve the development have been submitted to and approved in writing by the Local Planning Authority. The approved drainage works shall be implemented in accordance with the approved details before the first occupation/use of the development hereby permitted and shall be retained thereafter.

Reason: To ensure development does not exacerbate flood risk and deals with surface water run-off from the site in a sustainable manner, in accordance with policies SWDPR 38, SWDPR 39 and SWDPR 40 of the South Worcestershire Development Plan Review 2026.

No development shall take place until a percolation test has been carried out in accordance with BRE Digest 365, or H3 of The Building Regulations 2010. The results of the percolation test shall be submitted to and agreed in writing by the Local Planning Authority.

If the percolation test results show that ground conditions are unsuitable for some, or all, types of infiltration device then an alternative method of surface water disposal will need to be submitted for approval. The agreed recommendations shall be implemented in full prior to the first occupation of the development.

Reason: To ensure that the site can be adequately drained in accordance with policy SWDPR 39 of the South Worcestershire Development Plan Review 2026.

Many thanks,

[REDACTED]

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