

To: Graham Courtney
Planning

From: Melisa Brushett
Engineering, Drainage and Water Team

Date: 20th June 2019

Your ref: **EPF/1111/19**

Our ref: WK/201920007



Epping Forest District Council

Address: Wyldingtree, 66 The Plain, Epping, Essex, CM16 6TW
Proposal: Demolition of existing bungalow and construction of 2x pairs of semi-detached houses with associated parking & gardens.

Having reviewed the above application I can provide the following comments:

The site does not lie within an Epping Forest District Council Flood Risk Assessment Zone.

The development is of a size where it is necessary to avoid generating additional runoff and the opportunity of new development should be taken to improve existing surface water runoff. **A Flood Risk Assessment (FRA) is required; therefore please add land drainage condition SCN56.**

The applicant is proposing to dispose of surface water by sustainable drainage system. Further details are required. **Please add condition SCN16 requiring approval of surface water drainage details by the Local Planning Authority prior to preliminary groundworks commencing**

No objection to planning application in principle, subject to the approval/implementation of the requirements set out above by this team.

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