To: Sukhvinder Dhadwar
Planning

From: Melisa Laycock-van Spyk
Environmental Protection and Drainage

Date: 23rd November 2021

Your ref: **EPF/1834/21**

Our ref: WK/202142573

# Epping Forest District Council

**Address:** **Cobbins End Farm, Cobbinsend Road, Epping, Waltham Abbey, Essex, EN9 2AA**
**Proposal:** **Proposed conversion of agricultural buildings to x4 no. residential units.**

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

The applicant has provided a flood risk assessment with the application and we agree with the findings in principal. **Therefore, please add a condition requiring that the development be carried out in accordance with the flood risk assessment (72467.01R1, 28-02-2020) submitted with the application unless otherwise agreed in writing with the Local Planning Authority.**

**Any works to or within eight metres of an open or piped watercourse will require Land Drainage Consent. For further information on the Land Drainage consent process or to find the application forms the applicant should visit the link below.**

https://www.eppingforestdc.gov.uk/environment/land-drainage-consent/

The applicant has no proposal to dispose of foul sewage. Further details are required. **Please add condition SCN16 requiring approval of foul drainage details by the Local Planning Authority prior to preliminary groundworks commencing.**

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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