

To: Ian Ansell  
Planning

From: Melisa Brushett  
Environmental Protection and Drainage

Date: 12th September 2019

Your ref: EPF/2056/19

Our ref: WK/201930686



## Epping Forest District Council

**Address:** 142 Buckhurst Way, Buckhurst Hill, Essex, IG9 6HP  
**Proposal:** Demolition of bungalow & construction of a two storey building of four luxury flats with room in the roof.

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.

**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.**

**<http://www.eppingforestdc.gov.uk/index.php/residents/your-environment/drainage/flooding-and-land-drainage>**

There is a public sewer within/adjacent the site therefore the applicant should consult with Thames Water on the exact location of the sewer and determine whether any works are proposed within three metres. Any works within three metres of a Public Sewer requires build over consent from Thames Water Developer Services.

The applicant is proposing to dispose of surface water by main sewer. The opportunity of new development should be taken to further reduce the runoff entering the main sewer by incorporating sustainable drainage systems in to the drainage design. Techniques such as green roofs, rainwater harvesting and permeable paving should be given strong consideration. Further details are required. **Please add SCN16 condition requiring approval of surface water 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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