
From: EDWT PlanningConsultations
<EDWT_PlanningConsultations@eppingforestdc.gov.uk>
Sent: 25 February 2022 11:36
To: App Comment
Subject: EPF-1531-19
Attachments: EPF-1531-19.pdf

FAO: SAC-Held in Abeyance

With reference to this application:

Address: Land adjacent The Fox Inn PH, Harlow Road, Matching Tye, Essex,
CM17 0QS
Proposal: Erection of x 2 no. detached dwellings complete with access,
parking, gardens and infrastructure.
**** SAC case now progressing ****

I have reviewed the proposals indicated on the attached, in line with Epping Forest District Councils Local Plan Submission Version Policies, namely DM15 / DM16 and no further information has been supplied with regards to details of surface water nor a flood risk assessment.

As such, unless this information is provided prior to the decision, please take comments within memo dated **22nd August 2019** as my final comments on behalf of the Environmental protection and Drainage Team, see attached memo for ease of reference.

Kind Regards,
Melisa

Melisa Laycock-van Spyk
Flood Risk Engineer | Environmental Protection & Drainage

To: Francis Saayeng
Planning

From: Melisa Brushett
Environmental Protection and Drainage

Date: 22nd August 2019

Your ref: **EPF/1531/19**

Our ref: WK/201928310



Epping Forest District Council

Address: The Fox Inn, Harlow Road, Matching Tye, Harlow, Essex, CM17 0QS
Proposal: Erection of x2 no. detached dwellings complete with access, parking, gardens & infrastructure.

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

The site lies 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/soakaway. 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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