


To: Stephan Solon

From:  tle
J, Drainage and Water Team

Date: 018

Your ref: EPF/1182/18

Our ref: WK/201863779

Address: Chigwell
Cemetery, Froghall Lane,
Chigwell, Essex

Proposal: Hybrid
application requesting full
planning permission for an
assisted living development
comprising of apartments

**Epping Forest
District Council**

and integrated communal
and support facilities,
landscaped residents'
gardens; staff areas; refuse
storage; construction of a

**new site access; a sustainable urban drainage system; a new sub-station
and associated infrastructure and services, and outline planning
permission for a 0.45 hectare extension of the cemetery.**

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 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 (Symmetrys Limited – Land to the West of
Froghall Lane, Essex, Ref 2015121-AH, 12th April 2017) and drainage strategy (Drawing
number 2015121-100-P7) submitted with the application unless otherwise agreed in
writing with the Local Planning Authority.**

The site does not lie within any Environment Agency (EA) Floodzones; therefore consultation with the EA is not required.

Works are proposed to or within eight metres of an open or piped watercourse therefore **Land
Drainage consent is required. Please add Land Drainage Note 2. 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>

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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