

To: Caroline Brown
Planning

From: Melisa Brushett
Environmental Protection and Drainage

Date: 22nd July 2020

Your ref: EPP/1290/20

Our ref: WK/202025263



Epping Forest District Council

Address: Horseshoe Farm, London Road, Hastingwood, Harlow, Essex, CM17 9LH
Proposal: Agricultural side extension to an existing agricultural Grain Store.

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

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.**

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 is proposing to dispose of surface water by existing watercourse. 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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