

To: Caroline Brown
Planning

From: Melisa Brushett
Environmental Protection and Drainage

Date: 9th September 2020

Your ref: EPF/1573/20

Our ref: WK/202032490



Epping Forest District Council

Address: 2 Courtland Drive, Chigwell, Essex, IG7 6PN
Proposal: Demolition of existing dwelling and replacement with new structure containing 5 new dwellings. *AMENDED DESCRIPTION*

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 site is at risk of surface water flooding and I recommend that the applicant refers to the EA's flood risk standing advice. If the applicant wishes to discuss this in more detail please pass on my contact details.

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.**

The proposed development also includes a basement. Please add the following informative:

Subterranean development informative

"In certain soil conditions, particularly in areas with known springs, subterranean development can impact on groundwater flows and levels. This form of development has been known to block or redirect natural groundwater flows, causing subsidence, instability, saturation and/or flooding where this was not previously occurring. If your proposed development leads to these effects on neighbouring property and structures, you could be liable for civil litigation. You are advised to thoroughly investigate the hydrological and flooding implications of your proposed development."

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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