

To: Ian Ansell
Planning

From: Matthew Little
Engineering, Drainage and Water Team

Date: 13th June 2019

Your ref: **EPF/1177/19**

Our ref: WK/201919283



Epping Forest District Council

Address: Garages at, Lower Alderton Hall Lane, Loughton, Essex
Proposal: Demolish existing garages and erect x 2 no. affordable homes.

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 or Critical Drainage Area.

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

There is a public sewer within/adjacent the site, 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. Green roofs and permeable paving have been included in the design which is encouraging. Further design details are required. **Please add condition SCN16 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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