

To: Kie Farrell  
Planning

From: Melisa Brushett  
Environmental Protection and Drainage

Date: 18th August 2021

Your ref: EPF/1624/21

Our ref: WK/202127161



## Epping Forest District Council

**Address:** Land Between 42 And 44, Ongar Road, Lambourne, Romford, Essex  
**Proposal:** 2 x 4 bedroom new detached houses on infill site

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

The applicant has provided a drainage statement with the application and although we agree with the findings in principal, **in order to approve a condition relating to drainage and flood risk, further details are required. These details must include a definite surface water drainage proposal and the following must be addressed in any submission:**

Where infiltration is proposed, infiltration testing to determine the soil suitability must be provided and if found unviable, if the alternative method of connecting into the watercourse is proposed, where drainage is to cross third-party land, the applicant must provide evidence that the connection is feasible.

The post development discharge rate from the site as well as the proposed method of attenuation and flow control must be provided, this will need to be supported by detailed drainage calculations. The design should be clearly detailed in a drainage plan for the site. **Please add condition SCN16 requiring approval of surface water drainage details by the Local Planning Authority prior to preliminary groundworks commencing.**

**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/>

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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