

To: Corey Isolda
Planning

From: Melisa Brushett
Engineering, Drainage and Water Team

Date: 3rd June 2019

Your ref: **EPF/1061/19**

Our ref: WK/201917809



Epping Forest District Council

Address: Manor Farm, Mott Street, Loughton, Waltham Abbey, Essex, IG10 4AP
Proposal: Demolition of existing building & construction of 2 x 2 bedroom, 2 x 3 bedroom & 1 x 4 bedroom dwellings with associated amenity space, parking & landscaping (Amended application to EPF/3187/18)

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 (Manor Stables FRA and Drainage Statement, Ref 1893 03-10-2018) and drainage strategy submitted with the application unless otherwise agreed in writing with the Local Planning Authority.**

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.

<http://www.eppingforestdc.gov.uk/index.php/residents/your-environment/drainage/flooding-and-land-drainage>

As the site layout has changed from that submitted under EPF/3187/18, a detailed drainage plan has not been confirmed and is not yet available **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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