

To: Sukhdeep Jhooti
Planning

From: Melisa Brushett
Environmental Protection and Drainage

Date: 6th February 2020

Your ref: EPF/2948/19

Our ref: WK/202005246



Epping Forest District Council

Address: 117 High Road, Loughton, Essex, IG10 4JA
Proposal: Proposed conversion of an existing dwelling to incorporate x3 no. two bedroom flats. Proposed rear extension to the existing property x1 no. two bedroom flats, x1 no. three bedroom flat & x1 no. one bedroom flat. Provision of x6 no. car parking spaces with a disabled bay, cycle & bin stores.

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

The site lies within an Epping Forest District Council Critical Drainage Area.

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 SCN53.**

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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