

To: Muhammad Rahman
Planning

From: Melisa Brushett
Engineering, Drainage and Water Team

Date: 10th July 2019

Your ref: **EPF/0975/19**

Our ref: WK/201922821



Epping Forest District Council

Address: 11 Crossfields, Loughton, Essex, IG10 3PY
Proposal: Erection of a single storey rear extension and erection of an new attached dwelling, following demolition of existing garage.

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

The site lies within an Epping Forest District Council Flood Risk Assessment Zone/Critical Drainage Area.

The applicant is proposing to dispose of surface water by main sewer. The opportunity 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.**

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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