

To: Ian Ansell
Planning

From: Matthew Little
Engineering, Drainage and Water Team

Date: 8th July 2019

Your ref: **EPF/1471/19**

Our ref: WK/201922425



Epping Forest District Council

Address: 113 Church Hill, Loughton, Essex, IG10 1QR
Proposal: Residential development of x10no. apartments with associated parking and external amenity space. (Revised application to EPF/0610/18).

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 or Critical Drainage Area.

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 (SLR, Ref 425.09671.00002 Version No.2 May 2019) and drainage strategy submitted with the application unless otherwise agreed in writing with the Local Planning Authority.**

The site is at risk of surface water flooding and I recommend that the applicant refers to the EA's flood risk standing advice and the flood risk assessment from SLR.

The drainage proposals state that permeable paving will be utilised across the site but is not included within the design but has not been included within the drainage plan. The FRA also states that the cellular storage will be provided with 400mm cover which is not normally sufficient in trafficked areas therefore please provide supporting evidence to prove that this is suitable cover for the cells. Therefore as there are minor outstanding details relating to the surface water drainage **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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