

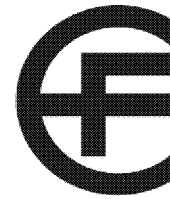
To: Muhammad Rahman  
Planning

From: Melisa Brushett  
Environmental Protection and Drainage

Date: 16th February 2021

Your ref: EPF/2928/20

Our ref: WK/202105979



## Epping Forest District Council

**Address:** 2 The Uplands, Loughton, Essex, IG10 1NH  
**Proposal:** Demolition of existing garage structure. Erection of two semi-detached 2 bedroom (3 person) dwellings to rear of retained host dwelling

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

**The site is at risk of surface water flooding and I recommend that the applicant refers to the EA's flood risk standing advice. If the applicant wishes to discuss this in more detail please pass on my contact details.**

### **Surface Water Drainage informative**

In line with the requirements set out in the Development Management drainage policies, namely DM16 within the Submission Version Draft Local Plan; the opportunity of new development should be taken to further reduce runoff from the site 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.

The applicant is proposing to dispose of surface water by soakaway. The geology of the area is predominantly clay and infiltration drainage may not be suitable for the site. Further details are required. **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.

*m e m o*