

To: Ian Ansell  
Planning

From: Melisa Brushett  
Environmental Protection and Drainage

Date: 21<sup>st</sup> February 2022

Your ref: EPF/2627/20

Our ref: WK/202100459



## Epping Forest District Council

**Address:** Land at, Greensted Road, Ongar, Essex  
**Proposal:** Construction of a residential development comprising of 93 units, together with open space, car parking & landscaping.

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

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 (Waterco: Flood Risk assessment and Drainage Strategy, May 2021) submitted with the application unless otherwise agreed in writing with the Local Planning Authority.**

**Please add a condition for approval of enhancement measures, this inclusive of natural flood management to the watercourse that runs through the development by the Local Planning Authority prior to preliminary groundworks commencing**

Please add a condition requiring the submission of a detailed survey of the watercourse at the northern boundary in order to ascertain the watercourses condition and to address any local concerns of flood risk. **The survey is to be submitted to the Local Planning Authority prior to preliminary groundworks commencing**

It is proposed to discharge surface water to a watercourse as well as works within eight metres of an open or piped watercourse therefore **Land Drainage consent is required. Please add Land Drainage Note 2. For further information on the Land Drainage consent process or to find the application forms the applicant should visit the link below.**

**<https://www.eppingforestdc.gov.uk/environment/land-drainage-consent/>**

The applicant is proposing to dispose of surface water by sustainable drainage system, details of which have been supplied for this application within the document provided by Waterco. Once the design is finalised, inclusive of consideration for the revised site layout as per Revision H of the proposed site layout plan (FIH\_100) and any required changes in volume of attenuation with respect of those changes. This team expects to be consulted during the detailed design stage and the scheme to be put forward must be in line with the principles set out within the 'Waterco Flood Risk Assessment'. **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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