

Epping Forest District Council

Representations to the Draft Local Plan Consultation 2016 (Regulation 18)

Stakeholder ID	3366	Name	Epping Forest District Council
Method	Email		
Date	18/1/2017		

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Letter or Email Response:

1 It is understood that a SFRA Level 2 is not required given that the allocated sites are all in Zone 1. We would concur with the above statement with the proviso that even if a small part of a particular site is within flood zone 2 it does not make the entire site undevelopable nor necessitate a SFRA Level 2. However, in all cases where the proposed developments size and location requires it, developers will need to submit a site specific Flood Risk Assessment.

2 Is any investment in flood alleviation infrastructure required over the Plan period which should be picked up in the IDP? There are currently no specific flood alleviation schemes identified for the district but a number may come forward during the closer examination of the prioritised list of CDA's captured within the Surface Water Management Plan for Loughton, Buckhurst Hill and Theydon Bois. Depending on where the allocated sites actually materialise will also drive closer examination of any need for improvement required for both pluvial and fluvial flooding scenarios. We expect to work closely with Thames Water to identify and prioritise network improvements for both foul and surface water and it is encouraging that they talked in details about their understanding of both networks within the EFDC area during the recent IDP workshop.

3 What are the main funding mechanisms for flood alleviation infrastructure, including responsibility for ongoing maintenance? For the feasibility studies required to take certain potential schemes forward we expect to work closely with Essex County Council as LLFA and utilise funding available via Flood Defence Grant in Aid (FDGiA). Improvements required to deal with site specific developments will look to capture funds via Sec.106 and CiL depending on the direction the Council as a whole takes on these funding streams. Depending on the scale and desired outcomes of a scheme, the district council may also consider part funding, given that the partnership approach to scheme funding is likely to increase the chance of delivery.

4 What is the expected timescale for further Water Management Plans, and which areas will be covered? Essex County Council as LLFA have completed all their Tier 1 SWaMP's, but have not as yet indicated when Tier 2 studies may be started. Waltham Abbey is within the previously published list of Tier 2 locations.

5 Is the draft Local Plan policy on SUDs and adoption appropriate and sufficient? As reported back during the Draft Plan Consultation, given the close work with the Local Plan team we are content with the quantity and quantity of the draft polices.

6 Any other comments? The Engineering Drainage & Water Team look forward to continuing to work closely with the Local Plan Team in order to ensure the best possible outcome for drainage and flooding matter across the district. Hello again Further to my email below, it was amiss of me to have left off a significant proposal by the Environment Agency who are looking to construct a new flood storage facility (FSF) on the River Roding north of Shonks Mill, which is on the eastern

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fringes of the district on the border with Brentwood Borough Council. Designs and modelling are still being explored and the very earliest that a formal application might come in is next summer. Sue, Amanda and I will be visiting the EA's offices at the end of January to discuss the scheme, which has the aim of by and large protecting a significant number of properties much further downstream in the London Borough of Redbridge. The overall strategy that the FSF forms part of is in the public domain hence its mention in any subsequent local plan literature should not come as a complete surprise, see here as an example

[https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/316366/13-04-](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/316366/13-04-24_Statement_of_Environmental_Particulars__No_Track_Changes_.pdf)

[24_Statement_of_Environmental_Particulars__No_Track_Changes_.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/316366/13-04-24_Statement_of_Environmental_Particulars__No_Track_Changes_.pdf) Broad discussions with Planning Policy team members also took place earlier in the year. Regards, Trevor