

To: David Baker  
Planning

From: Melisa Brushett  
Engineering, Drainage and Water Team

Date: 30th August 2018

Your ref: **EPF/2115/18**

Our ref: WK/201875643



## Epping Forest District Council

**Address:** Street Record, Alderton Hill, Loughton, Essex  
**Proposal:** Demolition of houses at 13, 15 and 15a, Alderton Hill, and the erection of linked blocks of elderly persons apartments, with integrated care facilities (Use Class C2) with supporting amenity facilities, landscaping, 64 car spaces in undercroft parking at the rear and south side of the block, and associated ground works

Having reviewed the above application, the Engineering, Drainage and Water Team wish to object on the grounds of surface water flood risk. In order to overcome this objection, the applicant should provide the following:

- A further reduction to the proposed run off rates. Whilst we accept that it may not be feasible to restrict to the 1 in 1 year Greenfield run off rate due to the constraints on site, we would expect a further reduction from those proposed. Simply applying a 50% betterment on the existing brownfield rates would not be acceptable and we expect the proposals to be closer to the 1 in 1 year greenfield runoff rate.
- Details should be provided setting out the areas that would be covered by the permeable paving and what elements of the development would drain to the permeable paved areas.
- Details of the invert level of the surface water sewer to the south of the site in which the proposed system will outfall in to.
- Sensitivity analysis should be carried out for the 1 in 100 year plus 40% climate change event as it is suggested in section 6.3.3 of the Flood Risk Assessment that storm events above the 100 year plus 20% up to the 100 year plus 40% will be accommodated on the site.

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