

To: Corey Isolda  
Planning

From: Matthew Little  
Engineering, Drainage and Water Team

Date: 24th May 2019

Your ref: **EPF/0438/19**

Our ref: WK/201916495



## **Epping Forest District Council**

**Address:** Land at Gainsborough House, Sheering Lower Road, Sheering, Harlow, Essex, CM21 9RG

**Proposal:** Change of use of Gainsborough House from offices to residential & erection of a two and a half storey extension to create 14no. flats and revised parking layout.

**Having reviewed the details supplied for the above application, the Engineering, Drainage and Water Team wish to put on a holding objection as the proposal fails to meet the requirements set out in Policy DM15 and DM16 of the Local Plan Submission Version.**

In order to overcome this objection the applicant will need to determine the line of the existing watercourse which runs through or within close proximity to the site from the land to the north to determine whether the proposals will have an adverse impact on the watercourse and provide details of any necessary mitigation measures.

The applicant will also need to provide a drainage plan outlining the proposal as set out in the flood risk assessment and how it meets the requirements set out in Policy DM15/16. The proposals currently do not meet these requirements specifically DM 16 Part D (ii).

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