

Essex County Council  
**Development and Flood Risk**  
**Waste & Environment**  
E3 County Hall  
Chelmsford  
Essex CM1 1QH



Francis Saayeng  
Epping Forest District Council  
Planning Services

Date: 30<sup>th</sup> May 2018  
Our Ref: SUDS-003606  
Your Ref: EPF/0803/19

Dear Sir/Madam,

**Consultation Response – EPF/0803/19– Foster Street Farm Foster Street  
Hastingwood Harlow CM17 9HS**

Thank you for your email which provides Essex County Council (ECC) with the opportunity to assess and advise on the proposed surface water drainage strategy for the aforementioned planning application.

As the Lead Local Flood Authority (LLFA) this ECC provides advice on SuDS schemes for major developments. ECC have been statutory consultee on surface water since the 15th April 2015.

In providing advice this Council, and their appointed consultants, looks to ensure sustainable drainage proposals comply with the required standards as set out in the following documents:

- Non-statutory technical standards for sustainable drainage systems
- Essex County Council's (ECC's) adopted Sustainable Drainage Systems Design Guide
- The CIRIA SuDS Manual (C753)
- BS8582 Code of practice for surface water management for development sites.

**Lead Local Flood Authority position**

Having reviewed the documents which accompanied the planning application, we would recommend the issuing of a holding objection on the basis of the following:

- Discharge rates need to be limited to the 1 in 1-year greenfield rate for all storms up to and including the 1 in 100-year storm event plus 40% climate change. As the 1 in 1-year greenfield run off rate is 0.57l/s, there is a high chance of blockages. Therefore, discharge rates should be limited to a minimum of 1l/s, not the 5l/s proposed. Vortex flow control devices have the ability to limit to 1l/s with a wide enough orifice size in order to minimise the risk of blockages.
- All storage should be updated in line with the new discharge rate of 1l/s and evidence through calculations should be provided to ensuring there is no offsite flooding as a result of the development, during all storm events up to and including the 1 in 100 year plus 40% climate change event.

We also have the following advisory comments:

- You will require ordinary watercourse consent.

## **Summary of Flood Risk Responsibilities for your Council**

We have not considered the following issues as part of this planning application as they are not within our direct remit; nevertheless these are all very important considerations for managing flood risk for this development, and determining the safety and acceptability of the proposal. Prior to deciding this application you should give due consideration to the issue(s) below. It may be that you need to consult relevant experts outside your planning team.

- Sequential Test in relation to fluvial flood risk;
- Safety of people (including the provision and adequacy of an emergency plan, temporary refuge and rescue or evacuation arrangements);
- Safety of the building;
- Flood recovery measures (including flood proofing and other building level resistance and resilience measures);
- Sustainability of the development.

In all circumstances where warning and emergency response is fundamental to managing flood risk, ECC advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions.

Should further correspondence be required, please contact the SuDS team directly using the below details.

Yours sincerely

**Peter Richardson, Development and Flood Risk Officer**

Service: Waste & Environment

Essex County Council

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