

To: Corey Isolda
Planning

From: Matthew Little
Engineering, Drainage and Water Team

Date: 1st July 2019

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

Our ref: WK/201916495



Epping Forest District Council

Address: 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 above application I can provide the following comments:

The site lies within an Epping Forest District Council Flood Risk Assessment Zone.

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 (JMS Engineers, Ref EX1902101) and drainage strategy submitted with the application unless otherwise agreed in writing with the Local Planning Authority.**

The site is at risk of surface water flooding and I recommend that the applicant refers to the EA's flood risk standing advice and the flood risk assessment provided by JMS Engineers. If the applicant wishes to discuss this in more detail please pass on my contact details.

Works are proposed to or 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/>

As a detailed drainage plan has not been confirmed and is not yet available **please add condition SCN16 requiring approval of surface water drainage details by the Local Planning Authority prior to preliminary groundworks commencing. This must include reducing the discharge rate to provide a minimum betterment of 50% in accordance with DM 16 and the Essex SuDS Design Guide.**

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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