

To: Caroline Brown
Planning

From: Matthew Little
Engineering, Drainage and Water Team

Date: 2nd July 2019

Your ref: **EPF/1376/19**

Our ref: WK/201921547



Epping Forest District Council

Address: 4A Kendal Avenue, Epping, Essex, CM16 4PN
Proposal: New build consisting of 2 luxury 4 bedroom homes

Having reviewed the above application I can provide the following comments:

The site does not lie within an Epping Forest District Council Flood Risk Assessment Zone or Critical Drainage Area.

The development is of a size where it is necessary to avoid generating additional runoff and the opportunity of new development should be taken to improve existing surface water runoff. **A Flood Risk Assessment (FRA) is required; therefore please add land drainage condition SCN56.**

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

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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