

To: Francis Saayeng
Planning

From: Matthew Little
Engineering, Drainage and Water Team

Date: 5th July 2019

Your ref: **EPF/0922/19**

Our ref: WK/201922242



Epping Forest District Council

Address: Land adj 7 Margaret Road, Epping, Essex
Proposal: Proposed new dwelling to land adjacent to no.7 Margaret Road.

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 of the Local Plan Submission Version.

The site has a surface water flow path covering most of the site any new building would divert flows causing an increase in flood risk off site. In order to overcome this objection the applicant will need to provide a flood risk assessment, all sources of flood risk must be considered and the necessary mitigation measures incorporated into the design. The site also runs directly adjacent to a public sewer therefore the exact location of this should be explored and the potential impacts and mitigation considered. If the works are within three metres of the sewer the applicant should discuss the proposals with Thames Water Developer Services. The applicant will also need to provide a drainage strategy outlining the proposal and how it meets the requirements set out in Policy D16.

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