

To: Francis Saayeng
Planning

From: Matthew Little
Engineering, Drainage and Water Team

Date: 5th July 2019

Your ref: **EPF/0921/19**

Our ref: WK/201922233



Epping Forest District Council

Address: 1-7 Margaret Road, Epping, Essex
Proposal: Proposed x2 no. new dwellings to land rear of 1-7 Margaret Road.

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 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 SCN54.**

The site does not lie within any Environment Agency (EA) Floodzones; therefore consultation with the EA is not required.

There is a public sewer within/adjacent the site, any works within three metres of a public sewer requires build over consent from Thames Water Developer Services.

The applicant is proposing to dispose of surface water by soakaway. The geology of the area is predominantly clay and infiltration drainage may not be suitable for the site. Further details are required. **Please add condition SCN16 requiring approval of surface water drainage details by the Local Planning Authority prior to preliminary groundworks commencing.**

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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