

To: Francis Saayeng
Planning

From: Melisa Brushett
Environmental Protection and Drainage

Date: 13th August 2019

Your ref: EPF/1524/19

Our ref: WK/201927082



Epping Forest District Council

Address: Summer House, Hamlet Hill, Roydon, Harlow, Essex, CM19 5LA
Proposal: Erection of x2 no.chalet bungalow dwellings with associated parking, amenity spaces and in curtilage refuse & cycle store.

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.

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 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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