

To: Sukhvinder Dhadwar
Planning

From: Melisa Brushett
Environmental Protection and Drainage

Date: 30th August 2019

Your ref: EPF/1931/19

Our ref: WK/201929034



Epping Forest District Council

Address: North Wilmore Barn, Workers Road, High Laver, Ongar, Essex, CM5 0DZ
Proposal: Proposed extension of existing building with a new basement, entrance lobby & midstorey extensions to the South & North elevations, together with a new separate pool house.

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

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

Any works to or within eight metres of an open or piped watercourse will require Land Drainage Consent. 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/>

The applicant has no proposal to dispose of foul sewage. Further details are required, this must also include any drain down details from the swimming pool. **Please add condition SCN16 requiring approval of foul drainage details by the Local Planning Authority prior to preliminary groundworks commencing.**

The applicant is proposing to dispose of surface water by main sewer. However, our records do not indicate a public sewer at this location. Further details are required. **Please add condition SCN16 requiring approval of surface water details by the Local Planning Authority prior to preliminary groundworks commencing.**

so includes a large basement. Please add the following informative:

Subterranean development informative

“In certain soil conditions, particularly in areas with known springs, subterranean development can impact on groundwater flows and levels. This form of development has been known to block or redirect natural groundwater flows, causing subsidence, instability, saturation and/or flooding where this was not previously occurring. If your proposed development leads to these effects on neighbouring property and structures, you could be liable for civil litigation. You are advised to thoroughly investigate the hydrological and flooding implications of your proposed development.”

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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