

To: Alastair Prince
Planning

From: Melisa Brushett
Environmental Protection and Drainage

Date: 16th March 2020

Your ref: EPF/0018/20

Our ref: WK/202009676



Epping Forest District Council

Address: Maltings Farm, Maltings Hill, Moreton, Ongar, Essex, CM5 0JY
Proposal: Reserved Matters Application ref: EPF/0181/18. (Outline planning application for removal of outbuildings & an existing dwelling. Erection of x3 no. detached dwellings. Formation of a new highway access & ancillary works).

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 site does not lie within any Environment Agency (EA) Floodzones; therefore consultation with the EA is not required. **However, the rear of the site is at risk of surface water flooding which must be considered in more detail for the FRA.**

Any works proposed to or within eight metres of an open or piped watercourse will need **Land Drainage consent is required. Please add Land Drainage Note 2. 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. Due to the close proximity of the foul sewer the applicant must utilise the sewer for foul disposal in accordance with Approved Document H of the Building Regulations 2010. If the applicant confirms this prior to a decision a condition will not be required, otherwise further details are required. **Please add condition SCN16 requiring approval of foul drainage details by the Local Planning Authority prior to preliminary groundworks commencing.**

The applicant has no proposal to dispose of surface water. 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 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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