



**REPORT of
DIRECTOR OF STRATEGY, PERFORMANCE AND GOVERNANCE**

to
**NORTH WESTERN AREA PLANNING COMMITTEE
3 FEBRUARY 2020**

MEMBERS' UPDATE

AGENDA ITEM NO. 6

Application Number	19/01197FUL
Location	Longwick Farm, Joyces Chase, Goldhanger, Essex
Proposal	Single storey salt processing plant with associated hard standing and external water and gas storage
Applicant	The Maldon Crystal Salt Co Ltd
Agent	Mr Nick Davey - The JTS Partnership
Target Decision Date	28.02.2020
Case Officer	Kathryn Mathews
Parish	TOLLESHUNT MAJOR
Reason for Referral to the Committee / Council	Major Application Choose an item. Choose an item.

A condition requiring compliance with the submitted plans and documents is required along with a condition requiring a Construction Method Statement to be submitted for approval, both of which are set out below. The applicant has confirmed their agreement to all of the pre-commencement conditions recommended below.

7.2 Statutory Consultees and Other Organisations (*summarised*)

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
Essex County Council SuDS Team	No objection subject to the imposition of conditions and informatives.	Noted – the conditions and informatives recommended are listed below.

8. PROPOSED ADDITIONAL CONDITIONS

- 16 The development hereby permitted shall be carried out in accordance with the following plans and documents: 3371:000; 3371:003 rev.A; 3371:004; 3371:015; 3371:002 rev.B; 3371:001 rev.A; 01; 2019_25 001 rev.B; 3371:005 rev.A; Preliminary Ecological Appraisal including Protected Species Assessment; Transport Statement; Drainage Strategy rev.A; Attenuation Design Calculations.

REASON: To ensure that the development is carried out in accordance with the details as approved.

- 17 No development except demolition shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme should include but not be limited to:
- Limiting discharge rates to 1l/s for all storm events up to and including the 1 in 100 year rate plus 40% allowance for climate change. All relevant permissions to discharge from the site into any outfall should be demonstrated.
 - Provide sufficient storage to ensure no off-site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event.
 - Demonstrate that all storage features can half empty within 24 hours for the 1 in 30 plus 40% climate change critical storm event.
 - Final modelling and calculations for all areas of the drainage system.
 - The appropriate level of treatment for all runoff leaving the site, in line with the Simple Index Approach in chapter 26 of the CIRIA SuDS Manual C753.
 - Detailed information regarding the foul water treatment to ensure it is suitable treated before entering the surface water drainage network.
 - Detailed engineering drawings of each component of the drainage scheme.
 - A final drainage plan which details exceedance and conveyance routes, Finished Floor Levels and ground levels, and location and sizing of any drainage features.
 - A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

The development shall be completed in accordance with the approved details and retained as approved in perpetuity.

REASON: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site, to ensure the effective operation of SuDS features over the lifetime of the development and to provide mitigation of any environmental harm which may be caused to the local water environment, in compliance with Policies S1, D1, D2, D5, N1 and N2 of the Maldon District Approved Local Development Plan and the NPPF.

- 18 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- The parking of vehicles of site operatives and visitors
 - Loading and unloading of plant and materials
 - Storage of plant and materials used in constructing the development
 - The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - Wheel washing facilities
 - Measures to control the emission of dust and dirt during construction

- A scheme for recycling/disposing of waste resulting from demolition and construction works
- A scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and to prevent pollution.

REASON: To minimise the impact of the construction of the development on the amenity of local residents, to ensure that the development does not increase flood risk elsewhere and to ensure that the development does not contribute to water pollution during construction, in accordance with Policies S1, D1, D2, D5, N1 and N2 of the Maldon District Approved Local Development Plan and the NPPF.

- 19 Prior to the beneficial occupation of the building hereby permitted, a maintenance plan for the surface water drainage scheme required by condition 17 above detailing the maintenance arrangements (including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies) shall be submitted to and approved in writing by the Local Planning Authority. Should any part be maintainable by a maintenance company, details of long-term funding arrangements shall also be provided. The surface water drainage scheme shall be maintained in accordance with the approved details in perpetuity.

REASON: To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to mitigate against flood risk, in compliance with Policy D5 of the Maldon District Approved Local Development Plan and the NPPF.

- 20 Yearly logs of the maintenance of the surface water drainage scheme carried out in accordance with the maintenance plan approved as required by condition 19 above shall be kept and made available for inspection upon request by the Local Planning Authority.

REASON: To ensure the SuDS are maintained for the lifetime of the development so that they continue to function as intended to mitigate against flood risk, in compliance with Policy D5 of the Maldon District Approved Local Development Plan and the NPPF.

INFORMATIVES

1. Ordinary watercourse consent may be required, please see the following link: <https://flood.essex.gov.uk/maintaining-or-changing-a-watercourse/apply-for-a-watercourse-consent/>
2. Essex County Council has a duty to maintain a register and record of assets which have a significant impact on the risk of flooding. In order to capture proposed SuDS which may form part of the future register, a copy of the SuDS assets in a GIS layer should be sent to suds@essex.gov.uk.
3. Any drainage features proposed for adoption by Essex County Council should be consulted on with the relevant Highways Development Management Office.
4. Changes to existing water courses may require separate consent under the Land Drainage Act before works take place.
5. It is the applicant's responsibility to check that they are complying with common law if the drainage scheme proposes to discharge into an off-site ditch/pipe. The applicant should seek consent where appropriate from other downstream riparian landowners.