



**REPORT of
DIRECTOR OF PLACE, PLANNING AND GROWTH**

**to
CENTAL AREA PLANNING COMMITTEE
WEDNESDAY 29TH JULY**

ADDENDUM

**AGENDA ITEM NO. 5 26/00228/OUTM - Land at Blackwater Trading Estate, The
Causeway, Maldon, Essex**

Application Number	26/00228/OUTM
Location	Land At Blackwater Trading Estate, The Causeway, Maldon, Essex
Proposal	Erection of warehouse units with associated vehicle parking and servicing (Renewal of planning permission OUTM/MAL/21/00540 as modified by VARM/MAL/23/00882).
Applicant	Aquila EHS Ltd
Agent	Aquila EHS Ltd
Target Decision Date	31/07/2026
Case Officer	Charlie Mumford
Parish	Maldon North
Reason for Referral to the Committee / Council	Major Application

Please note: Any reference within the report that refers to paragraph 4.2.5 should be 5.2.5 due to automatic numbering errors when transferring the report across.

5.5 FLOOD RISK AND SUSTAINABLE URBAN DRAINAGE (PAGE 20)

- 5.5.9** The LLFA has been consulted and following a holding objection, have now re-assessed the scheme against amendments to national policy (the National Standards for SuDS in July 2025) and local policy (SuDS Design Guide for Essex) and changes to peak rainfall climate change allowances, which came into effect in May 2022. They hold no objection subject to appropriate conditions around detailed surface water drainage schemes, to be submitted prior to commencement.
- 5.5.10** They commented previously, that sites in the Combined Essex Management Catchment should use a 45% allowance for climate change (the FRA states 40%) and that due to the site pollution noted in the FRA as having a hazard level of “High” or “Very High”, that an appropriate train of SuDS components should be installed with a minimum of two stages of treatment to be provided. Further to this, there is a requirement to provide details of how the runoff from the warehouse roofs and car parking areas would be treated prior to discharge. They ask that all areas of the site receive sufficient onsite treatment prior to discharge to ensure contaminants are not discharged into the nearby water bodies. The conditions recommended within the consultation address the concerns raised by the LLFA.

- 5.5.11** Given the above, officers are satisfied that the above requirements can be met via conditions as recommended by the LLFA and therefore, there are no further concerns in regard to SuDS.

7.2 STATUTORY CONSULTEES AND OTHER ORGANISATIONS (SUMMARISED) (PAGE 24)

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
County Highways	No objection subject to conditions.	Noted – see 5.4
Environment Agency	No objection subject to conditions.	Noted – see 5.5
Ecology	No objection subject to conditions.	Noted – see 5.6
Archaeology	No objection subject to conditions due to nearby archaeological deposits.	Noted – see 5.7
LLFA - SuDS	No objection subject to conditions	Noted – See 5.5
Anglian Water (AW)	No objection – No AW owned assets affected, Maldon Water Recycling Centre can accommodate the flows from the proposed growth, sewerage networks have capacity for the development.	Noted – see 5.5; informatives will be added.
Natural England	No objection – will have no adverse impact on statutorily protected nature conservation sites or landscapes.	Noted – see 5.6
Public Footpath Office	No objection – the PRoW lies outside of the site and is therefore not a cause for concern. Also covered by County Highways.	Noted
Essex County Fire and Rescue	No objection subject to further access information at Building Control stage and applicant to note water supplies for firefighting, sprinkler systems, request for waste materials disposed of correctly and combustible debris to not be buried during demolition.	Noted - informatives will be added.

8. PROPOSED CONDITIONS, INCLUDING HEADS OF TERMS OF ANY SECTION 106 AGREEMENT

PROPOSED CONDITIONS

Conditions:

- 18** No works 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 Greenfield runoff rates for all storm events up to and including the 1 in 100 year rate plus 45% 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 45% climate change event.
 - Demonstrate that all storage features can half empty within 24 hours for the 1 in 30 plus 45% climate change critical storm event OR demonstrate that features are able to accommodate a 1 in 10 year storm event within 24 hours of a 1 in 30 year event plus 45% climate change.
 - Where the discharge is to a watercourse, the outfall should be above the 1 in 100 plus climate change level or alternatively the effect of surcharging of the outfall should be modelled and appropriate measures should be put in place.
 - Final modelling and calculations for all areas of the drainage system. The calculations should use a MADD Factor of 0.
 - The appropriate level of treatment for all runoff leaving the site (including roofs, car parking areas etc), in line with the Simple Index Approach in chapter 26 of the CIRIA SuDS Manual C753. A sufficient treatment train of SuDS components should be provided to mitigate the sites High Pollution Hazard Level, with a minimum of two stages of treatment prior to discharge to be provided. Above ground SuDS features are preferable, and justification should be provided where not proposed.
 - If gravity discharge is not possible, sites using a pumping system should demonstrate the risk associated with pump failure/blockage, including mitigation against pollution and flooding.
 - Detailed engineering drawings of each component of the drainage scheme.
 - A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
 - An updated drainage strategy incorporating all of the above bullet points including matters already approved and highlighting any changes to the previously approved strategy.

The scheme shall subsequently be implemented prior to occupation. It should be noted that all outline applications are subject to the most up to date design criteria held by the LLFA.

Failure to provide the above required information before commencement of works may result in a system being installed that is not sufficient to deal with surface water occurring during rainfall events and may lead to increased flood risk and pollution hazard from the site.

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 accordance with policies D2 and D5 of the Maldon District Local Development Plan.

- 32** The development hereby permitted shall not be commenced until the existing pipes within the extent of the site, which will be used to convey surface water, are cleared of any blockage and are restored to a fully working condition.

REASON

To ensure that drainage system implemented at the site will adequately function and dispose of surface water from the site in accordance with policies D2 and D5 of the Maldon District Local Development Plan.