

[REDACTED]

From: EIR
Sent: 23 June 2025 14:01
To: [REDACTED]
Subject: [REDACTED]
Attachments: PLN-0220341+-+Planning+Report+Scoping+Opinion-14-01-2025.pdf

Dear requester

Provision of requested information

Thank you for your request for information about if our services could cope with a development of 1800 houses at North Benfleet, which we received on 29 May 2025. Your request has been considered under the Environmental Information Regulations 2004.

Anglian Water encourages developers to engage early in their pre-development stages with us, via our pre-planning enquiry service, to identify and address any concerns ahead of proposed development.

Once there is a planning application available for the site, Anglian Water would expect to be formally consulted by the Local Planning Authority, at which point we will provide a comprehensive capacity assessment to the proposals, and provide formal comment.

If pollution risk, constraints, or risk to the public network are identified, Anglian Water will object, or request appropriate conditions.

Anglian Water were consulted on the proposed development in an Environmental Impact Assessment (EIA) Scoping Request application, and provided a response in January 2025.

EIA scoping requests ask planning authorities to define the scope and detail of the EIA for a proposed application. This is an early stage in the planning process, allowing identification of key environmental issues and stakeholder concerns before detailed planning begins.

Please find our comments attached from January for this request.

With regard to current data, we can advise the following:

Wastewater Network (foul)

Based on internal data, Anglian Water have identified potential network constraints within the vicinity of the proposed development.

If it is the applicants intention to connect to the Anglian Water public foul network, we strongly advise them to undertake a pre-planning assessment with us in order to establish if a Sustainable Point of Connection (SPOC) is achievable for the proposed development site.

Establishing a SPOC will overcome any network constraints, and provide greater protection for the network, our existing customers, and to the environment.

Receiving Water Recycling Centre (sewage treatment works)

This site is located within the catchment of the Wickford Water Recycling Centre (WRC), which currently lacks the capacity to accommodate the additional flows that would be generated by the proposed development.

Anglian Water has determined that additional flows being received by the WRC would be unsustainable due to the associated pollution risk and the increased discharge rates, which could lead to a deterioration in water quality and an unacceptable risk of breaching environmental legislation at Wickford WRC. Anglian Water collaborates with local planning authorities across the region to identify sustainable locations for future development, taking into account infrastructure capacity as part of the development plan processes. We also work closely with our regulators to identify opportunities for future growth investment.

At present, no funding has been allocated at this Water Resource Centre (WRC) for AMP 7 (2020-2025) or AMP 8 (2025-2030). However, we may seek to promote investment through our future business plans. Considering these concerns, Anglian Water will recommend that future planning applications to be refused on the grounds of insufficient infrastructure capacity and to prevent environmental harm, should Wickford WRC be the receiving WRC for this development, and continue to be overcapacity.

Surface Water Network (rain water)

Anglian Water would expect surface water from the proposed development site to be disposed of using sustainable drainage systems and/or soakaways. Connection to surface water sewers would only be considered acceptable when evidence is provided, as part of the planning application, to show that the surface water hierarchy has been followed. This evidence should include trial pit logs from infiltration tests and investigations in respect of discharging to a watercourse.

Our surface water policy aligns with Building Regs Part H, and is available on our website along with further guidance:

<https://www.anglianwater.co.uk/developing/drainage-services/sustainable-drainage-systems/>

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If you are unhappy with the service you have received in relation to your request and wish to request an internal review, you should email EIR@anglianwater.co.uk or write to:

Legal Director, Anglian Water Services, Lancaster House, Lancaster Way, Ermine Business Park, Huntingdon PE29 6XU

If you are not content with the outcome of the internal review, you have the right to apply directly to the Information Commissioner for a decision. The Information Commissioner can be contacted at:

Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire SK9 5AF

If you have any queries about this email, please contact me.

Yours sincerely

EIR Team

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