

Scoping Opinion Application – Anglian Water Response

If you would like to discuss any of the points in this document please
contact us on 03450263912 or email
planningliaison@anglianwater.co.uk.

AW Site Reference: 221006/1/0220341

Local Planning Authority: Basildon District (B)

Site: Land At North Benfleet Hall North Benfleet
Hall Road North Benfleet Essex SS12 9JR

Proposal: EIA Scoping Opinion Request for a
residential led mixed use development
within the Site. 4.5 The Proposed
Development will comprise up to 1,800
residential dwellings, a Local Centre
comprising a foodstore, pub, community
facility, nursery and an opti

Planning application: 24/01473/SCOPE

Prepared by: Pre-Development Team

Date: 14 January 2025

ASSETS

Section 1 - Assets Affected

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

Section 2- Water Supply

The water supply for the development site area is covered by Essex and Suffolk Water therefore is outside of Anglian Water jurisdiction to comment

WASTEWATER SERVICES

Section 3 - Wastewater Treatment

The development site is located within the catchment of Wickford water recycling centre (WRC) which currently lacks the capacity to accommodate the additional flows that will be generated by the proposed development connecting to the Anglian Water foul network.

Any new connections could lead to a deterioration in water quality and an unacceptable risk of breaching environmental legislation. Wickford WRC was included for a named growth scheme in our PR24 submission to OFWAT. The scheme was assessed by OFWAT but did not meet their criteria for any funded enhancement allowance in the final determination (released in December 2024). We are currently reviewing and analyzing all of our final determination results.

We, therefore, will request a holding objection at the planning stage until the end of February, by which time a decision on the investment at Wickford WRC will be made.

Section 3 - Used Water Network

The Environmental Impact Assessment Scoping Report 18 December 2024 reference 67925/03/JF/NP 33275972v1 states that a potential connection into Anglian Water foul network into the public foul water sewer running north along Pound Lane. We would require that the applicant consults Anglian Water in a form of a Pre-Development enquiry in order to define a sustainable point of connection for the proposed development. This will avoid the constrained network which could cause pollution and flood risk downstream. The developer is to be responsible for the infrastructure to convey foul water flows from the proposed development to the receiving network. Anglian Water is committed to supporting sustainable growth and in doing so we must continue to meet the statutory obligations whilst balancing factors such as climate change as environmental protection. Further information regarding our pre-development services and to submit a pre development enquiry the applicant can click here: [Pre-planning](#)

Section 4 - Surface Water Disposal

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

The Environmental Impact Assessment Scoping Report 18 December 2024 reference 67925/03/JF/NP 33275972v1 states that the surface water from the proposed development is to be disposed of using sustainable drainage systems. However it is not clear where the surface water outfall will be. Connection to main 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. In order for Anglian Water to assess a proposal to dispose surface water into the public network the manhole connection point and the proposed discharge rate would need to be stipulated. We recommend that the applicant consults with Anglian Water if the proposed surface water outfall is into a surface water sewer. If the applicant would like Anglian Water to consider adopting any on-site SuDS the Expression of Interest form, available on our website, should be completed as soon as possible. <https://www.anglianwater.co.uk/developing/drainage-services/sustainable-drainage-systems/> Anglian Water should be contacted at the earliest opportunity, information can be found on our website or by contacting the Pre-Development Team on 03450263912 or planningliaison@anglianwater.co.uk