

[REDACTED]

From: EIR
Sent: 03 December 2025 12:24
To: [REDACTED]
Subject: [REDACTED]

Dear Requester

Thank you for your request for information about St John's area of Colchester, which we received on 08 November 2025. Your request has been considered under the Environmental Information Regulations 2004 (EIR).

You requested:

1. Capacity of the Water Recycling Centre at Colchester and the sewers in the St John's area of Colchester
2. Capacity of the potable water network in the Colchester area
3. Surface drainage capacity in the St John's area of Colchester

EIR Response: Provision of Requested Information

Item 1 is held by Anglian Water and has been provided below.

Anglian Water is a statutory consultee in respect of the preparation of Local Plans, and we engage with Local Planning Authorities at an early stage to help provide evidence to support and underpin their strategic growth requirements as set out by the National Planning Policy Framework and Planning Practice Guidance. This information includes data to inform the Water Cycle Study, Strategic Flood Risk Assessment and Infrastructure Delivery Plan. The new Draft Local Plan and supporting evidence is available on the Colchester City Council website.

Infrastructure Capacity

Based on the evidence available we will submit representations to the Draft Local Plan consultation, which is due to end on 14 January. Anglian Water provided data to support the evidence base documents required to inform the Plan. The Water Cycle Study will advise on water supply and wastewater treatment capacity for the growth coming forward in the Local Plans. This is supported by data from our Water Resources Management Plan 2025-2050, and flow data from our water recycling centres. Should there be any constraints to growth coming forward we would advise the Council and seek to ensure that there is a suitable policy requirement for developers to demonstrate that there is capacity in the wastewater network and the receiving WRC to accommodate the growth proposed.

Planning Applications

When Anglian Water respond to consultations on planning applications, consideration will be given to the wastewater network capacity and treatment capacity at the receiving water recycling centre. If during our capacity assessment it is determined that there are constraints in our network, risk of pollution and/ or flooding, and the developer has not already engaged with us to determine if a sustainable point of connection (SPOC) is available, we will object. To overcome our objection, the developer will need to engage with us via our Pre Planning Enquiry service to determine a sustainable point of connection. Anglian Water would then need to be reconsulted once the developer submits a copy of the pre-development enquiry report to the local planning authority in support of the planning application. If developer has already engaged with us, we may object if we have been unable to identify a SPOC for the development site, due to risk of flooding, pollution and/or flooding constraints or we will recommend a condition to ensure that the site complies with the agreed SPOC.

Anglian Water does not have a rising main (pumped sewer) running from Fox Street to Dunthorne Road. Please can you clarify what issues you are aware of.

Item 2 is held by Anglian Water and has been provided below.

Anglian Water has also prioritised the roll out of smart meters in the Colchester area (part of the Essex South Water Resource Zone) to help reduce potable water consumption at existing properties. We are also delivering strategic pipelines to create a new drinking water grid stretching from north Lincolnshire down to Essex to allow water to be moved from wetter to drier parts of our region. Further information can be found on our website:

<https://www.anglianwater.co.uk/corporate/strategies-and-plans/new-water-pipelines> and in our [Water Resources Management Plan](#) for the period 2025-2050 (WRMP24). Our next WRMP is currently being prepared and will take account of the Government's growth ambitions which have resulted in housing numbers being significantly uplifted across our region, this will be used to inform our investments from 2030 and beyond.

The [Shared Standards for Water Efficiency in Local Plans](#), was published in June 2025. These Shared Standards set out a collaborative and collective approach by Anglian Water, Cambridge Water, Essex & Suffolk Water, Affinity Water, the Environment Agency and Natural England, with the full endorsement of Water Resources East (WRE) as part of strengthening the Regional Water Resources Plan for Eastern England. It recommends that Local Planning Authorities (LPAs) include tighter water efficiency standards in Local Plan policies to support a clean and sustainable supply of water - essential for growth and nature recovery.

The Shared Standards recommend that LPAs include Local Plan Policies that:

- Require new homes to be built to more stringent standards for water efficiency than the optional Building Regulations (part G) standard of 110 litres per person per day (l/p/d). Evidence indicates that a design standard of up to 85 litres/person/day (l/p/d) for residential developments is feasible (suggests a range between 85-95 l/p/d subject to viability and feasibility).
- Require new, extended or redeveloped non-domestic development to aim to achieve full credits in the BREEAM water calculator.
- Require new major non-domestic developments to include water saving measures and water reuse in their design.

These standards provide guidance and local evidence to help LPAs make a case that more stringent water efficiency policies are justified, feasible and viable as part of Water Cycle Studies and Integrated Water Management Plans that effectively manage a range of challenges across the water environment and aid nature recovery. The developer would need to demonstrate to the satisfaction of the local planning authority that fixtures and fittings within the proposed development would meet the required water efficiency standard. It will be for the Local Planning Authority to consider the appropriate policy and planning conditions to secure the proposed 80 l/p/d in new development.

The emerging Local Plan for Colchester City Council area is currently being consulted on and there is supporting evidence in the form of a Water Cycle Study (and a further Appendix dated July 2024) to inform the local plan. Anglian Water has provided information to Colchester City Council and their consultants to inform the Water Cycle Study.

<https://www.colchester.gov.uk/local-plan/local-plan-review/>
<https://www.colchester.gov.uk/local-plan/evidence-base-supporting-documents/>

Item 3 is held by Anglian Water and has been provided below.

Surface Water Drainage

In terms of surface water run-off and drainage requirements, we liaise closely with the Lead Local Flood Authority (LLFA), which is Essex County Council, to ensure the right drainage strategy is taken forward and the drainage hierarchy is followed. Our preference is for sustainable drainage systems (SuDS), which could also include attenuation and reuse opportunities to reduce potable water use in new developments. We would advise developers to seek early engagement with us to discuss their drainage strategy, and we have [guidance](#) on our website, so developers are aware of the approach we take regarding the management of surface water run-off for different development scenarios. Further advice is available here:

<https://www.anglianwater.co.uk/developing/planning--capacity/surface-water-risk-management>

If a connection to our surface water sewer network is sought, the developer is responsible for providing the appropriate surface water disposal infrastructure. As such, all the work to determine the feasibility of a connection to the existing surface water sewer complete with all upgrades to the consented outfall is to be carried out by the developer at their cost.

IMPORTANT: The information supplied to you continues to be protected by the Copyright, Designs and Patents Act 1988. You are free to use it for your own purposes, including any non-commercial research you are doing, and for the purposes of news reporting. Any other re-use (for example, commercial publication) would require the permission of the copyright holder. It is important that this data is not published for security reasons.

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:

General Counsel, 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 us via EIR@anglianwater.co.uk .

Yours sincerely

EIR Team

Anglian Water Services Limited

Lancaster House, Lancaster Way, Ermine Business Park, Huntingdon, Cambridgeshire PE29 6XU

Email EIR@anglianwater.co.uk