10.11.2026

Chelmsford Local Plan Examination

Anglian Water Hearing Statement

Matter 6

Growth Area 2 – North Chelmsford

Location 7 – Great Leighs - Strategic Growth Site Policies 7a - 7c

Are the proposed delivery timescales realistic, taking account of infrastructure requirements and timings?

Anglian Water considers that the wastewater flows from Sites 7a, 7b and 7c can be accommodated in accordance with the proposed timeframes for the delivery of these sites shown in the Council's LDS012 Five Year Housing Site Schedule (April 2026) based on the evidence available at this time.

Site 7a: Great Leighs - Land at Moulsham Hall (750 homes):

This is a strategic site and therefore, this would align with our Strategic Sites Guidance Note (circulated to LPAs on 27 May 2026) to help facilitate the site coming forward whilst additional infrastructure is delivered. We consider the scale of this site means that it will be delivered over more than one Asset Management Period (our five-year investment cycles). As the status for the planning application for this site, is resolution to grant consent subject to S106, Anglian Water therefore considers that this site is part of our high confidence growth forecasts, with a statutory right to connect to our network. Wastewater flows from the site would need to be accommodated and managed in accordance with the current permit for Great Leighs water recycling centre.

The additional growth identified in the Local Plan for Great Leighs WRC catchment will be assessed through our Drainage and Wastewater Management Plan (DWMP) for 2030-2055. The strategies identified in the DWMP, when it is published in 2028 will then inform our Price Review 2029 (PR29) Business Plan investments for the following five years (2030-2035 - asset management period AMP9). This will include identifying where and when growth schemes are required to be delivered - subject to regulatory approval.

Site 7b: Great Leighs - Land East of London Road

There is no current planning consent or resolution to grant consent for this site. When Anglian Water considers growth in the more immediate term (i.e. within five years) we

currently have headroom of 84m3/day against our dry weather flow permit for Great Leighs WRC. This is based on a three-year average of Q90 dry weather flow data plus known growth expected to be delivered in the current year. We use this data when responding to planning applications and it is updated annually, after we submit Dry Weather Flow (DWF) data to the Environment Agency. This method smooths out volatility caused by unusually wet or dry years and offers a more representative assessment of available capacity. Planning applications will be assessed at the point they come forward, based on the growth and capacity data we have available at that point in time.

The m3/day headroom can be used to calculate an estimated number of dwellings. We use a 2.368 average household occupancy, based on water usage of 126.2 litres per person per day (this is a regional average figure), and then allow for 25% infiltration to our network. This results in a value of 374 litres per property per day. However, we would anticipate that tighter water efficiency measures proposed in the Local Plan may help increase available capacity. Our high confidence growth figures using intelligence from third parties have been interrogated and compared to the Council's LDS012 Five Year Housing Site Schedule (April 2026). Our assessment concludes that there is currently more capacity available at Great Leighs WRC than is reflected in our database. This is primarily due to development sites progressing and connecting more slowly than originally anticipated, including delays through the planning and construction stages. When a planning application for this site is submitted, we will assess the available capacity using the most up-to-date data and information available at that time.

The additional growth identified in the Local Plan for Great Leighs WRC catchment will be assessed through our Drainage and Wastewater Management Plan (DWMP) for 2030-2055. The strategies identified in the DWMP, when it is published in 2028 will then inform our Price Review 2029 (PR29) Business Plan investments for the following five years (2030-2035 - asset management period AMP9). This will include identifying where and when growth schemes are required to be delivered - subject to regulatory approval.

7c: Great Leighs– Land North and South of Banters Lane

As the status for the planning application for this site, is resolution to grant consent subject to S106, Anglian Water therefore considers that this site is part of our high confidence growth forecasts, with a statutory right to connect to our network. Wastewater flows from the site would need to be accommodated and managed in accordance with the current permit for Great Leighs water recycling centre.

The additional growth identified in the Local Plan for Great Leighs WRC catchment will be assessed through our Drainage and Wastewater Management Plan for 2030-2055. The strategies identified in the DWMP, when it is published in 2028 will then inform our Price Review 2029 (PR29) Business Plan investments for the following five years (2030-2035 - asset management period AMP9). This will include identifying where and when growth schemes are required to be delivered - subject to regulatory approval.

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Growth Area 3 – South and East Chelmsford

1.21 Location 17 – East Hanningfield – Growth Site Policies 17a, 17b and 17e, Strategic Growth Site Policies 17c and 17d

Location 20 – Rettendon Place

Location 21 – Woodham Ferrers

Are the anticipated delivery timescales realistic, having regard to capacity limitations at South Woodham Water Recycling Centre?

Anglian Water considers that there is some capacity to accommodate wastewater flows from the sites at Location 17, Location 20 and Location 21. It is currently estimated that circa 243 dwellings could be accommodated, although this is subject to change including through data review and annual updates. Anglian Water will consider each application based on its use class and assessed wastewater flows, as they come forward. This means that there is insufficient capacity to accommodate all the sites prior to 2030.

Anglian Water's current position for planning applications for new development coming forward in this catchment would be to request a pre-occupancy condition so that development could not be occupied until the WRC growth scheme is delivered. The condition wording states: *prior to occupation written confirmation from Anglian Water must be submitted confirming there is sufficient headroom at the water recycling centre to accommodate the foul flows from the development site. This condition will cease to have effect if the development is first occupied after April 2030*.

There is no current planning consent, or resolution to grant consent for these site allocations, which are all within the South Woodham Ferrers WRC catchment.

When Anglian Water considers growth in the more immediate term (i.e. within five years) we currently have headroom of 91m3/day against our dry weather flow permit. This is based on a three-year average of Q90 dry weather flow data plus known growth expected to be delivered in the current year. We use this data when responding to planning applications and it is updated annually, after we submit Dry Weather Flow (DWF) data to the Environment Agency. This method smooths out volatility caused by unusually wet or dry years and offers a more representative assessment of available capacity. Planning applications will be assessed at the point they come forward, based on the growth and capacity data we have available at that point in time.

The m3/day headroom can be used to calculate an estimated number of dwellings. We use a 2.368 average household occupancy, based on water usage of 126.2 litres per person per day (this is a regional average figure), and then allow for 25% infiltration to our network. This results in a value of 374 litres per property per day. However, we would anticipate that tighter water efficiency measures proposed in the Local Plan may help increase available

capacity.

As referenced in our Written Statement [HS074 GA2.GA3], there is an identified growth scheme at South Woodham Ferrers WRC for AMP8 (2025-2030). Whilst the AMP8 growth schemes are being re-assessed against future growth forecasts, we do not have a planned timetable for scheme delivery. The Price Control Deliverable set by Ofwat is 31 March 2030. All deliverables/dates are subject to change based on unforeseeable circumstances; however, we will always follow the defined regulatory change management process when change is unavoidable.

Issue 3 – Is the approach to the protection and enhancement of the natural environment and biodiversity justified, effective and consistent with national policy?

Strategic Policy S4 – Conserving and enhancing the natural environment

1.19 The Council's hearing statement proposes new wording in Strategic Policy S4 and after paragraph 5.56 relating to cases where waste-water treatment capacity is not available at the point of planning permission. Has this approach been agreed with Anglian Water?

Anglian Water is generally supportive of the Council's [HS010] proposed modification to Strategic Policy S4 and new paragraph after Paragraph 5.56 to ensure that sufficient wastewater treatment capacity exists at our water recycling centres or can be secured within a timescale consistent with the proposed development.

Our investments in our WRCs and drainage infrastructure are identified in five-yearly cycles - the current asset management period being 2025-2030 [AMP8]. Therefore, in circumstances where there is insufficient wastewater infrastructure capacity, it is feasible that housing development/site allocations could come forward or be appropriately phased within a timeframe that aligns with the delivery of wastewater infrastructure in future AMPs.

The Council's proposed new policy wording and new paragraph 5.56 also includes reference to alternative (onsite) solutions: "*unless an environmentally acceptable wastewater solution has been demonstrated and all necessary approvals and permits have been secured*...".

An on-site solution would be subject to the developer (or their service provider) meeting the Environment Agency's environmental permit requirements for discharges to surface water and groundwater. Should an onsite/developer-led solution be proposed, then Anglian Water would not raise any concerns in respect of wastewater at the planning application stage, unless it is a temporary solution to facilitate a future permanent connection to the public sewer system.