Chelmsford Local Plan Examination

MATTER 6: SITE SLECTION

Growth Area 2 – North Chelmsford

Anglian Water Written Statement

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

p. What are the implications of required capacity improvements at Great Leighs Water Recycling Centre for delivery of the three sites? Are they capable of being installed within the necessary timescales?

The Chelmsford Local Plan identifies the following site allocations in Great Leighs:

LDS012 FYHSS Site reference	**SITE**	**No. of Homes**
286	7a: Great Leighs– Land at Moulsham Hall	750
287/288	7b: Great Leighs– Land East of London Road	250
289/290	7c: Great Leighs– Land North and South of Banters Lane.	100
	Total	**1100**

The LDS012 Five Year Housing Site Schedule (April 2026) sets out that these growth sites totalling 1100 homes will be delivered from year 27/28. The schedule indicates that planning applications have been submitted for some of these sites, but permission only granted for 8 homes on part of Strategic Growth Site Policy 7c.

The Strategic Growth site 7a, Land at Moulsham Hall, is still pending decision. We objected to the application 23/01583/FUL as we indicated in our response (28/08/2025) that the WRC currently lacks the capacity to accommodate the additional flows that would be generated by the proposed development. Anglian Water has determined that the site is unsustainable due to the associated environmental risk and the increased discharge rates, which could lead to a deterioration in water quality and an unacceptable risk of breaching environmental legislation at Great Leighs WRC. The Strategic Site Guidance Note we shared with local planning authorities earlier this year, would enable a more appropriate phased

approach to growth to enable future investment to come forward in step with development.

In addition, the Five Year Housing Site Schedule (FYHSS) identifies a small number of homes with planning consent on windfall sites to be delivered in the next three years.

Based on our own calculations which uses more recent data than the Water Cycle Study, we conclude that whilst there is some limited headroom for growth to come forward, there is insufficient dry weather flow (DWF) capacity at Great Leighs water recycling centre (WRC) to accommodate the full quantum of the forecasted cumulative growth identified in Great Leighs in the short term. Additionally, the projections for growth need to be considered cumulatively with growth in the wider catchment for the WRC. Where sites already have the benefit of planning consent, then Anglian Water has a statutory obligation under the Water Industry Act 1991 to provide a connection.

When assessing DWF capacity at our WRCs for longer term growth in local plans we use the average measured DWF Q80 data for the WRC in the past 5 years (e.g. 2021-2025) for which data is available and has been provided to the Environment Agency. We use Q80 to be consistent with the Environment Agency's assessment of DWF headroom and an average over a 5-year period to account for variations owing to particularly dry or wet year weather patterns. For the purposes of plan-making the number of new homes that could be served by an existing WRC is therefore a snapshot in time and will be subject to change due to a number of factors that may influence WRC headroom in the future. Our current assessment for longer term growth indicates there is limited capacity for growth at the WRC.

As referenced in the CC017 Water Cycle Study Addendum (October 2025), section 3.4.3, the conclusions were that the DWF permit headroom at Great Leighs WRC is limited. The WCS Addendum also correctly states that there is no identified growth scheme for the WRC in AMP8 (2025-2030) and the emerging Drainage and Wastewater Management Plan (DWMP) for 2030-2055 will set out how we will manage and develop its drainage and sewerage networks and assets including actions proposed to build in sufficient capacity for meeting current and future demand such as population growth and climate change.

Anglian Water has engaged with local planning authorities to ensure planned development is considered as part of the process. The DWMP will inform the investment required for Great Leighs WRC through subsequent Price Review processes – the next one (PR29) will cover the period 2030-2035 (AMP9). We are supportive of the policy requirements to demonstrate that there is sufficient capacity for wastewater treatment and disposal to serve the sites including any associated sewer connections.

Growth Area 3 – South and East Chelmsford

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

v. Can required capacity increases in wastewater treatment and disposal be provided to support development in East Hanningfield within the timescales set out?

The Chelmsford Local Plan identifies the following site allocations in East Hanningfield:

LDS012 FYHSS Site reference	SITE	No. of Homes
306	17a – LAND NORTH OF ABBEYFIELDS, EAST HANNINGFIELD	11
307	17b – LAND EAST OF HIGHFIELDS MEAD, EAST HANNINGFIELD	20
309	17c – LAND SOUTH OF ROUGH HILL COMPLEX, THE TYE, EAST HANNINGFIELD	115
310	17d – LAND SOUTH AND SOUTH EAST OF EAST HANNINGFIELD VILLAGE	150
311	17e – LAND SOUTH OF WINDMILL FARM, BACKLANE, EAST HANNINGFIELD	40
	Total	336

The LDS012 Five Year Housing Site Schedule (April 2026) sets out that these growth sites totalling 336 homes will be delivered from year 28/29 – with a total of 271 homes forecast to be delivered by 29/30, which is the end of our asset management period for 2025-2030 (AMP8). The schedule indicates that there are currently no applications for these sites.

In addition, the Five Year Housing Site Schedule (FYHSS) identifies 26 homes with planning consent on an existing development plan allocation with an estimated delivery in year 29/30. With a further 10 dwellings consented on windfall sites to be delivered in the next three years.

Based on our own calculations which uses more recent data than the Water Cycle Study, we conclude that there is insufficient dry weather flow (DWF) capacity at South Woodham Ferrers water recycling centre (WRC) to accommodate the full quantum of the forecasted cumulative growth identified in East Hanningfield in the short term. Additionally, the projections for growth need to be considered cumulatively with growth in the wider catchment for the WRC. Where sites already have the benefit of planning consent, then

Anglian Water has a statutory obligation under the Water Industry Act 1991 to provide a connection.

When assessing DWF capacity at our WRCs for longer term growth in local plans we use the average measured DWF Q80 data for the WRC in the past 5 years (e.g. 2021-2025) for which data is available and has been provided to the Environment Agency. We use Q80 to be consistent with the Environment Agency's assessment of DWF headroom and an average over a 5-year period to account for variations owing to particularly dry or wet year weather patterns. For the purposes of plan-making the number of new homes that could be served by an existing WRC is therefore a snapshot in time and will be subject to change due to a number of factors that may influence WRC headroom in the future. Our current assessment for longer term growth indicates there is no capacity for growth at the WRC.

As referenced in the CC017 Water Cycle Study Addendum (October 2025) the conclusions were that the DWF consent limit at South Woodham Ferrers WRC would be exceeded when taking account of the additional 685 dwellings proposed in the catchment. The WCS Addendum also refers to the growth scheme at South Woodham Ferrers WRC which is identified in the Anglian Water Business Plan for delivery in AMP8 (2025-2030). Anglian Water has advised local planning authorities, that if development proposals fall within the catchment of a WRC with planned investment under a future growth scheme, Anglian Water will recommend a pre-occupation planning condition. This condition would delay any network connections until after the WRC upgrades are completed but does not prevent construction starting. We are supportive of the policy requirements to demonstrate that there is sufficient capacity for wastewater treatment and disposal to serve the sites including any associated sewer connections.

Anglian Water is currently reviewing growth forecasts for all identified AMP8 growth schemes to understand the current delivery need and capacity required and prioritising them based on associated risks at each site.

Location 20 – Rettendon Place – Strategic Growth Site Policy 20

z. Can required capacity increases in wastewater treatment and disposal be provided to support development within the timescales set out?

This site allocation is identified for 350 dwellings and is within the South Woodham Ferrers WRC catchment. The LDS012 Five Year Housing Site Schedule (April 2026) projects that the site will deliver from 28/29, with 100 dwellings completed by April 2030. Currently there is no planning application submitted for this site.

In addition, the Five Year Housing Site Schedule (FYHSS) identifies several windfall sites with consent to be delivered over the next 2-3 years.

Based on our own calculations which uses more recent data than the Water Cycle Study, we consider that there is insufficient dry weather flow (DWF) capacity at South Woodham Ferrers water recycling centre (WRC) to accommodate the forecasted delivery identified in for this site in the short term. Additionally, the projections for growth need to be considered cumulatively with growth in the wider catchment for the WRC. Where sites already have the benefit of planning consent, then Anglian Water has a statutory obligation under the Water Industry Act 1991 to provide a connection.

When assessing DWF capacity at our WRCs for longer term growth in local plans we use the average measured DWF Q80 data for the WRC in the past 5 years (e.g. 2021-2025) for which data is available and has been provided to the Environment Agency. We use Q80 to be consistent with the Environment Agency's assessment of DWF headroom and an average over a 5-year period to account for variations owing to particularly dry or wet year weather patterns. For the purposes of plan-making the number of new homes that could be served by an existing WRC is therefore a snapshot in time and will be subject to change due to a number of factors that may influence WRC headroom in the future. Our current assessment for longer term growth indicates there is no capacity for growth at the WRC.

As referenced in the CC017 Water Cycle Study Addendum (October 2025) the conclusions were that the DWF consent limit at South Woodham Ferrers WRC would be exceeded when taking account of the additional 685 dwellings proposed in the catchment. The WCS Addendum also refers to the growth scheme at South Woodham Ferrers WRC which is identified in the Anglian Water Business Plan for delivery in AMP8 (2025-2030). Anglian Water has advised local planning authorities, that if development proposals fall within the catchment of a WRC with planned investment under a future growth scheme, Anglian Water will recommend a pre-occupation planning condition. This condition would delay any network connections until after the WRC upgrades are completed but does not prevent

construction starting. We are supportive of the policy requirement to demonstrate that there is sufficient capacity for wastewater treatment and disposal to serve the site including any associated sewer connections.

Anglian Water is currently reviewing growth forecasts for all identified AMP8 growth schemes to understand the current delivery need and capacity required and prioritising them based on associated risks at each site.

Location 21 – Woodham Ferrers – Growth Site Policy 21a

dd. Can required capacity increases in wastewater treatment and disposal be provided to support development within the timescales set out?

This site allocation is for 15 homes and is within the South Woodham Ferrers WRC catchment. The LDS012 Five Year Housing Site Schedule (April 2026) projects that the site will deliver homes in 27/28. Currently there is no planning application submitted for this site.

In addition, the Five Year Housing Site Schedule (FYHSS) identifies a small number of windfall sites in Woodham Ferrers with consent to be delivered over the next 2-3 years.

Based on our own calculations which uses more recent data than the Water Cycle Study, we consider that there is insufficient dry weather flow (DWF) capacity at South Woodham Ferrers water recycling centre (WRC) to accommodate the forecasted delivery identified in for this site in the short term, when considered cumulatively with growth in the wider catchment for the WRC. Where sites already have the benefit of planning consent, then Anglian Water has a statutory obligation under the Water Industry Act 1991 to provide a connection.

As referenced in the CC017 Water Cycle Study Addendum (October 2025) the conclusions were that the DWF consent limit at South Woodham Ferrers WRC would be exceeded when taking account of the additional 685 dwellings proposed in the catchment. The WCS Addendum also refers to the growth scheme at South Woodham Ferrers WRC which is identified in the Anglian Water Business Plan for delivery in AMP8 (2025-2030). Anglian Water has advised local planning authorities, that if development proposals fall within the catchment of a WRC with planned investment under a future growth scheme, Anglian Water will recommend a pre-occupation planning condition. This condition would delay any network connections until after the WRC upgrades are completed but does not prevent construction starting. We are supportive of the policy requirement to demonstrate that there is sufficient capacity for wastewater treatment and disposal to serve the site including any associated sewer connections.

Anglian Water is currently reviewing growth forecasts for all identified AMP8 growth schemes to understand the current delivery need and capacity required and prioritising them based on associated risks at each site.