

Mark Boulton  
The Planning Inspectorate  
The Square Temple Quay  
Bristol  
Avon  
BS1 6PN

**Our ref:** AE/2023/129068/01-L01  
**Your ref:** S62A/2023/0028  
**Date:** 04 January 2024

Dear Mark

**CONSTRUCTION OF UP TO 50 DWELLINGS (USE CLASS C3) AND ASSOCIATED ACCESS AND BUS STOPS, WITH ALL MATTERS RESERVED APART FROM ACCESS.**

**LAND OFF CHELMSFORD ROAD, HARTFORD END CHELMSFORD ESSEX CM3 1JZ**

Thank you for the consultation dated 08 December 2023. We have reviewed the documents as submitted and are raising an objection to this proposal until further information can be provided regarding the Foul Drainage related to the site. Further details on our position can be found in the relevant section below.

**Foul Drainage**

The Environment Agency will not give a permit for a private sewage treatment system if it is reasonable to connect to a public sewer. In accordance with guidance issued on GOV.uk website, a reasonable distance to a public sewer is the number of houses multiplied by 30 meters and measured from the boundary. We therefore consider that this site, from the curtilage of the development (and not the nearest dwelling), should connect to any public sewers within a distance of 1500m (30m x 50 houses). The guidance can be found here: [Discharges to surface water and groundwater: environmental permits - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/discharges-to-surface-water-and-groundwater-environmental-permits)

There are two public foul connections within this distance, Felsted and Great Leighs. Felsted is the furthest connection at around 1450m, whilst Great Leighs is closer. Our records indicate that the receiving Water Recycling Centres (WRCs) for both connection points have sufficient permitted discharge capacity to treat the flows from this development without causing unacceptable harm to the receiving waterbody. However, you should consult with Anglian Water Services as the Sewerage Undertaker on plans to connect to the sewerage network.

**Permitting**

If sufficient evidence can be provided to us that the Foul Drainage connections stated above are not possible, then our position could potentially be amended.

Environment Agency  
Iceni House Cobham Road, Ipswich, IP3 9JD.  
Customer services line: 03708 506 506  
[www.gov.uk/environment-agency](https://www.gov.uk/environment-agency)

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As stated in the submitted Flood Risk Assessment by SPDSTUDIO, dated 27 November 2023, formal consent from the LLFA will need to be sought under Section 23. Alongside this, the applicant will also require an Environmental Permit issued by the Environment Agency under the provisions of The Environmental Permitting (England and Wales) Regulations 2016 to discharge treated effluent to water or ground. It should be noted that the granting of planning permission does not guarantee the granting of a permit. Further information can be found at [Discharges to surface water and groundwater: environmental permits - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/discharges-to-surface-water-and-groundwater-environmental-permits).

### **Overcoming our objection**

The applicant may overcome our objection through the submission of a foul drainage strategy dealing with the above concerns. Details should be provided of the applicant's method of connection to the aforementioned Water Recycling Centres, and if not, sufficient justification should be provided instead.

We trust this advice is useful.

Yours sincerely

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**Mr Jack Saunders**  
**Sustainable Places - Planning Advisor**

Direct e-mail:

Team email:

Team phone number:

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[Planning.Eastanglia@environment-agency.gov.uk](mailto:Planning.Eastanglia@environment-agency.gov.uk)

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