



Inquiries and Major Casework Team
The Planning Inspectorate
3rd Floor
2The Square
Temple Quay,
Bristol
BS1 6PN

24th January 2024
REF: S62A/2023/0028

Dear Sir/Madam,

RE: Hartford End, Felsted, Essex, CM3 1JZ

The Environment Agency (EA) responded to the development proposal at Felsted on the 4th of January. The EA's rejection was regarding the Foul Water Drainage Scheme, as per their comments shown below:

"There are two public foul water 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 Sewage Undertaker on plans to connect to the sewerage network."

This statements rejection is in reference to the government guidance 'Discharges to surface water and ground water: Environmental permits'. Within the guidance, the following statements are set out:

"The Environment Agency will not give you a permit for a private sewage treatment system if it's reasonable for you to connect to the public sewer. Their assessment of what is reasonable takes into account:

- 1. The comparative costs of connecting to a public sewer and installing a private sewage treatment system.*
- 2. Any Physical barriers that would prevent you connecting to the public sewer.*
- 3. Any environmental benefits that would arise from installing a private sewage treatment system such as the reuse of treated effluent."*

It is believed that there is reasonable justification on these points to provide sewage treatment plants oppose to discharging to distant foul sewers.

Point 1: The government guidance considers comparative costs between public sewer connections and foul water treatment units. As can be seen below in response to Point 2, the costs to provide a foul pump station with a 1.5km rising main and associated calculations/design, in addition to the total highway works and traffic management, the costs will far exceed the price of one foul treatment unit.



Point 2: This point states that physical barriers preventing the connection will be accounted for with the EA's decision. Upon further inspections, it's seen that to discharge towards either Great Leighs or Felsted area, an onsite foul water pump will be required and a rising main to be laid within the adoptable highway (requiring a minimum 1.2m cover + pipe minimum diameter of 0.08m).

To be able to connect towards Great Leighs with this method, it appears that there will be no feasible route that can avoid existing culverts and bridges, whilst also avoiding minimum required cover and exposure. Therefore due to physical barriers, this connection is not viable.

For the connection towards Felsted an approximate rising main distance of 1520m would be required, which in itself will generate septicity issues. At the end of the rising main a minimum total invert of the pipe would be 1.28m, where there will also need to be a separate manhole and short section of gravity sewer prior to the existing public manhole, to allow gravity flows. The information available from Anglian Water does not state the depth or exact location on the existing manhole, but this data would be vital to determine the levels feasibility of this as start of run invert levels are likely to be too shallow to connect.

Point 3: The final point is about the environmental benefits of using treatment systems. As the SuDS strategy shows, the treated foul discharge will flow through two vegetated dry basins prior to connecting with the land drain to the west of the site. Due to this method, it is actually seen by following the CIRIA pollutant mitigation advise that the final foul water discharge will exceed clean water requirements.

Therefore it is seen acceptable for the proposed development to implement a foul treatment unit for foul water.



Appendix A – Environment Agency Response

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

Cont/d..

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

A large black rectangular redaction box covering the signature and name of the sender.

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

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Appendix B – Anglian Water Asset

