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05 February 2026

Our Ref:BI01-PT-HDC-050226
Your Ref: 24/02259/FUL

Lucy Pateman
Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon
PE29 3TN

Dear Lucy,

Re: APPLICATION 24/02259/FUL

Our agents Carter Jonas wrote to you on the 15th of December 2025 proposing reasons why the Anglian Water objection to the above application should not prevent approval. We attended a high-level meeting with HDC on 19th of January but are yet to receive a formal response to the letter. We are aware that you have proposed a meeting between Bellway, HDC, and Anglian Water, but with no clear agenda Bellway see no benefit in holding this meeting.

We don't wish to reiterate the points already made by Carter Jonas but believe the Anglian Water objection is invalid and should be dismissed by HDC. For the record, similar Anglian Water objections have been dismissed by LPAs on all other applications submitted by Bellway. The legal position is well documented evidencing this precedent.

Anglian Water are in the privileged position of being a statutory undertaker. This enables them to benefit from a guaranteed income and places legal responsibilities and obligations on them including the duty to provide clean water and drainage and to develop their network to meet future demand through new connections.

In this instance Anglian Water have failed to invest in their facilities in line with anticipated growth (the HDC growth plan) as demonstrated by their U turn in withdrawing funding for the Somersham wastewater treatment works within the next AMP cycle.
Anglian Water reported £496m of operating profit in 2025. In the same year, Ofwat ordered Anglian Water to pay a £62.8m fine over failures in managing its wastewater treatment works and network that meant it was unable to cope with sewage flows. Between 2020 and 2024 Ofwat performance reports have identified underspend across improvements to sewage treatment works as a major issue by statutory undertakers. The responsibility for ensuring adequate wastewater infrastructure sits with Anglian Water and not with HDC or Bellway.

Both the NPPF and PPG make it clear that planning decision makers are entitled to assume that separate regulatory regimes are operated appropriately in accordance with statutory duties thereon. The focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions. We are aware that HDC are currently failing to deliver on the objectively assessed development needs for the area to 2036 under the Local Plan and understand it was made clear by the Local Plan Inspector that the 'need for improved wastewater capacity will not act as a barrier to growth' (IR36).

Bellway have an absolute right (as is demonstrated by previous case law) to connect to the public sewer afforded by section 106 of the Water Industry Act 1991 and as statutory undertaker Anglian Water must comply with their duties under S94 of WIA 1991 (to effectively drain their area) and thus cannot refuse to permit connections on the grounds of overloading the network. This point was reinforced by the January 2026 Water White Paper reinforcing the 'right to connect' amongst new, clearer powers for a new regulator.

Any decision to refuse the application based on inadequate wastewater treatment facilities will equate to a blanket ban on any development in the area. This would give Anglian Water authority to control development within the HDC area and validate their failure to invest. Any inconsistency in the way this application is treated would be perceived as prejudiced against Bellway.

The application site is allocated for residential development. We have previously set out benefits of scheme and understand there are no other outstanding objections. If our application is refused, we will have no alternative but to appeal to the planning inspectorate with a desire to recover costs if successful.

We therefore appeal to HDC to recognise that the Anglian Water objection is invalid, that there is separate legislation to ensure sufficient infrastructure is in place to deal with wastewater, and to grant consent for this development based on the merits.

Yours sincerely
For and on behalf of
Bellway Homes
(Northern Home Counties)



Peter Trodden
Technical Director