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Mr Philip Thorpe - Bellway Homes Limited (Eastern Counties)
c/o John Mason
Carter Jonas LLP
One Station Square
Cambridge
CB1 2GA

Sent by email only to John.Mason@carterjonas.co.uk

Our reference: 24/02259/FUL

25th November 2025

Dear John,

Proposal: The erection of 52 homes, access, open space and associated infrastructure.

Site address: Land At West Newlands, St Ives Road, Somersham

We received a consultation response from Anglian Water on 25th March 2025 raising an objection to your planning application on Wastewater Treatment grounds.

Anglian Water has advised inter alia that there is insufficient capacity at the Somersham (Cambs) Water Recycling Centre to accommodate the flows that would be generated by the proposed development. They advise that the increased discharge rates could lead to a deterioration in water quality and an unacceptable risk of breaching environmental legislation.

Request for further information
Given that the statutory undertaker is asserting that there is insufficient wastewater treatment capacity, Local Plan Policy LP6 (Wastewater Management) is engaged. Anglian Water's claims in this regard appear to be substantiated by the Council's 2014 Water Cycle study and Environment Agency data on use of Storm Overflows.

No means to address the capacity constraint have been suggested. There is no Sustainable Point of Connection proposed and no means proposed to reduce rainwater flows into the combined system from areas outside the Site, to achieve a net zero position in terms of total flows.

The Council therefore needs to understand the extent of the additional discharges from the Storm Overflows and the potential for additional environmental or amenity harm arising therefrom so as to weigh that in the planning balance.

Local Plan Policy LP6 puts an onus on the applicant to address that issue either through Anglian Water's Pre-Development Enquiry process, by showing that Anglian Water is wrong, or that the net increase in flows would not cause significant additional harm (in combination with other developments).

Given that this is a matter for the applicant to address, we invite you to do so and set out your foul drainage proposals prepared in light of Anglian Water's objection within 21 days of the date of this letter.

Yours sincerely,

Lucy Pateman

Lucy Pateman
Senior Planning Officer (Strategic Team)
Planning Services
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