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Mr Ciaran Goosen- McCarthy and Stone Retirement Lifestyles Ltd
c/o Miss Rachel Clare
The Planning Bureau Ltd
Pinley House
2 Sunbeam Way
Coventry
CV3 1ND
United Kingdom

Sent by email only to rachel.clare@theplanningbureau.ltd.uk

Our reference: 24/01965/FUL

26th November 2025

Dear Rachel,

Proposal: The demolition of existing buildings on site and erection of Retirement Living apartments (Use Class C3) with associated access, car parking, landscaping, ancillary facilities, and associated works.

Site address: Huntingdon Fire Station, Hartford Road, Huntingdon, PE29 3RH

We received a consultation response from Anglian Water on 13th January 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 Huntingdon 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 and used water treatment capacity, Local Plan Policy LP6 (Waste Water 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 and there is no Sustainable Point of Connection proposed. 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
lucy.pateman@huntingdonshire.gov.uk