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Pre-Development Team
Anglian Water Services Ltd
Lancaster House
Lancaster Way
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Huntingdon PE29 6XU

Sent by email only to planningliaison@anglianwater.co.uk

Our reference: 24/01965/FUL
Your reference: 219978/1/0218629

26th November 2025

Dear Pre-Development Team

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

Applicant: Mr Ciaran Goosen - McCarthy and Stone Retirement Lifestyles Ltd

Thank you for your consultation response dated 13 January 2025.

In Section 2 and 3 you raise a Wastewater Treatment and Used Water Network objection, advising that there is insufficient capacity at the Huntingdon Water Recycling Centre to accommodate the flows that would be generated by the proposed development. You advise that the increased discharge rates could lead to a deterioration in water quality and an unacceptable risk of breaching environmental legislation.

The Council acknowledges that *net* increases in wastewater flows to a Water Recycling Centre with inadequate capacity, may lead to increased use of Storm Overflows and may thereby lead to harm to the environment or amenity. Any such harm (and its possible duration) is a material planning consideration for the Council to weigh in the planning balance.

However, details of the application of the methodology described in your consultation response have not been provided, nor is the alleged breach of the environmental legislation identified. In particular, the information contained in your consultation response is insufficient for the Council to assess (1) the extent to which net increases in flows will result in increased use of Storm Overflows; or (2) the degree of additional environmental or amenity harm that would arise.

Request for further information
The Council has no reason to doubt your advice but equally, until your detailed technical assessment has been released to us, has no ability to test it. The extent of the problem or the harm caused has not yet been quantified.

The Council must assess each case on its own facts including in particular:

(1) the extent to which the development would result in a net increase in waste water flows;
(2) the extent of any consequent increase in discharges through Storm Overflows;
(3) the sensitivity of the receiving water; and
(4) the additional environmental or amenity harm caused

This information is necessary to enable the Council to assess the planning balance between: (i) the harm consequent on development coming forward when there is inadequate capacity and the breaches of policy arising therefrom; and (ii) the compliance with the rest of the development plan and the benefits of the development.

At the current time the Council notes that:

(a) the mere assertion of insufficient capacity and of consequent harm is not sufficient to allow the claimed harm to be weighed in the planning balance;
(b) the Council needs to understand what, if any, spare capacity there currently is without the development at the Huntingdon Water Recycling Centre or whether the Storm Overflows are already operating other than in exceptional (storm) conditions with the relevant data from the Storm Overflows; and
(c) the quantum and extent of increased Storm Overflow discharges which would therefore arise from the proposed development

Unless such information is provided the Council may proceed on the basis that Anglian Water is unable to substantiate its claims.

Response timetable
The Council requires your response to this request for further information within **21 days** of the date of this letter. If Anglian Water does not submit further information within the next 21 days we will assume that your objection cannot be substantiated, and has been withdrawn.

Yours sincerely,

Lucy Pateman

Lucy Pateman
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