



## Planning Application – Anglian Water Planning Response

If you would like to discuss any of the points in this document please contact us on 03450263912 or email [planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk).

AW Site Reference: 230493/1/0237721

Local Planning Authority: Huntingdonshire District

Site: Land West Of Longacres Colne Road  
Bluntisham

Proposal: Outline planning application with all matters reserved except for access for up to 90 dwellings (Use Class C3) and additional parking for St Helen's Primary School, including car parking, landscaping, open space, pedestrian links, and other associate

Planning application: 25/01965/OUT

**Prepared by:** Pre-Development Team

**Date:** 12 February 2026

### ASSETS

#### Section 1 - Assets Affected

New development must comply with Building Regulations and the Water Industry Act.

Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary or affected by the proposals. Any encroachment zones should be reflected in the site layout. It is highly recommended that the applicant carries out a thorough investigation of the proposed working area to establish whether any unmapped public or private sewers and lateral drains are in existence.

Due to the private sewer transfer in October 2011 many newly adopted public used water assets and their history are not indicated on our records.

The development site may contain private water mains, drains or other assets not shown on our records. These are private assets and not the responsibility of Anglian Water but that of the landowner.

## WASTEWATER SERVICES

### Section 2 - Wastewater Treatment - Objection

#### **Anglian Water OBJECTS to the proposed development under Planning Application 25/01965/OUT due to the intended connection to the public foul drainage network.**

This site is located within the catchment of the Somersham (Cambs) Water Recycling Centre (WRC), which currently lacks the capacity to accommodate the additional flows that would be generated by the proposed development.

Our DWF data is reviewed and updated annually in consultation with the Environment Agency. This data is used to determine whether the WRC continues to comply with its environmental permit and whether it has sufficient capacity to accommodate flows from the new development without causing an unacceptable risk of breaching environmental legislation. It is also used to ensure there is no pollution or deterioration in the receiving watercourse.

Based on the above, Anglian Water has determined that the site is unsustainable due to the associated environmental risk and the increased discharge rates, which could lead to a deterioration in water quality and an unacceptable risk of breaching environmental legislation at Somersham (Cambs)WRC. Considering these concerns, we recommend that planning permission be refused on the grounds of insufficient infrastructure capacity and to prevent environmental harm.

Anglian Water collaborates with local planning authorities across the region to identify sustainable locations for future development, taking into account infrastructure capacity as part of the development plan processes. We also work closely with our regulators to identify opportunities for future growth investment. At present, no funding has been allocated at this Water Recycling Centre (WRC) for AMP 8 (2025-2030). However, we may seek to promote investment through our future business plans.

### Section 3 - Used Water Network-Objection

#### **Anglian Water OBJECTS to any connection into our foul network from the proposed development due to capacity constraints and pollution risk and will impact our ability to protect the environment.**

We have reviewed the Flood Risk Assessment December 2025 29616-FLD-0101 REB B, the applicant made reference to a developer Enquiry which is dated 2016. This developer enquiry is no longer valid and is expired. Our Pre-Development enquiries are valid for 12 months from the date the report was issued.

A sustainable point of connection (SPOC) cannot be given as the anticipated additional flows from the proposed development would contribute to flood risk, pollution, and deterioration of the watercourse downstream. Anglian Water is committed to supporting sustainable growth and in doing so we must continue to meet our statutory obligations whilst balancing factors such as climate change and environmental protection.

Anglian Water's position is to object.

However, if the LPA are minded to approve the application, despite our objections and risk of pollution, we recommend the following condition is applied:

Condition: no development shall commence until a strategic foul water strategy has been submitted to and approved in writing by the local Planning Authority, in consultation with Anglian Water. This strategy will identify a sustainable point of connection to the public foul network. Prior to occupation, the foul water drainage works must have been carried out in complete accordance with the approved scheme.

Reason: to protect water quality, prevent pollution and secure sustainable development having regard to paragraphs 7/8 and 187(e) of the National Planning Policy Framework.

If permission is granted we require the applicant to engage with us via our pre-development services and to submit a tier 2 Pre-Development enquiry (PPE) in order to define a Sustainable Point of Connection (SPOC). Information can be found on our website: <https://www.anglianwater.co.uk/developing/planning--capacity/how-to-apply/>

## Section 4 - Surface Water Disposal

From Flood Risk Assessment December 2025 29616-FLD-0101 REB B and Appendix A to Appendix I submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management.

The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board.

The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse.

If planning permission is granted, the strategy should be listed within the decision notice with any approved plans.

It is important to note that Anglian Water has no surface water sewers in the area of the proposed development and we will object to any surface water connection to a designated foul sewer. The connection of surface water flow to a designated foul sewer will impose a high risk of flooding and pollution from the receiving network and compromise the ability of assets to operate within statutory enforced permitted limits. It should be noted that statutory operating permits of the receiving water recycling centre reflect volumetric loading, which cannot be mitigated solely by attenuating the discharge rate.

Therefore Anglian Water is unable to provide a sustainable surface water solution for the site at any stage of the development

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