

## **Appendix B – Barkway Parish Council Meeting 10<sup>th</sup> February 2026**

Land Between Royston Road and Cambridge Road, Barkway – Case Ref No: 18/01502/OP

### **Response to Condition 9 – Objection Raised by Barkway Parish Council**

Barkway Parish Council wishes to formally object to the response provided to Condition 9, based on the recent information supplied by Thames Water regarding the capacity of the sewage network serving Barkway.

The information currently provided by Thames Water lacks clarity as to whether sufficient sewage network capacity exists at present, or whether such capacity will only be available upon completion of the planned upgrade works to Barkway Sewage Treatment Works (STW), scheduled for completion in autumn 2026.

The Building Phasing Plan submitted in August 2024 was prepared prior to the latest information from Thames Water and therefore does not reflect the timing or constraints associated with the proposed upgrade works. As such, this phasing plan requires updating to demonstrate how development would align with the delivery of the necessary wastewater infrastructure improvements.

Thames Water has stated the following in relation to foul water capacity:

“If your proposals progress in line with the details you've provided, we're pleased to confirm that there will be sufficient sewerage capacity in the adjacent foul water sewer network to serve your development.”

However, this statement appears to imply that sufficient capacity is contingent upon the completion of the planned upgrade works. This interpretation is reinforced by information published on the Thames Water website, which confirms:

“An upgrade is planned for Barkway STW. This scheme will ensure a higher quality of treated effluent, reducing phosphorus levels entering the river to below an average level of 3.5mg/l\*. We plan to complete this work in autumn 2026.”

Given this, it remains unclear what level of spare capacity currently exists for additional households, if any, prior to the completion of the upgrade works. There is also insufficient detail regarding what development phasing, if any, would be acceptable in advance of autumn 2026 without risking sewage flooding or environmental harm.

Condition 9 clearly states that:

“No development shall be commenced until confirmation has been provided that either:  
– all sewage works upgrades required to accommodate the additional flows from the development have been completed; or  
– a development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water to allow development to be occupied.

Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.”

In the absence of detailed and unequivocal confirmation from Thames Water regarding existing capacity, and without an updated and agreed development and infrastructure phasing plan that aligns with the completion of the Barkway STW upgrades in autumn 2026, Barkway Parish Council considers that the requirements of Condition 9 have not been satisfactorily met.

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Accordingly, the Parish Council objects to the discharge of Condition 9 on the basis that insufficient evidence has been provided to demonstrate that the proposed development can be accommodated without unacceptable risk of sewage flooding or pollution incidents, contrary to the stated reason for the condition.

27.01.2026