

Mr Ben Glover
Senior Planning Officer
North Herts Council

1st June 2026

Dear Mr Glover,

- **Objection to the Discharge of Condition 10 – ref No: 26/01120/DOC**

Land Between Royston Road And Cambridge Road Barkway Hertfordshire

Details reserved by condition 10 (Sewage Treatment Upgrades) of planning permission reference 25/02234/S73 granted 03.12.2025

Barkway Parish Council objects to the discharge of Condition 10 attached to planning permission 25/02234/S73 (granted 3 December 2025), on the grounds that insufficient evidence has been provided to demonstrate that the foul water infrastructure serving the development has adequate capacity to accommodate additional flows without causing unacceptable environmental impacts or increasing the risk of sewer surcharge and pollution incidents.

Condition 10 requires confirmation that either:

- all sewage infrastructure upgrades necessary to accommodate the development have been completed; or
- an agreed development and infrastructure phasing plan is in place to ensure that occupation only occurs in line with available infrastructure capacity.

The information submitted in support of the condition discharge does not satisfactorily demonstrate compliance with either requirement.

The Parish Council notes that Thames Water has confirmed that an upgrade to Barkway Sewage Treatment Works (STW) is planned, with completion anticipated in autumn 2026. Thames Water's published information states that the scheme is required to improve treatment performance and reduce phosphorus levels discharged into the River Quin. The need for these works raises a fundamental question regarding the current capacity and performance of the existing wastewater network and treatment infrastructure.

Available operational data indicates a significant and sustained increase in storm overflow discharges from Barkway STW:

Year Spill Events Spill Duration (Hours)

2022 20 145

2023 44 627

2024 70 1,296

2025 199 1,315

These discharges enter the River Quin, a rare and environmentally sensitive chalk stream. The substantial increase in both spill frequency and duration suggests that the wastewater system is already experiencing operational pressures. In this context, the Parish Council considers that a general statement from Thames Water asserting that sufficient sewerage capacity exists is inadequate without supporting evidence demonstrating how additional development flows can be accommodated prior to completion of the planned infrastructure upgrades.

No detailed assessment has been provided showing:

- the existing available capacity within the sewerage network and treatment works;
- the extent to which the planned STW upgrades are required to accommodate future development;
- whether occupation of the development can occur safely before completion of those upgrades; or
- any agreed development and infrastructure phasing plan linking occupation to infrastructure delivery.

The Parish Council therefore considers that the applicant has failed to provide the clear and unequivocal evidence required by Condition 10. In the absence of completed infrastructure upgrades or an approved phasing strategy supported by robust capacity evidence, the Local Planning Authority cannot be satisfied that the development will not exacerbate sewer network constraints, increase the risk of pollution incidents, or adversely affect the River Quin and its surrounding environment.

For these reasons, Barkway Parish Council objects to the discharge of Condition 10 and requests that the condition remain in place until satisfactory evidence is provided demonstrating full compliance with its requirements.

Yours sincerely,

On behalf of Barkway Parish Council

Catharine Toms – Clerk to Barkway Parish Council

Cc Mr Anthony Roche – CEO North Herts Council

Planning Control – North Herts Council

Cllr. Martin Prescott – District Cllr North Herts Council

Cllr. Ruth Brown – Hertfordshire County Councillor

Mr Chris Hinchliff – MP for North East Hertfordshire