

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

**Land Between Royston Road And Cambridge Road Barkway Hertfordshire**

**Application 25/02234/S73**

**Details reserved by condition 10 (Sewage Treatment Upgrades) of planning permission reference**

**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 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:**

<b>Year</b>	<b>Spill Events</b>	<b>Spill Duration (Hours)</b>
<b>2022</b>	<b>20</b>	<b>145</b>
<b>2023</b>	<b>44</b>	<b>627</b>
<b>2024</b>	<b>70</b>	<b>1,296</b>
<b>2025</b>	<b>199</b>	<b>1,315</b>

**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.**