

Asset Encroachment

This is a growing region. More people mean more new homes, schools and businesses, which Anglian Water has a legal duty to provide with water and sewerage services.

That duty means we need room to grow and space to expand our sewage treatment works and pumping stations. This will provide a growing population with services that are vital to our health and well-being. In order to give them room to grow and enable us to operate efficiently in future, we need to maintain a suitable distance between our works and the communities they serve.

How do we safeguard this distance? There cannot be a simple presumption against all development. Nevertheless, building next to sewage works and pumping stations may not always be in the best interests of the people who will have to live and work there in future. Smell is likely to be one of the biggest risks in building close to a sewage works or pumping station. Clearly, the risk is increased the closer a development is to the works.

There needs to be dialogue and an objective way to decide between conflicting demands for land. This is why Anglian Water has developed a way to assess the risks associated with proposed new development close to our works.

This assessment is based on a detailed review of the following information:

- The influence of population served by the sewage treatment works on odour risk;
- Total odour emissions and the processes which create high odour emissions;
- Previous odour complaint data with distance from sewage treatment works;
- The influence of primary sludge and pumping stations on odour risk potential;
- Site manager's experience of odour issues.

Policy Position

Anglian Water will use a risk assessment process to consider any planning application within 400 metres of a sewage treatment works or within 15 metres of a sewage pumping station. We may decide to increase the size of this 'consultation zone' if the treatment works serves a population greater than 50,000 people. While the results of the assessment will not decide the outcome of a planning application, it will inform potential developers and provide planning officers and elected councillors with evidence-based findings to help inform their planning decisions.