

Introduction

Local planning authorities (LPA) consult us on a range of planning applications.

We provide planning advice for developers and LPA based on our statutory role as a water and sewerage company.

We recommend pre-planning enquiries for capacity assessment or where proposals are in close proximity to our operational sites.

This policy aims to help developers to avoid unnecessary planning objections from us.

The National Planning Policy Framework (NPPF) makes provision for sustainable development proposals which avoids adverse impacts from polluting emissions.

Proposals close to existing sewage treatment works and pumping stations are vulnerable to odour emissions, flies, noise and vibration.

Groundwater abstraction sources can also be placed at risk from contaminated discharges.

Existing vehicular access and easements to operational sites must be considered.

Sewage treatment works

We use planning policy for a system of buffer zones or development restraint zones around existing sewage works. These zones are used to indicate the risk of odour emissions that can cause nuisance and results in complaints. These are material considerations that the planning authority need to consider before granting planning permission.

We follow the DEFRA code of practice on odour nuisance from sewage treatment works. Odour management plans are used to minimise emissions from the site and a preliminary assessment can be carried out to advise on the need for an appropriate assessment. Information relating to odour assessments can be found on form DEV 062G – this can be found on the planning page at www.wessexwater.co.uk/developers

Sewage pumping stations

Design guidance published by WRc Sewers for Adoption provides for a minimum clearance of 15 metres from site boundary to habitable dwellings. This recognises the

potential risk of nuisance from odour, noise and vibration. This measure is stated to overcome repeated complaints arising from operating conditions and maintenance activities and will apply to existing and planned sewage pumping stations. We will advise against habitable dwellings being constructed closer than 15 metres to existing or proposed pumping stations to avoid nuisance or complaint.

Groundwater source protection zones

LPA generally review and consult upon development proposals that are planned within source protection zones.

The risk of contamination to groundwater resources should be evaluated and subject to appropriate assessment where new sites are planned.

The Environment Agency is the lead consultee in these matters and the water undertaker may also be consulted. Mitigating measures may be required to ensure that the risk of contamination can be prevented.

Vehicular access & easement

Any proposals affecting existing access arrangements at operational sites will need formal agreement with us.

These issues involve legal and estates matters and the following points must be considered:

- land ownership/rights of way
- operational vehicles – tanker access and deliveries
- turning movements and vehicular loading.

To avoid a possible objection from us or adjustments to the site layout, you will need to talk to our planning liaison team on a site by site basis if your development will be in close proximity to our operational sites. We recommend arrangements are agreed with us before a planning application is submitted.

Further information

Planning liaison team

email planning.liaison@wessexwater.co.uk
call 01225 526169

Please also refer to:

Protection and diversion for guidance on building near underground pipes and tanks.