

BUILDING NEAR TO SEWAGE TREATMENT WORKS

Sewage treatment works (STW) are located in areas away from residential development as their day to day operations can cause noise and odours.

PLANNING APPLICATIONS NEAR TO TREATMENT WORKS

Should you receive a pre application consultation or planning application within 400m of a STW please contact us and we can provide you with more detailed advice.

PLANNING CONSIDERATIONS

Noise and odour can be unpleasant for people living in close proximity to a STW and affects the amenity value of housing developments. This can lead to homeowners being dissatisfied and they may make a complaint to Northumbrian Water or the local authority. Each local authority is responsible for making sure the public are not subjected to statutory nuisance (including odour) and have a duty to address any such issues.

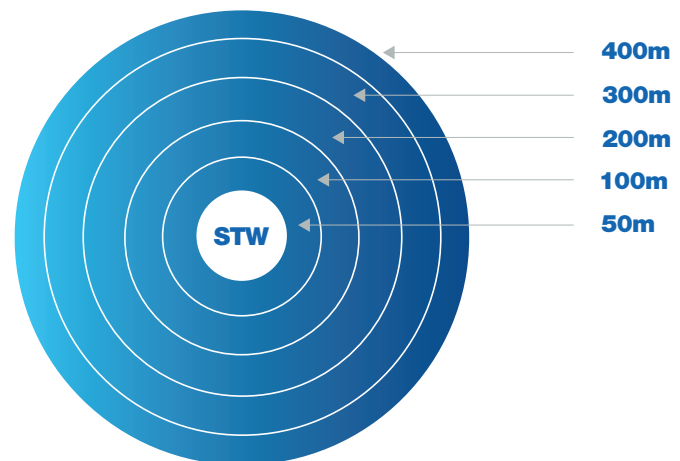
The strength of odour and level of noise from STW varies depending on the scale of the works. Other factors such as the weather and surrounding environment can also affect how far odour is carried and how quickly it can disperse. The impact of a STW on a development site is assessed individually based on the population it serves, whether the storage tanks are covered to minimise odour, and the level of maintenance activity at the works.

HOW CAN WE HELP?

We will advise developers and planners through our pre-development enquiry service and/or responses to planning consultations on any application for

development that falls within 400m of a STW. Based on our assessment, we will recommend that the developer arranges for an odour assessment to be carried out, the results of which will be considered by both Northumbrian Water and the local authority. We may also object to a development if the impact would be severe.

DISTANCE FROM STW



400m – low risk but check scale of STW and any complaints made to local authority/sewerage undertaker.

300m – low/ medium risk, assessment recommended.

200m – medium risk, assessment recommended and check local authority/sewerage undertaker for complaints.

100m – high risk, odour assessment required and check local authority/sewerage undertaker for complaints.

50m – very high risk, odour assessment essential and check local authority/sewerage undertaker for complaints.

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