

## 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 where proposals are close to our operational sites.

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

The National Planning Policy Framework (NPPF) makes provision for sustainable development proposals which avoid 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 are used to indicate the risk of odour emissions and flies that can cause nuisance and result in complaints. They are material considerations that the planning authority need to consider before granting planning permission.

We follow the DEFRA, EA and IAQM relevant odour guidance. 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 and fly assessments is available on form DEV 062G - on the planning page [here](#).

## Sewage pumping stations

Design and Construction Guidance (Appendix C of the Sewerage Sector Guidance) published by Water UK provides for a minimum clearance of 15 metres from site boundary to habitable dwellings, recognising the potential risk of nuisance from odour, noise and vibration.

## Water booster stations

Where a booster is proposed to be within 30m (building to building) of properties then Wessex Water must be consulted to determine the need and basis for a formal noise assessment.

## Groundwater source protection zones

LPA generally review and consult on 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 and 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 close 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](mailto:planning.liaison@wessexwater.co.uk)

Call: 01225 526288

Please also refer to:

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

## Activity flow chart

