



Encroachment and Asset Protection

Sewage treatment works were originally built on the edges of towns away from homes and businesses for the very reason that they produce smells, noise and other unpleasant effects. However, as our population grows and land continues to be in demand for development these once isolated sites are now more frequently being affected by development encroachment.

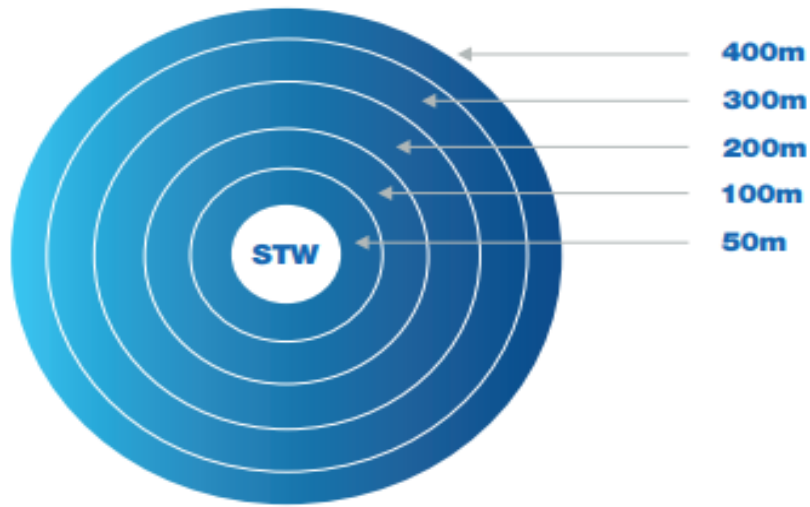
As regions grow, it means more people and more new homes, schools and businesses, which Northumbrian Water has a legal duty to provide with water and sewerage services. That duty means we need room to grow ourselves and space to expand our sewage treatment works and pumping stations providing the growing population with services that are vital to our health and well-being. In order for us to operate efficiently in the future, we need to maintain a suitable distance between our works and the communities they serve.

So, whilst we need to support new development across the region, we also need to safeguard our own assets which are there to serve the population.

Some wastewater companies impose a standard "cordon sanitaire" around their operational sewage treatment works. At Northumbrian Water, however, we consider each proposal individually and consult with our wastewater treatment management teams to determine potential impacts on both ourselves as operators and on the future residents or users of the new development in question. We also work with Local Planning Authorities to develop planning policies which will protect essential operations such as ours, - the kind that produce smells or noise - from new development which may be impacted by those effects. A general guide for distances is shown below, but impact is based on a number of criteria, including proposed development location, wastewater operations, the size of the treatment works and other factors.

If you are interested in a development site which is close to a Northumbrian Water sewage treatment works or pumping station you should contact us for early discussions at newdevelopmentplanning@nwl.co.uk

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.

Asset Protection

Northumbrian Water does not allow building to take place over or close to our apparatus such as underground sewers and water mains.

We consider the impact of the proposed development layout on our existing assets and work with the developer to establish the exact location of our assets and ensure any necessary diversion, relocation or protection measures required prior to the commencement of the development.

