

**Central Lincolnshire Local Plan 2012-2036
Examination**

**MATTER 13: Design and the Natural Environment
Issue 13a, Question 4**

Written Statement

Anglian Water Services Ltd

October 2016

Q4. What is a 'bad neighbour' for the purposes of Policy LP26? Is this precise enough? Is the policy effective in this regard?

There are a number of allocation sites in the submitted Local Plan which are located within close proximity to existing water recycling centres in the ownership of Anglian Water. (formerly wastewater treatment works).

Nuisance may be caused by noise, lighting and traffic movements but its most prevalent source will be odours, unavoidably generated by the treatment of sewerage. Where it is proposed to develop sites within proximity of the water recycling centres there is a need to consider further the odour impact and the extent to which housing could be accommodated on the site without having an adverse impact on future residents.

The following table identifies the allocation sites which are considered to be at risk from an odour impact based upon Anglian Water's Asset Encroachment Methodology.

Site reference	Parish/settlement	Site name
CL428	Lincoln	Lincoln SE Quadrant SUE
CL4668	Lincoln	Lincoln SW Quadrant SUE
CL3036	Sleaford	Sleaford West Quadrant SUE
CL1113	Hykeham	Mill Lane/Newark Road, North Hykeham
CL920	Hykeham	Land off Mendip Avenue, North Hykeham
CL1170	Caistor	Land at Sunnyside, west of Tennyson Close, Caistor
CL1547	Caistor	C16 Caistor Hospital Site, North Kelsey Road
CL3086	Caistor	Land to the South of North Kelsey Road, Caistor
CL906	Navenby	Land at Top Farm, Navenby
CL907	Navenby	Land off Winton Road, Navenby
CL908	Navenby	Land off High Dyke Navenby
CL4661	Nettleham	Neighbourhood Plan Allocation B Part of Site CL3045 Land off High Leas, Nettleham
CL4662	Nettleham	Neighbourhood Plan Allocation C Part of Site CL1376
CL4469	Washingborough	Land east of Canterbury Drive, Washingborough
CL1100	Witham St Hughs	Land to the north of Witham St. Hughs
CL4664	Witham St Hughs	Cell 19, Witham St. Hughs
CL4725	Witham St Hughs	Land off Meadowseet Lane, Witham St. Hughs
CL1200	Faldingworth	FA2 Lincoln Road, Faldingworth

Site reference	Parish/settlement	Site name
CL4673	Hemswell Cliff	Hemswell Cliff

Therefore it is considered that there is a need to consider how the potential odour impact will be considered as part of the planning application process following the allocation of these sites. We would expect the findings of an odour assessment (once prepared) to be considered as part of the proposed design and layout of the site.

It is therefore suggested that Policy LP26 of the submitted Local Plan should include the follow text:

'Where new non-waste development involving buildings which would normally be occupied is proposed in proximity within 400m of a sewage treatment works, the application should be accompanied by an odour assessment report'

