

Secondly the score may be adjusted using the criteria below:

- If the STW handles primary sludge (overall score may be increased)
- If there are permanent odour control measures at the inlet works or within sludge treatment (overall score may be decreased)

The final stage is to look up the final score on Table 2 below. This recommends the next steps to take in advising potential developers and planners to inform planning decisions.

Table 2. Risk assessment methodology outcomes

Risk	Outcome
Low risk	There is a low risk of loss of amenity to development.
Medium risk	There is a risk that odour may be a significant issue for the development and that Anglian Water may be adversely impacted by the site if developed. Further information should be requested regarding the proposed development and surrounding area.
High risk	There is a high risk of loss of amenity posed to the development and may impact on Anglian Water’s ability to operate. Further investigation is required regarding the proposed development and the surrounding area.

If the score falls within the medium to high risk category, the following factors would need to be considered before confirming the potential risk posed.

1. What is the planning status of the land?
2. What is the history of complaints at the particular treatment works?
3. How many properties are currently the same distance or less from the works as the proposed development?
4. What is the nature of proposed development?

Anglian Water is committed to enabling development whilst protecting our ability to operate effectively for our current and future customers. This guidance document seeks to outline the process we follow in determining encroachment risks of development proposed near our Sewage Treatment Works. We encourage early engagement particularly on encroachment issues and recommend discussion before submitting a planning application. We provide a pre-planning service anglianwater.co.uk/developers/planning-services specifically to inform the planning process, this service includes our asset encroachment risk assessment.