

Guidance notes and procedure

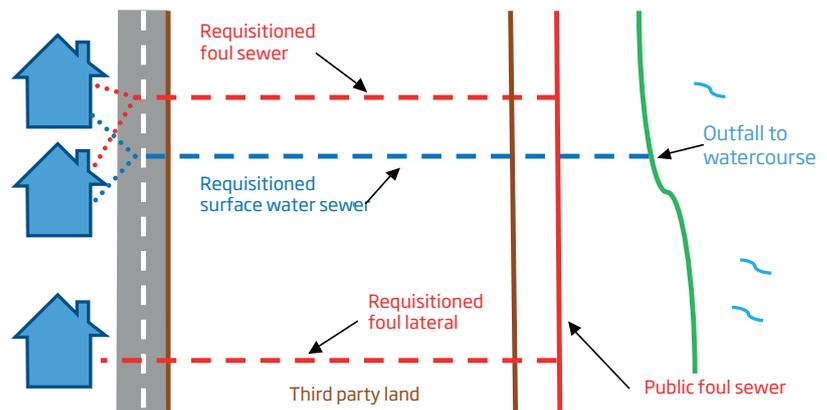
These guidance notes will assist you in completing a new sewer adoption application. You should read the notes in conjunction with the Water Industry Act 1991. The relevant section is Section 98 - duty to comply with sewer requisition.

What is a sewer requisition?

Sometimes an agreement cannot be reached between a developer and a private land owner to lay a new sewer to connect to the public system. Under Section 98 of the Water Industry Act you can formally request a new public sewer to cross the land to serve the development.

Sewers are normally only requisitioned for domestic purposes, either to serve new development or as a first time service to existing properties.

Costs incurred in transferring or acquiring the freehold of land required for pumping stations or other sewerage assets will be included in the cost of the requisition.



You must have full planning permission to enter an Agreement.

Who can requisition a sewer?

Public sewers and lateral drains can be requisitioned by the owner or occupier of a property, or the relevant local authority. You must have been granted full planning permission for a proposed development before sewer construction can start. If outline planning has been agreed, then appraisal can start whilst full planning is finalised.

Can I requisition a sewer for commercial properties?

Although legislation refers to requisitioning off-site sewers for domestic purposes, any commercial development containing an element of domestic flow will be considered. Non-household flows may need trade effluent consent.

Can I requisition a sewer to a watercourse?

To requisition a surface water sewer, you must have agreed formal discharge consent from the riparian owner of the watercourse where the outfall is to be located. Riparian ownership is the property alongside the watercourse. Without a discharge consent agreement in place, the sewer cannot be connected.

If discharge consent has been agreed, we need to set up a Deed of Grant in addition to the S98 Agreement. This will allow us to discharge the flow from your outfall into the receiving watercourse. Our legal team can arrange this agreement.

What information do I need to provide?

In order for us to assess your proposals, you need to provide the following information:

- Location plan
- Proposed site layout, levels, details of on-site drainage arrangements and flow data
- Land ownership details for the site, plus adjoining land ownership details for the off-site route
- Copy of your planning permission decision notice, including any drainage conditions
- Agreed discharge rates
- Confirmation of discharge consent with the riparian owner if a surface water sewer outfalls to a watercourse
- Number of domestic dwellings, or anticipated water consumption for non-household developments
- Ground investigation report (if known) confirming soil conditions or contamination.
- Any other relevant information.

What do I need to do?

Step 1 Submit your application

Please complete the application form. Send it, along with relevant information in PDF format and 1 set of drawings, to the local Developer Services office. Contact details are at the end of these notes.

Step 2 Application acknowledgement

We will acknowledge if the application is complete or incomplete. We will ask for further information if necessary.

Step 3 Application complete and fixed fee payment

We will confirm when your application is complete, i.e. is there sufficient information for us to start technical review.

We will confirm our fixed fees, which you will need to pay upfront.

Please refer to our Developer services charging arrangements for further details and payment options.

Step 4 Appraisal and charges payment

We will appraise options, and provide a proposal. We will confirm costs, and send you:

- Details of additional charges
- An Agreement to sign and return.

Please refer to our Developer services charging arrangements for further details and payment options.

Step 5 Agreement

We will issue you an Agreement for signature.

Step 6 Construction

We will agree a start date with you, and then carry out the construction until the requisition is complete.

How much will it cost?

Please refer to our Developer services charging arrangements.

What is included in the fees?

Based on the information you provide, our estimated costs will include:

- Legal fees
- Survey
- Detailed design
- Environmental checks
- Land entry
- Construction including plant, materials, associated works and welfare facilities
- Health and Safety Plan
- NRSWA and utility information
- Operational or temporary measures
- Reinstatement
- Site inspection and testing
- Any other constraints or factors identified

What is a £1 contract?

In some cases we may be prepared to enter into a '£1 contract'. This may be because of a complicated demolition and construction programme on site, timescale or resources. The use of a £1 contract is at our discretion.

In these cases we agree to the Requisitioner designing and constructing the sewer on our behalf. We will pay the Requisitioner £1 as a nominal contract sum. We will serve statutory land entry notice but the entire costs of the works including compensation will be payable by the Requisitioner.

During a £1 contract, the Requisitioner takes on the role as principle contractor. Construction must be carried out by an approved sub-contractor and your Health and Safety Plan must comply with our requirements. We will inspect and test the works. On completion, you will arrange a CCTV survey and production of as-constructed plans and levels.

What are Wessex Water's land entry powers?

We have power under the Water Industry Act 1991 to lay pipelines in private land. We can serve land entry, and negotiate easements for crossing third party land to serve your site.

We are unable to serve notice upon the Crown, MOD or other Statutory Undertakers such as EA, British Waterways or Network Rail. In this instance, land entry is arranged by negotiation.

How long does it take?

We aim to meet the target dates that Water UK uses for performance metrics. More details are on our website.

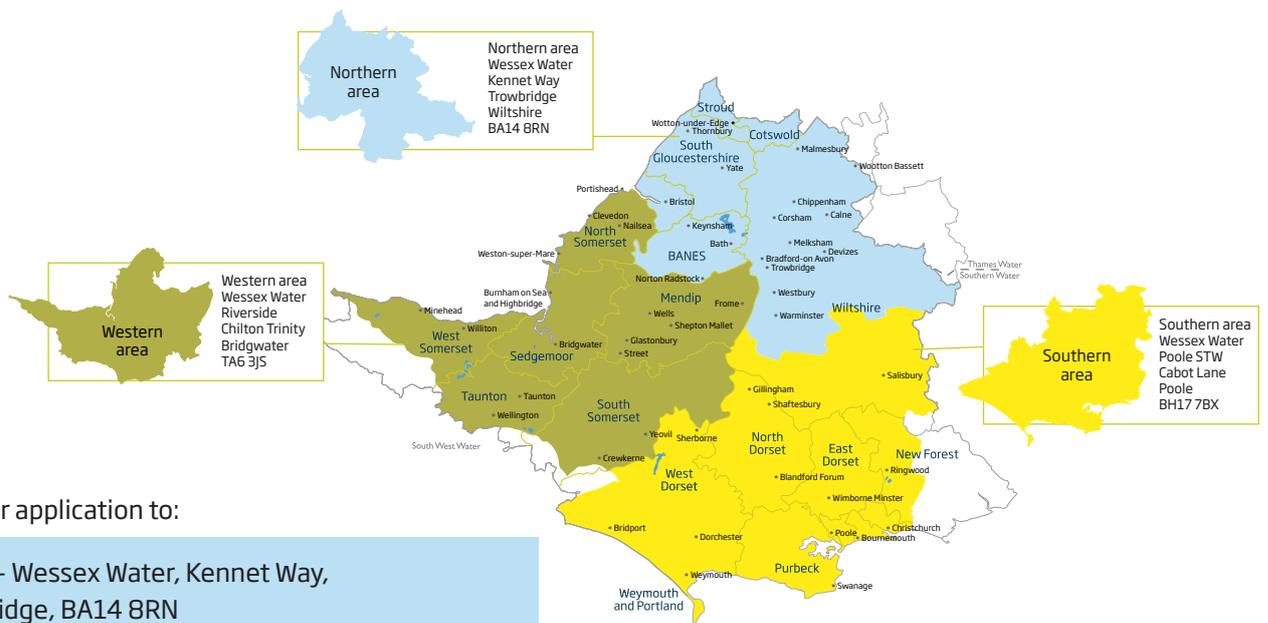
Time taken to confirm cost is subject to modelling, operational considerations and waste water concerns. From receiving the returned signed agreement, we will liaise with you and agree a construction programme. We aim to start on site within six months, but this is dependent on factors such as land entry, confirmation of planning permission, tying in with the development's on-site construction programme, operational logistics, environmental issues and any other constraints.

If a £1 contract is agreed, the timescale will depend on liaison and Wessex Water serving statutory land entry notices.

What happens if I decide not to go ahead?

If you decide not to proceed at any stage before requisition works start on site, we can refund you upon request, after deducting reasonable costs incurred by Wessex Water. An example of this may be you manage to negotiate a private agreement to cross third party land rather than us serving land entry.

Once construction has started, it is likely that your payment will be fully used and cannot be refunded if the scheme is aborted.



Send your application to:

North - Wessex Water, Kennet Way,
Trowbridge, BA14 8RN
Tel 01225 522 682
Email development.north@wessexwater.co.uk

South - Wessex Water, Poole, STW, Cabot Lane,
Poole, BH17 7BX
Tel: 01202 643 461
Email development.south@wessexwater.co.uk

West - Wessex Water, Riverside, Chilton Trinity,
Bridgwater, TA6 3JS
Tel 01823 225 225
Email development.west@wessexwater.co.uk