

Policy Guidance Notes and Requirements



Building over/Close to Public Sewers – Domestic Extensions and Garages

1.0 Introduction

Householders and developers planning to build close to or over a public sewer have to seek permission from the relevant sewerage company. **Building close to or over a public sewer without having obtained formal approval is illegal.** It may also jeopardise the future sale of your property.

Severn Trent Water is responsible for public sewers within its area. We have to ensure that no development is carried out that could damage pipe work, cause risk of flooding or affect future access for maintenance.

Wherever possible we prefer to see a solution that involves repositioning of the proposed development or diverting the sewer.

However in some cases where risk to public sewer is small, Severn Trent Water is normally willing to permit building over or close to sewers where diversion is not practical and the extension cannot be redesigned. This includes those sewers known as Section 24 sewers, which were constructed before 1 October 1937 and serve more than one property. However, please note that these may not be shown on our record plans.

There are 3 different pay structures; the application fee is dependent on the nature of the public sewer or type of development.

In cases of added complexity:

- The sewer has a formal easement preventing over building – this is shown in the deeds of a modern property
- The sewer depth exceeds 3 metres
- The sewer is a pressurised pumping main
- Strategic sewers, or those which require future upgrading, are affected
- Piling or ground stabilisation works are required.

Class 1 Applications	Up to and including 150mm sewers	£295
Class 2 Applications	225-300mm sewers	£339
Class 3 Applications	Sewers greater than 300mm or non-domestic developments	At Cost

You must contact Severn Trent Water for technical advice, before submitting a Class 3 application.

Any permission will be subject to the following conditions:

2.0 General Conditions

- All building works shall comply with the requirements of Building Regulations 2000, Part H4
- All building work must be approved by the building control inspector before backfilling.
- It must be acknowledged that the sewerage undertaker's statutory rights in relation to the affected sewer are not in any way prejudiced by the approval of Severn Trent Water to the proposed building work.
- A Severn Trent Water final approval to build over or close to a public sewer will be issued when a satisfactory post construction CCTV survey report has been provided.

3.0 Outline of the building over or close to sewer process

In order to protect both the public sewer and your proposed works it is necessary to establish the position and preferably the condition of the sewer. This is preferably done by inserting a camera and carrying out a Closed Circuit Television Survey (CCTV). The position of the camera is monitored at the surface by electro location.

You then send us a copy of the report of the survey together with plans showing your proposed works.

We will look at the information and decide whether your proposals will have an unacceptable impact on the sewer.

If we are prepared to agree to your proposals, we will issue a provisional approval. This may be subject to conditions.

Please note that the building control officer will need to approve your proposals for compliance with Building Regulations 2000, Part H4.

When your works are complete, the sewer must be inspected by CCTV survey to confirm that the sewer has not been damaged. You will be responsible for the cost of any repairs. A final letter of agreement to build over or close to the sewer will be issued after CCTV survey or when repairs are complete.

The process is described in more detail below.

4.0 Building close to the sewer (within 3.0m of the sewer)

- The 3.0m is measured from the nearest point of the building, including foundations to the middle (centreline) of the sewer
- Depth is measured to the underside (invert) of the pipe
- For sewers of 100mm or 150mm diameter, providing the accurate position of the sewer can be demonstrated and you can prove that the construction of the foundation will not adversely affect the public sewer, no CCTV and electro location survey will be required before the building works take place.
- For sewers of 225mm or 300mm diameter no CCTV survey will be required before the building works take place, if you can prove that the sewer is no closer than 1 metre to the new building.
- In all other cases a CCTV and electro location survey is required.
- A CCTV survey will be required on completion of your building works, in order to prove that you have not damaged the public sewer.

5.0 Building over the sewer

When building over the sewer you may either:

Replace all public sewer pipes within the footprint of the building at your cost, ensuring that there is manhole access for a CCTV inspection to be carried out after completion of building works. If there is no existing manhole then building a new manhole outside the footprint of the building will be necessary.

OR

Carry out a CCTV survey of the public sewer before works begin and after completion of building work. After the first CCTV survey it may be necessary for localised repairs to be made to the pipe at householder's expense.

In either case a CCTV survey will be required on completion of your building works, in order to prove that you have not damaged the public sewer.

6.0 Locating the position and condition of public sewer

The survey will consist of inspection of the condition of the sewer by CCTV and establish its position by electro location.

If a survey is required then you will need to employ the services of a specialist CCTV contractor. Please ensure that the contractor is capable of undertaking the work to the standards described below. If information is missing we will have to reject your application. This will obviously delay your work.

The survey report should be carried out by a competent contractor who will produce a report complying with the WRc Model Contract Document for Non Man Entry Sewer Inspection Third Edition and UK Water Industry Manual of Sewer Condition Classification Third Edition. The contractor will have to seek our permission to work on our sewers and will be required to provide evidence of their health and safety competence in the form of a written method statement.

The survey should include:

- A block plan showing the point of entry of the CCTV into the public sewer, the length of sewer surveyed, any drain connections and the location of the sewer as confirmed by direct line tracing in relation to the existing building and boundary fences. The plan should be to scale and dimensioned.
- An inspection report to WRC standards including; sewer details such as type (foul or surface water), pipe size, pipe material, pipe depth, condition classification, drain connections, defects and recommendations, photographs of significant defects.

A list of contractors is included for your information. These contractors have been vetted for health and safety competence and are authorised to work on the public sewer network.

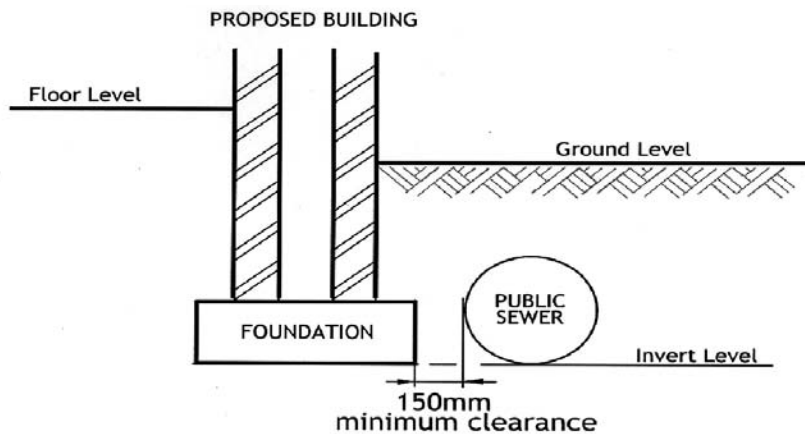
Please note manhole access is necessary for a CCTV survey to be carried out from. You will need to arrange manhole access prior to the CCTV contractor coming to do the survey.

If you are unable to find a manhole to carry out the survey from, it will be necessary to build a new manhole on the public sewer line – in this case please contact us for further information.

If you believe that the sewer shown on the enclosed plan is in the wrong location or does not exist, please contact us for further advice before arranging the CCTV survey.

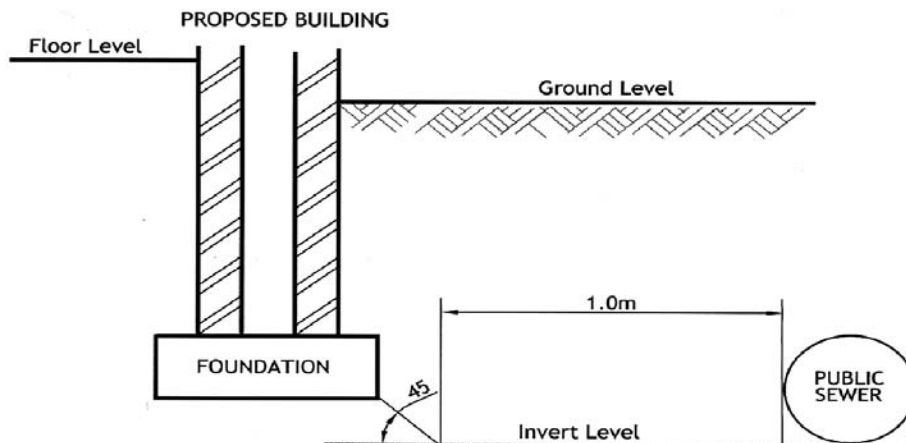
7.0 Building close to the sewer (within 3.0m of the sewer) Construction Details

- Where foundations to the buildings are at any point 1.0m from the sewer, they are to be carried down below the invert level of the sewer.
- At a greater distance, an angle of 45 degrees can be taken from a point one metre clear of the sewer up to the required footing level, as shown in the diagram below



BUILDING CLOSE TO SEWER

Foundation less than 1.0m from the sewer

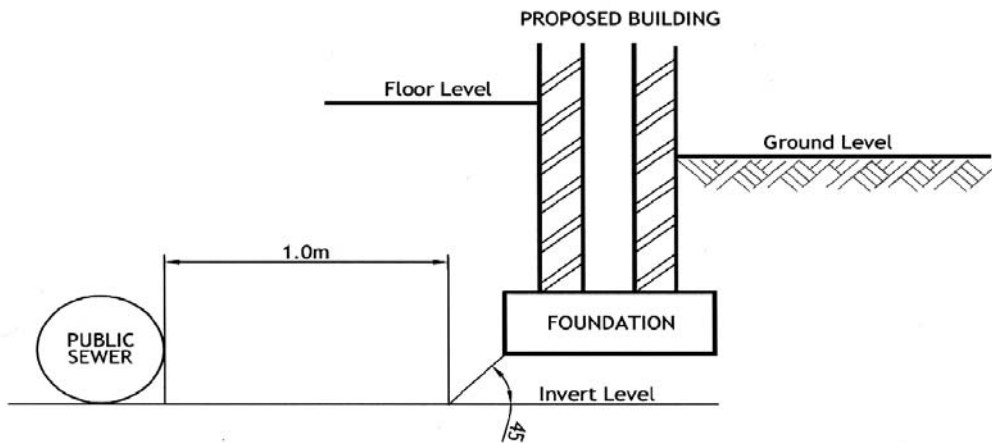


BUILDING CLOSE TO THE SEWER

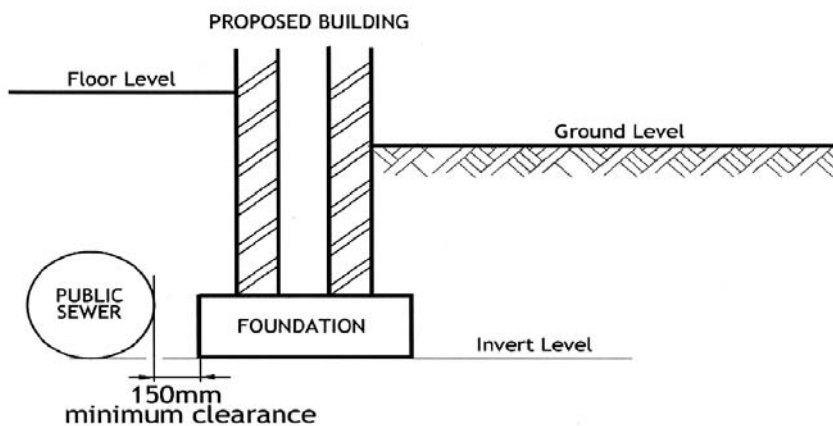
Foundation more than 1.0m from the sewer

8.0 Building over the sewer Construction Details

- Where an existing chamber, rodding eye or any form of access will come within the new building, a new manhole should be constructed on the line of sewer outside the limits of the building, to provide a replacement point of access to the sewer. Connections to the existing chamber will need to be diverted and re-laid to the new manhole.
- Any connections onto the sewer within the footprint of the new building should be diverted and reconnected outside unless it can be shown to be impractical.
- If as a result of building over, access to the sewer for maintenance becomes restricted, you may be required to provide a new manhole chamber.
- Where foundations to the buildings are at any point 1.0m from the sewer, they are to be carried down below the invert level of the sewer.
- At a greater distance, an angle of 45 degrees can be taken from a point one metre clear of the sewer up to the required footing level, as shown in the diagram above



BUILDING OVER THE SEWER
Foundation more than 1.0m from the sewer



BUILDING OVER THE SEWER
Foundation nearer than 1.0m from the sewer

9.0 Application requirements

If, having considered the alternatives, your only option is to apply for building over or close to a public sewer; you should make an application to us on the form approved. In some circumstances we will allow to build over but you must have written agreement to do this before you start. The sewer must be in a satisfactory condition.

If you do not obtain our approval to build over or build close to a public sewer, you may find the property very difficult to sell if in the future you wish to move home.

Please note the checklist which is included for your assistance, within the Application Form. We will be unable to process your application and make a decision on your proposals if all of information is not supplied. When we receive a complete application we will normally provide you with a decision within 10 working days.