

Gladman Developments Limited

UTILITY LAW SOLUTIONS

Land off Hempsted Lane, Gloucester

Foul Drainage Analysis

February 2020

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Contents

| | |
|--|-----------|
| A. Executive Summary | 5 |
| B. Drainage Strategy for the Development | 7 |
| C. Development Timescales | 10 |
| D. Sewerage Undertaker Funding | 11 |
| E. Water Industry Legislative Framework and the Planning Regime | 13 |
| F. Summary | 15 |
| Utility Law Solutions – Company Overview | 17 |
| Appendix 1 - Correspondence with the Sewerage Undertaker | 19 |
| Appendix 2 - Sewer Connection Points | 25 |
| Appendix 3 – Indicative Extent of Development | 29 |
| Appendix 4 - Water Industry Legislation | 33 |
| Appendix 5 - Water Industry Legislation and the Planning Regime ULS Detailed Analysis | 43 |
| Appendix 6 – Sewerage Undertaker Charging Arrangements | 55 |

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Proposed Development of Land off Hempsted Lane, Gloucester **Foul Drainage Analysis**

A. Executive Summary

Utility Law Solutions (ULS) specialises in water and sewerage law and how it relates to the housebuilding industry. Gladman Developments Ltd has appointed ULS to review foul drainage matters relevant to its proposed development of land off Hempsted Lane, Gloucester and provide this analysis.

This report outlines how the proposed development can be effectually drained and sets out the legal framework that governs foul drainage matters applicable to new development generally. Evaluating foul drainage requirements for new development involves:

- Identifying a point of connection on the public sewerage network to which foul water can be discharged.
- Establishing the technical requirements for conveying foul water to the identified point of connection.
- Liaison with the relevant sewerage undertaker to determine the impact of discharging foul water to its sewerage network.

A drainage system designed in accordance with industry standards and relevant statutory procedures will be constructed on this site to serve a proposed development of up to 245 residential dwellings. The developments waste water will be discharged to the public sewerage network owned and operated by Severn Trent Water.

Following an initial desktop evaluation, Severn Trent Water has confirmed that a connection can be made to its sewerage network at any convenient location. It has not yet fully determined the impact of introducing foul water from this development as this will require more detailed hydraulic investigation. Severn Trent Water will complete further assessments of its network as this development progresses through the planning system, commencing investigations when it is sufficiently confident that it is likely to proceed. Severn Trent Water must liaise with the applicant and the local planning authority and take steps as necessary and at the appropriate time to ensure that the performance of its sewerage network is not detrimentally impacted. Once Severn Trent Water is notified that a planning consent has been granted, it can complete its investigations (if not already concluded) and if deemed necessary, implement a solution to provide additional capacity in the public sewerage network (network reinforcement).

Severn Trent Water is funded to complete network reinforcement as required to accommodate new development and must do so to comply with statutory duties

prescribed by Section 94 of the Water Industry Act 1991. Statutory rules issued by Ofwat require network reinforcement to be funded solely by infrastructure charges collected for every new dwelling connected to a sewerage network. The Ofwat rules are implemented in charging arrangements for the connection of new developments published annually by each sewerage undertaker. This allows the necessary investment funds for improving public sewerage systems to accommodate housing growth to be secured. Network reinforcement charges can no longer be included in public sewer requisitions (section 98 of the Water Industry Act 1991) as the charging rules issued by Ofwat specifically preclude this previously commonplace practice.

Timescales for securing planning consents and the subsequent implementation of this development demonstrate that its foul water will not be discharged to the public sewerage network until mid-2022 at the earliest. This allows sufficient time for Severn Trent Water to take any action it deems necessary to ensure its systems can accommodate this development.

This report clearly demonstrates how the proposed development can be drained by discharging its foul water to the public sewerage network. Severn Trent Water has identified action it may need to take to ensure this development will not cause detriment to the performance of the receiving sewerage system. Severn Trent Water has sufficient time to analyse and improve its systems if necessary and is funded to do so. Matters relating to foul drainage are comprehensively addressed in other primary legislation, meaning there is no impact which would make the development unacceptable in planning terms. Adopting the tests at paragraph 55 of the National Planning Policy Framework (NPPF), any condition related to foul drainage would be unnecessary, irrelevant to planning and unreasonable.

B. Drainage Strategy for the Development

- B.1 A foul drainage system will be constructed to serve this development and connected to the public foul sewerage network. All sewers and ancillaries will be built in accordance with the national industry guidance entitled “Sewers for Adoption” and will ultimately be adopted by Severn Trent Water through an agreement pursuant to section 104 of the Water Industry Act 1991. This will ensure the long-term maintenance of the drainage system and is standard practice for new development.
- B.2 Gloucester is served by a public sewerage network that conveys foul water to a sewage treatment works to the south-west of the city. Records received from Severn Trent Water identify public foul sewers in highways to the north and east of this site, the closest being situated in Hempsted Lane. Public surface water sewers cross the south-east of this site and wherever possible the development will be designed to accommodate these in public open space or highway. Should diversion be required, a notice can be served on Severn Trent Water pursuant to section 185 of the Water Industry Act 1991. This would allow sewers to be relocated to a position to suit the development while maintaining access required by Severn Trent Water.
- B.3 Severn Trent Water has confirmed that foul water from this development can discharge to the public sewer network at any convenient point (subject to submission of the relevant connection notice). Connection at an existing manhole directly adjacent to the site in Hempsted Lane would be the most convenient location to minimise offsite works in public highway and avoid crossing any third-party land. Alternative points of connection are available further north, but would only be considered if required by Severn Trent to direct development flows to the part of its network with the most available capacity.
- B.4 A developer can connect to the public sewerage network at a point of its choosing by serving a notice on a sewerage undertaker pursuant to section 106 of the Water Industry Act 1991. This notice cannot be refused by the sewerage undertaker, but it can compel a developer to connect at an alternative location using its powers under section 112 of the Water Industry Act 1991. Severn Trent Water can therefore dictate the point of connection on the public sewerage network to ensure there is no detriment to its existing performance. Section 112 also allows sewerage undertakers to instruct a developer to construct drainage systems in a specified manner to ensure any impact on the public sewerage network is minimised either on a permanent or temporary basis.

- B.5 A topographical survey has established that this site falls naturally in a south-westerly direction with ground levels decreasing from 25.5 to 11.5 metres AOD across the area proposed for development. Connection is proposed to a public sewer manhole east of the site with cover and invert levels recorded at 16.11 and 14.63 metres AOD respectively. As current ground levels on the site are below the invert level at the connection manhole, pumping of foul water will be required. A sewage pumping station can be constructed in the south of the development to collect foul water for conveyance through a rising main to the public sewerage network. Any alternative points of connection on the public foul sewer network would also require development flows to be pumped. The drainage strategy for the development will be agreed with Severn Trent Water and included in a sewer adoption agreement.
- B.6 Details of development proposals for this site and the drainage strategy outlined in this report were submitted to Severn Trent Water for evaluation. It confirmed that a connection can be made at any convenient location and that it intends to carry out a hydraulic modelling assessment to accurately determine the associated impact on the public sewerage network. This assessment will be commenced when Severn Trent Water has sufficient confidence that the proposed development is likely to proceed and will either confirm that development flows can be accommodated, or identify network reinforcement that can be completed to provide additional capacity as necessary. Severn Trent Water could alternatively conclude that it requires connection at a specific location on its network, or that flows should be discharged at specified rates and/or times to minimise impact on existing network performance. Both of these options could be implemented through use of section 112 powers as detailed above (B.4).
- B.7 Severn Trent Water can liaise with the applicant and the local planning authority and take steps as necessary and at the appropriate time to complete further investigations and implement network reinforcement if and when required. This will allow it to ensure that the performance of its sewerage network is not detrimentally impacted. Severn Trent Water is aware of the proposed drainage strategy for this development and the proposals to submit this planning application. It is solely a matter for Severn Trent Water to determine its preferred solution for accommodating foul water from this development and if planning consent is granted it can then establish its preferred solution and timescales for implementation of any necessary network reinforcement. Severn Trent Water correspondence is included at Appendix 1.
- B.8 The site boundary is shown edged red on the plan at Appendix 3 and the proposed point of connection on the public sewerage network is indicated at

Appendix 2. These can be referenced against the Development Framework Plan that forms part of the planning application

- B.9 In summary, it is proposed that this developments foul water will be discharged to the public sewerage network. Severn Trent Water is required to take action as necessary to ensure existing network performance is not detrimentally affected.

C. Development Timescales

C.1 Presuming this outline planning application is approved at committee, the following minimum timescales are envisaged for construction of the developments drainage system and the subsequent discharge of foul water to the public sewerage network:

- The site will be marketed for sale to a developer by mid-2020.
- Subsequent sale of the site anticipated by the end of 2020.
- The developer that purchases the site will complete detailed designs to facilitate submission of a reserved matters planning application in early 2021.
- Determination of a reserved matters planning application may take approximately 3-6 months, i.e. Full planning permission granted by mid-2021.
- The developments foul drainage system will be constructed as part of initial on-site groundworks commencing in late 2021, allowing a few months for enabling works etc.
- Foul water from the development will not be discharged to the public sewer network until initial occupations commence in mid-2022.
- Development will continue over approximately a 6 year period with sales/occupations at around 40 dwellings per annum.
- Site completion estimated by 2028

C.2 As demonstrated by this timeline, the discharge of foul water to the public sewerage network is anticipated to commence by mid-2022 at the earliest. This allows more than two years between issuing an outline planning consent and the discharge of new flows to the public sewer network for Severn Trent Water to complete further network evaluations and if required take any action it deems necessary to ensure it can meet the needs of this development.

C.3 It would be inappropriate to prevent this development from proceeding on the grounds of sewerage capacity and unnecessary to apply any restrictive planning condition. For example, a condition that prevented the commencement of development or occupation of premises until network reinforcement was completed would be unreasonable given the timescales for its implementation and statutory powers available for use by Severn Trent Water to protect its systems.

D. Sewerage Undertaker Funding

- D.1 Ofwat (regulator of the water and sewerage industry) has issued statutory rules that specify how sewerage undertakers must charge for activities associated with the connection of new developments to public sewerage networks. Each sewerage undertaker has published charging arrangements that implement these rules and apply to all new development. The relevant document for Severn Trent Water is included at Appendix 6.
- D.2 As well as detailing charges for site specific activities, the charging arrangements specify how network reinforcement required to accommodate new development is funded. A sewerage undertaker collects an infrastructure charge for every new dwelling connected to its sewerage network to fund network reinforcement in its operating area. Sewerage undertakers receive infrastructure charge payments for connections that do not necessitate network reinforcement as well as for those that do. This ensures that the cost of providing additional capacity in the public sewerage network to accommodate housing growth is spread equally across all new development.
- D.3 Network reinforcement charges can no longer be included in public sewer requisitions (section 98 of the Water Industry Act 1991) as the charging rules issued by Ofwat specifically preclude this. All new developments contribute towards network reinforcement through infrastructure charges, allowing sewerage undertakers to fully comply with statutory duties prescribed by Section 94 of the Water Industry Act 1991.
- D.4 Sewerage undertakers have a properly defined funding stream for improving public sewer networks to accommodate new development. It would therefore be unreasonable to impose planning conditions relating to foul drainage where it can be demonstrated that development timescales allow any necessary action to be taken. Sewerage undertakers have a statutory duty to improve networks and must do so within a reasonable timeframe to ensure much needed new housing is not delayed.
- D.5 Any improvements necessary to the operation of sewage treatment facilities, including works required to accommodate new development, are funded through the general sewerage charge levied on all premises within a sewerage undertakers operating area. As with sewerage networks, section 94 of the Water Industry Act 1991 imposes a statutory duty to improve sewage treatment works as required to accommodate new flows.
- D.6 All costs relating to onsite foul drainage networks, the construction of new sewers and ancillaries as well as connection to the public sewer network are

borne in full by developers. Charges associated with these activities are detailed in Severn Trent Water's published charging arrangements.

- D.7 The charging arrangements for new development allow sewerage undertakers to take a holistic approach to improving the capacity of public sewerage networks. Rather than catering for the needs of individual developments on a piecemeal basis, sewerage undertakers can consider all potential development in a particular area and devise solutions to accommodate the cumulative impact. At the same time, sewerage undertakers may address any existing capacity constraints alongside network reinforcement that caters for growth.
- D.8 Construction of the onsite sewerage system for this development and its connection to the public sewer network will be funded by the developer. Its design will be vetted by Severn Trent Water following payment of the appropriate fees set out in the charging arrangements.
- D.9 Infrastructure Charges for the 245 dwellings proposed will be paid to Severn Trent Water at a rate of £265.08 per property (fixed until 31st March 2020 and then reviewed annually). This will provide Severn Trent Water with £64,944.60 towards the general costs of improving the public sewerage network where it is necessary to accommodate foul water flows from new development. Some developments will qualify for a reduction in infrastructure charges subject to meeting certain criteria relating to sustainable drainage.
- D.10 The addition of 245 new customer households will provide additional annual income to Severn Trent Water. The current average sewerage charge in Severn Trent Water's area is £179.00 per property, providing £43,855.00 (rising in line with future price increases) annually on completion of the development.

E. Water Industry Legislative Framework, Duties and the Planning Regime

- E.1 ULS has consistently maintained that planning conditions relating to foul drainage are unnecessary for new residential development and the planning appeal decisions detailed at Appendix 5 and summarised below support this view. The actual impact on the environment of a proposed development must always be evaluated with due regard to the statutory provisions set out in the Water Industry Act 1991 (WIA1991).
- E.2 A summary of the relevant sections of the WIA1991 is set out at Appendix 4 together with the full wording of those sections.
- E.3 A detailed analysis of the interaction between the water industry statutory framework and the planning regime is set out at Appendix 5.
- E.4 When evaluating foul drainage during a planning application, the correct approach in law should be as follows:
- To have regard to a developer's absolute right to connect to the public sewerage system, while taking into account the general duty that section 94 of the WIA1991 imposes on sewerage undertakers.
 - To consider whether there is any impact on the environment that would justify refusing permission and if so whether this could be mitigated by a planning condition.
 - To determine whether any planning condition would meet the policy tests detailed in the NPPF and Planning Practice Guidance (PPG).
- E.5 Conditions relating to sewerage and sewage treatment must be justified against the tests set out in the NPPF and the PPG. In particular, given the rights and duties in the WIA1991, careful consideration is required as to the timescales involved in implementing a permission for residential development. It is reasonable to expect sewerage undertakers to provide the necessary infrastructure to avoid adverse effects, and they are funded to do so through charges collected specifically for this purpose.
- E.6 The principles set out in this report that demonstrate planning conditions relating to foul drainage are unnecessary have been considered at a number of planning appeals. The reference numbers for these appeal decisions are listed in Appendix 5 along with extracts relevant to foul drainage. It was determined by the Planning Inspectors presiding over these cases that the imposition of a planning condition relating to foul drainage was either unnecessary or unreasonable. The reasons given by the Planning Inspectors for this decision were similar in each case and can be summarised as follows:

- Sewerage undertakers have a statutory duty prescribed by the Water Industry Act 1991 to provide sewer connections. There is no need for planning conditions to duplicate powers available under other legislation.
- Sewerage undertakers have a statutory duty prescribed by the Water Industry Act 1991 to improve existing systems if necessary. A condition relating to foul drainage is unnecessary as it is the subject of other legislation.
- In general conditions relating to foul water drainage are unnecessary, given the requirements of legislative provisions separate to the land use planning regime.
- A condition relating to the completion of off-site network reinforcement would be unreasonable where development timescales provide sewerage undertakers adequate time to implement any necessary improvement measures to the public sewerage network.

Case law has set a precedent relating to the consistency of decision making by planning authorities or inspectors, confirming that whilst a decision maker can depart from a previous decision which considered the same or similar facts, they must fully justify the reasons for doing so. (Fox Vs SoS [2012] EWCA Civ 1198).

E.7 Although it has not yet been established whether Severn Trent Water will need to improve its sewer network to accommodate this development, it can be demonstrated that it would be unreasonable to impose a planning condition relating to foul drainage for the following reasons:

- It is solely a matter for Severn Trent Water to identify and complete any network reinforcement necessary to accommodate this developments foul water. Developers have no control over the design, planning and implementation of network reinforcement. A planning condition requiring submission of such details by the applicant would be unenforceable.
- Severn Trent Water has a duty to take any action it deems necessary to ensure its systems are properly managed to accommodate new development. It is funded to do so and has sufficient time to undertake any works required. A condition requiring restriction of the commencement and/or occupation of this development is therefore unnecessary.
- All matters relating to the design and construction of sewerage systems for new development as well as connection to existing networks are covered by the provisions of primary legislation (WIA1991). A planning condition requiring submission to the planning authority of details relating to such matters would be an unnecessary duplication and therefore unreasonable.

F. Summary

- F.1 It is clear from the above analysis of both legal and technical aspects relating to foul drainage, that this development can be effectually drained without causing detriment to the public sewerage network.
- F.2 Section B of this report demonstrates how this development can be drained, with an onsite sewerage system constructed and connected to the public sewerage network.
- F.3 Section C of this report sets out the timescales for implementation of this development and how this affords sufficient time for Severn Trent Water to ensure it can make appropriate provision for accepting and treating its foul water flows.
- F.4 Section D of this report explains how Severn Trent Water is funded to make any necessary alterations to its sewer network to accommodate this development.
- F.5 Section E of this report highlights the separate legislative regimes that operate within the planning system and the water industry and demonstrates that a foul drainage planning condition is not required. Matters pertaining to foul drainage and sewage treatment for this development are fully addressed by water industry legislation.
- F.6 The developer has a right to connect to the public sewerage network at a point of its choosing and Severn Trent Water has a duty to carry out any works necessary to accommodate associated foul water flows (s106 and s94 of the WIA1991).
- F.7 If Severn Trent Water requires construction of foul drainage works for this site to be carried out in an alternative manner or connection at a different location to that proposed by the developer, it can compel the developer (through s112 of the WIA1991) to carry out the additional works to achieve this.
- F.8 Planning appeal decisions have confirmed that conditions relating to foul drainage are unnecessary and/or unreasonable. Case law has set precedent relating to the consistency of decision making by planning authorities or inspectors, confirming that whilst a decision maker can depart from a previous decision which considered the same or similar facts, they must fully justify the reasons for doing so. (Fox Vs SoS [2012] EWCA Civ 1198).
- F.9 Applying the tests at NPPF paragraph 55 and following the approaches taken in the planning appeal decisions detailed in E.6 above, any condition relating to foul drainage is unnecessary and/or unreasonable. Despite this, a sewerage undertaker will often suggest that a development may cause

detriment to the public sewerage system unless a condition is imposed. It is understandable that this would be of concern to a planning authority and is no doubt the reason that planning conditions put forward by sewerage undertakers have tended to be routinely applied. In reality, the “risk” is not created by the development and would only occur if a sewerage undertaker failed to undertake its fully funded statutory obligations to carry network reinforcement, if required, in a timely manner. The request by a sewerage undertaker for development to be delayed until it is prepared to make the necessary investment, is in effect a private company seeking to dictate when homes required to meet housing need, can be delivered.

- F10 The casual imposition of unnecessary/unreasonable foul drainage conditions on planning permissions requiring prior approval of drainage schemes or hydraulic modelling, can add considerable delay to the implementation of permissions and the delivery of new homes. This is not a practice that should be perpetuated within the planning system.
- F.11 The grant of outline planning permission for this development will give Severn Trent Water sufficient certainty that it will go ahead. This will allow it to ensure that its systems can meet the demands of all existing and proposed developments in this area.
- F.12 In summary, this report clearly demonstrates how the proposed development can be effectually drained without causing any detriment to the public sewerage system. Matters relating to foul drainage have been properly assessed and are comprehensively addressed in other primary legislation, meaning there is no impact which would make the development unacceptable in planning terms in the absence of a condition. Adopting the tests at NPPF paragraph 55, any condition related to foul drainage is unnecessary, irrelevant to planning and unreasonable.

Utility Law Solutions – Company Overview

ULS is owned and operated by Philip Day and Alex Day and was incorporated in 2007. Since its inception, ULS has provided advice and assistance to developers, landowners and other bodies operating in the house building sector on issues relating to foul drainage, sewage treatment and associated infrastructure matters.

Prior to the formation of ULS Philip Day and Alex Day were both employed in the Water & Sewerage Industry by Severn Trent Water, being one of the largest sewerage undertakers in the UK. Philip and Alex therefore have first-hand knowledge of the operation of sewerage undertakers and how they interact with developers and others in the house building industry.

Before leaving Severn Trent Water to set up Utility Law Solutions, Philip was their Principal Legal Advisor for Asset Management matters. In this role Philip's responsibilities were wide ranging and included the provision of legal advice and support to the business in relation to all asset management issues arising out of the company activities in sewage treatment, water supply and networks (water main and sewerage systems). During his time with Severn Trent Water, Philip was *inter alia* directly responsible for all legal aspects relating to:-

- Advice on the effects of the Water Industry Act 1991 and related legislation
- Obligations of sewerage undertakers in relation to the section 94 duty
- Formulation of policies and procedures in relation to the connection of infrastructure to new developments including resolution of development related problems/disputes
- Sustainable Drainage Systems (SuDS) - Member of the National SuDS Working Group providing legal support which culminated in the Interim Code of Practice for Sustainable Drainage Systems
- Sewers for Adoption – Provision of legal support for Sewers for Adoption 5 and 6, including creating a new national agreement
- Development through Water UK involvement, of water company positions in relation to Private Sewers legislation, New Roads and Street Works and Traffic Management Acts, Environmental Liability Directive, Section 101A (rural sewers) applications and processes and Environmental Information Regulations

Alex was employed by Severn Trent Water in its Developer Services and New Connections department with duties including assessing and communicating the impact of new developments on existing sewerage networks and evaluating sewer designs proposed by developers in accordance with industry standards. Alex worked in close collaboration with the Asset Protection and the Legal departments in Severn Trent providing an important link for his own team to ensure that all activities relating to new development complied with both statutory provisions and protected the technical requirements of the company. Alex also spent 4 years prior to joining ULS working as a consultant to developers providing advice on matters including the impact of proposed developments on sewerage networks and acting as an agent in communicating with sewerage undertakers.

www.utilitylawsolutions.co.uk

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Appendix 1

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From: philip.day@utilitylawsolutions.co.uk <philip.day@utilitylawsolutions.co.uk>
Sent: 04 November 2019 07:44
To: Samantha-WH.Clarke@severntrent.co.uk
Cc: alex.day@utilitylawsolutions.co.uk; <net.dev.west@severntrent.co.uk>
Subject: Development of Land off Hempsted Lane, Gloucester - Planning Submission and Timescales (STW ref. 8369513)

Dear Samantha

Further to our correspondence regarding this site, I write to confirm that the planning application will be submitted shortly on the basis of up to 245 residential dwellings (an increase from 200) – please amend your records accordingly.

The proposed timescales indicating when first foul flows will start to be discharged is set out below:

- The site will be marketed for sale to a developer by mid-2020.
- Subsequent sale of the site anticipated by the end of 2020.
- The developer that purchases the site will complete detailed designs to facilitate submission of a reserved matters planning application in early 2021.
- Determination of a reserved matters planning application may take approximately 3-6 months, i.e. Full planning permission granted by mid-2021.
- The developments foul drainage system will be constructed as part of initial on-site groundworks commencing in late 2021, allowing a few months for enabling works etc.
- Foul water from the development will not be discharged to the public sewer network until initial occupations commence in mid-2022.
- Development will continue over approximately a 6 year period with sales/occupations at around 40 dwellings per annum.
- Site completion estimated by 2028

Do let us know if you require anything further at this stage.

Kind regards

Philip R. Day
Director
Utility Law Solutions Ltd

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Registered in England No. 6072562

WONDERFUL ON TAP

SEVERN

TRENT

Utility Law Solutions,

For the attention of Alex Day.

8th August 2019.

Dear Mr Day,

Proposed development (200 dwellings) Land off Hempstead Lane, Gloucester.

I refer to your Development Enquiry request submitted in respect of the above site. Please find enclosed sewer record extracts for the site (A3 Plan), which is included as part of the Developer Enquiry fee, together with the Supplementary Guidance Notes (SGN) referred to below.

Public Sewers within the site – Required Protection.

According to our sewer records there are surface water sewers crossing the southern end of the proposed development and a 100mm pressurised main within the eastern boundary. Please note the following protective strips where no building will be allowed.

- For sewers up to and including 225mm diameter Severn Trent require a protective strip of 6m placed centrally over the pipe.
- For sewers over 225mm diameter but less than 1000mm Severn Trent require a protective strip of 10m placed centrally over the pipe.

In addition it should be noted that the layout of proposed dwellings should accommodate access to public sewers and therefore these pipes should not be contained within rear gardens. If the layout cannot accommodate these requirements then the Developer may wish to apply to divert the sewer. Please note that there is no guarantee that you will be able to undertake those works on a self-lay basis. Every approach to divert our assets has to be assessed on its own merit and the decision of what is or isn't permissible is taken based on the risk to the asset and the wider catchment it serves. It is **vital** therefore that you contact us at the earliest opportunity to discuss the implications of our assets crossing your site. Failure to do so could significantly affect the costs and

Severn Trent Water Ltd
Regis Road
Wolverhampton
WV6 8RU

Tel: 01902 793871
Fax: 01902 793971

www.stwater.co.uk
net.dev.west@severntrent.co.uk
Contact: Samantha Clarke

Your ref:
Our ref: 8369513

timescales of your project if it transpires diversionary works need to be carried out by Severn Trent.

Foul Water Drainage.

The sewer records indicate that the nearest available foul sewer is located in Hempstead Lane (150mm diameter). A connection at any convenient point would be allowed subject to formal Section 106 approval (see later). However, given the overall development size of 200 properties, there could be an adverse impact on the local network and downstream assets. As such it will be necessary to undertake a hydraulic assessment of the site. As you may be aware, we no longer charge developers for the hydraulic modelling service. All sites now go forward for prioritization against our risk matrix that takes into account such things as planning status and potential impact on the environment or our existing customers.

We may contact you in due course for further information and will liaise with you over time with regard to the outcome of our investigations and any impact that may have on the Planning status, occupation, or phasing of the site. However while we can provide a brief summary of our findings if you need us to, we will no longer provide the full external SCA report. In the meantime, as you progress matters for your site we would appreciate any updates you have regarding the development progression, as we will be reviewing the modelling requirements on a weekly basis. I would therefore be grateful if you would forward as soon as possible the following details:

- Proposed submission of your Planning Application
- Any phasing details of the proposed development
- Planned occupation date
- Confirmation of proposed connection point and whether a pumped solution is required

Surface Water Drainage.

Under the terms of Section H of the Building Regulations 2010, the disposal of surface water by means of soakaways should be considered as the primary method. In the event that following testing, it is demonstrated that soakaways would not be possible on the site, then satisfactory evidence will need to be submitted. The evidence should be either percolation test results or a statement from the SI consultant (extract or a supplementary letter). This would satisfy the SGN.

Your submitted application indicates that a connection to the public sewer is not required.

WONDERFUL ON TAP

SEVERN

TRENT

New Connections.

For any new connections (including the re-use of existing connections) to the public sewerage system, you will need to submit

Section 106 application forms. Our Developer Services Team are responsible for handling all such enquiries and applications. To contact them for an application form and associated guidance notes please call 0800 7076600 or download from www.stwater.co.uk.

Please quote 8370242 in any future correspondence (including emails) with Severn Trent Water Limited. Please note that 'Development Enquiry' responses are only valid for 6 months from the date of this letter.

Yours sincerely,

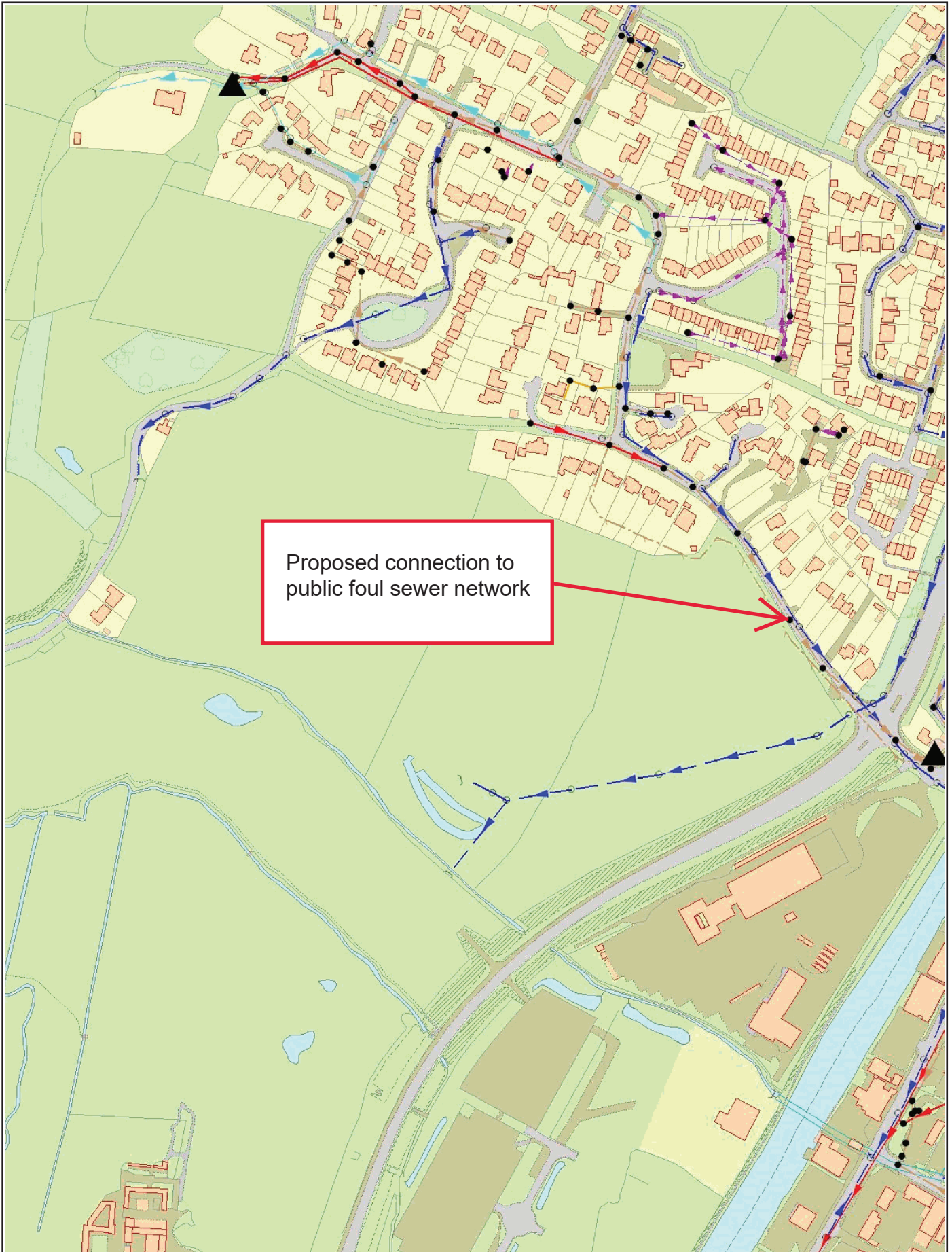


Asset Protection (Waste Water) West
Wholesale Network Control & Asset Management.

Appendix 2

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SEWER RECORD Land at: 381520, 216541 Hempsted Lane, Gloucester, GL2 5LG



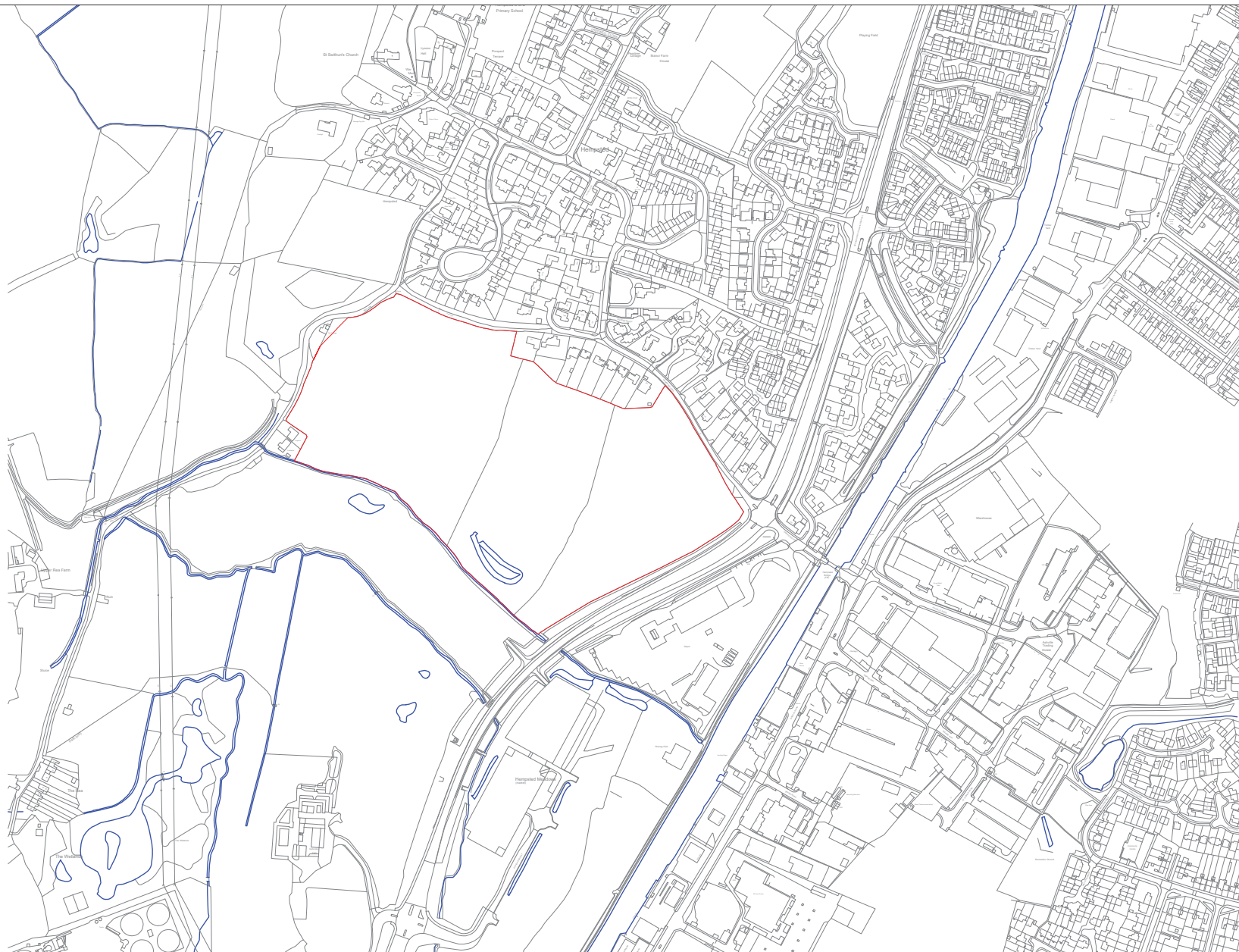
Proposed connection to
public foul sewer network

1. Do not scale off this Map. This Map is furnished as a general guide and no warranty as to its correctness is given or implied. This Map must not be relied upon in the event of any development or works in the vicinity of Severn Trent Water's assets. 2. On 1 October 2011 most private sewers and private lateral drains transferred to the ownership of Water Companies. Severn Trent Water does not possess complete records of these assets. These assets may not be displayed on this map. 3. Reproduction by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright and database right 2019. All rights reserved. Ordnance Survey licence number 0100031673. Document users other than Severn Trent Water business users are advised that this document is provided for reference purpose only and is subject to copyright, therefore, no further copies should be made from it.

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Appendix 3

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HEMPSTED LANE, GLOUCESTER

LOCATION PLAN

Scale(s)

1:5000@A3

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Appendix 4

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Water Industry Legislation

Summary

The Water Industry Act 1991 (WIA1991) provides a full legislative framework, incorporating provisions that ensure new developments can be effectually drained with onsite sewers being connected to the public sewerage network and subsequently adopted. The WIA1991 also contains safeguards to ensure that foul water flows resulting from new development do not cause detriment to the existing public sewerage network. A duty is imposed on sewerage undertakers by the WIA1991 to improve/upgrade public sewer networks to ensure the needs of new development can be met. Where it is perceived that new flows may cause detriment to public sewer networks, in addition to its duty to improve/upgrade, a sewerage undertaker also has the ability to compel a developer to connect at a point of adequacy on its system or otherwise alter the proposed drainage arrangements.

It should also be noted that the WIA1991 provides for the water industry regulator to arbitrate on disputes between developers and sewerage undertakers on sewer connections and the provision of sewerage infrastructure in the event that such a dispute cannot be resolved between the parties. Involving the planning system in such matters is both unnecessary and has the potential to cause conflicts between the two legislative regimes.

The relevant sections of the WIA1991 which confirm the above statements are set out in full below but for convenience can be summarised as follows:

Section 104 – Sewer Adoption Agreements

Section 104 of the WIA1991 provides for developers to enter into a section 104 sewer adoption agreement in conjunction with exercising rights to connect to the public sewerage network under section 106(1) WIA1991.

Section 106 – Right to Communicate with Public Sewers.

Developers enjoy a statutory right to connect new sewers to existing public sewers under section 106 (1) of the WIA1991 and sewerage undertakers do not have the ability to refuse a connection on the grounds of capacity in the local sewerage network and/or sewage treatment works.

Section 107 entitles the sewerage undertaker to give notice within 14 days of receipt of a notice under section 106(3) that it intends to make the communication itself. In that event the developer has to pay the reasonable cost of the work.

The Supreme Court in its judgment against a sewerage undertaker upheld this long-standing absolute right of connection to available public sewers (Barratt Homes Limited (Respondents) v Dwr Cymru Cyfyngedig (Welsh Water) (Appellants) – paragraphs 23-26, 41, 55).

The following extract from the judgment highlights some of the issues that were considered (with the key parts underlined):

41. The real problem that is demonstrated by the facts of this case arises out of the “absolute right” conferred by section 106 of the 1991 Act on the owner or occupier of premises to connect those premises to a public sewer without any requirement to give more than 21 days notice. While this might create no problem in the case of an individual dwelling house, it is manifestly unsatisfactory in relation to a development that may, as in the present case, add 25% or more to the load on the public sewer. The public sewer may well not have surplus capacity capable of accommodating the increased load without the risk of flooding unless the undertaker has received sufficient advance notice of the increase and has been able to take the necessary measures to increase its capacity.

57. As OFWAT has pointed out, although the 1991 Act affords no such right, there is a case for deferring the right to connect to a public sewer in order to give a sewerage undertaker a reasonable opportunity to make sure that the public sewer will be able to accommodate the increased loading that the connection will bring. The only way of achieving such a deferral would appear to be through the planning process. Some difficult issues of principle arise however:

□ Is it reasonable to expect the sewerage undertaker to upgrade a public sewerage system to accommodate linkage with a proposed development regardless of the expenditure that this will involve?

□ How long is it reasonable to allow a sewerage undertaker to upgrade the public sewerage system?

□ Is it reasonable to allow the sewerage undertaker to delay planned upgrading of a public sewer in the hope or expectation that this will put pressure on the developer himself to fund the upgrading?

A 21 day notice is only exercisable when the sewer that is required to connect flows from a new development has actually been constructed (as confirmed by Ofwat in a formal Determination). The development timescales set out in Section C above demonstrate that in reality sewerage undertakers always have significant periods of notice before new flows need to be accommodated in the public system.

Section 94 – A Sewerage Undertaker’s General Duty to Provide a Sewerage and Sewage Disposal System

Under section 94 (1) of the WIA1991, sewerage undertakers have a duty to provide, improve, extend and make provision for the emptying of their sewerage systems by effectually dealing, by means of sewage disposal works or otherwise, with the contents of those sewers that comprise the public sewerage system. The provisions of this section relate not only to long term capital works to improve the sewerage

system generally, but also place a duty on the sewerage undertaker to react to changes in the level of discharges into its networks.

Section 94(1) places a duty on sewerage undertakers to plan and implement any works necessary to ensure their network of sewers (and sewage treatment facilities) continues to operate satisfactorily once they have received notification that a developer intends to exercise the right to connect under section 106(1). In reality, a sewerage undertaker has sufficient certainty (and time as a result of the advance notice they receive) that a development will be proceeding on the grant of planning permission (outline or full) and should consider any necessary actions to comply with its section 94 duty at that stage. Conversely, until a sewerage undertaker has certainty that sufficient development will take place in a particular area, it is unlikely that any investment in sewerage or sewage treatment will be allocated. It is therefore illogical to refuse to grant planning permission for developments on the grounds that no improvement works are planned for a particular area.

Section 112 – An Alternative to Works under the Section 94 Duty

Whilst all developers and landowners have an absolute right to connect to the public sewer nearest to their premises, in some circumstances it may be the case that the sewerage undertaker requires drainage systems to be constructed in a manner which better protects the existing public sewerage and/or sewage treatment systems. It may for example be beneficial for a sewerage undertaker to require that a developer connects at an alternative location which constitutes a point of adequacy or provide onsite attenuation to ensure that new flows are only discharged at a specific rate or during certain times until any deficiencies in its systems have been resolved. Given the rights and duties under section 106 and 94 of the WIA1991, it would not however be appropriate to expect a developer to pay for any additional works. Section 112 of the WIA1991 provides a mechanism for sewerage undertakers to compel a developer to carry out alternative works (s112 (1)), but with the difference of cost being met by the sewerage undertaker (s112 (6)).

Clearly if compelling alternative works would be more cost effective for a sewerage undertaker than implementing sewer or sewage treatment improvement works under its section 94 duty or would allow extra time to carry out such works, this option is both viable and useful to ensure that a development can be effectually drained.

Section 104 - Agreements to adopt sewer, drain or sewage disposal works, at future date

- (1) Subject to subsection (7) and section 146(3) below, a sewerage undertaker may agree with—
- (a) any person constructing or proposing to construct -
 - (i) any sewer;
 - (ii) any drain which is intended to communicate with a public sewer vested in that undertaker; or
 - (iii) any sewage disposal works; or
 - (b) any person at whose expense the undertaker is, by virtue of an agreement under section 160 below, to carry out work in connection with the construction of such a drain or sewer,

that, if the sewer, drain or sewage disposal works is or are constructed in accordance with the terms of the agreement, the undertaker will, upon completion of the work, at some specified date or on the happening of some future event, declare the sewer or such part of the drain as constitutes the lateral drain or the works (as the case may be) to be vested in that undertaker.

- (2) A person mentioned in paragraph (a) or (b) of subsection (1) above may make an application to a sewerage undertaker requesting the undertaker to make an agreement under this section.

Section 106 – Right to Communicate with Public Sewers

(1) Subject to the provisions of this section -

- (a) the owner or occupier of any premises, or
- (b) the owner of any private sewer which drains premises,

shall be entitled to have his drains or sewer communicate with the public sewer of any sewerage undertaker and thereby to discharge foul water and surface water from those premises or that private sewer.

(1A) In this section, and in sections 107 to 109, 111, 113 to 116, 118, 119, 124, 127, 139 and 146 below -

- (a) references (however expressed) to a public sewer include a public lateral drain which satisfies sewer standards; and
- (b) for the purposes of paragraph (a) above

- (i) a “public lateral drain” is a lateral drain which either belongs to the sewerage undertaker or is vested in the sewerage undertaker by virtue of a declaration made under section 102 above or under an agreement made under section 104 above; and

- (ii) “sewer standards” means such standards of construction and repair as the undertaker would require if the public lateral drain or part of it were to become a public sewer.

(2) Subject to the provisions of Chapter III of this Part, nothing in subsection (1) above shall entitle any person -

- (a) to discharge directly or indirectly into any public sewer -

- (i) any liquid from a factory, other than domestic sewage or surface or storm water, or any liquid from a manufacturing process; or

- (ii) any liquid or other matter the discharge of which into public sewers is prohibited by or under any enactment; or

- (b) where separate public sewers are provided for foul water and for surface water, to discharge directly or indirectly -

- (i) foul water into a sewer provided for surface water; or

- (ii) except with the approval of the undertaker, surface water into a sewer provided for foul water; or

- (c) to have his drains or sewer made to communicate directly with a storm-water overflow sewer.

(3) A person desirous of availing himself of his entitlement under this section shall give notice of his proposals to the sewerage undertaker in question.

(4) At any time within twenty-one days after a sewerage undertaker receives a notice under subsection (3) above, the undertaker may by notice to the person who gave the notice refuse to permit the communication to be made, if it appears to the undertaker that the mode of construction or condition of the drain or sewer –

- (a) does not satisfy the standards reasonably required by the undertaker; or
- (b) is such that the making of the communication would be prejudicial to the undertaker's sewerage system.

(5) For the purpose of examining the mode of construction and condition of a drain or sewer to which a notice under subsection (3) above relates a sewerage undertaker may, if necessary, require it to be laid open for inspection.

(5A) Where the sewer or drain satisfies the standards reasonably required by it, a sewerage undertaker may, as a condition of permitting the communication to be made, require that the sewer or that part of the drain forming the lateral drain be vested in it by virtue of a declaration under section 102 above.

(6) Any question arising under subsections (3) to (5A) above between a sewerage undertaker and a person proposing to make a communication as to -

- (a) the reasonableness of the undertaker's refusal to permit a communication to be made; or
- (b) as to the reasonableness of any requirement under subsection (5) [or (5A) above, may, on the application of that person, be determined by the Authority under section 30A above (and, accordingly, section 105 above shall not apply to any requirement under subsection (5A) above).

(7)

(8) Where a person proposes under this section to make a communication between a drain or sewer and such a public sewer in Greater London as is used for the general reception of sewage from other public sewers and is not substantially used for the reception of sewage from private sewers and drains -

- (a) the grounds on which a sewerage undertaker may refuse to permit the communication shall be such grounds as the undertaker thinks fit; and
- (b) no application to the Authority may be made under subsection (6) above in respect of any refusal under this subsection.

(9) In this section "factory" has the same meaning as in the Factories Act 1961.

Section 94 - General Duty to Provide Sewerage System

(1) It shall be the duty of every sewerage undertaker -

(a) to provide, improve and extend such a system of public sewers (whether inside its area or elsewhere) and so to cleanse and maintain those sewers and any lateral drains which belong to or vest in the undertaker as to ensure that that area is and continues to be effectually drained; and

(b) to make provision for the emptying of those sewers and such further provision (whether inside its area or elsewhere) as is necessary from time to time for effectually dealing, by means of sewage disposal works or otherwise, with the contents of those sewers.

(2) It shall be the duty of a sewerage undertaker in performing its duty under subsection (1) above to have regard -

(a) to its existing and likely future obligations to allow for the discharge of trade effluent into its public sewers; and

(b) to the need to provide for the disposal of trade effluent which is so discharged.

(3) The duty of a sewerage undertaker under subsection (1) above shall be enforceable under section 18 above -

(a) by the Secretary of State; or

(b) with the consent of or in accordance with a general authorisation given by the Secretary of State, by the Authority.

(4) The obligations imposed on a sewerage undertaker by the following Chapters of this Part, and the remedies available in respect of contraventions of those obligations, shall be in addition to any duty imposed or remedy available by virtue of any provision of this section or section 95 below and shall not be in any way qualified by any such provision.

(5) In this section "trade effluent" has the same meaning as in Chapter III of this Part; and, accordingly, section 139 below shall have effect for the purposes of this section as it has effect for the purposes of Chapter 3 of this Part.

Section 112 – Requirement that Proposed Drain or Sewer be Constructed so as to Form Part of General System.

(1) Where -

(a) a person proposes to construct a drain or sewer; and

(b) a sewerage undertaker considers that the proposed drain or sewer is, or is likely to be, needed to form part of a general sewerage system which that undertaker provides or proposes to provide, the undertaker may require that person to construct the drain or sewer in a manner differing, as regards material or size of pipes, depth, fall, direction or outfall or otherwise, from the manner in which that person proposes, or could otherwise be required by the undertaker, to construct it.

(2) If any person on whom requirements are imposed under this section by a sewerage undertaker is aggrieved by the requirements, he may within twenty-eight days appeal to the Authority.

(3) On an appeal under subsection (2) above with respect to any requirements, the Authority may either disallow the requirements or allow them with or without modification.

(4) It shall be the duty of a person on whom requirements are imposed by a sewerage undertaker under this section to comply with those requirements.

(5) The duty of any person by virtue of subsection (4) above to comply with the requirements of a sewerage undertaker shall be owed to the undertaker; and any breach of that duty which causes the undertaker to sustain loss or damage shall be actionable at the suit of the undertaker.

(6) A sewerage undertaker which exercises the powers conferred on it by this section shall -

(a) repay to the person constructing the drain or sewer the extra expenses reasonably incurred by that person in complying with the undertaker's requirements; and

(b) until the drain or sewer becomes a public sewer, from time to time repay to that person so much of any expenses reasonably incurred by him in repairing or maintaining the drain or sewer as may be attributable to the undertaker's requirements having been imposed and complied with.

(7) Nothing in this section shall apply in relation to so much of any drain or sewer as is proposed to be constructed by any railway undertakers or dock undertakers in or on land which -

(a) belongs to them; and

(b) is held or used by them for the purposes of their undertaking.

Appendix 5

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Water Industry Legislation and the Planning Regime – ULS Analysis

The Planning Tests

The following statements are pertinent and should be applied by planning authorities when considering proposed development in conjunction with the six tests set out in the National Planning Policy Framework (NPPF) and expanded on in the Planning Practice Guidance (PPG):-

1. The actual impact on the environment of foul and wastewater drainage from a proposed development must always be evaluated with due regard to statutory provisions set out in the Water Industry Act 1991 and the duties of sewerage undertakers contained therein.
2. In considering any foul and wastewater drainage matters, the planning authority must take into consideration the fact that the developer has an absolute right to connect to the public sewerage system under section 106 of the Water Industry Act 1991 (the WIA1991), whether or not this would give rise to adverse effects e.g. increased flooding or environmental harm due to a restricted capacity in the sewerage and sewage treatment system.
3. Planning authorities must also consider the following matters:
 - a) Section 94 of the WIA1991 imposes a continuing duty on all sewerage undertakers to provide, maintain and where necessary improve its systems for collecting and treating foul and wastewater drainage so as to effectually drain its area and effectually deal with the contents of its sewers;
 - b) a sewerage undertaker is provided with the means of funding the cost of fulfilling the above duty within the WIA1991 through sewerage charges and infrastructure charges; and
 - c) the WIA1991 and the charging arrangements included at Appendix 6 clearly sets out that the costs of meeting the above duty are required to be borne by the sewerage undertaker, not the developer.
4. ULS does not believe that planning conditions relating to foul drainage are necessary for new residential development. In order for any such condition to be justified in terms of the guidance in the NPPF and PPG, the condition would also have to be shown to be necessary and reasonable. In theory a negative “Grampian” style condition could as a matter of law be imposed to restrain the occupation of development until satisfactory arrangements are made to deal with the sewage and wastewater generated. However, in practice it is clear that such a condition would fail when set against the tests in para. 55 of the NPPF and explained in the PPG on the basis that there is normally sufficient time for

the sewerage undertaker to fulfil its statutory duties as set out below or there is manifestly negligible impact on the sewerage and sewage treatment system.

5. When considered properly in the light of the structure and intentions of the WIA1991, current deficiencies in sewerage and sewage treatment provision would not in themselves justify refusal of permission or a Grampian condition. A planning authority must take into account the reasonable timescale when foul water flows from a development would start to discharge into the public sewerage and sewage treatment system, the undertaker's duties and whether such deficiencies would reasonably be expected to be addressed by the time the development imposes an additional burden on the system.
6. A condition which has the effect of compelling the developer to undertake attenuation works on site or elsewhere to alleviate the impact of foul water flows from the development on the sewerage and sewage treatment system would also be unreasonable. This is because section 112 of the WIA1991 provides a means for the sewerage undertaker to require such works as part of the private sewerage system serving the development, but on condition that the additional cost is borne by the undertaker, not the developer.
7. Finally, it is important to consider the differences between the provision of sewerage and sewage treatment and other infrastructure such as roads, schools, GP surgeries etc. It is clear that a development may need to be phased to ensure that such infrastructure is available with the necessary contributions made by developers to the cost of its provision. This is not the case with sewerage and sewage treatment provision as there is a statutory duty and statutory mechanism for financing it. Conversely no person has a statutory duty to provide roads, schools, GP surgeries etc. to serve developments and there is no means of covering its cost by charging users.

Given this analysis, planning authorities should not be refusing planning permission or imposing foul drainage conditions on developers as a matter of course, without addressing the above.

It is possible to interpret some passages in the PPG as if they were suggesting that foul drainage conditions should be imposed routinely. This is misleading as conditions relating to sewerage and sewage treatment must be considered and justified against the tests in para. 55 of the NPPF and explained in the PPG. In particular, given the provisions laid down by Parliament in the WIA1991, careful consideration will be required as to whether such a condition is necessary and whether it is reasonable. Having regard to the nature of the plan-led system and the time-scales involved in implementing a permission for residential development, it is entirely reasonable to expect a sewerage undertaker to make provision for the necessary sewerage and sewage treatment infrastructure so as to avoid the adverse

effects that may or may not be caused by new development and to fund this through the normal means of charges.

The necessity or otherwise of foul drainage planning conditions has been tested in planning appeals in which ULS has been involved. Decisions from five of these cases are outlined below:

Appeal Decision APP/F1610/A/14/2228762

The Planning Inspector made the following comment at paragraph 56:-

The foul sewage and the water supply systems involve infrastructure elements that are inadequate. The consultation response from Thames Water suggests that conditions should be imposed to require an assessment of the additional capacity that might be required and to indicate suitable connection points. However, there is a statutory duty to provide such connections under the requirements of the Water Industry Act 1991. Hence, there would be no need for planning conditions to duplicate powers available under other legislation, as the submitted notes confirm.

Appeal Decision APP/F2605/W/15/3137812

The Planning Inspector included the following comments at paragraphs 26 and 31:-

26. Many thought that the infrastructure in Watton would be unable to cope. Anglian Water has a duty to deal with foul sewage, through improvements to the system if necessary; the broad principle is that the situation should be no worse than before the development was constructed, not that development should resolve any existing problems.

31. A condition on foul sewerage (18) is unnecessary because it is the subject of other legislation.

Appeal Decision APP/D3125/W/15/3136376)

The Planning Inspector made the following comments at paragraphs 72 and 99:-

72. Turning to sewerage, it is not disputed that at present there is insufficient capacity in the existing foul network to take the predicted flows from the proposed development. However, Thames Water's Developer Services commissioned report¹¹ concludes that there is an indicative option available to address this lack of capacity. My attention was drawn to email correspondence from what appeared to be a different department of Thames Water¹²,

¹¹ Sewer Impact Study X4503 -1010 SMG 1876 Proposed Connection at New Yatt Road North Leigh Foul System January 2016

¹² See Inquiry Document 22

99. *On the basis of evidence presented to me, I am not persuaded that conditions relating to fire hydrant provision and foul water drainage are necessary, given the requirements of legislative provisions outwith the land use planning regime.*

Appeal Decision APP/ APP/D3125/W/15/3005737

The Secretary of State and Planning Inspector made the following comments at paragraphs 20 and 231:-

20. The Secretary of State has given consideration to the Inspector's analysis at IR214-231, the recommended conditions set out at the end of the IR and the reasons for them, and to national policy in paragraph 206 of the Framework and the relevant Guidance. He is satisfied that the conditions recommended by the Inspector and set out at Annex A to this letter, including the limitation to 260 dwellings, comply with the policy test set out at paragraph 206 of the Framework.

231. The Council did suggest a condition relating to the submission of a drainage strategy for on and off-site works. A condition relating to surface water drainage has already been proffered for imposition. The matter at issues here is foul water drainage. This would be dealt with directly with Thames Water under other legislation outside of the planning remit. It does not seem necessary or reasonable to require the appellant company to seek approval for a scheme of foul water connection essentially from the same regulatory body twice.

Appeal Decision APP/Y2810/A/14/2228921

The Planning Inspector received an analysis from ULS based on the same principles detailed in this report and also representations from a sewerage undertaker requesting that a foul drainage planning condition was imposed. The Inspector stated that a condition relating to the completion of off-site public sewer improvement works would be unreasonable as it would be at least 2 years before any houses would be occupied and discharging foul water flows to the public sewerage network. The Inspector determined that these timescales gave the sewerage undertaker adequate time to implement any necessary improvement measures to the public sewerage network pursuant to the statutory framework that applies to the water and sewerage industry. The Inspector's full comments are set out below.

77. Anglian Water sought a condition requiring on- and off-site mains foul sewage infrastructure works prior to occupation. This would prevent any new connection overloading the sewer. However, the appellant has argued that this would be unreasonable, citing case law that: *a sewerage undertaker has no right to ... refuse a developer the right to connect with a public sewer ...*⁸. I acknowledge that if only 21 days' notice was given (being all that is required under the Water Industries Act 1991) then there would be the potential for a serious problem. However, as Anglian Water replied to statutory consultation in July 2014, and as it is likely to be at least 2 more years before any houses would be occupied, it would have adequate time to take the necessary measures. The proposed condition would therefore be unreasonable.

⁸ *Barratt Homes Limited v Dwr Cymru* [2010] Env. L. R. 14, 253, paragraph 59

Although this appeal decision has now been quashed, it was not on a matter relating to the foul drainage condition.

These decisions are clearly a material consideration in a planning authority's determination of planning applications, due to the potential requirement for the sewerage undertaker to provide additional sewerage and/or sewage treatment capacity to accommodate foul water flows from developments. Case law has set a precedent relating to the consistency of decision making by planning authorities or inspectors, confirming that whilst a decision maker can depart from a previous decision which considered the same or similar facts, they must fully justify the reasons for doing so. (*Fox Vs SoS* [2012] EWCA Civ 1198).

Adopting the tests at NPPF para. 55 and following the approach taken these appeals, conditions relating to foul drainage would be unnecessary and/or unreasonable. A sewerage undertaker (and occasionally the Environment Agency) will often suggest that detriment may be caused to the public sewerage system by the foul water flows from a development unless a condition is imposed. It is understandable that this would be of concern to a planning authority and this is no doubt the reason that planning authorities have tended to routinely apply planning conditions put forward by sewerage undertakers. However, in reality, the "risk" is not created by the development itself and would only occur if a sewerage undertaker failed to undertake its statutory obligations as detailed in this report to fund and carry out improvements to the sewer and/or sewage treatment systems if any are required, in a timely manner. The fact that a sewerage undertaker requests development to be delayed until it is prepared to make the necessary investment (for which it is already funded), means that a private company is in effect seeking to dictate when homes which are required to meet housing need, can be delivered. This is not a practice that should be perpetuated within the planning system.

The imposition of unnecessary/unreasonable foul drainage conditions on planning permissions requiring prior approval of drainage schemes or hydraulic modelling, can add considerable expense and delay to the implementation of permissions and the delivery of new homes.

The Sewerage Undertaker's Duties

Sewerage (the piped network) or waste water treatment capacity for a development should be provided by the incumbent sewerage undertaker on the basis that reasonable notice of a proposed development has been provided by a developer or landowner. Indeed, a sewerage undertaker has a statutory duty to do so. Where the impact on the sewerage system is negligible no additional capacity will be required and no action by the sewerage undertaker would be necessary. As such, foul drainage does not generally represent a constraint in planning terms to development. There is a separate statutory regime in place which adequately addresses foul drainage matters. Should a development be granted outline planning permission, the sewerage undertaker has sufficient time and has the knowledge and expertise to fully assess the potential impact on its sewerage network and implement any necessary improvement works that may be required to accommodate new foul water flows.

If following evaluation the sewerage undertaker considers that improvement works are required to its sewerage network or sewage treatment works, it is funded to ensure that such improvements are made in order to comply with its statutory duty to "provide, improve and extend" its network. It would therefore be unreasonable to delay the start or progress of a development once planning permission has been granted.

With regard to sewage treatment, each Waste Water Treatment Works (WWTW) in a sewerage undertakers operating area has a consent to discharge treated effluent to a body of water (typically a watercourse/river). Such consents are issued by the Environment Agency (EA) and incorporate a number of parameters in relation to both biological load (quality of effluent discharge) and dry weather flow (quantity of discharge). A WWTW is required by the EA to operate within these consent parameters.

The quality and quantity of effluent discharged from a WWTW is measured by the sewerage undertaker responsible against its consent parameters, typically on a monthly basis giving 12 reports per year to the EA confirming whether or not the WWTW is operating within its consent. Clearly as a particular works approaches the limits of its consent parameters, a sewerage undertaker must give regard to the likely level of growth in the catchment area of the WWTW and look at what investment may be required, either by installing new plant or altering the operation of existing plant, to ensure any new flows can be accommodated without exceeding the limits

imposed by the EA. Any sewerage undertaker which does not take such action for works approaching capacity is failing in its statutory duty under section 94 as outlined above. How the quality and quantity of discharge from a WWTW is measured varies from specific monitoring devices within a works to estimates based on the size of the population for the contributing catchment area.

Should a particular WWTW fail to meet its consent parameters on two or more occasions within a twelve month period, discussions will be held between the EA and the sewerage undertaker as to what improvements can be made to bring discharges back within the set limits. During such discussions, the consent parameters may be tightened or amended to suit the facts of the case and to ensure water quality in the receiving body is protected. In reality, because of the gradual nature of growth in any particular area, even where a works is deemed to have failed against its consent parameters, this is only likely to be by a very small amount and provided appropriate action is taken by the sewerage undertaker, an agreement can be made with the EA as to how the WWTW can be managed to ensure it operates within its consent (whether or not this is amended).

Where a WWTW is close to or has failed to meet its consent parameters, it is often possible to implement temporary measures (in operational procedures or provision of additional storage/treatment apparatus) to mitigate against the immediate small exceedance in quality or quantity while funding is allocated and feasibility studies carried out to allow a long-term solution to be implemented to ensure that future additional growth can be catered for.

It is a matter for any sewerage undertaker to manage its consents with the EA and ensure that its WWTW's stay within their consent parameters. This is an ongoing process and it is unreasonable to suggest that a specific development, particularly one which is modestly sized in comparison to overall catchment population, will have a significant and unmanageable influence on a WWTW and its ability to operate within limits set by the EA. This is not a matter which can be influenced by a developer and as such to prevent or delay a development from proceeding because a sewerage undertaker may be forced to take action and fund improvement works to comply with its statutory duties is unreasonable.

Summary

Unless sewerage undertakers have certainty that sufficient development will take place in a particular area, it is unlikely that any investment in sewerage or sewage treatment will be allocated. In the event that the sewerage undertaker considers that it has hydraulic or capacity issues with its sewerage and sewage treatment systems for this and other development in the area, it would be unreasonable and illogical to refuse planning permission on the grounds that no sewerage or sewage treatment improvement works are planned for the network to which this development will

discharge foul water flows. Only granting planning permission for developments without foul drainage planning conditions will ensure that the sewerage undertaker fully considers the current drainage network and systems in line with its statutory duties. This will provide a benefit not only to new development, but also potentially the existing settlement.

Because of the rights and duties outlined above, where a sewerage undertaker perceives there to be a potential inadequacy in its sewerage or sewage treatment systems to accommodate new foul water flows, it will often make representations to planning authorities recommending that planning conditions relating to foul drainage are imposed.

The point of principle is that as a matter of law, the WIA1991 expressly places a duty on sewerage undertakers to provide, improve, extend and maintain a system of sewers and sewage treatment facilities so as to ensure that their area is and continues to be effectually drained. Sewerage undertakers are fully funded to carry out any necessary improvement works through the statutory based charges they levy. The WIA1991 then gives domestic owners and occupiers an absolute right to connect into the public system (subject only to their private drains being of proper construction and condition). To apply planning policy so as to relieve the undertakers of that duty and negate the rights of owners and occupiers conflicts with primary legislation which already protects both new developments and existing property owners. This is unreasonable where matters relating to foul drainage can be suitably addressed through the appropriate statutory regime which governs the water and sewerage industry.

In our experience, planning authorities often impose a planning condition in relation to foul drainage on the advice of sewerage undertakers without proper consideration of not only how this impacts on effective and economic development, but also whether it conflicts with statutory rights and duties imposed by water and sewerage industry primary legislation.

When considering the drainage related aspects of a planning application, the correct approach in law should be as follows:

- To have regard to the absolute right to connect to the public sewerage system, while taking into account the general duty that section 94 of the WIA1991 imposes on sewerage undertakers.
- To consider whether there is any impact on the environment that would justify refusing permission and if so whether this could be mitigated by a planning condition.
- To determine whether any planning condition would meet the policy tests detailed in the NPPF and PPG.

It is clear that any planning condition relating to foul drainage is unnecessary and unreasonable as it would duplicate matters which are already satisfactorily dealt with under a separate statutory regime. Unless there is clear evidence that to fail to impose a condition would have a detrimental effect which cannot be avoided through appropriate action by a sewerage undertaker in a reasonable timeframe, connections to the local public sewerage system should be dealt with via the legislative framework contained in the WIA1991 rather than planning legislation. Imposing a condition without proof that detriment would be caused which cannot be mitigated against through action by the sewerage undertaker in pursuance of its statutory duties is unreasonable and would fail some or all of the 6 tests in the NPPF. The corresponding advice in the PPG explains in more detail these six tests. The detail included in paragraph 55 of the NPPF and explained in the PPG verifies that most foul drainage planning conditions fail the following tests:

- Necessity – There is no definite planning reason for such drainage conditions to make for acceptability in planning terms. All relevant matters are suitably addressed by water and sewerage industry legislation.
- Relevance to planning – Again all foul drainage matters are already addressed by separate primary legislation
- Enforceability – The upgrade of a sewerage undertaker’s sewerage network or sewage treatment works is a matter over which the applicant has no control.
- Reasonability – A foul drainage condition could place an unjustifiable and disproportionate burden on the applicant, by delaying the development due to a lack of action by a sewerage undertaker (by failing to comply with its statutory duties).

Conditions relating to sewerage and sewage treatment must be considered and justified against the tests set out in the NPPF and the PPG. In particular, given the rights and duties in the Water Industry Act 1991, careful consideration is required as to the time-scales involved in implementing a permission for residential development. It is reasonable to expect the sewerage undertaker to make provision for the necessary infrastructure so as to avoid adverse effects, and to fund this through the normal means of charges. A foul drainage condition for developments would therefore fail the test of reasonableness laid out in the NPPF, given the timescales for the ultimate discharge of foul water flows from the development to the public sewerage and sewage treatment system.

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Appendix 6

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New Connections Charging

1 April 2019 to 31 March 2020

WONDERFUL ON TAP



| | |
|--|----|
| About this document..... | 3 |
| Section 1 Introduction | 5 |
| Section 2 Competition in connections | 8 |
| Section 3 The connection process..... | 14 |
| Which application form to complete | 14 |
| Requesting a copy of our water and sewer network plan | 16 |
| Where to send my application | 16 |
| How to make a payment | 16 |
| Quote breakdown..... | 18 |
| Feasibility studies..... | 25 |
| Trade effluent..... | 25 |
| Disputes..... | 26 |
| Section 4 Charging Arrangement Principles | 27 |
| Requesting a map | 27 |
| Development enquiry | 28 |
| Water and sewer connections | 29 |
| Water service connection - reapplying | 31 |
| Sewer connection - reapplying..... | 31 |
| The infrastructure charge | 32 |
| Site specific charges..... | 33 |
| Income offset and asset payment | 36 |
| Non-contestable charges..... | 38 |
| Contestable charges..... | 38 |
| Other charges..... | 39 |
| Sewer requisition charges | 41 |
| Section 5 Examples of connection charges | 53 |
| Glossary..... | 58 |
| Appendix 1 The connection process for each application type..... | 60 |
| Appendix 2 Guidance for applying the charges for non-domestic or combined usage – mains requisitions only..... | 63 |
| Appendix 3 Guidance for applying the charges for student accommodation and blocks of flats – mains requisitions only | 64 |
| Appendix 4 Exceptions to standard charging - requisitions only..... | 67 |

About this document

This Charging Arrangement Document is relevant to all of our developer customers and defines the way that we'll charge for all aspects associated with new developments and new connections for water and sewerage. Our charges have been developed in line with guidance from the Department for Environment Food and Rural Affairs (Defra¹) and The Water Services Regulation Authority (often known as Ofwat) charging rules set out by Ofwat².

Throughout this document, the term "developer" refers to all of our customers who are building and developing properties. It sets out the process that our customers need to follow to get a new connection onto Severn Trent's water and/or sewer network and helps you to make an informed choice as to who completes the work.

This document is in five sections to make it easy for you to go to the relevant sections.

Sections in this document

| | | In here we'll tell you about |
|-----------|----------------------------------|--|
| Section 1 | Introduction | <ul style="list-style-type: none">The background to new connections charging and the purpose of this document.Details on value added tax (VAT). |
| Section 2 | Competition in connections | <ul style="list-style-type: none">Details of different providers who can complete connection work.The type of work that only Severn Trent can complete, known as non-contestable works, and those works that we will allow all other providers, such as self lay providers (SLPs), New Appointments and Variations (NAVs) and third party contractors to complete, known as contestable works.How we'll adopt, and take ownership of any pipework that a SLP or contractor lays on our behalf. |
| Section 3 | The connections process | <ul style="list-style-type: none">The process for a new water and sewer connection.How to apply for a new connection.What you'll need to do if you accept our charges.How long we estimate it will take to complete the connection works. |
| Section 4 | Charging Arrangement: Principles | <ul style="list-style-type: none">The principles we have used to determine the charges for providing a connection.The charges for making a connection to our water and sewer network.The charges relating to contestable and non-contestable works. |
| Section 5 | Examples of connection charges | <ul style="list-style-type: none">We'll share with you some examples of new water and sewer connections so you'll be able to see how the charge in your quote will look. |

¹Defra sets out its guidance on charging to Ofwat in documents published in January 2016:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/496044/charging-guidance-ofwat-2016.pdf; and
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/575368/ofwat-charging-guidance-sewerage-connection-charges.pdf

²Published by Ofwat in July 2018 and available at: <https://www.ofwat.gov.uk/wp-content/uploads/2018/07/Charging-rules-for-new-connection-services-English-undertakers.pdf>

Charging Year

This Charging Arrangement Document covers the period 1 April 2019 to 31 March 2020.

What this Charging Arrangement doesn't cover

This Charging Arrangement Document doesn't cover those services for:

Disconnections

We know that you may need to disconnect the water supply into a property, either temporarily or permanently. Therefore it's important to understand the different options available so you don't suffer any unnecessary costs. Take a look at [disconnections](#) on our website for more information.

Connections to substantially altered properties

If you've altered your home or business premise, or plan to do so in the near future, it's important you let us know. Take a look at our [website](#) for more information or give us a call on 03457 500 500.

Replacement pipework for a lead supply

If you've found lead pipework in your home you'll need to speak to an [approved plumber](#) to find out how much it will cost you to replace it, but subject to [certain conditions](#) we'll replace the lead water pipe up to your property boundary for free. For further information please read our [replacing an existing supply](#) page on our website.

Key definitions

The definitions used throughout this document are shown in the Glossary of Terms, see page 58.

Any questions

If you have any questions about this Charging Arrangement Document please call the developer services team on 0800 707 6600. Our opening hours are Monday to Thursday 8.30am to 5.00pm and Friday 8.30am to 4.30pm.

Section 1 - Introduction

Here at Severn Trent developer services, we interact with different customers who need a new water or sewer connection. We have customers who may only use our services once, or builders who may build houses on a smaller scale. Alongside these, we have national building companies widely known as “developers”, who build houses on a much larger scale, Self Lay Providers (SLPs) - who do construction work on behalf of those developers - and New Appointments and Variations (commonly known as NAVs). A New Appointment is when Ofwat appoints a company to provide water and/or waste water services to a specific geographic area and a variation is where an existing appointed company is allowed by Ofwat to extend its supply area.

All of our charges are aligned to Ofwat’s charging rules ensuring developers have greater predictability than prior years.

We’ve built our new connections charges with four principles in mind:

Providing stable and predictable charges

We recognise that our developers’ value stable and predictable charges so throughout this document we have published - where applicable - fixed charges for water and sewer connections which should allow a developer to work out a reasonable estimate.

Ensuring transparent and customer focused charging

We’ve published, where possible, fixed charges and defined how we’ve calculated these charges, enabling our developers to make a reasonable estimate for the charges that need to be paid for water and sewer connections.

Ensuring fairness and affordability

To ensure all developers get a fair deal, both now and in the future we’ve developed our charges so that they do not discriminate between our different developer customers - Self-Lay Providers (SLPs), New Appointments and Variations (NAVs), national developers, smaller house builders and individual customers. Our new connections charges apply to all our developer customers, regardless of the number of properties connected to our network. We’ve engaged with our different types of customers to ensure market acceptability for our proposed charges.

Providing environmental protection

Our infrastructure discount scheme encourages developers to build sustainable properties which save water and reduce the amount of surface water going into the public sewer.

New Connections, approvals and adoptions

If you need a water supply into your property you’ll need to apply to Severn Trent for a new water connection.

If you’re planning to discharge anything other than domestic waste into a drain or sewer that’s connected to a public sewer, you’ll need to apply to us to obtain our approval, to connect and to assess the flows being discharged to see if a trade effluent consent is required.

Likewise, if you’re planning to build new homes on a development site you’ll probably need a new water main so that you can get clean water into the site and a new sewer for taking away the surface water and sewage – some of which will be adopted by Severn Trent.

It’s therefore essential you identify which type of connection, approval or adoption you need before applying so it meets your development needs. As we offer several connection types, we’ve colour coded them in the table below and throughout this document, so you can navigate to the section(s) relevant to you.

| Connection, approval or adoption type | Why you might need this connection, approval or adoption | The legal bit |
|---|---|---|
| Pre development enquiry | If you need to understand the requirements better for supplying your new development with water, sewerage supplies, or both, you can send us a development enquiry before making a full application. | N/A |
| Self lay – point of connection enquiry | If you need to understand the water capacity requirements better for a new development you can send us a point of connection enquiry before making a full application. | Self Lay Code of Practice. |
| Water main – requisition | Most new development sites where new properties are being built will need a new water main which we'll then connect to our existing water network. The new main will then serve the site, and each property will then be connected to the new main via its own individual service pipe. | This is a water connection under Sections 41, 51A and 55 of the Water Act 1991. |
| Water main – self lay | Most new development sites where new properties are being built will need a new water main and a developer can choose their own contractor to do the work – known as a self-lay provider . We'll connect the new water main to our existing water network and then take over responsibility for (adopt) the self-laid pipes. The new main will then serve the sites, and each property will then be connected to the new main via its own individual service pipe. | This is a water connection under Sections 41, 51A and 55 of the Water Act 1991. |
| Diversion of a water asset | If you identify a Severn Trent owned water asset within your development site that affects you developing properties and needs to be moved, you'll need to apply for it to be diverted. | This is a water diversion under Section 185 of the Water Act 1991. |
| Self lay services only agreement | Any water connection can be connected by a Self Lay Provider, this can be either to a newly laid main or to an existing water network | This is a water connection under Sections 41, 51A and 55 of the Water Act 1991. |
| Water service connection | If you're building a new home or renovating an existing home, you'll most likely need a new water service connection. Likewise you'll need a water service connection if you need a temporary supply, an agricultural supply or if you're splitting an existing shared supply. | This is a water connection under Sections 45 and 55 of the Water Act 1991. |
| Large diameter water service connection | Where you've recognised that your flow rates need a larger water connection, for example a new block of flats or hotel you're most likely to need a new large diameter water service connection. | This is a water connection under Sections 45 and 55 of the Water Act 1991. |
| Sewer requisition | A developer may ask Severn Trent to lay a sewer or lateral drain. Most commonly a requisition is used when the location of the sewer or lateral drain needs to be laid within third party land. | This is a sewer requisition under Section 98 of the Water Act 1991. |
| Diversion of a sewer asset | If you identify a Severn Trent owned sewer asset within your development site that affect you developing properties and needs to be moved, you'll need to apply for it to be diverted. | This is a sewer diversion under Section 185 of the Water Act 1991. |
| Sewer adoption | If a developer wants the sewer network within a development site to be adopted by Severn Trent, a formal Agreement will need to be completed to | This is a new sewer adopted under S104 of the Water industry Act 1991. |

| | | |
|---------------------------------|--|---|
| | ensure the design and construction meets with our standards. | |
| Sewer connection | If you are developing houses on a new site, building a one-off home, or altering an existing property that increases the flows into a new or an existing connection you'll need to apply for approval. | This is a sewer connection under Section 106 of the Water Act 1991. |
| Post sewer adoption | If your property is already connected to a private water network and you'd like Severn Trent to consider adopting the pipework. | This is an existing sewer adopted under S102 of the Water industry Act 1991. |
| Post water main adoption | If your property is already connected to a private water network and you'd like Severn Trent to consider adopting the pipework. | This is a water connection under Sections 41, 51A and 55 of the Water Act 1991. |
| Build over agreement | If you have a public sewer on your development site and are making changes to an existing building that may affect that sewer e.g. building an extension, we may in some cases give you permission to build over it. | Building Regulations, under Approved Doc H. |

You can find out more about our new connection process in Section 3.

Value added tax

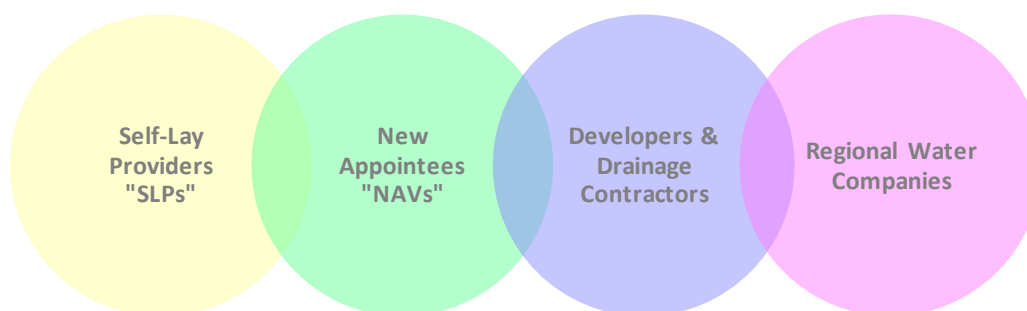
Where we have shown charges as being exclusive of value added tax (VAT) we'll add VAT, if applicable, at the appropriate rate.

Broadly the VAT liability of our charges for water connections and mains, or sewer requisitions is determined by the type of properties that will be connected to our network. For example, if you have a new housing development and wish to requisition a new water main that will be used to connect houses during the course of their construction, our charges will be zero rated for VAT purposes. Whereas our charges for laying mains and making connections to existing properties, or commercial properties, will be subject to VAT at the standard rate of 20%. In addition, certificated VAT reliefs may apply to charges for the connection of certain residential or charitable properties and a reduced VAT rate of 5% applies to certain properties that are being renovated or converted for residential use.

Section 2 - Competition in connections

In this section we'll tell you about the different providers who can compete for new connections work, those works that are contestable and non-contestable and the adoption process.

We recognise that the market for new infrastructure for water and sewerage is open to competition. When a developer needs a new water or sewer connection they can choose to get a quotation, or estimate, for the connection charges from any, or all, of the providers below. This means the developer can choose the most appropriate cost and delivery mechanism to meet the development needs.



These are in no particular order of preference, but a developer can choose:

- Severn Trent Water to complete the works for water and/or sewer connections, for example lay a new water main, divert a sewer, complete a water service connection, and so on.
- A Self Lay Provider (SLP) to complete the works for water and sewer connections.

Primarily a SLP completes the works for water mains laying and service connections and to do this, they are required to be accredited by [Lloyd's Register](#) under the [Water Industry Registration Scheme](#) (WIRS) and a list of WIRS accredited contractors can be found [here](#). When a SLP gives a quotation, or estimate, of its charges to a developer it will include the charges of any **non-contestable** works that Severn Trent will be doing. If the SLP has asked Severn Trent to complete some **contestable** works these will also be included in the quotation or estimate. Those works defined as contestable and non-contestable are shown on the next page.

The SLP must lay the water and sewer pipework (known as the "asset") to the same standards as those required by Severn Trent. On satisfactory completion of the works, the assets are adopted by Severn Trent and form part of our network, following a maintenance period.

- A **drainage contractor** working on behalf of the developer to complete the on-site works and/or sewer connections. A drainage contractor can lay the sewer pipework and as a minimum these need to meet Building Regulations and Severn Trent's adoption requirements. When connecting to our sewer network the work will need to be approved prior to the connection and be inspected and signed-off as acceptable.

Assets which are offered to Severn Trent for adoption must be designed and constructed to meet the water industry's standards. For most works, these can be found in the Water UK/WRC publication, Sewers for Adoption (SFA) 6th or 7th Edition and any Severn Trent Addendum. A formal Agreement will also need to be completed.

On completion of all works, and subject to meeting our requirements, the ownership of the asset legally transfers to us following a maintenance period (currently 12 months). After this time we take on the responsibility for their operation and future maintenance.

You can order a copy of Sewers for Adoption 6th or 7th Edition from one of the following:

- www.webookshop.com
- email - publications@wrcplc.co.uk
- telephone - 01793 865012

There is a charge for each publication.

- A **New Appointment and Variation** (NAV) to complete the works for water and sewer connections.

A developer can apply to a NAV to lay the water and sewer pipework for a development site. When the developer chooses this route the NAV applies to our regulator, Ofwat, for an inset appointment and, if approved, the NAV becomes the local water and/or sewer company for the area of the development and is responsible for the operation and future maintenance of the assets it provides within the area of the inset appointment.

A NAV can apply directly, or on behalf of a developer, to Severn Trent for water and sewer connections. This will generally consist of connections from the site boundary to our existing network and is known as “bulk supply” arrangement for the water supply.

You can find our bulk water supply tariff for our NAVs in our [Wholesale Scheme of Charges](#).

To find out more about NAVs - take a look at [Ofwat's process](#) and [Ofwat's website](#).

Contestable and non-contestable works

Self Lay Providers, you as the developer, or your third party contractor, can complete work and activities that are referred to as **contestable**. All contestable works carried out in relation to supplying potable water must be carried out by an entity with WIRS accreditation, the new charging rules will mean that some of the terms used in the latest [Self Lay Code of Practice](#) (the Code) will need to be updated. It is important to note that the contestable works and the broader process steps explained within this document are accurate and appropriate at the time of publication. Future changes to the Code made by Ofwat will remain the definitive reference document for contestable and non-contestable works and the process steps for how we work with Self Lay providers.

Non-contestable works in the design and construction of water mains and service connections

Those **non-contestable** works that can only be completed by Severn Trent, for the design and construction of water mains and services, are shown in the table below.

Design

1. Design work for network reinforcement and enhancement.
2. Sizing of pipes.

Design approval

3. Approving on-site water distribution systems designs, except where self-certification arrangements are in place.

Installation

4. It is expected that network reinforcement work will normally be undertaken by Severn Trent, except where we request a developer or SLP to oversize the assets they're providing to allow for later development.
5. Network reinforcement, or diversion works, whose construction heightens the risk of damage to existing water distribution systems or interrupting supplies to existing customers – see note on next page.

6. Network reinforcement which is provided for a general area or as part of our investment programme.
7. Mains connections that involve heightened risk to existing assets or could affect supplies to existing customers – see below.
8. Serving notices for land entry and negotiation with third party landowners and occupiers.
9. Source of water connection to existing Severn Trent asset.
10. Service connections larger than 63mm diameter, except where the connection is to be constructed as part of the main laying works.
11. Service connections less than 63mm on existing mains where the water company assess that the condition of the main or the material heightens the risks to existing assets or could affect supplies to existing customers – see below.

Decommissioning

12. Decommissioning redundant mains following a diversion.

Heightened risk of damage to an existing Severn Trent asset or interruption of supply to existing customers

Severn Trent can restrict all other providers from completing works when we assess that the construction works significantly either heightens the risk of damage to our existing assets or the works interrupts the supplies to our existing customers. Allowing any provider to complete such work may be subject to accreditation requirements and controls specified in the terms offered in our quote.

Water sampling

When an accredited SLP carries out a water sampling and a quality test on a newly laid water main they must comply with the sampling procedures detailed in Severn Trent's full SLP design manual. Testing must be completed by a UKAS accredited laboratory.

Anyone having a service connection of 63mm or greater will need to supply valid sampling and pressure testing certificates, e.g. a NAV having a large diameter connection into a development site.

Water and sewer diversion

When other providers have the necessary permissions to complete diversion work this may be considered as contestable work provided that completing this work does not significantly either heighten the risk of damage to our existing assets or interrupt the supplies/services to our existing customers.

The connection of diversions into our network systems and the decommissioning of diverted water mains are considered to be non-contestable works as they are likely to affect supplies to our existing customers. However, in certain circumstances, we may allow them to be contestable works.

Non-contestable works in the design and construction of sewers and sewer connections

Sewerage networks can be highly responsive to weather conditions or be affected by intermittent discharges of trade effluent. This means particular risk control measures are necessary when carrying out connections work and, in a minority of cases, Severn Trent may need to carry out some sewer connection work as part of controlling such risks.

We'll consider all reasonable requests to allow a developer, or their chosen contractor, to complete non-contestable works, although these initially may be on a trial basis.

Non-contestable works that can only be completed by Severn Trent, for the design and construction of sewers, are shown in the table below.

Design

1. Design of network reinforcement and enhancement work.

-
2. Sizing of pipes design guidance. Severn Trent retain responsibility for specifying pipe sizing criteria. Application of the design guidance is a contestable activity.
-

Design approval

3. Approving the design of site specific sewerage works where the developer proposes to offer the works to Severn Trent for adoption.

Installation

4. It is expected that network reinforcement work will normally be completed by Severn Trent, except where we request a developer, their contractor, or a SLP to oversize the assets they're providing to allow for later development.
5. Network reinforcement, or diversion works, whose construction heightens the risk of damage to existing sewerage network or compromise public health and/or the environment.
6. Network reinforcement which is provided for a general area or as part of our investment programme.
7. Connection of site-specific telemetry to Severn Trent's telemetry system.
8. Connections to the public sewer network that may heighten the risk of damage to our existing assets, or compromise public health and or the environment.
9. Reviewing health & safety risk assessments, particularly those man-entry arrangements to an operational sewer or for work to assets that may contain trade effluent.
10. Connections to the public sewer that involve man-entry to our live operational assets that require special precautions to control health & safety hazards, such as in combined sewers with a rapid response to rainfall.
11. Serving notices for land entry and negotiation with third party landowners and occupiers.
12. Work inside a Severn Trent operational treatment works, except where accredited contractors are used.
13. Upgrading of sewage treatment and disposal facilities to serve new development except where the development proposes to install its own facilities and not drain to the public sewerage network.
14. Enhancement work to the Severn Trent sewerage system to resolve a deficiency in service standards experienced by existing customers.

Decommissioning

15. Decommissioning redundant sewerage systems following a diversion.
-

Restrictions

Restrictions on permitting SLPs to complete non-contestable work apply when we assess that the construction work significantly heightens the risk to:

- Health, safety and wellbeing.
- Impact on our ability to supply our existing customers.
- Damage being caused to our existing assets, or
- Environment harm.

The thresholds for this assessment are set by Severn Trent and allowing any provider to do work may be subject to accreditation requirements and controls which we'll specify in the terms offered.

Contestable works

Contestable work is all work which is not deemed non-contestable and listed in the tables above. A SLP, or your chosen drainage contractor, may however choose to ask Severn Trent to complete contestable works and we'll provide the charges for these on request.

Adoption Agreements

Pre-construction – adoption of a water main

Severn Trent will adopt any newly constructed water main that has a formal Agreement in place and has been constructed in accordance with that Agreement with a SLP.

Once the new water main has been installed and the main has passed a pressure test and the chlorination sample results have passed, Severn Trent will connect the newly laid water main to our existing (live) water network.

Once the works are complete, a Vesting Certificate will be issued to both the developer and the SLP confirming the date of transfer of ownership (which is the connection date) to Severn Trent. After this date, the operation and maintenance of the water main then rests with us. We'll also make an asset value payment for the length of mains laid.

There is however a 12 month defects liability period, starting on the connection date stated on the Vesting Certificate, which means the SLP who constructed the new water main remains responsible for any defective materials and workmanship during this period. If the SLP chooses not to correct any defective materials or workmanship during this time Severn Trent will complete the necessary works and invoice the SLP for the costs.

Post construction – adoption of a water main

Severn Trent will consider adopting a newly laid water main post construction. Please contact us to discuss.

Pre-construction – adoption of a sewer

Severn Trent will adopt any newly constructed sewer that has a formal Agreement in place and has been constructed in accordance with that Agreement.

The adoption process is a developer driven 2 stage process.

Stage 1: the maintenance period

Following the construction of the sewers to the agreed specification the sewers will be placed on a 12 month maintenance period once the development site is at 51% occupancy and Severn Trent has received the following:

1. The completed manhole and sewer record cards.
2. The as-built drawings.
3. All electrical & lifting equipment Installation Certificates.
4. 3 copies of the drawings for the Sewage Pumping Station (SPS) (1 to be electronic).
5. A copy of the site's CDM Health & Safety file (preferably an electronic copy).

The maintenance period allows the network to settle and operate at a level that may highlight any issues that can then be addressed.

During the maintenance period we'll release the developer's surety or return any cash bond, unless there is a pumping station to be adopted in which case we'll retain 15% of the value of the bond.

Likewise, during the maintenance period any outstanding legal matters need to be resolved, namely:

Unilateral deed of grant of easements for discharge to watercourses

Severn Trent don't have the statutory power to discharge into a watercourse. So before we can adopt a sewer we need our rights to discharge secured for us. The developer will need to secure this on behalf of Severn Trent using an Easement Agreement.

Sustainable Drainage System (SUDS) easement

Where there is a SUDS on a development site, e.g. a pond, swale, etc. Severn Trent need a right to access and flood that land. This requires an instruction to a solicitor and the developer pays the associated costs.

Land transfer

When there's a Pumping Station on a development site that Severn Trent will be adopting, we must have ownership of the land transferred to us prior to adoption. This also requires an instruction to a solicitor and the developer again covers our costs. We pay a nominal fee of 1p for the land.

Stage 2: the adoption

After the 12 month maintenance period, and subject to any legal matters being resolved, Severn Trent will:

1. Complete a final manhole inspection.
2. Check any remedial works that we've requested has been done.
3. Adopt the sewer and issue a Vesting Declaration (also known as a Vesting Certificate).
4. Return any remaining bond money or release the surety of any remaining commitment.

Post construction – adoption of a sewer

If your property is already connected to a private sewer network and you would like Severn Trent to consider adopting it please contact us to discuss adopting under Section 102.

Section 3 - The connection process

In this section we'll tell you about how to apply for a new connection, what information we'll give to you when sending you the charges, when and how to make a payment, and how you can feedback to us. We'll also talk you through the timescales.

The connections process

Who can apply

It's the owner of the land, or someone who has significant interest in the land, who needs to apply for a new water and/or sewer connection. This may be an individual or a company.

We'll accept an application form from an agent or a consultant working for the applicant, but it's the applicant who is responsible for the content in the application form and must sign the declaration at the end of the form.

How to apply

All of our new water and sewer connection [application forms](#) are on our website. You can download an application form, fill it in and post it back to us at:

Severn Trent Water Limited
Severn Trent Centre
PO Box 5311
Coventry
CV3 9FL

Or you can email it to us at new.connections@severntrent.co.uk in a zip file along with any supporting documentation.

Alternatively, please call the developer services team on 0800 707 6600 and they'll send you an application form in the post. Our opening times are 8.30am to 5pm Monday to Thursday and 8.30am to 4.30pm on Friday.

As well as application forms we have a number of [guidance notes](#) which you may want to read before applying, or use as a reference throughout the new connection process.

Which application form to complete

We have a number of application forms depending on your connection, or adoption, type and there might be certain things to think about before you apply. Links to both are provided in the table on the next page.

| Application type | Which form to complete |
|---|---|
| Pre development enquiry | Developer enquiry application form |
| Self lay – point of connection enquiry | Self lay point of connection assessment form |
| Water main – requisition | Water mains requisitions application form Before you apply |
| Water main – self lay | Self lay water main application form |
| Diversion of a water asset | Water diversion application form |
| Self lay services only agreement | Water and sewer connections application form |
| Water service connection | Water and sewer connections application form Before you apply |
| Large diameter water service connection | Large diameter connection application form Before you apply |
| Sewer requisition | Sewer requisition/lateral drain application form |
| Diversion of a sewer asset | Sewer diversion form |
| Sewer adoption | Adoption of sewers application form |
| Sewer connection | Water and sewer connections application form Before you apply |
| Post sewer adoption | There is no application form to complete. You can simply write to us |
| Post water main adoption | There is no application form to complete. You can simply write to us |
| Build over agreement | For building works at a single domestic property involving pipes of 150mm diameter or less you can send us a self certification declaration form Where the building work doesn't meet the criteria for self certification you'll need to send us a build over application form |

Requesting a copy of our water and sewer network plan

Before you start any development work you can request a copy of our existing water mains and sewerage network plans to check that your site is within the Severn Trent Water boundary.

We have a library of maps covering our water mains and sewerage network. You can request copies by simply completing our [water and/or sewer map request form](#).

Alternatively you can view our maps for free by visiting the Severn Trent Centre at:
2 St John's Street
Coventry
CV1 2LZ

Where to send my application

Once you've completed your application form you can post it to us along with the application charge (see Section 4) and any supporting documents to:

Severn Trent Water Ltd
PO Box 5311
Coventry
CV3 9FL

Or email them to new.connections@severntrent.co.uk in a zip file. If you email your application to us we'll assume that you want to pay your application charge by credit/debit card.

How to make a payment

You can pay for any of our charges by credit/debit card, by BACS or by cheque.

Credit/debit card

We accept all major credit/debit cards and to pay by card simply call us on 02477 715 904.

Please don't email your credit/debit card details to us.

Cheque

Please make your cheque payable to Severn Trent Water Ltd and send it to us at:

Severn Trent Water Limited
PO Box 5311
Coventry
CV3 9FL

How we let you know we've received your application

Once we've received your application form we'll acknowledge receipt and provide you with a reference number within 5 calendar days. Your application will then be assigned to a member of our team who'll be your point of contact during the quote process.

The connection process for each application type

There's a different process for each new connection type and the process steps for each are shown in Appendix 1 on page 60.

The design

Depending on the type of development, we offer both fixed charges and bespoke charges.

Minimum scheme

A minimum scheme, also known as a standard scheme, is a scheme where the design meets the needs of both the developer, and Severn Trent, for supplying a site with clean water and taking away sewage and surface water. For a minimum scheme we are able to provide a number of fixed charges.

Enhanced scheme

An enhanced scheme, also known as a non-standard scheme, is a scheme where there could be a mixture of fixed and bespoke charges, or all bespoke charges, because:

1. The developer has requested additional security or additional/alternative points of connection.
2. Or the need for new assets to supply an unknown demand for future supply to customers.
3. Additional future needs for a site would need separate Agreements, e.g. phased schemes.
4. The developer is looking to sell the land as a "serviced site".

The quote

Once we've assessed your application form and associated documents, we'll send either a quote, an Agreement or an Approval Notice depending on the type of new water and/or sewer connection application made.

Our quote will show either a fixed charge for the connection work, or bespoke charges which are unique for your development. Each of these are explained in more detail in Section 4 which starts on page 27.

How long a quote is valid

All of our quotes, Agreements and Approval Notices are valid for 6 months from the date of the covering letter. If a quote hasn't been accepted by the applicant within this 6 month period, and the charges paid, the quote will be cancelled. If the works are still to go ahead after this time the applicant will have to send us a new application for the connection.

If an approved connection has not been completed within this 6 month period, you'll need to send us a new application as another approval will be needed.

Quote breakdown

We'll tell you about the different charges in each quote, along with information about what we'll do and what we expect you, the developer, to do.

Water connections quotes and agreements

Pre development enquiry – water responses

Our responses to a water pre development enquiry will include:

| | |
|-----------------------------------|--|
| When you'll get a response | Once we have all the information we need we'll send you a response within 21 days. |
| The charges | The application charge you pay when you send us your enquiry covers the work we need to complete a response. If the requirements are such that more extensive modelling or evaluation is needed, we may need an additional payment – for example, for non-domestic requirements. |
| What we'll tell you | <p>We'll let you know:</p> <ul style="list-style-type: none">➤ Any assets and apparatus that will be affected by the proposals.➤ Information about our ability to provide water to the development site and how it should be supplied.➤ Where appropriate, details of any off-site reinforcement work needed to supply the development site with water.➤ Detail of any further work we'll need to do to provide an optimal solution to connect the site to our water network.➤ Any extra charges. <p>We'll send you:</p> <ul style="list-style-type: none">➤ A copy of our water records for the development area. |
| What happens next | You decide if you want to apply for a new main and/or water service connection and apply to us. |

Self lay – point of connection enquiry

Our responses to a self lay point of connection enquiry will include:

| | |
|-----------------------------------|---|
| When you'll get a response | Once we have all the information we need we'll send you a response within 21 days. |
| The charges | The application charge you pay when you send us your enquiry covers the work we need to complete a response. If the requirements are such that more extensive modelling or evaluation is needed, we may need an additional payment – for example, for non-domestic requirements. |
| What we'll tell you | <p>We'll let you know:</p> <ul style="list-style-type: none">➤ Any assets and apparatus that will be affected by the proposals.➤ Information about our ability to provide water to the development site and how it should be supplied.➤ Where appropriate, details of any off-site reinforcement work needed to supply the development site with water.➤ Detail of any further work we'll need to do to provide an optimal solution to connect the site to our water network.➤ Estimated development charges – including the developer contribution and asset value. <p>We'll send you:</p> <ul style="list-style-type: none">➤ A copy of our water records for the development area. |

| | |
|--|---|
| What happens next | You decide if you want to apply for a new main and/or water service connection and apply to us. |
| Water mains - requisition | |
| Our quote for a new water main requisition is made up of a number of fixed charges. Where we are unable to provide a fixed charge due to exceptional circumstances (see section 4) we'll provide you with bespoke charges. | |
| When you'll get a quote | Once we have all the information we need we'll send you a quote within 28 days. |
| The charges | <p>We'll tell you the charges for a minimum scheme, including:</p> <ul style="list-style-type: none"> ➤ The on-site mains requisition charge per property. ➤ Any off-site construction charges per metre. ➤ The income offset amount per property. ➤ The infrastructure charges per property. ➤ The infrastructure credits per property. ➤ Any infrastructure discounts per property. <p>For an enhanced scheme we'll provide you with bespoke charges for the development.</p> |
| What we'll tell you | <p>We'll tell you what you need to do to accept the terms in our quote, giving details on:</p> <ul style="list-style-type: none"> ➤ The assumptions that we've made. ➤ The design. ➤ How to pay for the charges. ➤ Our terms and conditions. <p>We'll send you:</p> <ul style="list-style-type: none"> ➤ An agreement, and ➤ An agreed design layout. |
| Accepting the quote | <p>Your quote is valid for 6 months so when you're ready to start construction you'll need to send us:</p> <ul style="list-style-type: none"> ➤ The signed Agreement. ➤ The payment for 'The charges.' |
| What happens next | We'll contact you to arrange a pre-start meeting. |

Water main –self lay (via an Adoption Agreement)

When a developer has decided that he wants to use a Self Lay Provider to lay the new water mains, our quote for a new water main is made up of a number of fixed charges. Where we're unable to provide a fixed charge due to exceptional circumstances (see section 4) we'll provide you with bespoke charges.

| | |
|--------------------------------|---|
| When you'll get a quote | <p>Once we have all the information we need we'll send you a quote within 28 days.</p> <p>If you've previously made a self lay point of connection enquiry, we'll send you a quote within 14 days if the development has 500 plots or less, and within 28 days if the development has over 500 plots.</p> <p>If you are also laying the service connections our requirements will be included within the self lay mains agreement.</p> |
| The charges | <p>We'll tell you the charges for a minimum scheme, including:</p> <ul style="list-style-type: none"> ➤ The on-site mains requisition charge per property. ➤ Any off-site construction charges per metre. ➤ The charge for any non-contestable works. ➤ The charge for any contestable works that the SLP wants Severn Trent to do. ➤ Any income offset amount per property. ➤ The infrastructure charges per property. |

- The infrastructure credits per property.
- Any infrastructure discounts per property.
- The asset value amount.

| | |
|----------------------------|---|
| What we'll tell you | <p>We'll tell you what you need to do to accept the terms of our quote, giving details on:</p> <ul style="list-style-type: none"> ➤ How to pay for the charges. ➤ The design. ➤ Our terms and conditions. ➤ Who'll need to sign the Adoption Agreement and where it needs to be returned to. ➤ Our assumptions that where a SLP has completed the design for a site, they have liaised with the Fire Authority and gained approval from them prior to the commencement of works. <p>We'll send you:</p> <ul style="list-style-type: none"> ➤ An Agreement. ➤ Agreed design layout. |
| Accepting the quote | <p>Your quote is valid for 6 months so when you're ready to start construction you'll need to send us:</p> <ul style="list-style-type: none"> ➤ The payment due for 'The charges.' ➤ A copy of the Fire Authority's approval. ➤ Confirmation of the SLP who'll be doing the work and evidence of accreditation in accordance with the Lloyds WIRS. ➤ Confirmation who is to lay the service connections. ➤ The signed Agreement. |
| What happens next | We'll contact you to arrange a pre-start meeting. |

Diversion of a water asset

Our quote for diverting an existing Severn Trent water asset will be made up of bespoke charges.

| | |
|--------------------------------|---|
| When you'll get a quote | Once we have all the information we need we'll send you a quote no later than the date agreed with you. |
| The charges | We'll tell you the bespoke charges for the diversion works. |
| What we'll tell you | <p>We'll tell you what you need to do to accept the terms of our quote, giving details on:</p> <ul style="list-style-type: none"> ➤ How to pay for the charges. ➤ Our terms and conditions. <p>We'll send you:</p> <ul style="list-style-type: none"> ➤ An Agreement. ➤ Agreed diversion works. |
| Accepting the quote | <p>Your quote is valid for 6 months so when you're ready for the diversion work to start you'll need to send us:</p> <ul style="list-style-type: none"> ➤ The signed Agreement. ➤ The payment for 'The charges.' |
| What happens next | We'll contact you to agree a date to start the work. |

Water service connection

Our quote for a new water service connection (25mm to 32mm and 50mm and above) is made up of a number of fixed charges. This includes both on-site and off-site and self lay service connections. For self lay service connections we'll look to complete a self lay services Agreement.

Note – there are different timescales for a self lay water service connection.

When you'll get a quote

Once we have all the information we need we'll send you a quote within 28 days.

For self lay service connections we'll issue plot reference information and costing details within 14 days commencing on the day following written notification of connection call-off by the SLP, referred to as a Form 4.

When an SLP is laying the mains on site the service connection requirements will be included within the self lay mains agreement. If Severn Trent are laying the mains on site we will issue a self lay services agreement for completion.

The charges

We'll tell you the charges for:

- The water connection, or connections if there are multiple connections and meterage.
- Protective pipework per property, if applicable.
- Traffic management, this could include (but not limited to) road closures, lane closures, temporary traffic.
- The council permit, if applicable.
- The infrastructure charge per property.
- The infrastructure credits per property.
- Any infrastructure discounts per property.

What we'll tell you

We'll tell you what you need to do to accept the terms of our quote and how you need to lay your service pipe, giving details on:

- How to pay for the charges.
- A sketch showing you where you need to lay your (private) service pipe.
- The inspection and water connection process.
- The charge for an abortive visit when the site isn't ready for an inspection or a connection.
- The information that you'll need to give us so we can set up the billing account.
- Our terms and conditions.

Accepting the quote

Your quote is valid for 6 months so when you're ready for your water service connection you'll need to send us:

- The signed Acceptance Form
- The payment for 'The charges.'

What happens next

When we receive the signed Acceptance Form and payment we'll arrange to inspect your private supply pipe within 5 calendar days.

Once the works have passed an inspection we'll arrange for the water service connection to be made within 21 days. However, we may need to apply to your local council for a permit to close the road so that we can safely make the connection. Your council may request that we give them up to 3 months' notice for a road closure.

The local council may impose other restrictions which may result in the connection taking longer than 21 days, such as weekend working and conflict of other services work.

Large diameter water service connection

Our quote for a new water service connection (50mm and above) is made up of a number of fixed charges.

| | |
|--------------------------------|--|
| When you'll get a quote | Once we have all the information we need we'll send you a quote within 28 days. |
| The charges | <p>We'll tell you the charges for:</p> <ul style="list-style-type: none">➤ The water connection, or connections if there are multiple connections and meterage.➤ Protective pipework per property, if applicable.➤ Closing a road (often referred to as traffic management), if applicable.➤ The council permit, if applicable.➤ The infrastructure charge per property.➤ The infrastructure credits per property.➤ Any infrastructure discounts per property. |
| What we'll tell you | <p>We'll tell you what you need to do to accept the terms in our quote and how you need to lay your service pipe, giving details on:</p> <ul style="list-style-type: none">➤ How to pay for the charges.➤ A sketch showing you where you need to lay your (private) service pipe.➤ The requirements for the meter and boundary box installation.➤ The charge for an abortive visit when the site isn't ready for an inspection or a connection.➤ The information that you'll need to give us so we can set up the billing account.➤ Our terms and conditions. |
| Accepting the quote | <p>Your quote is valid for 6 months so when you're ready for your water service connection you'll need to send us:</p> <ul style="list-style-type: none">➤ The signed Acceptance Form➤ The payment for 'The charges.' |
| What happens next | <p>When we receive the signed Acceptance Form and payment we'll arrange to inspect your private supply pipe within 5 calendar days.</p> <p>Once the works have passed an inspection we'll arrange for the water service connection to be made within 21 days. However, we may need to apply to your local council for a permit to close the road so that we can safely make the connection. Your council may request that we give them up to 3 months' notice for a road closure.</p> <p>The local council may impose other restrictions which result in the connection taking longer than 21 days, such as weekend working and conflict of other services work.</p> |

Sewer connections quotes, agreements and approvals

Pre development enquiry – sewer response

Our response to a sewer pre development enquiry will include:

| | |
|-----------------------------------|---|
| When you'll get a response | Once we have all the information we need we'll send you a response within 21 days. |
| The charges | The application charge you pay when you send us your enquiry covers the work we need to complete a response. If the requirements are such that more extensive modelling or evaluation is needed, we may need an additional payment – for example, for non-domestic requirements. |
| What we'll tell you | <p>We'll let you know:</p> <ul style="list-style-type: none"> ➤ Any assets and apparatus that will be affected by the proposal. ➤ Information on our ability to take the proposed flows from the development, including restrictions on discharge rates when appropriate. ➤ Detail of any further work we need to do to provide an optimal solution to connect the site to our sewer network. ➤ Any extra charges. <p>We'll send you:</p> <ul style="list-style-type: none"> ➤ A copy of our sewer records for the development area. |
| What happens next | You decide if you want to apply for a sewer adoption and/or a sewer connection and apply to us. |

Sewer requisition

Our quote for a sewer requisition will be made up of bespoke charges.

| | |
|--------------------------------|--|
| When you'll get a quote | Once we have all the information we need we'll send you a quote no later than the date agreed with you. |
| The charges | We'll tell you the bespoke charges for the requisition works. |
| What we'll tell you | <p>We'll tell you what you need to do to accept the terms in our quote, giving details on:</p> <ul style="list-style-type: none"> ➤ How to pay for the charges. ➤ The design. ➤ The scope of works. ➤ What you need to do to progress the works. ➤ The programme delivery and timescales. ➤ The payment options. ➤ Out terms and conditions. <p>We'll send you:</p> <ul style="list-style-type: none"> ➤ An Agreement. ➤ A design layout/drawing. |
| Accepting the quote | <p>Your quote is valid for 6 months so when you're ready to start construction you'll need to send us:</p> <ul style="list-style-type: none"> ➤ The payment for 'The charges.' ➤ Your agreement to the scope of works. ➤ The signed Agreement. ➤ Your agreement to the timeframes. ➤ The initial deposit. |
| What happens next | Contract is awarded |

Diversion of a sewer asset

Our quote for diverting an existing Severn Trent sewer asset will be made up of a bespoke charges.

When you'll get a quote Once we have all the information we need we'll send you a quote no later than the date agreed with you.

The charges We'll tell you the bespoke charges for the diversion works.

What we'll tell you We'll tell you what you need to do to accept the terms in our quote, giving details on:

- How to pay for the charges.
- Our terms and conditions.

We'll send you:

- An Agreement.
- Agreed diversion works.

Accepting the quote Your quote is valid for 6 months so when you're ready for the diversion work to start you'll need to send us:

- The signed Agreement.
- The payment for 'The charges.'

What happens next We'll contact you to agree a date to start the work.

Sewer adoption

This is an offer of an Adoption and is made up of a number of fixed charges.

When you'll get a technical approval Once we have all the information we need we'll send you a technical approval within 28 days.

The charges We'll tell you:

- The sewer adoption inspection charge (2.5%)
- The sewer adoption bond payment charge (10%)
- Any additional charges for a headwall, flow control, storage, pumping stations and lateral drains.

What we'll tell you We'll tell you what you need to do to accept the terms in our quote, giving details on:

- Lengths to be adopted.
- Inspection requirements.
- What to do if there are any changes to the design.
- How to proceed to Agreement.
- What to do next.

Accepting the offer Our offer of an adoption is valid for 6 months so when you're ready to start construction you'll need to send us:

- The signed Acceptance Form.
- The payment for 'The charges'.
- Who will be party to the Agreement (the Request for Information).
- What to do if there are any changes to the design.

What happens next We'll send you an Adoption Agreement.

Sewer connection

This is an offer of an Adoption and is made up of a number of fixed charges.

| | |
|------------------------------------|---|
| When you'll get an approval | Once we have all the information we need we'll send you an Approval Notice within 21 days. |
| The charges | We'll tell you the charges for: <ul style="list-style-type: none">➤ Any extra lengths.➤ Any additional charge for an out of hours inspection.➤ Any additional charge for more than 2 inspections. |
| What we'll tell you | We'll tell you details of the approval and let you know: <ul style="list-style-type: none">➤ How to call off a sewer inspection.➤ The approved contractors name and contact details.➤ The approved job specification.➤ The consequences of connecting to a public sewer before it has been approved and inspected by Severn Trent. |
| What happens next | Your approval is valid for 6 months so when you're ready to start construction you'll need to send us: <ul style="list-style-type: none">➤ The payment for 'The charges'. <p>You'll then need to contact us 2 working days before the date of connection so that we can arrange for the works to be inspected.</p> |

Feasibility studies

Preliminary design report (PDR)

When we're assessing a new development site, through either a development enquiry, a self lay point of connection enquiry, or a new mains requisition application form, we sometimes find that the water supply network surrounding the site is not capable of supplying the anticipated demand without off site reinforcement works. In this circumstance, we'll look to complete further investigations to better understand the reinforcement required. This may involve completing detailed modelling, trial holes, etc.

Sewer capacity assessment (SCA)

When we're assessing a new development site, through either a development enquiry or a new sewer requisition application form, we need to consider the impact of the new development on our existing network and in particular look at:

1. Sewer flooding.
2. The impact at pumping stations, and
3. The impact at sewer treatment works.

Reinforcement works associated with domestic usage is now included within our infrastructure charges and therefore the costs associated with these activities will be borne, in full, by Severn Trent. However, should there be an element of non-domestic usage we may look to recover these costs. These could be a percentage of the overall costs for a mixed used site, or full costs.

Should you need to make a payment we'll let you know what this is in on our response to your application.

Trade effluent

Trade effluent is anything which is not domestic sewage (toilet, bath or handwashing waste) or uncontaminated surface water and roof drainage (rainwater).

Waste water discharges from hotels, pubs, restaurants, takeaways and caravan parks are not classed as trade effluent.

For more information [see here](#).

Disputes

Here at Severn Trent we always aim to give our developers the best possible service and if there is a problem put it right.

When you get a quote from us we'll always give you the name and contact telephone number for someone in our developer services team who'll be your first point of contact when things don't go according to plan.

However, if you're still not happy you can download our [complaints procedure here](#).

Section 4 - Charging Arrangement Principles

In this section we'll tell you more about each of our charges - how a charge has been calculated and what you can expect from us when you pay a charge.

Not all of the information in this section will be relevant to each and every developer, as there may be only some connection types that you'll need.

If you need a new connection for your own home you'll only need a water and/or sewer connection into our existing network. But for larger developments with more complex requirements, you may need infrastructure that supports the needs of your development.

Severn Trent have a number of charges for new connections to our water and sewer network:

- Application charges
- Design charges
- Water and sewerage infrastructure charges
- Water mains supply connection charges
- Water service connection charges
- Site specific charges
- Sewer connection charges
- Adoption charges
- Diversion charges
- Legal fees

Some of these charges will have an income offset amount applied, meaning that we can deduct the income offset amount from the total construction charges. This is a fixed amount making it predictable at the earliest stage of the development and when applied will give you the **developer charge**.

Likewise, when a Self Lay Provider completes any contestable works, these charges can be offset by an **asset payment**, again making charges more predictable at the earliest stage of the development. Income offset and asset payments are explained in greater detail on page 37.

Types of charges

Application charges

You'll find the application charges for different water and sewer connection types, showing what you can expect from us when you pay an application charge.

Once you've completed an application form, send it to us with the application charge, and any supporting information.

Requesting a map

If you need to know where the Severn Trent water and/or sewer network is located around your proposed development site we can send you a map. The map and the tabular table will tell you the assumed line, level and size of the asset.

Note: all details must be checked and not assumed to be correct.

These charges are non-refundable and include value added tax (VAT).

| Water map | Charge | VAT |
|---|---------------|------------|
| We'll send you a map of the Severn Trent water network within the area you request. | £24.00 | 20% |
| Sewer map | | |
| We'll send you a map of the Severn Trent sewer network within the area you request. | £24.00 | 20% |
| Water and sewer map | | |
| We'll send you a map of the Severn Trent water and sewer network within the area you request. | £36.00 | 20% |

| Water and sewer map | Charge | VAT |
|---|---------------|------------|
| If you need multiple copies of a Severn Trent water or sewer map at the same location, the first copy will be charged at £24.00 (as above) and copies 2, 3 & 4 for example will be charged at £6.00 per map. | £6.00 | 20% |
| If you need multiple copies of a Severn Trent combined water and sewer map at the same location, the first copy will be charged at £36.00 (as above) and copies 2, 3 & 4 for example will be charged at £12.00 per map. | £12.00 | 20% |

Development enquiry

If you need to understand the requirements better for supplying your new development with water, sewerage supplies, or both, you can send us a development enquiry before making a full application. We'll complete an assessment to understand the impact of the proposed development on our water and/or sewer network.

These charges are non-refundable and include value added tax (VAT).

Application charges - up to 7 household properties that are self-contained and with no communal areas.

| Development enquiry water | Charge | VAT |
|---|---------------|------------|
| We'll let you know if our network is able to supply your proposed development site with water. | £92.77 | 20% |
| Development enquiry waste | | |
| We'll let you know if our network is able to receive the flows from your proposed development site. | £108.43 | 20% |
| Development enquiry water & waste | | |
| We'll let you know if our network is able to supply your proposed development site with water and our network is able to receive the flows from your proposed development site. | £179.33 | 20% |

Application charges - over 7 household properties and all non-household developments.

| Development enquiry water | Charge | VAT |
|---|---------------|------------|
| We'll let you know if our network is able to supply your proposed development site with water. | £164.41 | 20% |
| Development enquiry waste | | |
| We'll let you know if our network is able to receive the flows from your proposed development site. | £215.12 | 20% |

| Development enquiry water & waste | | |
|---|---------|-----|
| We'll let you know if our network is able to supply your proposed development site with water and our network is able to receive the flows from your proposed development site. | £354.43 | 20% |

Application charge - self lay provider point of connection enquiry.

| Point of connection enquiry - water | Charge | VAT |
|--|---------------|------------|
| We'll let you know if our network is able to supply your proposed development site with water. | £164.41 | 20% |

Water and sewer connections

Application charges

When you've completed the relevant application form, send it to us along with the application charge shown in the table below along with any supporting information.

These charges are non-refundable and where applicable include value added tax (VAT), as shown in the tables below.

| New water main - requisition | Charge | VAT |
|--|---------------|------------|
| We'll send you a detailed breakdown of the charges for your chosen lay option. If you haven't yet decided we'll send you the charges for all options allowing you to make an informed decision on how you want to proceed. | £1,739.82 | 20% |

| New water main – self lay | Charge | VAT |
|--|---------------|------------|
| Severn Trent design We'll send you a detailed breakdown of the charges, including those for both contestable and non-contestable works, the asset payment value, and a copy of the approved design. | £1,739.82 | 20% |
| Self lay design (approval) We'll send you a detailed breakdown of the charges, including those for both contestable and non-contestable works, the asset payment value, and a copy of the approved design. | £0.00 | 0% |

| Diversion of a water asset | Charge | VAT |
|--|---------------|------------|
| Simple – where we are vetting information submitted to provide approval for the diversion works. We'll carry out an initial network assessment and may provide bespoke charges for Severn Trent to divert a water asset. | £611.88 | 20% |
| Complex – where we need to do more feasibility to offer a proposal for the diversion requirements. We'll carry out a network assessment and provide the bespoke charges and the design for Severn Trent to divert a water asset. | £1,739.82 | 20% |

| Water service connection | Charge | VAT |
|---|---------------|------------|
| We'll send you a detailed breakdown of the charges, for a 25/32mm water service connection. This includes those connections needed for a temporary supply, a supply for agricultural use and for the splitting of a shared supply. | £137.88 | 20% |

| Large diameter connection Water service connection | Charge | VAT |
|--|---------------|------------|
| We'll send you a detailed breakdown of the charges for a 50mm+ water service connection. | £294.47 | 20% |

| Sewer requisition | Charge | VAT |
|---|---------------|------------|
| We'll complete a preliminary investigation and design and send you a quote for the bespoke charges. These charges will become part of the final requisition cost when the requisition Agreement is completed and the new sewer is laid. | £3,231.10 | 20% |
| Diversion of a sewer asset | Charge | VAT |
| Simple – where we are vetting information submitted to provide approval for the diversion. We'll carry out an initial network assessment and may provide bespoke charges for Severn Trent to divert the sewer asset. | £621.36 | 20% |
| Complex – where we need to do more feasibility to offer a proposal for the diversion requirements. We'll carry out a network assessment and provide the bespoke charges and the design for Severn Trent to divert a sewer asset. | £3,231.10 | 20% |
| Sewer adoption | Charge | VAT |
| We'll assess your proposed design and provide comments. Once any design amendments, if any, have been completed we'll send you Technical Compliance and the bespoke charges. | £0.00 | 20% |
| Sewer connection | Charge | VAT |
| Connection to a public sewer when the connection is in the public highway. Approval of a connection with 1 length of lateral drain or sewer (1 length is 15 metres). Complete 2 inspections of the sewer connection during normal working hours Monday to Friday 9am to 5pm. | £455.67 | 0% |
| Connection to a public sewer when the connection is in the public highway. Approval of a connection with 1 length of lateral drain or sewer (1 length is 15 metres). Complete 2 inspections of the sewer connection outside normal working hours - Monday to Friday before 9am and after 5pm. | £559.75 | 0% |
| Connection to a public sewer when the connection is in the public highway. Approval of a connection with more than 1 length of lateral drain or sewer (1 length is 15 metres). Complete 2 inspections of the sewer connection during normal working hours Monday to Friday 9am to 5pm. | £549.14 | 0% |
| Connection to a public sewer when the connection is in the public highway. Approval of a connection with more than 1 length of lateral drain or sewer (1 length is 15 metres). Complete 2 inspections of the sewer connection outside normal working hours - Monday to Friday before 9am and after 5pm. | £579.69 | 0% |
| Connection to a public sewer when the connection is not in the public highway. Approval of a connection with 1 length of lateral drain or sewer (1 length is 15 metres). Complete 2 inspections of the sewer connection during normal working hours 9am to 5pm. | £224.98 | 0% |
| Connection to a public sewer when the connection is not in the public highway. Approval of a connection with 1 length of lateral drain or sewer (1 length is 15 metres). | £255.32 | 0% |

| | | |
|---|--------|----|
| Complete 2 inspections of the sewer connection outside normal working hours - Monday to Friday before 9am and after 5pm. | | |
| Application for an indirect connection to a private drain, with the owner's permission, that discharges to the private sewer. | £96.41 | 0% |
| Approval of an in-direct sewer connection. | | |

| Post sewer adoption | Charge | VAT |
|---|---------------|------------|
| We'll assess your enquiry and provide a response, detailing our concerns, if any, and the bespoke charges to complete the adoption. | £0.00 | 0% |

| Build over | Charge | VAT |
|------------------------------|---------------|------------|
| Self certification | £65.00 | 0% |
| Build Over Agreement Class 1 | £169.50 | 0% |
| Build Over Agreement Class 2 | £194.70 | 0% |
| Build Over Agreement Class 3 | Bespoke | 0% |

Water mains - reapplying

When a quote has expired and there's been no substantial changes to the design or layout, you'll need to send us the below charges so that we can send you up to date charges and amended agreements. This is a non-refundable charge and includes value added tax (VAT).

When a quote has expired and there has been a substantial change in detail and design, you'll need to send us another application form and full charges so that we can send you up to date charges and new agreements.

| Requote for a water main | Charge | Unit | VAT |
|--|---------------|-----------------|------------|
| We'll send you updated charges and amended agreements. | £495.00 | Per application | 20% |
| Requote for a water service connection onto a new main | Charge | Unit | VAT |
| We'll send you updated charges for a 25/32mm water service connection. | £3.52 | Per connection | 20% |

Water service connection – requote

When there has been a substantial change in the detail and design to your development, we'll need to send you up to date charges. Once you have stipulated these changes, we can process this for you. This is a non-refundable charge and includes value added tax (VAT). Please note that if your application has simply expired you'll need to pay the original application fee shown on page 29.

| Requote for a water service connection 25mm–32mm | Charge | VAT |
|--|---------------|------------|
| We'll send you updated charges for a 25/32mm water service connection. | £41.00 | 20% |
| Requote for a water service connection 50mm+ | Charge | VAT |
| We'll send you updated charges for a 50mm+ water service connection. | £138.13 | 20% |

Sewer connection - reapplying

When an approval has expired or there has been a substantial change in detail and design, you'll need to send us another application form so that we can send you up to date charges. Again, this is a non-refundable charge and there is no value added tax (VAT) payable.

| Approval following a design change or second submission | Charge | VAT |
|---|--------|-----|
| We'll send you a new approval. | £96.41 | 0% |

Each of these application charges will be fixed until 31 March 2020 and reviewed annually.

The infrastructure charge

The Water Industry Act (1991) allows water companies to recover costs from its developers for providing or improving its infrastructure for new connections to its water and sewer network.

There are two infrastructure charges – one for water services and one for sewerage services. Both the water and sewerage infrastructure charge pays for all non-site specific network reinforcement work needed as a result of a new development and new connections to our existing water and sewer network and will include works, amongst others, to provide or alter existing water mains, service reservoirs, sewers and pumping stations.

Further details on our infrastructure charges can be found in our latest [Wholesale Scheme of Charges](#).

In certain situations, when we provide the water supply but not the waste water services we are required to recover infrastructure charges on behalf of other statutory undertakers. In these circumstances we would ask that you please refer to the relevant undertaker's website for infrastructure charges detail.

How we've calculated the infrastructure charge

We charge an infrastructure charge per property - one for water and one for sewerage.

We've calculated the infrastructure charge by totalling the cost of the developer driven non-site specific network reinforcement work investment over a 5 year period and divided this total cost by the total volume of connected properties over the same 5 year period to give a **per property infrastructure charge**. Our Infrastructure charges are universal, that is to say all developer customers paying Infrastructure charges pay the same rate, and we don't apply a zonal charge based upon the location of a connection.

For the purposes of applying infrastructure charges when a bulk supply arrangement is in place, the total flow requirements are converted into the equivalent number of properties.

For the purposes of this calculations it is assumed that an average property is equal to 0.0065 l/s.

As an example - if the bulk supply requirements were for 0.5l/s you would divide this value by 0.0065 to get the total number of equivalent properties.

$$0.500 / 0.0065 = 76.9230 \text{ (77 properties)}$$

There is no value added tax (VAT) payable on an infrastructure charge.

| Infrastructure charge | Charge | Unit | VAT |
|---------------------------------|---------|--------------|-----|
| Water infrastructure charge. | £438.89 | Per property | 0% |
| Sewerage infrastructure charge. | £265.08 | Per property | 0% |

These infrastructure charges will be fixed until 31 March 2020 and reviewed annually.

Modification to Licence Condition C

Historically water companies charged Infrastructure charges based upon the terms set out under their licence conditions, specifically Licence Condition C. From 2018/2019 water companies set their charges in accordance

with a new set of Ofwat rules and therefore Ofwat issued modifications to the existing Licence Condition C terms.

The modification means that whilst our 2019/2020 Infrastructure charges are shown above, these charges won't always apply to connections made in this charging year.

The critical factor is the date that the water main or sewer that is being connected to was provided for requisition. The legacy charges that apply between 1991 and April 2018 are shown below.

| Infrastructure charge | Charge | Unit | VAT |
|---------------------------------|---------|--------------|-----|
| Water infrastructure charge. | £391.74 | Per property | 0% |
| Sewerage infrastructure charge. | £391.74 | Per property | 0% |

Infrastructure credits

If there have been properties on a development site where there are now new connections we may be able to apply a credit to a water and/or sewerage infrastructure charge. Details of how we calculate an infrastructure credit can be found in our latest [Wholesale Charges Scheme](#).

Infrastructure charges discount scheme

Here at Severn Trent, the nature of what we do as a company means that we have an important role to play in protecting and sustaining water as a natural resource for future generations. This is why, as part of our overall vision to be the most trusted Water Company by 2020 by our customers, we also have an ambition to become the most water efficient region within the UK. To achieve our ambition we want to encourage better water efficiency in the home to help our customers to save water and safeguard their homes from flooding, starting with new builds.

Our Infrastructure Charges Discount Scheme could save you, as a home builder, money on both clean water and sewerage infrastructure charges by up to 100% if you build to our qualifying conditions. Take a look at our [infrastructure charges discount scheme](#) for more information on the savings to be made. The discount to the sewerage infrastructure charge only applies if the sewer connection is in the Severn Trent region.

Site specific charges

This section describes in more detail the charges for on-site specific work for both water and sewer connections, how the charges, the income offset amount and asset value are calculated.

Site specific charges – water

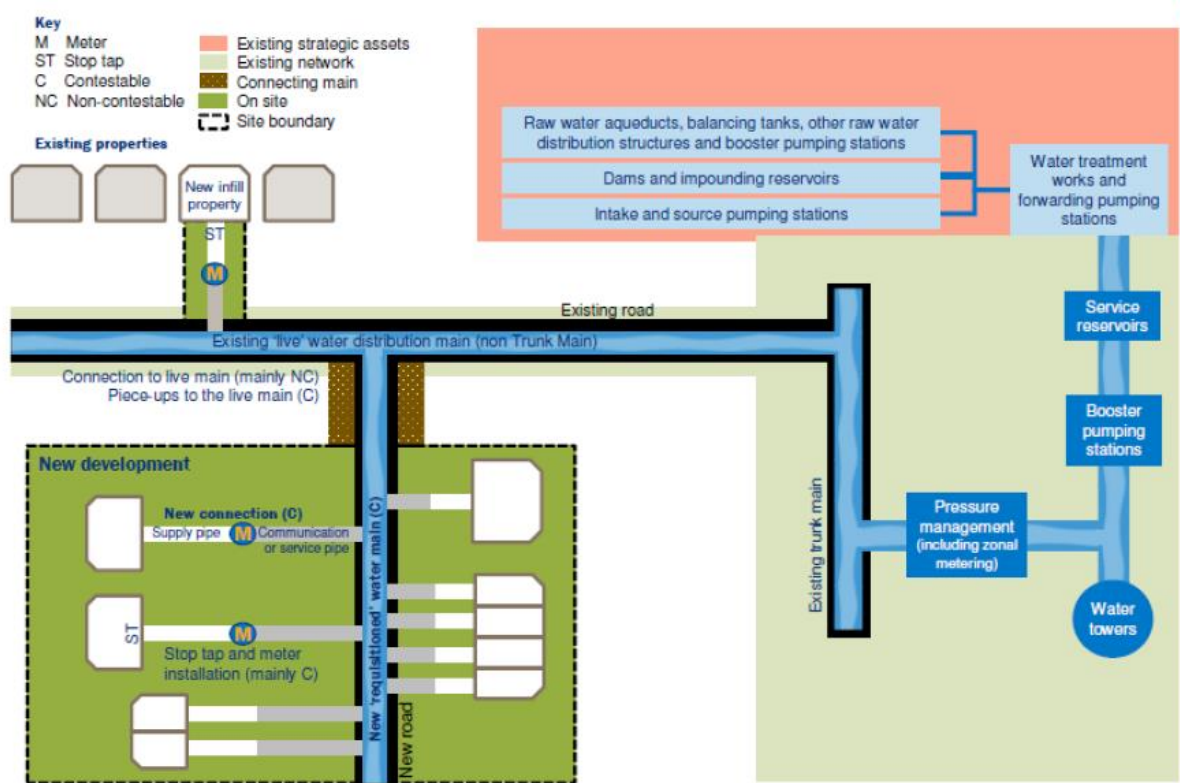
Site specific charges are those charged for the connection work to or on a development site. They may include the installation of a new water main, water booster station and other infrastructure needed to connect a new development.

Site specific water charges are made up of those requisition charges for the work required for both on-site and off-site, i.e. those works between the site boundary and the existing water main. Where the works are contestable and carried out by a Self Lay Provider, the SLP's charges are not included.

Site specific work is distinct from network reinforcement work, which provides any necessary additional capacity as a result of a new development. Any network reinforcement work needed as a direct result of a new development is now included in the infrastructure charges described earlier.

To show this in more detail, **site specific works** are those done within both the green shaded area and brown with white dots shaded area in **Figure 1** on the next page. Site specific work includes that for any in-fill property.

Figure 1 Typical connections work and the location of existing water assets



On site mains requisition charge – water

From the 1 April 2019 our new on-site mains requisition charge will be paid by a developer for all **site specific work** on a development site. This is for the works within the site boundary and between the site boundary and the existing water main, including the actual connection to our existing network.

We'll be charging a standard **on-site mains requisition charge per property** which was developed in response to customer feedback and is designed to be simple to understand and make it easier for our customers to predict their costs.

How we've calculated the on-site requisition charge

We've calculated this requisition charge by dividing the appropriate total cost of new site specific work on developments sites over 5 years, by the appropriate total number of on-site properties over the same 5 year period to give us the **on-site mains requisition charge per property**.

For on-site mains requisitions we have a fixed charge per property for a **lay only option** and a fixed charge per property for an **open cut option**. Both charges **will include**:

- All on-site mains activities within the site boundary not needing protective pipework.
- The first 22 metres of the off-site mains connection, pipework and the physical connection, i.e. from the site boundary to the connection point into the existing water main.
- The works associated with making the actual connection and for the associated assets needed, such as any meter set up or value set up, etc., and
- All highway noticing and requirements.

The **on-site mains requisition charge per property** doesn't include the cost for any strategic assets needed on site, such as a booster station. This will be a bespoke charge.

The number of plots on a development site

The standard per plot charge covers the majority of our scheme which are between 5 and 250 plots. Where this approach isn't cost reflective for our customer, i.e. less than 5 plots and more than 250 plots, we'll provide bespoke charges for lay only and open cut options.

Off-site mains connection - pipework over 22m

The second non-standard threshold is the length of off-site mains connection pipework. For any off-site mains connecting pipework **over 22 metres** from the site boundary to the connection point onto the existing water main, there is an additional charge **per metre**. This will be charged using the appropriate length over 22m – see table on the next page.

Most of our sites will include a mains connection length up to 22m and therefore including an allowance for this length of main in our standard charge rather than charging for the connection separately to the onsite work ensures most of our schemes can be quoted within our standard charges alone. We set the threshold at 22m to ensure that our standard charge is cost reflective of typical and frequent development sites. Connection lengths of over 22m are less frequent and more costly and so including these costs in a standard charge would increase the charge to a level which we consider to be unfair for the majority of customers.

Mains connection - protective pipework

The third and final non-standard threshold is protective pipework. When we need to lay the main using **protective pipework** we will provide a bespoke charge. We separate the charges for protective pipework from our standard charges based on the consultation feedback we received when preparing our 2018/2019 charges. Charging in a bespoke way again ensures the charges applied to a given site are cost reflective of the assets and services provided.

Non domestic or combined usage

For properties requiring a water supply connection for either both domestic and non-domestic (mixed) usage or fully non-domestic purposes, we will need to convert the flow requirements into the comparable number of properties. This will be required for both aspects of the supply, allowing the non-domestic supply to be charged at full cost and the domestic supply to be included within the costs that will have the 90% income offset applied. For further details and examples please see Appendix 2.

Student accommodation and blocks of flats

For student accommodation and blocks of flats we will need to understand how they are being metered, once this has been established the appropriate charges can be applied.

Student accommodation

Student accommodation will normally be a single property owner and the rooms are rented out. The arrangement is normally that the rooms will have an independent shower and toilet facilities and communal living and kitchen areas.

They are likely to have a shared entrance and will be supplied via a single large diameter connection (LDC). These type of supplies are considered as bulk supply arrangements and will have a single metered billing account.

These type of connections will require the flow requirements to be converted into the appropriate number of properties. For further details and examples please see Appendix 3.

Blocks of flats

Blocks of self-contained flats, which have a communal shared entrance, will generally have a single large diameter connection (LDC) and an internal meter fitted in each flat - either located in a meter room or within each flat.

There are situations where there might be a single LDC and multiple blocks of flats, for example in the centre of a city. Whilst there is only a single connection, each flat will still have its own metered billing account.

There are also situations where there might be a single LDC serving multiple flats and some independent standard connections - for example, when flats are located above shops, have their own entrance and an existing main is located in a place allowing independent connections to be made. Again in this situation each flat will have its own metered billing account.

For these type of connections the number of metered billing accounts are converted to properties. For further details and examples please see Appendix 3.

All of the charges shown in the table below apply to the construction of those properties between 5 and 250 and are net of value added tax (VAT).

| On-site mains requisition charges | Charge | Unit |
|--|---------|--------------|
| Lay only option – including the first 22m of off-site connecting pipework and physical connection. | £620.58 | Per property |
| Open cut option - including the first 22m of off-site connecting pipework and physical connection. | £896.30 | Per property |
| PE main laying - not exceeding 2m in depth, up to 200mm diameter nominal bore and no excavation. | £24.27 | Per metre |
| PE main laying - not exceeding 2m in depth, up to 200mm diameter nominal bore in unmade ground and excavation. | £48.67 | Per metre |
| PE main laying - not exceeding 2m in depth, up to 200mm diameter nominal bore in the highway and excavation. | £122.46 | Per metre |
| Protective pipework. | Bespoke | Per property |

These charges will be fixed until 31 March 2020 and reviewed annually.

As explained on page 35 the core requisitions charge will be based upon the standard per plot charge. Where mains connection lengths exceed 22m there will be an additional per metre charge using the per metre rates above. Charges for protective (or 'barrier') pipework will be calculated in a bespoke way.

Exceptions to the on-site mains requisition charge per property

It's our intention to offer a fixed price per property whenever possible. However, it's recognised that there are circumstances on site where the costs incurred by Severn Trent could be affected by external factors. These external factors are often outside of our control and in **exceptional circumstances** could lead to significant variations in costs. For this reason Ofwat has agreed that we (and other water companies) do not have to provide a fixed charge for a water mains requisition where it would be unreasonable to expect us to do so.

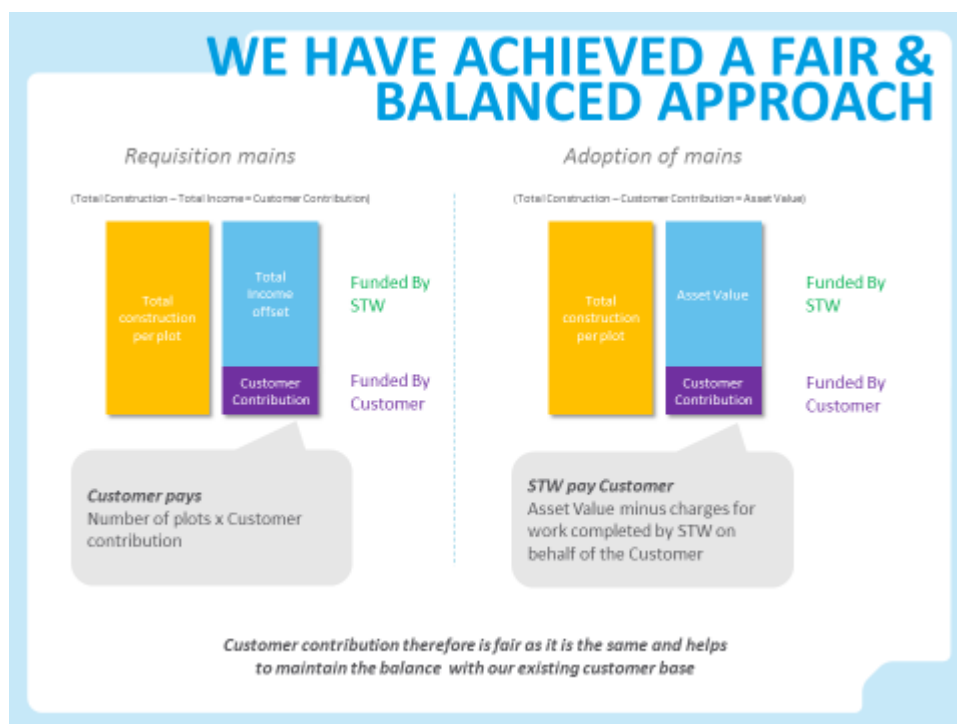
There may be occasions when a development will require non-standard work, for example when there are special engineering difficulties, noticing in private land, etc. and Appendix 4 gives the detail of these exceptions. In these circumstances, and where our fixed charges may not be reasonably reflective, the requisition charges will be bespoke for the development.

Income offset and asset payment

When we charge for providing a new water main (Requisition charge) the charge is reduced by an income offset. This offset refers to the amount of income that we believe we will receive on the connected property over a 12 year period and means that developer customers typically pay a contribution to the requisitions charge.

Historically we have used a DAD calculator to calculate the income on a scheme by scheme (bespoke) basis. From April 2018 we have applied the income offset using a **fixed per plot reduction**.

Where the water infrastructure between the existing water network and the new property is being provided by a third party acting on behalf of the developer, such as a Self Lay Provider under an Adoption Agreement, we'll make an **asset payment** to the third party instead – for the purposes of an asset value payment, the income offset amount is equal to the asset value as shown in the picture below.



Neither the income offset amount, nor the asset payment, will exceed the charges for providing site specific infrastructure.

How we've calculated the income offset amount

The fixed per plot income offset reduction or asset payment is calculated by multiplying our per plot Requisitions charge with a fixed offset percentage. The fixed percentage for 2019/2020 is 90% and has been calculated by undertaking a study of five years' worth of mains schemes and calculating the average of the income offsets applied using the DAD calculator across those schemes.

Therefore from 1 April 2019 the **income offset** amount applied will represent 90% of the total charges - the remaining 10% will represent the **developer contribution**.

All of the income offset amounts are shown in the table below. These are net of value added tax (VAT) which will be added, if applicable, at the appropriate rate.

| Income offset (90%) | Amount | Unit |
|--|----------------------|--------------|
| Lay only option – including the first 22m of off-site connecting pipework and physical connection. | £558.52 | Per property |
| Open cut option - including the first 22m of off-site connecting pipework and physical connection. | £806.67 | Per property |
| PE main laying - not exceeding 2m in depth, up to 200mm diameter nominal bore and no excavation. | £21.84 | Per metre |
| PE main laying - not exceeding 2m in depth, up to 200mm diameter nominal bore in unmade ground and excavation. | £43.80 | Per metre |
| PE main laying - not exceeding 2m in depth, up to 200mm diameter nominal bore in the highway and excavation. | £110.21 | Per metre |
| Protective pipework. | 90% of bespoke quote | |

These income offset amounts will be fixed until 31 March 2020 and reviewed annually.

How we've calculated the asset value

Where a third party, such as a Self Lay Provider, is acting on behalf of a developer and laying the water main Severn Trent will pay an asset payment to adopt the mains. From the 1 April 2018 the value of the asset payment has needed to be equivalent to the value of the income offset to ensure a level playing field between Severn Trent and its Self Lay Providers. As shown in the diagram on page 37 the balance between customers is maintained as Severn Trent will either offset the total mains construction charges by 90% for developers when Severn Trent lay the new main or pay SLPs an asset payment of 90% of the construction costs (minus charges for work completed by Severn Trent on behalf of customer) to adopt the asset laid by them.

How we'll pay the asset value

Self lay providers can receive payments calculated by the percentage of the length of main constructed and claim against the overall value of the site which will be paid within 35 days of a valid invoice being received. Alternatively a Self Lay Provider can choose to enter into a per plot payment arrangement. In a per plot arrangement when we receive the **Notification of Completed Service Pipe Connections** (Form 5) for plot 1 we'll pay 15% of the gross asset value or net asset value, depending on the option the SLP has chosen, less the self lay administration charge and water and sewerage infrastructure charges. Each remaining plot will have an equal percentage of the remaining and appropriate asset value paid, less the self lay administration charge and water and sewerage infrastructure charges.

Site specific charges for sites with 2 - 4 properties and 251 properties and above

Where a site has between 2 and 4 properties and 251 properties and above, we'll provide bespoke charges for both lay only and open cut options. These bespoke charges will include both onsite and offsite works, and highway noticing and any other requirements.

How we've calculated the income offset amount and asset value for 2 - 4 properties and 251 properties and above

The income offset applied will still represent 90% of the total charges with the remaining 10% representing the developer contribution, but will be based on the bespoke charges that we'll provide.

Non-contestable charges

Charges for the source of water connection

The only non-contestable work we have here at Severn Trent is the physical connection of the newly laid water mains onto our existing water supply – often referred to as the **source of water connection**. This is usually a branch connection which may feed a spur, or an extension, from which a SLP may make a routine/in-line mains connection. Importantly this provides the source of water for pressure and bacteriological testing.

This is a bespoke charge and value added tax (VAT) will be applied at the appropriate rate.

Contestable charges

Charges for a new water main

A new water main can be laid by a third party contractor, such as a Self Lay Provider, on the request of a developer and can be offered to Severn Trent under an Adoption Agreement.

However the SLP can ask Severn Trent to complete some contestable works and the most common works that we're asked to do are shown in the table on the next page and these are net of value added tax (VAT).

| Contestable works | Charge | Unit |
|--|---------|------------------|
| The back to back connection - includes the removal of end hydrants, maximum connection distance 2m and not exceeding 125mm diameter. | £573.11 | Per connection |
| The back to back connection - includes the removal of end hydrants, maximum connection distance 2m and not exceeding 180mm diameter. | £597.92 | Per connection |
| Sampling where not included within a turnkey operation. Applies to separate site visit for the purpose of sampling, as instructed. | £154.12 | Per sample visit |

We'll provide a bespoke charge for any other contestable works that we are asked to do by a SLP.

These charges will be fixed until 31 March 2020 and reviewed annually.

Other charges

Charges relating to self lay service connections

Where you have chosen to use an accredited self lay provider to complete your service connection we'll look to apply an administration charge as detailed below, which is net of value added tax (VAT). From 2019/2020 we have introduced an additional administration charge applicable when bulk meter deliveries are used which is cheaper to reflect the reduced administrative demand on Severn Trent developer services.

| Administration charge | Charge | Unit | VAT |
|---|--------|----------------|-----|
| Administration charge including meter delivery. | £97.00 | Per connection | 20% |

| Administration charge excluding bulk meter delivery | Charge | Unit | VAT |
|---|--------|----------------|-----|
| Administration charge payable if bulk meter delivery has been selected. | £48.26 | Per connection | 20% |

We have also introduced charges for 2019/2020 to cover the cost of rearranging an audit when a Severn Trent Customer Experience Manager attends a prearranged site audit (in line with the new Adoptions Code) and the Self Lay provider is not on site or the audit has to be rearranged. These charges are in line with the existing repeat inspection charges shown on page 44.

| Rearranged audit charge | Charge | Unit | VAT |
|--|---------|----------------|-----|
| Rearranged audit within normal working hours Monday to Friday 9am – 5pm. | £98.58 | Per inspection | 0% |
| Rearranged audit outside of normal working hours Monday – Friday before 9am and after 5pm. | £131.00 | Per inspection | 0% |

In addition Severn Trent are required to enter non-household account information into the non-household water market in a timely manner, failure to do this results in a fine of £40.00. To meet our timescales we rely on SLPs providing metering and address information within the timescales set out in the Self Lay code of practice (at the date of publication the period is 5 days of the service connection) and so where this doesn't happen we will be passing the fine cost through to SLPs.

| Late submission of Self Lay E Form 5 | Charge | Unit |
|--------------------------------------|--------|----------|
| Cost of fine passed onto SLPs | £40.00 | Per plot |

Charges relating to land entry

There may be a requirement to enter third party land to lay new water pipes, this may require us to use solicitors and may result in a compensation payment being made to the land owner. These charges will always be site specific and bespoke.

| Miscellaneous | Charge |
|--|------------|
| There may be occasions that we require our solicitors to look into access to private land. | On request |
| Compensation payment | Bespoke |

Redesign charge

Where you have changed the water main design layout and a redesign is required we'll look to apply a redesign charge as detailed below.

| Redesign charge | Charge | Unit | VAT |
|-----------------|---------|--------------|-----|
| Redesign charge | £640.00 | Per redesign | 20% |

Site specific charges – sewer

Site specific charges for sewers are made up of those connection services to connect a development to our existing sewer network. This type of work can potentially include new sewers, lateral drains, pumping stations and rising mains and other infrastructure needed to satisfactorily deal with domestic, and on occasions non-domestic, sewerage from a development.

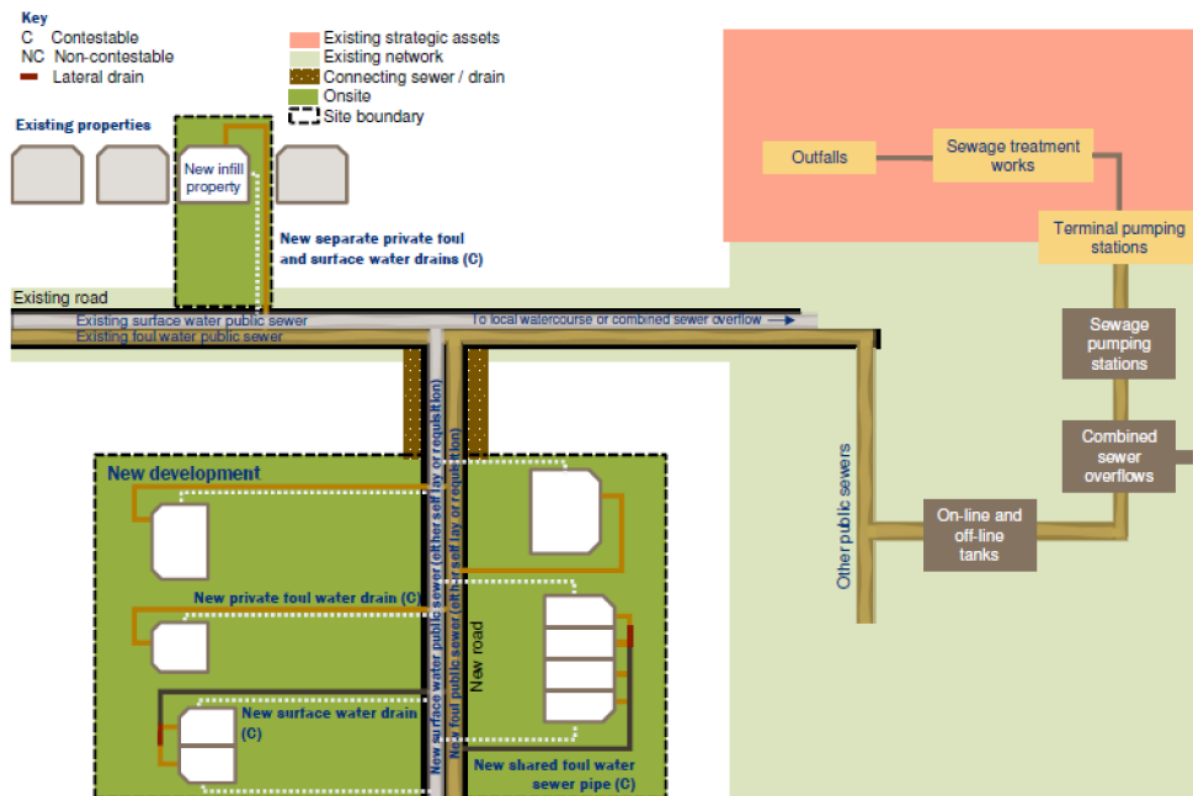
Many developers design and construct their own sewers, often using a third party (drainage) contractor and offer them to Severn Trent, or a NAV, for adoption. However, on occasions, a developer can requisition Severn Trent to lay sewers from the site boundary and connect into the existing network. This option is mainly used when sewers need to be laid within third party land and in these circumstances an income offset value will apply.

Site specific work is distinct from network reinforcement work, which provides any necessary additional capacity as a result of a new development. Any network reinforcement work needed as a direct result of a new development is now included in the infrastructure charges described earlier. Should a developer have significant non-domestic flows, we may need a contribution from the developer.

Where we have to reinforce our existing infrastructure for the purpose of domestic flows, the costs for this reinforcement work will be borne in full by Severn Trent, i.e. it will not form part of the site specific charge.

To show this in more detail, site specific works are those undertaken within both the dark green shaded area and brown with white dots shaded area in Figure 2 on the next page. The charges for these works will either be paid in full by a developer, or where an income offset is used a reduced charge will be paid. Site specific work includes that for any in-fill property.

Figure 2 Typical connections work and the location of existing waste assets



Sewer requisition charges

This is the charge for the works in accordance with the duties imposed by section 98(1) (provision of requisitioned public sewer) of the Water Act 1991.

Sewer requisition charges become payable when a developer requests Severn Trent to provide a new public sewer or lateral drain for a new development. We'll provide a bespoke charge for each requisition.

This bespoke charge will take into account such things as:

- The extent of works.
- The ground conditions.
- Any land entry requirements.
- Any legal consents and agreements.
- Surveys.
- Highway restriction noticing.
- Compensation.
- The developer's build programme.

The charges will be recalculated on completion of the design and feasibility stage and pre contract awarded. A balance payment or refund may be required at this stage, and prior to progressing the work.

Once the work is completed we'll complete a final reconciliation of the charges against the works actually completed.

Sewer adoption inspection and bond charges - pre construction

These are the charges for the work in accordance with the duties imposed by section 104 of the Water Act 1991.

The sewers that will serve a new development site can be designed by a developer, approved by us and then constructed by the developer. We'll then enter into a legal Agreement to adopt these sewers provided that they are designed to current industry standards, Sewers for Adoption 6th and 7th Edition, and Severn Trent's supplementary requirements.

From 1 April 2019 we'll charge a **sewer adoption inspection charge** and a **sewer adoption bond charge** for all sitespecific work for adoptable sewers.

This **sewer adoption inspection charge** will cover the cost for technical vetting, processing the Section 104 submission, and completing the inspections of the adoptable site, including the connection to our existing network. This includes the initial CCTV or other visual inspection.

The **sewer adoption bond charge** is a security payment for Severn Trent to draw off should we need to complete remedial works, or finish the construction of the sewers for any reason.

How we've calculated the sewer adoption inspection and bond charges

We've calculated the sewer adoption inspection charge by dividing the combined total of calculated gravity sewer and associated manholes construction costs by the combined total meterage of gravity sewers and associated manholes over the same period to give us a **per metre charge** (which includes any in-line storage less than 1350mm diameter).

This charge is then multiplied by the proposed combined length of sewers to give us the total costs associated with the above works. On top of this we have a number of separate charges to reflect other site requirements, such as Headwalls, flow control chambers, etc.

We'll add up all of these charges to give an approximate of total construction costs:

- 2.5% of these costs will represent the total sewer adoption inspection charge, and
- 10% of these costs will represent the total sewer adoption bond charge.

A breakdown of all of our sewer adoption charges are shown in the tables below.

| Gravity sewers | Charge | Unit | VAT |
|--|-------------------------|-------------|-----|
| Gravity sewers – includes in-line storage less than 1350mm diameter - Inspection charge. | £10.57 | Per metre | 0% |
| Gravity sewers – includes in-line storage less than 1350mm diameter - Bond charge. | £42.30 | Per metre | 0% |
| Headwall | Charge | Unit | VAT |
| Headwall - Inspection charge. | £62.50 | Per unit | 0% |
| Headwall - bond charge. | £250.00 | Per unit | 0% |
| Flow control chamber | Charge | Unit | VAT |
| Flow control chamber - inspection charge. | £62.50 | Per unit | 0% |
| Flow control chamber - bond charge. | £250.00 | Per unit | 0% |
| m ³ storage over 1350mm diameter | Charge | Unit | VAT |
| m ³ storage over 1350mm diameter - inspection charge. | £12.50 | Per unit | 0% |
| m ³ storage over 1350mm diameter - bond charge. | £50.00 | Per unit | 0% |
| Pumping station | Charge | Unit | VAT |
| Pumping station - inspection charge. | 2.5% of bespoke charges | Per station | 0% |
| Pumping station - bond charge. | 10% of bespoke charges | Per station | 0% |
| Rising main not exceeding 225mm diameter | Charge | Unit | VAT |
| Rising main - inspection charge. | £2.48 | Per metre | 0% |
| Rising main - bond charge. | £9.91 | Per metre | 0% |

| Adoptable lateral drains | Charge | Unit | VAT |
|---|--------|-----------|-----|
| Adoptable lateral drains – inspection charge. | £4.00 | Per metre | 0% |
| Adoptable lateral drains – bond charge. | £16.00 | Per metre | 0% |

Other adoption charges for a new sewer

These charges are for the works associated with adopting a new sewer that has been laid by a third party contractor on the request of the developer, and includes value added tax (VAT) where indicated.

| PS Telemetry | Charge | Unit | VAT |
|--|-----------|----------------|-----|
| Provision and installation of an outstation (including 12 months listening service). | £5,430.28 | Per outstation | 20% |

An additional charge for the listening service over 12 months, when required.

| Listening service | Charge | Unit | VAT |
|--|---------|-----------|-----|
| Listening services over and above initial 12 months. | £588.12 | Per annum | 20% |

| Locks & signs | Charge | Unit | VAT |
|---|---------|-------------|-----|
| Installation of locks and signs at pumping station. | £932.05 | Per station | 0% |

| Amended design | Charge | Unit | VAT |
|--|------------------------------------|------------|-----|
| Reassessment of an amended design when increasing the estimated cost of construction is less than £10,000. | £253.88 | Per design | 0% |
| Reassessment of an amended design when increasing the estimated cost of construction is more than £10,000. | 1% of estimated construction cost. | Per design | 0% |
| Reassessment of an amended design when there is a pumping station on site. | 2% of estimated construction cost. | Per design | 0% |

| Other charges | Charge | Unit | VAT |
|--|---------|------------|-----|
| One further viewing of a developer's CCTV survey. | £61.02 | Per survey | 0% |
| A letter to the bondsman confirming that the bond has been released. | £152.33 | Per letter | 0% |

Sewer adoption inspection and bond charges - post construction

These are the charges for the work in accordance with the duties imposed by section 102 of the Water Act 1991.

We're sometimes asked to adopt sewers that serve a development years after they have been constructed and were not put forward for adoption at the time of construction. In these circumstances we'll always look to adopt the sewers but will need various documentation from the householders, or their representative, to assess the condition of the sewers and associated assets. Often we'll look to carry out inspections and ask for trial holes to be dug.

From 1 April 2019 we have a number of charges for the assessments needed and do not include value added tax (VAT).

| Sewer lengths offered for adoption | Charge | Unit | VAT |
|---|--------|------------|-----|
| To complete inspections of the existing sewers and associated assets (not including the pumping station). | £40.00 | Per length | 0% |

| Pumping stations | Charge | Unit | VAT |
|---|---------------|----------------|------------|
| To complete inspection of pumping stations. | £200.00 | Per station | 0% |
| Trial holes | Charge | Unit | VAT |
| To attend trial hole excavations. | £20.00 | Per trial hole | 0% |
| CCTV surveys | Charge | Unit | VAT |
| To arrange and review CCTV survey of sewers. | £0.85 | Per length | 0% |
| As built drawings | Charge | Unit | VAT |
| To make arrangements for the completion of as-built drawings and manhole cards. | £25.00 | Per manhole | 0% |

Sewer connection charges

These are the additional inspection charges for sewer connections in accordance with the duties (or rights) under section 106 sewer connections of the Water Act 1991.

These charges are shown in the table below and do not include value added tax (VAT).

| Repeat inspection | Charge | Unit | VAT |
|---|---------------|----------------|------------|
| Repeat inspection within normal working hours Monday to Friday 9am – 5pm. | £98.58 | Per inspection | 0% |
| Repeat inspection outside of normal working hours Monday – Friday before 9am and after 5pm. | £131.00 | Per inspection | 0% |

Legal charges

We have a number of legal charges associated with the adoption of sewers and sewer connections which are shown in the table below and are net of value added tax (VAT).

| Legal agreements | Charge | Unit | VAT |
|---|---------------|---------------|------------|
| To produce and provide a legal agreement for a section 104 adoption or section 185 diversion. | £214.27 | Per agreement | 0% |

| Sewage Pumping Station (SPS) land transfer | Charge |
|---|------------------------------|
| Up to the sum of £1,500.00 plus disbursements whether or not the matter proceeds to completion for our solicitors to complete the legal documentation in respect of the land transfer of the SPS. | £1,500.00 plus disbursements |
| Our solicitors may request a further undertaking for payment of additional fees if the transfer of the pumping station becomes protracted. | On request |

| Sustainable Drainage System (SUDS) Easement | Charge |
|---|------------------------------|
| Up to the sum of £1,500.00 plus disbursements whether or not the matter proceeds to completion the Easement associated with the SUDs feature. | £1,500.00 plus disbursements |
| Our solicitors Eversheds, may request an additional fee if securing the easement becomes protracted. | On request |

| Unilateral Deed of Grant | Charge |
|---|----------------------------|
| Our fee for dealing with a unilateral Deed of Grant should you choose our services. | £900.00 plus disbursements |

| Miscellaneous | Charge |
|---|---------------|
| We may ask our solicitors to review wording amendments on a sewer Adoption Agreement. | On request |

| | |
|---|------------|
| We may ask our solicitors to review wording amendments on a unilateral Deed of Grant of Easement. | On request |
| There may be occasions that we require our solicitors to look into access to private land. | On request |

Note:

1. Disbursements are those legal fees that Severn Trent do not see as they are paid directly to a solicitor .
2. A developer, or third party contractor, can use any solicitor to complete any relevant documentation.

Diversions charges

These are the charges for works completed under S185 of the Water Industry Act 1991.

Charges for the diversion of a water asset

A developer can ask Severn Trent to alter or move a water asset so as to allow the development of a site. We'll complete an initial risk assessment to help us make a decision as to whether we complete the diversion works, or allow an accredited Self Lay Provider to complete the work on our behalf. Once the charges have been paid and a diversion agreement entered into, we'll carry out the necessary work.

The charges for the diversion of a water asset are made up of those elements needed to recover the reasonable costs incurred by Severn Trent as a result of completing the diversion work. We'll provide bespoke charges for completing the diversion work. If these change during construction we'll let you know and gain your prior approval of the new charges.

Once the work is complete there will be a final reconciliation of the charges against the actual works completed.

Charges for the diversion of a sewer asset

A developer can ask Severn Trent to alter or move a sewer asset so as to allow the development of a site. We'll complete an initial risk assessment to help us make a decision as to whether we complete the diversion works, or allow a third party (drainage) contractor to complete the work on our behalf.

Once the charges have been paid and a diversion agreement entered into, we'll carry out the necessary work.

The charges for the diversion of a sewer asset are made up of those elements needed to recover the reasonable costs incurred by Severn Trent as a result of completing the diversion work. We'll provide bespoke charges for completing the diversion work. If these change during construction we'll let you know and gain your prior approval of the new charges.

Once the work is complete there will be a final reconciliation of the charges against the actual works completed.

Water service connection charges

This section sets out the fixed charges for a water service connection to our existing water network.

Each of these charges will be fixed until 31 March 2020 and reviewed annually.

These are charges for work in accordance with the duties (or rights) under section 45(1) (connection with Water Main) and section 46(1) (ancillary works for purposes of making a domestic connection) of the Water Industry Act 1991.

The charges for a new water service connection are made up of those elements needed to recover the reasonable costs of connecting a property for water to our existing water supply. We have a number of fixed charges and therefore each connection charge is unique for each connection.

All service connection work is a contestable activity and therefore the connection work doesn't have to be done by Severn Trent. The connection work can be completed by a third party contractor working on behalf of the developer, such as a Self Lay Provider – with the right accreditation.

There are additional meter costs that will need to be added and these can be found in the Meter section on page 49.

The charges for a water service connection up to 12m

These are the fixed charges for a water service connection up to 12 metres, for no excavation, excavate and lay in unmade ground and excavate and lay in highway. There are additional charges for a water service connection over 12 metres and for those connections that we have to do under pressure, i.e. when we keep the water supply on.

An explanation of each lay type is shown in the table below:

| Lay type | Definition |
|---------------------------------|---|
| No excavation | Here the excavation, backfill and reinstatement of the trench is not completed by Severn Trent. |
| Excavate & lay in unmade ground | Here the excavation and the laying of the pipework is completed in a surface such as a field, grass verge, a stone driveway, etc... |
| Excavate & lay in highway | Here the excavation and the laying of the pipework is completed in the footpath or highway - e.g. slabs, concrete, tarmac or a mixture. |

Water service connection (25mm-32mm) – 0 to 5m inclusive

These are the charges for a water service connection up to 5 metres for the different lay types and are net of value added tax (VAT). The charges below include the cost of the connection and the pipework up to 5m so no further per metre rates apply if the connection length is 5m or less.

| Water service connection | No excavation 0-5m | Excavate & lay in unmade ground 0-5m | Excavate & lay in highway 0-5m |
|--|-----------------------|--|--------------------------------------|
| Water connection laid up to 5m (up to 32mm pipe diameter). | £284.74 | £564.02 | £901.12 |
| Water connection laid up to 5m into a Manifold (up to 6 port). | £1,735.70 | £2,151.35 | £2,771.01 |

Water service connection (25mm-32mm) – >5 to 12m inclusive

These are the charges for a water service connection for 5 to 12 metres for the different lay types and are net of value added tax (VAT). The charges below include the cost of the connection and the pipework so no further per metre rates apply if the connection length is greater than 5m and up to 12m.

| Water service connection | No excavation >5-12m | Excavate & lay in unmade ground >5-12m | Excavate & lay in highway >5-12m |
|--|-------------------------|--|--|
| Water connection laid between 5m and 12m (up to 32mm pipe diameter). | £336.01 | £817.12 | £1,297.14 |
| Water connection laid between 5m and 12m into a Manifold (up to 6 port). | £1,846.98 | £2,381.54 | £3,553.22 |

Water service connection (25mm-32mm) – over 12m

These are the additional charges for a water service connection that is over 12 metres, for the different lay types. These additional charges are for the pipework length over 12m and charged per metre, and are net of value added tax (VAT). These charges are applied in addition to the connection charges in the previous table.

| Water service connection greater than 12m | Charge | Unit |
|---|--------|-----------|
| No excavation. | £8.73 | Per metre |
| Excavate & lay in unmade ground. | £29.46 | Per metre |
| Excavate & lay in highway. | £69.82 | Per metre |

Water service connection (25mm-32mm) – into a shared trench

These are the charges for multiple water service connections into a shared trench, for the different lay types net of value added tax (VAT):

| Water service connection | Charge |
|--|-----------|
| 2 water connections laid up to 5m (up to 32mm pipe diameter) into a shared trench of unmade ground - excavation by Severn Trent. | £848.76 |
| 3 water connections laid up to 5m (up to 32mm pipe diameter) into a shared trench of unmade ground - excavation by Severn Trent. | £1,133.50 |
| 2 water connections laid up to 5m (up to 32mm pipe diameter) into a shared trench of mixed surfaces (including footpath, road, etc...) - excavation by Severn Trent. | £1,185.86 |
| 3 water connections laid up to 5m (up to 32mm pipe diameter) into a shared trench of mixed surfaces (including footpath, road, etc...) - excavation by Severn Trent. | £1,470.60 |
| 2 water connections laid between 5m and 12m (up to 32mm pipe diameter) into a shared trench of unmade ground - excavation by Severn Trent. | £1,153.13 |
| 3 water connections laid between 5m and 12m (up to 32mm pipe diameter) into a shared trench of unmade ground - excavation by Severn Trent. | £1,489.15 |
| 2 water connections laid between 5m and 12m (up to 32mm pipe diameter) into a shared trench of mixed surfaces (including footpath, road, etc.) - excavation by Severn Trent. | £1,633.15 |
| 3 water connections laid between 5m and 12m (up to 32mm pipe diameter) into a shared trench of mixed surfaces (including footpath, road, etc.) - excavation by Severn Trent. | £1,969.16 |

Protective pipework

If you need to lay your service pipe in a protective material we'll complete the connection to our water main in a similar material. Protective pipework should be used in contaminated ground to protect the water supply.

These are the additional charges for the **actual connection**. There are additional charges for the pipework - see below - and are net of value added tax (VAT):

| Additional charge for protective pipework connection | Charge | Unit |
|--|---------|----------------|
| Not exceeding 32mm and fire supply. | £95.00 | Per connection |
| >32mm and up to and including 125mm and fire supply. | £358.00 | Per connection |

This is the additional charge for the **actual connection** into a Manifold and is net of value added tax (VAT):

| Additional charge for protective pipework connection | Charge | Unit |
|--|---------|----------------|
| Connection into a manifold. | £493.00 | Per connection |

This is the additional charge for the **pipework** and is net of value added tax (VAT):

| Protective pipework | 0-5m charge per connection | >5-12m charge per connection | Over 12m charge per metre |
|---------------------------------|----------------------------|------------------------------|---------------------------|
| Protective pipework up to 32mm. | £38.00 | £146.00 | £20.00 |

Water service connection (50mm-90mm)

These are the charges for a **large diameter water service connection** (50mm – 90mm) when the connection is not done under pressure.

These charges are determined by the lay type. The charge is **per connection** and are net of value added tax (VAT).

There is an additional charge for the pipework, **per metre**, which is on top of the charge for the connection – see below:

| Water service connection – not under pressure connection | Charge | Unit |
|--|-----------|----------------|
| No excavation 50mm to 90mm. | £452.74 | Per connection |
| No excavation >90mm to <200mm. | £548.75 | Per connection |
| Excavate & lay in unmade ground 50mm to 90mm. | £740.76 | Per connection |
| Excavate & lay in unmade ground >90mm to <200mm. | £976.40 | Per connection |
| Excavate & lay in highway 50mm to 90mm. | £1,038.58 | Per connection |

| | | |
|--|-----------|----------------|
| Excavate & lay in highway >90mm to <200mm. | £1,348.41 | Per connection |
|--|-----------|----------------|

Water service connection (50mm – 90mm) - under pressure connection

These are the charges for a **large diameter water service connection** (50mm – 90mm) that we have to do under pressure.

These are the charges for an under pressure connection and are determined by lay type and mains sizes. The charge is **per connection** and are net of value added tax (VAT).

There is an additional charge for the pipework, **per metre**, which is on top of the charge for the connection – see below:

| Water service connection –under pressure connection | Charge | Unit |
|---|-----------|----------------|
| No excavation 50mm to 90mm. | £992.76 | Per connection |
| No excavation >90mm to <200mm. | £1,360.41 | Per connection |
| No excavation >200mm. | £2,480.82 | Per connection |
| Excavate & lay in unmade ground 50mm to 90mm. | £1,136.77 | Per connection |
| Excavate & lay in unmade ground >90mm to <200mm. | £1,514.24 | Per connection |
| Excavate & lay in unmade ground >200mm. | £2,274.63 | Per connection |
| Excavate & lay in highway 50mm to 90mm. | £1,586.24 | Per connection |
| Excavate & lay in highway >90mm to 200mm. | £2,058.62 | Per connection |
| Excavate & lay in highway >200mm. | £3,691.77 | Per connection |

Water service connection (63mm) – into a manifold

These are the additional charges for a water service connection up to a 63mm via a manifold that we have to do under pressure. These are for different mains size and net of value added tax (VAT):

| Water service connection | Charge | Unit |
|---|-----------|----------------|
| Up to 63mm under pressure manifold connection onto existing main up to 90mm. | £506.20 | Per connection |
| Up to 63mm under pressure manifold connection onto existing main >90mm and 200mm. | £961.13 | Per connection |
| Up to 63mm under pressure manifold connection onto existing main >200mm and up to 4500mm. | £2,400.09 | Per connection |

Water service connection (up to and including 63mm) – pipework

In addition to the connection charges above we apply charges for the length of pipework itself. The pipework charges for a water service connection up to and including 63mm for the different lay types are below. These additional charges are for the **pipework** length and are charged **per metre** and are net of value added tax (VAT):

| Pipework for large diameter connections (up to and including 63mm) | Charge | Unit |
|--|---------|-----------|
| No excavation. | £18.55 | Per metre |
| Excavate & lay in unmade ground. | £41.46 | Per metre |
| Excavate & lay in highway. | £130.91 | Per metre |

Water service connection (>63mm – 180mm) – pipework

The pipework charges for water service connections >63mm-180mm for the different lay types are below. These additional charges are for the **pipework** length and are charged **per metre** and are net of value added tax (VAT):

| Pipework for large diameter connections (>63mm – 180mm) | Charge | Unit |
|---|---------|-----------|
| No excavation. | £28.36 | Per metre |
| Excavate & lay in unmade ground. | £55.64 | Per metre |
| Excavate & lay in highway. | £149.46 | Per metre |

Protective pipework

Protective pipework should be used in contaminated ground to protect the water supply.

These are the additional charges for the **actual connection** when we use protective pipework and are net of value added tax (VAT):

| Additional charge for protective pipework connection | Charge | Unit |
|--|---------|----------------|
| Connection <200mm existing mains. | £376.00 | Per connection |
| Connection >200mm existing mains. | £653.00 | Per connection |

This is the additional charge for the **pipework** and is charged per metre and is net of value added tax (VAT):

| Protective pipework | Charge per metre |
|----------------------------------|------------------|
| Protective pipework up to 125mm. | £36.00 |

Other charges

Sluice valve (90mm – 150mm)

This charge applies to the installation of a sluice valve onto a water main for a **large diameter connection**. The charge is **per valve** and is net of value added tax (VAT):

| Sluice value | Charge | Unit |
|----------------------------|---------|-----------|
| To install a sluice valve. | £397.00 | Per valve |

Domestic sprinkler supplies

This charge applies to a direct feed sprinkler system where we're making one connection to the main and branching off the supply to the sprinkler feed. The charge is **per connection** and is net of value added tax (VAT):

| Domestic sprinkler supplies | Charge | Unit |
|-----------------------------|---------|----------------|
| Fire branch connection. | £209.00 | Per connection |

Meters

Part of the new water service connection work includes the installation of a meter - either externally into a boundary box, or internally in a block of flats - and the collection of the meter details, often called the commissioning of the meter, so the billing account for the property can be set up.

The installation and **commissioning** of the meter is a **contestable** activity and can be completed by any provider. For a service connection and meter fit that is not being completed by Severn Trent there is a charge for delivering meters to the development site. For a meter delivery there is no limit on the number of meters delivered to site. However, if a meter is lost once we've delivered it to site you can request a new one, but will be charged another meter delivery charge.

The setting up of the billing account is a **non-contestable** activity and therefore can only be completed by Severn Trent.

The charges below are for the installation and commissioning of a meter. These charges are per meter and are net of value added tax (VAT):

| Meter type | Charge | Unit |
|---|---------|-----------|
| Install and commission an external 15mm meter in the Boundary Box at the point of connection. | £27.84 | Per meter |
| Install and commission an external 22mm meter in the Boundary Box at the point of connection. | £35.77 | Per meter |
| Install and commission a 15mm or 22mm radio read meter. | £28.44 | Per meter |
| Install and commission an external meter including radio with slave chamber. | £162.00 | Per meter |
| To check the installation and commission of a meter. | £28.44 | Per meter |

| | | |
|---|---------|--------------|
| Provide and install a Pulse Meter Unit. | £202.00 | Per meter |
| Meter delivery. | £48.74 | Per delivery |

Traffic management

When the connection for a water service is in the highway we sometimes have to close all, or part, of a road while we do the work. We have a number of fixed charges depending on how we safely manage the traffic.

Each of these charges are net of value added tax (VAT).

Using traffic lights

Sometimes we have to use traffic lights when we complete the work for a water service connection.

| Type of traffic lights | Charge | Unit |
|--|---------|---------|
| Two way traffic lights for the duration of the work. | £515.43 | Per job |
| Three way traffic lights for the duration of the work. | £543.87 | Per job |
| Four way traffic lights for the duration of the work. | £750.01 | Per job |

| Type of traffic lights with manual traffic control | Charge | Unit |
|--|-----------|---------|
| Two way traffic lights for the duration of the work. | £1,261.14 | Per job |
| Three way traffic lights for the duration of the work. | £1,289.58 | Per job |
| Four way traffic lights for the duration of the work. | £1,495.72 | Per job |

Closing a road

Sometimes we have to close a road when we complete the work for a water service connection.

| Type of road closure | Charge | Unit |
|---|-----------|---------|
| Closing a single carriageway for the duration of the work. | £574.00 | Per job |
| Closing a dual carriageway for the duration of the work. | £1,148.00 | Per job |
| Single lane closure where the speed limit is up to 40mph and is the charge per lane for the duration of the work. | £708.00 | Per job |

Highway charges

When carrying out connection work on certain roads/streets we sometimes have to apply to the local Council to obtain a permit to work in the highway and for the suspension of parking bays. These charges are set locally by each Council, and not by Severn Trent. This charge will be added to your quote, but is generally between £500.00 and £3500.00. Your local authority website should be consulted for details.

| Highway charge | Charge | Unit |
|-----------------------|------------------------|---------|
| Local authority costs | No more than £3,500.00 | Per job |

Moving a bus stop, a pedestrian crossing or street lamp

Sometimes we have to move a bus stop, a pedestrian crossing or support a street lamp when we complete the work for a water service connection.

| Type of traffic management | Charge | Unit |
|---|---------|------|
| Work to relocate a bus stop. | £340.00 | Each |
| Work to relocate a pedestrian crossing. | £340.00 | Each |
| Work to support a street lamp. | £340.00 | Each |

Completing a water service connection at night, during the weekend or on a bank holiday

Sometimes we have to complete the work for a water service connection after 8pm, or on a weekend or bank holiday.

Each of these charges are net of value added tax (VAT):

| Night, Sunday or bank holiday | Charge | Unit |
|---|-----------|---------|
| Connection work completed after 8pm. | £1,411.36 | Per job |
| Connection work completed on a Sunday or on a bank holiday. | £1,411.36 | Per job |

Surface reinstatements

There are occasions when the excavation for a connection is in the highway. Under Section 58 of the Water Industry Act we are required to reinstate the surface layer in accordance with the Local Council requirements. We'll endeavour to make it clear at the quotation stage if this applies. The charge payable will be based on the requirement set by the local council and therefore we will provide a bespoke quote based on their requirements.

| Local authority requirements | Charge | Unit |
|------------------------------|---------|---------|
| S58 reinstatements | Bespoke | Per job |

Digging a trial hole

Sometimes we have to excavate a trial hole to understand what pipework and other apparatus is already in the ground to see if we can safely complete your water connection where we'd like to.

The charge is per m³ excavated and is net of value added tax (VAT):

| Trial hole | Charge | Unit |
|--|---------|----------|
| This is the charge per m ³ of ground excavated. | £392.00 | Per hole |

Metal boundary box

Depending on where a boundary box is installed there may be a need to use a metal boundary box. This is most common when the boundary box is installed in the highway.

The charge is per lid is net of value added tax (VAT):

| Night, Sunday or bank holiday | Charge | Unit |
|----------------------------------|--------|---------|
| To supply and install a box lid. | £6.72 | Per lid |

Water for construction

If you're building new properties on a development site you'll often need water for construction, e.g. to mix concrete, plaster, washing down, etc. Unless you have a temporary metered supply (i.e. a hired standpipe) or are utilising an existing metered supply, we'll charge you a fixed charge for water for construction. Value Added Tax (VAT) is payable.

From 1 April 2019 you'll be charged for **water for construction per property** when:

1. The water service connection is a 25mm-32mm for any newly built household property.
2. The water service connection is a large diameter connection for a newly built household property.
3. The water service connection is on any non-household property with a 25mm+ connection.

| Water for construction | Charge | Unit | VAT |
|--|---------|----------------------|-----|
| Household property and non-household property with a 25mm-32mm connection. | £79.03 | Per property | 20% |
| Non-household property with a 25mm+ connection. This represents m ³ of construction not m ³ storage. | £1.4323 | Per unit of property | 20% |

Miscellaneous charges

We have a number of miscellaneous charges for water service connections in accordance with the duties (or rights) under section 45(1) (connection with Water Main) and section 46(1) (ancillary works for purposes of making a domestic connection) of the Water Industry Act 1991.

A breakdown of all of our miscellaneous charges are shown in the tables below and some include value added tax (VAT):

| Water regulation re-inspection fee | Charge | Unit | VAT |
|--|---------------|-------------|------------|
| We'll charge a re-inspection fee each time we turn up to do a water regulations inspection and the site isn't ready. | £69.39 | Per visit | 0% |

| Aborted visit | Charge | Unit | VAT |
|--|---------------|-------------|---------------|
| We'll charge an aborted visit charge each time we turn up to site and the site isn't ready for a water service connection to be completed. | £160.00 | Per visit | Same as quote |

| Common Billing Agreement | Charge | Unit | VAT |
|--|---------------|---------------|------------|
| To prepare and issue a Common Billing Agreement. This Agreement will be registered with the local council and ensures that when a property is substantially altered to become multiple properties, each property has its own individual meter and billing account. | £214.27 | Per agreement | 0% |

Private Land

We may need to enter third party land when constructing new water connections, in certain situations we may incur compensation payments and in these circumstances we will look to recover the cost from you.

| Private land entry | Charge | Unit | VAT |
|--|---------------|-------------|------------|
| To prepare and issue a letter to the land owner seeking consent to lay pipework across third party land. | £249.37 | Per letter | 0% |

Section 5 - Examples of connection charges

In this section we'll share with you some examples of the connection charges for new water and sewer connections.

When reading these examples of connection charges please note that:

- The charges are indicative only at the time of publication.
- The examples of different connection types are fictional and may not meet with the requirements for your development.

Example 1: Water service connection - development of a new 3 bedroom home

- A new 25mm water service pipe is needed.
- The nearest water main is 3 metres away from the house in the footpath and the main requisition was provided in August 2018.
- No excavation is needed.
- No barrier pipe is needed.
- There is no need to close the road.

These are the charges for the new water service connection:

| Type of charge | Description of charge | Quantity | Unit | Total charge | VAT |
|---|---|----------|----------|----------------------|----------------|
| Connection type | Water connection laid up to 5m (up to 32mm pipe diameter) - no excavation by Severn Trent | 1 | £284.74 | £284.74 | 0% |
| Metering | Install and commission a 15mm radio read meter. | 1 | £28.44 | £28.44 | 0% |
| Other | Water for construction | 1 | £79.03 | £79.03 | 20% |
| Infrastructure charges | Water infrastructure charge | 1 | £438.89 | £438.89 | 0% |
| | Sewerage infrastructure charge | 1 | £265.08 | £265.08 | 0% |
| Infrastructure credits | Credit for water | 0 | -£438.89 | £0.00 | 0% |
| | Credit for sewerage | 0 | -£265.08 | £0.00 | 0% |
| Infrastructure discounts | Discount for water – 100% | 1 | -£438.89 | -£438.89 | 0% |
| | Discount for sewerage – 100% | 0 | -£265.08 | £0.00 | 0% |
| | Discount for sewerage – 75% | 0 | -£198.81 | £0.00 | 0% |
| | | | | Sub total | £657.29 |
| Note: any figures shown in the total charge column are included in your calculation | | | | VAT | £15.81 |
| The total payable is payable when you send us the signed Acceptance Form | | | | Total payable | £673.10 |

Example 2: Water service connection - development of a new block of flats for student accommodation

- A new 50mm large diameter water connection is needed.
- The nearest water main is 8 metres away in the highway and the main requisition was provided in August 2018
- The site will need to use protective pipework.
- The site will need to close the road.
- The site will need to do the connection under pressure.
- Housing students with a communal kitchen and living area.

These are the charges for the new water service connection:

| Type of charge | Description of charge | Quantity | Unit | Total charge | VAT |
|---|--|----------|-----------|----------------------|-------------------|
| Connection type | Water service connection under pressure - excavate & lay in highway 50mm – 90mm | 1 | £1,586.24 | £1,586.24 | 0% |
| | Additional charge for an under pressure connection - excavate & lay in the highway | 8m | £149.46 | £1,195.68 | 0% |
| Protective pipework | Additional charge for the pipework (per metre) in protective pipework | 8m | £36.00 | £288.00 | 0% |
| | Uplift for protective pipework - connection <200mm existing mains | 1 | £376.00 | £376.00 | 0% |
| Metering | To check the installation and commission of a meter | 1 | £28.44 | £28.44 | 0% |
| | Meter delivery | 1 | £48.74 | £48.74 | 0% |
| Traffic management | 2 way lights | 1 | £515.43 | £515.43 | 0% |
| Infrastructure charges | Water infrastructure charge | 30 | £438.89 | £13,166.70 | 0% |
| | Sewerage infrastructure charge | 30 | £265.08 | £7,952.40 | 0% |
| Infrastructure credits | Credit for water | 1 | -£438.89 | -£438.89 | 0% |
| | Credit for sewerage | 1 | -£265.08 | -£265.08 | 0% |
| Infrastructure discounts | Discount for water – 100% | 0 | -£438.89 | £0.00 | 0% |
| | Discount for sewerage – 100% | 0 | -£265.08 | £0.00 | 0% |
| | Discount for sewerage – 75% | 0 | -£198.81 | £0.00 | 0% |
| | | | | Sub total | £24,453.66 |
| Note: any figures shown in the total charge column are included in your calculation | | | | VAT | £0.00 |
| The total payable is payable when you send us the signed Acceptance Form | | | | Total payable | £24,453.66 |

Example 3: Water and sewerage infrastructure – development of a site for 180 new homes

- The developer has asked Severn Trent to provide the options for laying the new water mains on a development site
- The new homes are a combination of 3 and 4 bedroom houses
- 1200m of open cut main laying is required with associated fittings
- The off-site connecting pipework is 20m
- There are no anticipated difficulties with construction work
- There are no off-site reinforcements needed to supply this development
- There are no water mains diversions needed to supply this development
- There are no other apparatus, such as chambers, pipework or cabling, on the site that might affect the location of the mains
- The developer has employed a drainage contractor to lay 1938m of gravity sewers on the site and are looking to get these adopted by Severn Trent
- The site needs a pumping station and 100m of rising main

Severn Trent mains laying charges:

| Type of charge | Description of charge | No. properties/ metres | Unit | Total charge | VAT |
|--|---|---------------------------|----------|--------------|-----|
| Connection type | Lay only option – including the first 22m of off-site connecting pipework and physical connection | 0 | £620.58 | £0.00 | 0% |
| | Open cut option - including the first 22m of off-site connecting pipework and physical connection | 180 | £896.30 | £161,334.00 | 0% |
| | Protective pipework | 0 | Bespoke | £0.00 | 0% |
| New connection charge over 22m and connection pipework (per metre) | PE main laying - not exceeding 2m in depth, up to 200mm diameter nominal bore and no excavation | 0 | £24.27 | £0.00 | 0% |
| | PE main laying - not exceeding 2m in depth, up to 200mm diameter nominal bore in unmade ground and excavation | 0 | £48.67 | £0.00 | 0% |
| | PE main laying - not exceeding 2m in depth, up to 200mm diameter nominal bore in unmade ground and excavation | 0 | £122.46 | £0.00 | 0% |
| Income offset (per property) | Lay only up to 22m - including connection pipework and actual connection | 0 | -£558.52 | £0.00 | 0% |
| | Open cut up to 22m - including connection pipework and actual connection | 180 | -£806.67 | -£145,200.60 | 0% |
| | Protective pipework | 0 | -Bespoke | £0.00 | 0% |
| Income offset (Per metre) | PE main laying - not exceeding 2m in depth, up to 200mm diameter nominal bore and no excavation | 0 | -£21.84 | £0.00 | 0% |
| | PE main laying - not exceeding 2m in depth, up to 200mm diameter nominal bore in unmade ground and excavation | 0 | -£43.80 | £0.00 | 0% |
| | PE main laying - not exceeding 2m in depth, up to 200mm diameter nominal bore in the highway and excavation | 0 | -£110.21 | £0.00 | 0% |

Note: any figures shown in the total charges column are included in your calculation

The **total developer charge** is payable when you send us the signed Acceptance Form

| | |
|-------------------------|---------------------|
| Total charges | £161,334.00 |
| Income offset | -£145,200.60 |
| Developer charge | £16,133.40 |
| VAT | £0.00 |
| Total payable | £16,133.40 |

Self Lay related charges:

| Type of charge | Description of charge | Quantity | Unit | Total charge | VAT |
|---|--|----------|-----------|------------------------------|------------------|
| Contestable work that can be completed by Severn Trent on request | Back to back connections, includes removal of end hydrants, maximum connection distance 2m: not exceeding 125mm diameter | 0 | £573.11 | £0.00 | 0% |
| | Back to back connections, includes removal of end hydrants, maximum connection distance 2m; not exceeding 180mm diameter | 0 | £597.92 | £0.00 | 0% |
| | Sampling; where not included within a turnkey operation - applies to separate site visit solely for the purpose of sampling, as instructed | 0 | £154.12 | £0.00 | 0% |
| Non contestable work that must be completed by Severn Trent | Source of water connection | 1 | £2,264.40 | £2,264.40 | 0% |
| | | | | Total charges | £2,264.40 |
| | | | | VAT | £0.00 |
| | | | | Total self lay charge | £2,264.40 |

This charge is payable when you send us the signed Agreement or alternatively you can defer the charge against the total asset value.

In self lay we'll pay you the asset value plus VAT shown below, unless you've requested to defer the non-contestable charges:

| Asset value | |
|-----------------------------|--------------------|
| Asset value = Income offset | £145,200.60 |
| VAT | £29,040.12 |
| Total asset value | £174,240.72 |

Sewerage charges:

| Type of charge | Description of charge | No. units/metres | Inspection unit rate | Bond unit rate | Inspection charge | Bond charge | VAT |
|---|---|------------------|----------------------|----------------|------------------------------|---------------------------------|-------------------|
| Gravity sewers (per metre) – includes in-line storage less than 1350mm diameter | Inspection charge | 1938m | £10.57 | | £20,484.66 | | 0% |
| | Bond charge – 10% | 1938m | | £42.30 | | £81,977.40 | 0% |
| Other charges | Headwall per unit | 1 | £62.50 | £250.00 | £62.50 | £250.00 | 0% |
| | Flow control chamber per unit | 1 | £62.50 | £250.00 | £62.50 | £250.00 | 0% |
| | m ³ storage over 350mm diameter | 0 | £12.50 | £50.00 | £0.00 | £0.00 | 0% |
| | Pumping station per unit cost | £60,000.00 | | | £1,500.00 | £6,000.00 | 0% |
| | Rising main not exceeding 225mm diameter per metre rate – inspection charge 2.5% | 100 | £2.48 | | £248.00 | | 0% |
| | Rising main not exceeding 225mm diameter per metre rate – bond charge 10% | 100 | | £9.91 | | £991.00 | 0% |
| | Adoptable lateral drains | 0 | £4.00 | £16.00 | £0.00 | £0.00 | 0% |
| | Provision and installation of an outstation (including 12 months listening service) | 1 | | | £4,525.23 | | 20% |
| | Installation of locks and signs at pumping station | 1 | | | £932.05 | | 0% |
| | | | | | | Total inspection charges | £22,357.66 |
| | | | | | Total bond charges | £89,468.40 | |
| | | | | | Total other charges | £5,457.28 | |
| | | | | | VAT | £905.05 | |
| | | | | | Total self lay charge | £28,719.99 | |

The **total payable** is the total inspection charges and the total other charges, plus any VAT applicable.

Glossary

Applicant – this is owner of the land, or someone who has significant interest in the land, who needs to apply for a new water and/or sewer connection. This may be an individual or a company.

Asset Value

- i. in relation to a section 51A agreement with a water undertaker, the amount described in section 51CD(3) of the Water Industry Act 1991; and
- ii. in relation to a section 104 agreement with a sewerage undertaker, the amount described in section 105ZF(3) of the Water Industry Act 1991.

Asset payment - where the water infrastructure between the existing water network and the new property is being provided by a third party acting on behalf of the developer, such as a Self Lay provider under an Adoption Agreement, we'll make an asset payment to the third party instead – for the purposes of an asset value payment, the income offset amount is equal to the asset value.

Bond – is a security payment for Severn Trent to draw off should we need to complete remedial works, or finish the construction of the sewers for any reason.

Charging Arrangement Document - a document setting out such things as the water and sewer charges, income offset and asset value amounts and/or the methodologies for calculating those, applied by the water or sewerage undertaker in accordance with these rules.

Charging year – a year running from 1 April in a given year to 31 March in the following year.

Communication pipe - any part of a service pipe which a water undertaker could be, or have been, required to lay under section 46 of the Water Industry Act 1991.

Connection charges – all charges associated with a water or sewerage connection, this could be for a single property or a development.

Contestable work - work or services that either the relevant undertaker or persons other than the relevant undertaker may do or provide.

Developer - refers to all of our customers who are building and developing properties.

Development - premises on which there are buildings, or on which there will be buildings when proposals made by any person for the erection of any buildings are carried out, and which require connection with, and/or modification of, existing water or sewerage infrastructure.

Domestic usage – water supply to be used for domestic usage such as washing, toilets, cooking cleaning, etc.

Fixed charges - charges set for a given Charging Year which are fixed in amount or which are calculated by reference to a predetermined methodology set out in the undertaker's Charging Arrangements, the application of which allows calculation at the outset of the total amount owing in that Charging Year in respect of the charges in question.

In-fill connection – this is a one-off connection to a single property.

Income offset - a sum of money offset against the charges that would otherwise be applied for the provision of a sewer or a water main in recognition of revenue likely to be received by the relevant undertaker in future years.

Lateral drain – (a) that part of a drain which runs from the curtilage of a building (or buildings or yards within the same curtilage) to the sewer with which the drain communicates or is to communicate; or (b) (if different

and the context so requires) the part of a drain identified in a declaration of vesting made under section 102 of the Water Industry Act 1991 above or in an agreement made under section 104 of this Act.

Mixed/combined usage – water supply to be used for both domestic usage, such as washing, toilets, cooking cleaning, etc. and commercial purposes where the water supply has a risk of contamination, such as washing down meat, cooling down metal, etc.

Network reinforcement – provides any necessary additional capacity as a result of a new development.

New Appointee (NAV) – is a customer of Severn Trent who has successfully been appointed by Ofwat to become a statutory undertaker for a specific site.

Non-contestable work - work or services that only the relevant undertaker can do or provide.

Non domestic usage – water supply used for commercial purposes where the water supply has a risk of contamination, such as washing down meat, cooling down metal, etc.

Public sewer - a sewer for the time being vested in a sewerage undertaker, whether under the Water Act 1989, the Water Industry Act 1991 or otherwise.

Service pipe - so much of a pipe which is, or is to be, connected with a water main for supplying water from that main to any premises as — (a) is or is to be subject to water pressure from that main; or (b) would be so subject but for the closing of some valve, and includes part of any service pipe.

Sewer - includes all sewers and drains (not being drains within the meaning given by section 219(1) of the Water Industry Act 1991) which are used for the drainage of buildings and yards appurtenant to buildings. This definition includes tunnels or conduits which serve as such a pipe and any accessories for such a pipe.

Appendix 1 - The connection process for each application type

| | Pre development enquiry Point on connection enquiry | Water mains – requisition | Water mains – self lay | Diversion of a water asset | Self Lay services only agreement | *Water service connection Severn Trent lay | Water service connection Self lay | Large diameter water service connection | New sewer – requisition | Diversion of a sewer asset | Sewer adoption | Sewer connection |
|--------|---|---|--|---|--|---|--|---|---|--|---|--|
| Step 1 | You apply, pay the application fee and send us the supporting information | You apply, pay the application fee and send us any supporting information | You apply, pay the application fee and send us any supporting information | You apply, pay the application fee and send us the supporting information | You apply, pay the application fee and send us the supporting information | You apply, pay the application fee and send us the supporting information | You submit a form 4 advising us you are ready to make a service connection/s | You apply, pay the application fee and send us the supporting information | You apply, pay the application fee and send us the supporting information | You apply, pay the application fee and send us the supporting information and design | You apply and send us the supporting information | You apply, pay the application fee and send us the supporting information |
| Step 2 | We send you a response for the water, sewerage, or both | We complete a design and send you a quote and an Agreement | We assess the application and either approve the design or complete a design | We assess the application and send you an approval and Agreement | We assess your application and we send you a Self Lay Services Agreement | We assess your application and send you a quote | We will advise you of the cost and provide plot reference details | We assess your application and send you a quote | We assess the application and send you a quote | We assess the application and look at the impact on our network | We assess the application and send you technical approval | We assess the application and send you an approval to connect |
| Step 3 | | You pay | We send you a Self Lay Agreement | You pay and send us the signed Agreement | You send us the signed Agreement | You lay your service pipe and then pay | You lay the service pipe, complete the connection and install and commission the meter | You pay, lay your service pipe and install the meter/meters | You pay | ST lay: We'll send you a quote Contractor lay: We'll approve the design and send you an Agreement | If you progress, you pay the fees and send us the signed Agreement Your contractor installs the new sewer | You notify us of the date of connection |
| Step 4 | | We install the new water main | You send us the signed Agreement and the payment for any non-contestable works to be completed by ST | We complete the work to divert the water asset | The SLP requests the meters and we invoice for the water service connections | We inspect your service pipe, make the connection and install and commission a meter. | We will invoice you for payment | We inspect your service pipe and connect to our water network | We construct the new sewer | ST lay: You pay Contractor lay: Contractor completes the diversion work | Your contractor installs the new sewer | Your contractor connects to the public sewer |
| Step 5 | | You pay for any water service connections and lay the | We install the source of water and the self lay provider (SLP) installs the new water main | | The SLP pays for the water service connections and completes them | We set up the billing account for the property | You submit a form 5 providing details allowing us to set up the | We set up the billing account for the property or properties | | ST lay: We complete the diversion work Contractor lay: | We inspect the new sewer | On the same day we inspect the connection that is being made to the public sewer network and any |

| | | water service pipes | | | | | billing account for the property | | | We'll inspect the diversion work and agree a connection date | | pipework or chambers we'll be adopting |
|---------|--|---|---|--|--|--|----------------------------------|--|--|--|------------------------|---|
| Step 6 | | We inspect the water service pipes and connect to our network | We sample and inspect the water main and connect to our network | | The SLP tells us which properties have been connected and sends us the meter details | | | | | | We adopt the new sewer | We adopt or sign-off the new sewer connection |
| Step 7 | | We set up the billing accounts for the newly built properties | We send the SLP an Asset Value Payment for the length of main laid | | | | | | | | | |
| Step 8 | | | We adopt the new water main | | | | | | | | | |
| Step 9 | | | The SLP requests the meters and we invoice for the water service connections | | | | | | | | | |
| Step 10 | | | The SLP pays for the water service connections and complete the water service connections | | | | | | | | | |
| Step 11 | | | The SLP tells us which properties have been connected and send us the meter details | | | | | | | | | |
| Step 12 | | | We set up the billing accounts for the newly connected properties | | | | | | | | | |

* This includes a water service connection for a temporary supply and a connection for an agricultural supply.

Metered standpipe

If you don't want a temporary water connection you can hire a metered standpipe from our contract partners Aquam Water Services while the works are taking place. A standpipe is a free standing pipe which is fitted with a tap and can be attached to an existing hydrant to get a water supply to a site.

Take a look at our [website](#) page to find out more.

Process steps for building over a sewer asset

If you have a public sewer on your site and are making changes to an existing building that affects that sewer e.g. building an extension, we may in some circumstances give you permission to [build over it](#).

Step 1: You apply and pay an application fee.

Step 2: We assess the application and either send you an approval which gives you permission to either build over or near to our sewer, or tell you what you need to do next.

Appendix 2 - Guidance for applying the charges for non-domestic or combined usage – mains requisitions only

For properties requiring a water supply connection for either mixed usage or fully non-domestic purposes, we will need to convert the flow requirements into the comparable number of properties. This will be required for both aspects of the supply, allowing the non-domestic supply to be charged at full cost and the domestic supply to be included within the costs that will have the 90% income offset applied. Charges on the example below are calculated net of value added tax (VAT).

To give an example:

150 homes & 1 commercial mixed usage development.

The commercial property needs a single LDC connection having a supply requirement of 2.0l/s (0.5l/s domestic usage & 1.5l/s for non-domestic usage)

Domestic usage

Lay only 150 x £620.58 = £93,087.00

Open cut 150 x £896.30 = £134,445.00

Domestic usage for commercial property (0.5l/s)

0.500 / 0.0065 = 77 plots

Lay only 77 x £620.58 = £47,784.66

Open cut 77 x £896.30 = £69,015.10

Non domestic usage for commercial property (1.5l/s)

1.500 / 0.0065 = 230.7692308 (231 properties)

Lay only 231 x £620.58 = £143,354.00

Open cut 231 x £896.30 = £207,045.30

Totals

Total domestic lay only **£140,871.66**

Total domestic open cut **£203,460.10**

Subject to 90% income offset

Total non-domestic lay only **£143,354.00**

Total non-domestic open cut **£207,045.30**

Full cost to customer

Appendix 3 - Guidance for applying the charges for student accommodation and blocks of flats – mains requisitions only

For student accommodation and blocks of flats we will need to understand how they are being metered, once this has been established the appropriate charges can be applied.

Blocks of flats

Blocks of self-contained flats having a communal shared entrance will generally have a single large diameter connection (LDC) and internal meters for each flat, either located in a meter room or within each flat.

There are situations where there might be a single LDC and multiple blocks of flats, for example in the middle of a city. Whilst there is only a single connection, each flat will still have its own metered account.

There are also situations where there might be a single LDC serving multiple flats and some independent standard connections, for example when flats are located above shops, have their own entrance and an existing main is located in a place allowing independent connections to be made.

Again in this situation each flat will have its own metered account. For these type of connections the number of metered accounts are converted to plots. The examples below show how the charges are calculated and are net of value added tax (VAT).

Example 1

150 homes and 2 blocks of flats having 80 metered accounts, being supplied by 2 large diameter connections.

150 homes

Lay only $150 \times £620.58 = £93,087.00$

Open cut $150 \times £896.30 = £134,445.00$

2 blocks of flats (80 metered accounts)

Lay only $80 \times £620.58 = £49,646.40$

Open cut $80 \times £896.30 = £71,704.00$

Totals

Total lay only **£142,733.40**

Total open cut **£206,149.00**

Subject to 90% income offset

Example 2

20 homes and 1 block of flats having 40 metered accounts, being supplied by 1 large diameter connection and 10 flats above a row of shops having 10 metered accounts, being supplied by 10 standard connections onto new main.

20 homes

Lay only 20 x £620.58 = £12,411.60

Open cut 20 x £896.30 = £17,926.00

1 blocks of flats (40 metered accounts)

Lay only 40 x £620.58 = £24,823.20

Open cut 40 x £896.30 = £35,852.00

10 flats (10 metered accounts)

Lay only 10 x £620.58 = £6,205.80

Open cut 10 x £896.30 = £8,963.00

Totals

Total lay only **£43,440.60**

Total open cut **£62,741.00**

Subject to 90% income offset

Example 3

20 homes and 1 block of flats having 40 metered accounts, being supplied by 1 large diameter connection and 10 flats above a row of shops having 10 metered accounts, being supplied by 10 standard connections onto existing main.

20 homes

Lay only 20 x £620.58 = £12,411.60

Open cut 20 x £896.30 = £17,926.00

1 blocks of flats (40 metered accounts)

Lay only 40 x £620.58 = £24,823.20

Open cut 40 x £896.30 = £35,852.00

10 flats (10 metered accounts)

Not included as being supplied by existing main and therefore will be progressed as standard connections.

Totals

Total lay only **£37,234.80**

Total open cut **£53,778.00**

Subject to 90% income offset

Student accommodation

Student accommodation will normally have a single property owner and the rooms are rented out. The arrangement is normally that the rooms will have independent shower and toilet facilities and communal living and kitchen areas.

They're likely to have a shared entrance and will be supplied via a single large diameter connection (LDC). These type of supplies are considered as bulk supply arrangements and will have a single metered account.

These type of connections will require the flow requirements to be converted into the appropriate number of plots. The below example details how this calculation should be completed and the charges applied.

Example 1

20 homes and student accommodation with a flow requirement of 0.5l/s supplying 50 rooms with independent show and toilet facilities with communal living and kitchen areas, being supplied by 1 large diameter connection and a single metered account.

20 homes

Lay only 20 x £620.58 = £12,411.60

Open cut 20 x £896.30 = £17,926.00

Student accommodation with a flow requirement of 0.5l/s

$0.500 / 0.0065 = 77$ plots

Lay only 77 x £620.58 = £47,784.66

Open cut 77 x £896.30 = £69,015.10

Totals

Total domestic lay only **£60,196.26**

Total domestic open cut **£86,941.10**

Subject to 90% income offset

Appendix 4 - Exceptions to standard charging - requisitions only

Due to the nature of connections work, there are circumstances where the cost incurred by companies is affected by external factors. These external factors may be outside of the immediate knowledge or control of the water company and, in a limited set of exceptional circumstances, could lead to significant cost variance. For this reason, Ofwat has agreed that companies are not required to provide fixed upfront charges in respect of the following:

1. Diversion works (see s185 of the Water Industry Act), and;
2. Water and sewerage infrastructure work requested by the developer (see S41 and S98 of the Water Industry Act) where “it would be unreasonable to expect an undertaker (i.e. water company) to do so”.

For standard water and sewage connections no such exception applies and these must therefore be subject to fixed charges.

In principle, having consulted stakeholders, water companies consider that in the following circumstances, it may not be reasonable for them to provide an upfront fixed charge for the work:

- a. The technical complexity of the work is high or the type of work required is bespoke or carried out infrequently, or;
- b. Third parties can legitimately recover their costs from companies and there is not a reasonable level of certainty of those costs in advance of connection work being undertaken, or;
- c. Third parties have rights to protect their assets or interests in a way that affects the construction method. The third parties’ requirements are unknown upfront, or;
- d. The work is to be carried out on or close to land with particular environmental, historical or archaeological characteristics. These characteristics mean that specific measures are required during construction or reinstatement. The details of these measures may not be fully defined in advance of construction.

Where the above circumstances occur, companies will be unable to provide a fixed upfront charge for the entire works, and should provide a budget estimate comprising a mixture of:

- i. Indicative or estimated charges for the elements of works affected by the circumstances above, and;
- ii. Fixed upfront charges for the elements of the work where there is sufficient certainty and it is reasonable to do so.

Water companies anticipate that there will be occasions where providing an indicative estimate is not possible or where the estimate will not meet the degree of confidence desired by the customer. In such cases, the parties will need to decide how to proceed.

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