

Introduction

What is a sewer requisition?

If you cannot reach agreement with a third party land owner to lay a new foul or surface water sewer through their land to serve your development you may request a sewer requisition at your cost. Under Section 98 of the Water Industry Act 1991, you may request we exercise our statutory powers to lay a public sewer serving your development through third land party land.

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

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

You must have full planning permission to enter an Agreement.

Who can requisition a sewer?

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

Can you requisition a sewer for commercial properties

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

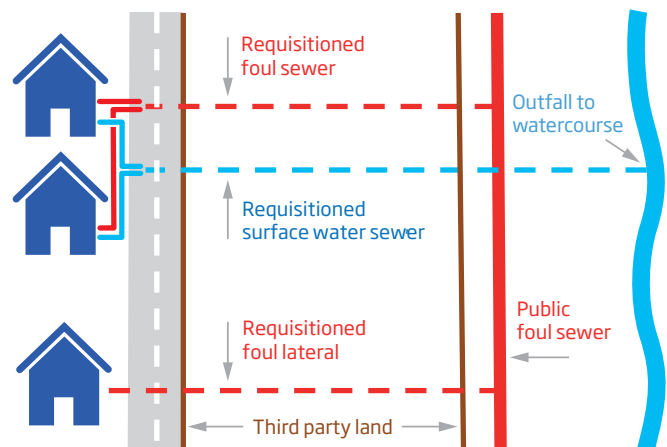
Can you requisition a sewer to a watercourse?

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

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



Types of sewer requisition



What are Wessex Water's land entry powers?

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

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

What sewer requisition options are available to you?

If you are a developer in the Wessex Water region you have two options available to you. You may choose for us to design and deliver the requisition for you. This option is referred to as a Wessex Water delivered requisition. (See *WWDS S98-4 Your guide to Wessex Water delivered requisitions* available on our website.)

Alternatively subject to contract and you and your requisition meeting certain prescribed conditions we may permit you to deliver the requisition yourself acting under our statutory powers of entry. This option is referred to as a developer delivered requisition. (See *WWDS-S98-3 Guide to Wessex Water developer delivered requisitions*.)

What do you need to do to proceed?

There are three things you will need to do if you wish to proceed.

- 1 Ensure you have compiled the essential information required to assess your application
- 2 Decide whether you would like to apply for a Wessex Water delivered requisition or a developer delivered requisition.
- 3 Make your application by applying online on our website

If you would like to discuss your options before you submit your application please contact us using the details below.

Essential information



To help us assess your proposals, you will need to provide the following information:

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

Contact us

For any queries or to discuss your proposal please contact us;

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