

Guidance notes and procedure

These guidance notes will assist you in completing a new sewer adoption application. You should read the notes in conjunction with the Water Industry Act 1991. The relevant section is Section 185 - alteration and removal of pipes in certain cases.

Why do I need to divert a sewer?

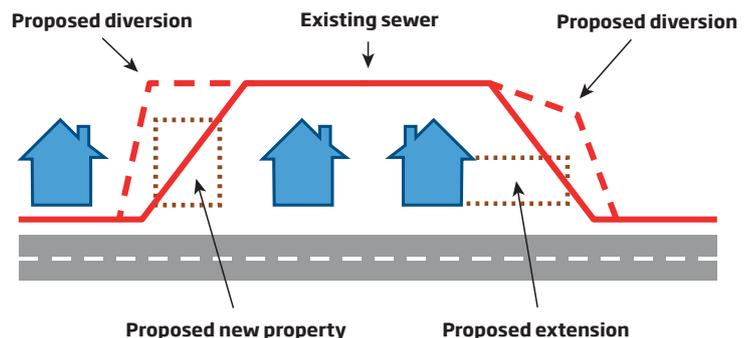
Your development works are within an easement area over our sewer. This strip is normally 3m on either side of the pipeline, but sometimes wider if the sewer is deep, critical or a pumped rising main. Our preference is that you change your plans and avoid our public system. If the works cannot be altered we will consider your proposal.

We may agree to a build over or near. This is a separate process to a diversion. More information is on our website.

Please note that under no circumstances will we permit building over a sewer where:

- The sewer is a pumped rising main
- A manhole would be inside a building
- Strategic sewers are affected or those that may require future upgrading
- Entirely new dwellings/buildings are constructed.

If you intend to build a new property or extend an existing property but a sewer runs underneath, then we may agree that the sewer can be diverted around the development. This means that we will still be able to dig down and repair the sewer if necessary for future maintenance.



What are the diversion options?

We will assess the choices when you apply.

Option 1 - Major diversion of critical sewer - works by Wessex Water

We will carry out the work if the site is large, or the diversion is complex, off site or on a critical sewer. We will provide a quote that includes appraisal, design and construction.

Option 2 - Major diversion - works by suitable contractor

Depending on the importance on the sewer and whether other site works are involved, we may be allow you to carry out diversion works using a company from our suitable contractor list. They have permit cards to work on our sewers, due to restricted operations and confined spaces requirements. We will charge fixed fees, and you will provide a returnable deposit as security.

Option 3 - Minor sewer diversion - works by you

If the sewer is relatively shallow, of small diameter and only serving a few houses we may allow you to divert the sewer yourself using your own contractor or builder. This is only acceptable for low risk gravity sewers 150mm diameter or smaller, no more than 1.2m deep, 10m maximum diversion length, only on the site you own, and serving 25 properties or less. We will charge fixed fees, and you will provide a returnable deposit as security.

How much will it cost?

Please refer to our Developer services charging arrangements.

What do I need to do?

You should submit your application to us before you start construction.

Step 1 Submit your application

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

Step 2 Application acknowledgement

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

Step 3 Application complete and fixed fee payment

We will confirm when your application is complete, i.e. is there sufficient information for us to start appraisal or technical review. We will advise which diversion option is the most appropriate for your site.

We will confirm our fixed fees, which you will need to pay upfront. Please refer to our Developer services changing arrangements for further details and payment options.

Option 1	Option 2	Option 3
Major diversion of critical sewer - works by us	Major diversion - works by suitable contractor	Minor sewer diversion - works by you
Step 4 Appraisal and Charges payment We will appraise the proposals and design what is required. We will provide an estimated offer, and send you: * Details of additional charges * An Agreement to sign and return.	Step 4 Technical approval and charges payment We will review your design, which may need alterations or additions to comply with the standards required. When the revisions are complete, we will give you technical approval and send you: * Details of additional charges * An Agreement to sign and return * Technical requirements to give to your contractor.	Step 4 Technical approval and charges payment We will review your design, which may need alterations or additions to comply with the standards required. When the revisions are complete, we will give you technical approval and send you: * Details of additional charges * An Agreement to sign and return * Technical requirements to give to your builder.
Step 5 Agreement Please sign and date the Agreement, and return a copy to us. On payment of the charges, we will programme the works.	Step 5 Agreement Please sign and date the Agreement, and return a copy to us. You need to provide suitable contractor details and a copy of their RAMS for us to review. When approved, you can programme your works.	Step 5 Agreement Please sign and date the Agreement, and return a copy to us. You can then programme your works.
Step 6 Construction We will agree a start date with you, and then carry out the construction until the diversion is complete.	Step 6 Construction We will give you contact details for our local site inspector, who will help with queries during your construction period. You need to arrange for our inspector to witness air testing and inspection. When satisfied with the pipework, they will give you permission to divert the flows. We will then vest the new sewer.	Step 6 Construction We will give you contact details for our local site inspector, who will help with queries during your construction period. You need to arrange for our inspector to witness air testing and inspection. When satisfied with the pipework, they will give you permission to divert the flows. We will then vest the new sewer.
Step 7 Maintenance N/A	Step 7 Maintenance We will identify any remedial repairs that need doing. The old sewer must be broken out, filled in or removed. We need accurate as-laid drawings. After 12 months, you need to arrange a CCTV survey and final inspection. We can then return your deposit.	Step 7 Maintenance We will identify any remedial repairs that need doing. The old sewer must be broken out, filled in or removed. We need accurate as-laid drawings. On completion of your building works, you need to arrange final inspection. We can then return your deposit.

When can I apply?

You can send us draft drainage proposals at an early stage in your design process. This often helps identify any problems, and we can agree a design in principle.

What information do I need to provide?

Please refer to the checklist on the application form. You will need to provide all relevant items as part of your application. The information can be submitted in PDF format, along with 1 paper copy of all the drawings.

What standards are required?

The sewers must be constructed and tested to the standards specified in the current edition of Sewers for Adoption, by the Water Research Council.

What if I am not sure about a specific design or construction detail?

We are keen to offer you advice and help throughout the adoption process from start to finish. We would rather you contact us to discuss a detail at an early stage than it escalate to a costly or awkward problem on site.

Does Wessex Water have standard details?

Each water company has their own particular preferences to use in conjunction with Sewers for Adoption. We have standard drawings available showing structures such as headwalls, flow control chambers, bollards, pumping station layout and kiosk, vents and pipework protection. Ask for copies.

What if there are other pipes connected onto the sewer that I want to divert?

You may need to transfer them to the new diversion. You must not block off an incoming sewer or someone else's pipe.

Can I make a new connection at the same time?

Yes, but only onto the length of newly diverted sewer, otherwise you need to apply for a sewer connection separately.

Who can carry out a CCTV survey?

Please read our guidance notes about CCTV camera surveys, which include a list of contractors. All contractors listed in those guidance notes hold Wessex Water permit cards and may work on our sewers with our permission.

You can use a different company, but we cannot guarantee the quality of the survey. Beware of contractors offering a cut-price service. More information is on our website.

What do site inspections involve?

Your sewer needs testing and inspection to prove it meets the standard required. You need to arrange this with our local site inspector. Please ask for their contact details when you start on site.

You are responsible for air testing each sewer length, which our site inspector must witness on site. You will also need to carry out a CCTV survey of all pipelines, which we need to review. Our site inspector will check all manholes and any relevant structures.

We will issue you a list of any defects and rectifications, which you must complete before the sewers can go onto maintenance.

What happens if the design changes during construction?

If your design changes during construction, you need to tell us straight away.

What happens if I have already started constructing drainage on site?

If you build any diversion drainage on site before we have given technical approval, it is at your own risk. You may need to remove or re-lay it if it does not comply with the appropriate standards.

How long does it take?

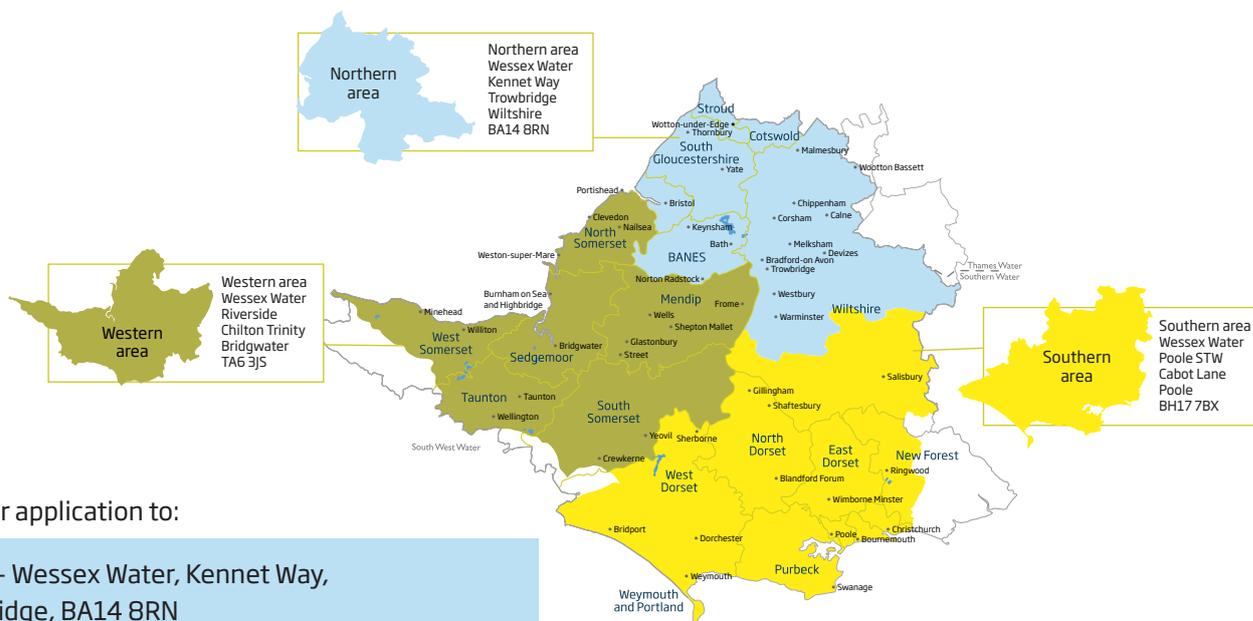
We aim to meet the target dates that Water UK uses for performance metrics. More details are on our website.

What happens if my application is refused?

We have a duty of care to our existing customers. If we consider your diversion proposal is unfeasible or likely to cause blockages, we may formally reject the application and provide reasons. Examples may be a very slack gradient, or adding extra bends in a critical system. However, we may be able to help discuss alternative options, such as a different route, levels or choice of materials.

What if I want to complain?

Please refer to our Developer services changing arrangements for further details for complaints and disputes relating to standards of service.



Send your application to:

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

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

West - Wessex Water, Riverside, Chilton Trinity,
Bridgwater, TA6 3JS
Tel 01823 225 219
Email development.west@wessexwater.co.uk