

## Introduction

We encourage early consultation on development proposals to determine how best we may serve your requirements.

We consider how they may impact upon the capacity and operation of our water and sewerage assets, including underground pipes and tanks and above ground operational sites.

We will plan and execute capacity improvements to support new approved development in accordance with the new charging arrangements effective from June 2018

Under the new charging arrangements new developments can connect, upon application and payment of the charge, to the nearest size for size foul sewer or water main. Connection and infrastructure charges are set annually, details of which can be found [here](#). A set charge provides certainty on cost irrespective of available capacity. Improvements to our networks to accommodate new development are funded from the overall collection of infrastructure charge. Improvements are managed and prioritised by Wessex Water.

The tables below indicate the maximum number of total site dwellings which can be connected on to our existing pipes.

**Table 1 Foul sewer and water supply connections**

Foul sewers			Water distribution mains	
Diameter(mm)	Discharge (l/s)	Max no of dwellings based on diameter	Diameter(mm)	Max no of dwellings based on diameter
150	10.7	231	90	100
225	24.0	518	125	250
300	42.6	921	180	500
375	66.6	1,439	250	1000
450	96.0	2,073	300	2000
525	130.5	2,820	400	4000
600	170.7	3,687		

Calculations are based on industry guidelines.

(please note this table has been updated from 1 April 2021 in accordance with Sewerage Sector Guidance Appendix C, B3.1.4 "Foul sewers and lateral drains should be designed to run at no more than 75% of pipe full conditions".

For large non-domestic and trade effluent flows please consult directly with the planning liaison team, alternative arrangements may apply. Please also see [wessexwater.co.uk/tradeeffluent/](http://wessexwater.co.uk/tradeeffluent/)

## Why do I need to consult with Wessex Water?

On receipt of your **pre planning application** we will review operational data and consult with our engineering team. An initial site appraisal will enable us to identify whether there is current capacity within our existing networks.

Where there is limited capacity due to the number of existing connections or other issues, we may ask you to connect development to a different point on our network. In this instance your connection charge will be limited to the cost of connecting development to the nearest size for size connection. If there are local capacity issues and no alternative point of connection, we will plan and fund improvement works. We will also assess your application for other possible issues covered in the following guidance and policy notes:

- odour risk assessment
- protection and diversion
- proximity guidance
- sustainable drainage systems (SuDS).

## What information will you send me?

On receipt of your pre planning application and all required information we will advise, within 21 days, either that:

- a local point of connection and capacity are available with no improvements required
- a local point of connection is available, but capacity improvements are likely to be required which will be funded and managed by Wessex Water
- limited capacity is available at the local point of connection and an alternative point of connection is offered (difference in cost funded by Wessex Water).

In all instances we plan to advise a point of connection for foul sewerage and water supply as appropriate and within 21 days of receipt of the pre planning application and all required information. We can't always detail the precise nature of improvement works; assessment and design works will be programmed by Wessex Water.

Our **online charging calculator** will help you to estimate the cost of your on-site design and off-site connection.

Our response, incorporating assessment against our policies, will be conveniently designed for you to include in your planning application submission.

## How can I be sure improvement works will be implemented by the time I require connection?

We will review and respond to subsequent planning application and monitor progress. If the planning application gains approval please contact us where improvement works are required to discuss and agree our detailed design work and construction timetable.

## Further information

Planning liaison team

Email: [planning.liaison@wessexwater.co.uk](mailto:planning.liaison@wessexwater.co.uk)

Call: 01225 526288