

Foul Sewerage and Utilities

Planning applications should include information about how a proposal connects to existing utility infrastructure systems. Most new developments require connection to existing utility services, including electricity and gas supplies, telecommunications and water supply, and also needs connection to foul and surface water drainage and disposal. It should be noted that in most circumstances surface water is not permitted to be connected to the public foul sewers.

Two planning issues arise; firstly, whether the existing services and infrastructure have sufficient capacity to accommodate the supply/service demands which would arise from the completed development; and secondly whether the provision of services on site would give rise to any environmental impacts, for example excavations in the vicinity of trees or archaeological remains.

Applications should demonstrate

- That the availability of utility services has been examined and that the proposals would not result in undue stress on the delivery of those services to the wider community;
- That proposals incorporate any utility company requirements for substations, telecommunications equipment or similar structures;
- That service routes have been planned to avoid as far as possible the potential for damage to trees and archaeological remains; and
- Where the development impinges on existing infrastructure, the provisions for relocating or protecting that infrastructure should have been agreed with the service provider.

All new buildings need separate connections to foul and storm water sewers. If an application proposes to connect a development to the existing drainage system then details of the existing system should be shown on the application drawing(s).

A Foul Drainage Assessment should include a full assessment of the site, its location and suitability for storing, transporting and treating sewage. Where connection to the mains sewer is not practical, then the [Foul Drainage Assessment](#) will be required to demonstrate why the development cannot connect to the public mains sewer system and show that the alternative means of disposal are satisfactory.

Guidance on what should be included in an Assessment is given in the [National Policy Statement for Waste Water](#).



Where the development involves the disposal of trade waste or the disposal of foul sewage effluent other than to the public sewer, then a more comprehensive Foul Drainage Assessment will be required including details of the method of storage, treatment and disposal. A Foul Drainage Assessment should include a full assessment of the site, its location and suitability for storing, transporting and treating sewage.

If the proposed development results in any changes/replacement to the existing system or the creation of a new system, scale plans of the new foul drainage arrangements will also need to be provided. This will include a location plan, cross sections/elevations and specification at a scale of 1:50 or 1:100. Drainage details that will achieve Building Regulations Approval will be required.

If connection to any of the above requires crossing land that is not in the applicant's ownership, then notice may need to be served on the owners of that land. Applicants should ensure that the correct certification is signed on the planning application form to confirm that all interested parties in the land have been notified.

Useful links

[Development Management Plan Part 2 Chapter 10 Utilities](#)

[Foul drainage assessment form](#)

[National Policy Statement for Waste Water.](#)