

How we assess your application to build over/near the public sewer

Once we have established that your proposal does not comply fully with our standard criteria, we will assess your proposals against the criteria contained within Part H4 of The Building Regulations 2010, indicated below. If your application conforms to these criteria, your application is likely to be acceptable to Anglian Water:

- The sewer built over/near is 3 metres deep or less.
- The sewer built over/near is 225mm diameter or smaller.
- The length of the sewer under a building does not exceed 6 metres and no manhole or access point is under/in a building.
- There is a suitable diversion route to enable the sewer to be re-laid in the future should this become necessary.
- A suitable foundation design has been provided to ensure that the loads from the building do not have a detrimental effect on the sewer.
- The sewer is not pressurised, i.e. a pumping/rising main.

Should we consider your proposals compliant with Part H4 of the Building Regulations 2010 we would proceed in one of two ways depending on the stage your proposals have progressed to.

If you have consulted us before submitting a Building Regulations application we will provide you with a letter of approval in principle, which you can issue to Building Control along with your Building Regulations application. As your proposal will be within 3 metres of the public sewer, the application must be a Full Plans application and not a Building Notice.

Building Control are likely to consult us regarding your application, however, providing your proposals remain consistent with those approved in principle, we will confirm approval to Building Control as a matter of course.

If we are consulted regarding your application by Building Control, ie you have already made your Building Regulations application we will confirm approval to Building Control.

Proposals outside of guidance contained within Part H4 of the Building Regulations 2010

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

- The sewer is a pressurised, i.e. a pumping/rising main.
- A manhole/chamber will be inside a building.
- An entirely new dwelling/building is proposed.

We will, however, give due consideration to your proposals and assess your application in terms of the following:

- Can the sewer be diverted?
- If the proposal is building near to the sewer, can the sewer be re-laid on its original line after the works are complete?
- Does the proposal allow the building to be constructed without causing damage to the sewer?
- Will we have acceptable access to the sewer and manholes for maintenance when the building works are complete?
- The strategic importance of the sewer, its structural condition and the material from which it is constructed.

If we feel that your proposals represent an unacceptable risk in terms of these factors, your application to build over/near will be rejected.

Should a diversion of the sewer be a feasible option then please refer to the asset diversion page on our website
www.anglianwater.co.uk/developers/diverting-a-public-sewer.aspx

If we deem your build over/near proposals acceptable we will proceed in one of two ways, depending upon the stage your proposals have progressed to.

If you have consulted us before submitting a Building Regulations application you will be required to enter into a Build Over Agreement which you can copy to Building Control along with your Building Regulations application. As your proposal will be within 3 metres of the public sewer, the application must be a Full Plans application and not a Building Notice.

Building Control may consult us regarding your application, however, providing your proposals remain consistent with those contained in the agreement, we will confirm approval to Building Control as a matter of course.

If we are consulted regarding your application by Building Control, i.e. you have already made your Building Regulations application you will be required to enter into a Build Over Agreement and we will advise Building Control when the Agreement has been completed.

The Build Over Agreement provides formal authorisation for you to build over/near the public sewer and grants Anglian Water the right to recoup any additional costs incurred as a consequence of the development from the property owner. The agreement will be registered as a charge against the property and the obligations contained within the agreement will be binding on future property owners.

Please note that until the Agreement is authorised, our formal approval to build over/near has not been granted.

If you require a draft copy of this Agreement please call us on 0345 60 66 087