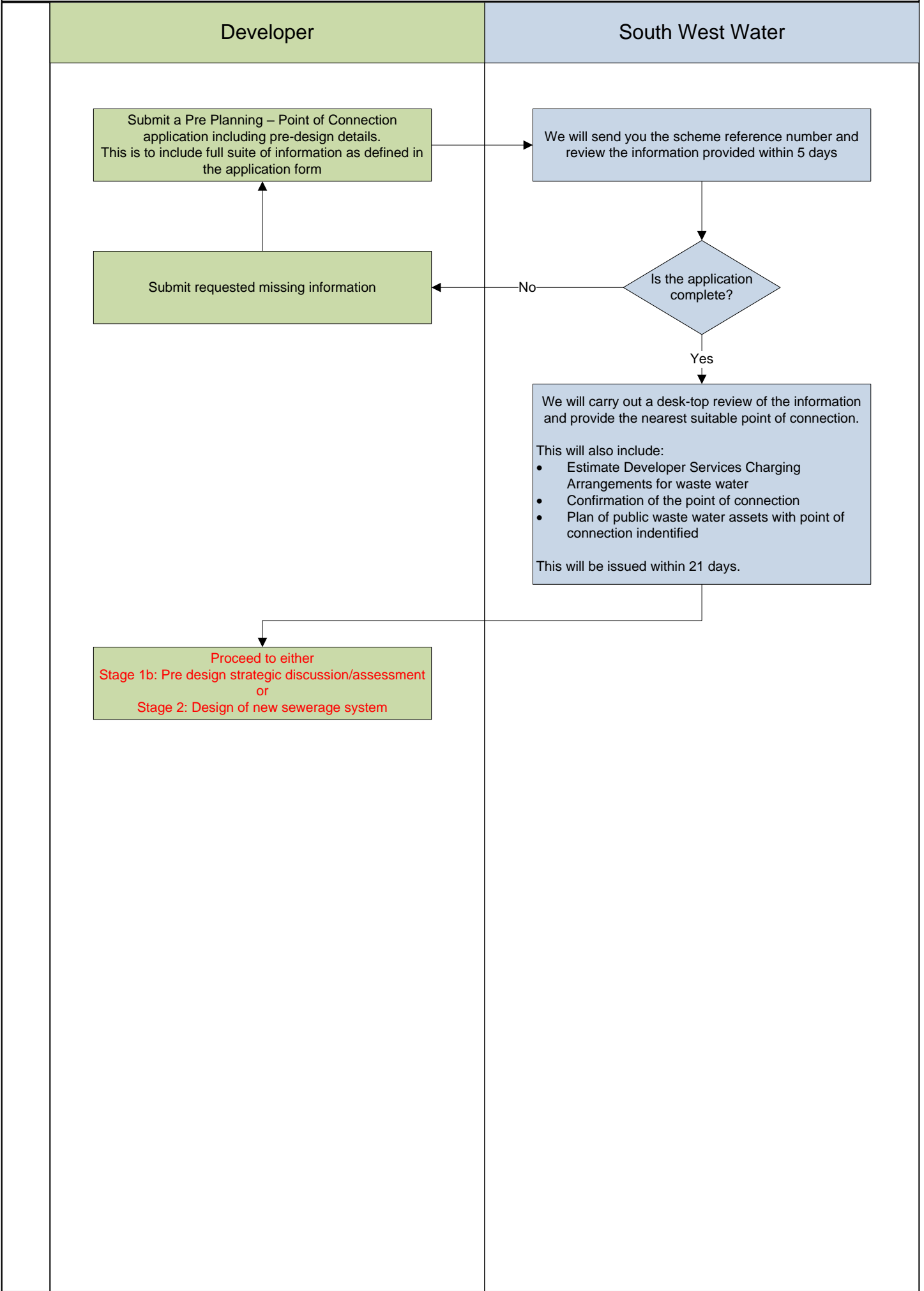


Adoption of sewers – Stage 1a: Pre Planning Enquiry



How to arrange for your sewers, pump stations and other components to be adopted by South West Water

Stage 1a: Pre Planning Enquiry (planning liaison)

We encourage developers to contact us prior to making a planning application to discuss with prospective developments prior to land purchase even then minimal detailed information is available. We are keen to ensure that such informal discussions continue and the minimum information requirements in the SSG will not be applied in circumstances where they are clearly not relevant to your request. However, where a proposal raises strategic issues for us, it may require wider consideration of sites allocated within the catchment and any site specific measures for the particular site.

Pre-planning information list – Have you provided the following:

- Include evidence of existing drainage connections and flow rates (if available)
- Drainage Strategy or Statement and layout plan (showing discharge point) (minimum)
- Current Planning Status
- Number of residential units or commercial area proposed
- Predicted Run-off rates and attenuation quick estimates (minimum)
- Ground investigation report to show infiltration could be utilised on the site – or use of BGS data where permeability results not available
- Flood Risk Assessment (where required under NPPF guidelines) or statement for site and associated risk
- Confirm if system is proposed for adoption as part of S104

Information provided by you (developer/applicant)	Additional comments
Submit Pre-Planning Enquiry, including the confirmation of development parameters As a minimum: 1. Receipt of application form 2. Confirm target start date 3. Confirm if the components / special assets are proposed for adoption under S104 4. location map with clear defined site boundary* 5. Details of proposed development 6. Number of units and anticipated rates of discharge 7. Preferred drainage outfall route(s) and point(s) of access etc. 8. High or low points of site, watershed(s) 9. Topographical survey 10. Associated charges 11. Master plan information 12. Evidence of existing drainage connections and estimated rates of discharge	*preferably scaled ordnance survey plan Items 8, 9 & 12: Information relating to these items may not be available at preliminary stages. Enquiries should proceed at the earliest opportunity.

Information provided by us (South West Water)	
Acknowledge receipt of incoming application form. Provide a Water Company reference and nominated contact to support future communication	
Pre-planning check 1. Will be a check of the minimum submission requirements 2. Agree an extension if required	
Pre-planning enquiry response 1. Be based on the expected development parameters 2. Indicate the nearest connection point(s) or any alternatives if available 3. Specify the validity period 4. Advise if a strategic assessment is required/available*	

The Water Company acknowledges the duties and responsibilities of the Lead Local Flood Authority and the Local Planning Authority to determine planning applications and approve measures for the disposal of surface water. This should be carried out in consultation with the Water Company where disposal involves any discharge to the public sewer system.

The right of connection under S106 WIA 1991 is acknowledged with current arrangements setting out the principles of a size for size connection from April 2018.

*Strategic assessment may be required for a large or complex site before a Stage 2 application can be considered. The strategic Assessment can be requested at anytime before the S104 application is applied for. However, we understand that any site may be complex dependent upon the developer's previous experience/knowledge and would also welcome all requests for strategic assessments. Large or complex sites can be defined under the following criteria;

- • Multiple phases
- • Multiple landowners/developers
- • Multiple points of connection
- • Pumped discharges
- • Storage components