

Why we need to know that you are planning to build within the vicinity of the public sewerage system

Within the Build Over/Near section of the website the term 'public sewer' refers to public sewers and public lateral drains (PLD), which are defined as follows:

- Public sewer - drainage pipe (foul or surface water) that serves two or more properties.
- Public lateral drain - the section of a drainage pipe (foul or surface water) serving one property between the boundary of the property and the point of connection with the public sewer.

Anglian Water is responsible for maintaining thousands of kilometres of public sewers to ensure the safe removal of foul water from domestic and commercial properties. These sewers are often located within the boundaries of private properties and sometimes within the vicinity of buildings. Building works can affect these sewers and it is Anglian Water's responsibility to ensure they are not damaged and that no works are carried out that will jeopardise our ability to maintain these sewers in the future.

Our requirements, which are outlined in the Build Over/Near section of the website must be considered for all works within 3 metres of the public sewer and this includes works that do not require Building Regulations approval. This is necessary as the additional weight of a building above or close to a sewer may damage the sewer, which in turn could cause damage to the building. This could also cause flooding and have a detrimental impact on the drainage from adjacent properties and should this occur the sewer might need to be replaced at short notice, which could require the demolition of part or all of the building.

It is illegal to undertake any works which may interfere with or damage the public sewer and should Anglian Water become aware that works have been carried out close to or over a sewer, without consideration of our requirements and if necessary without our approval, we are able to take legal action against the offending party and to recover costs. Even if the works are not identified by Anglian Water at the time of construction, we are likely to be made aware when the property is sold and if our requirements have not been considered and adhered to, the sale of your property could be jeopardised.

Please be aware that whilst you may have obtained planning permission for your proposed works, this does not grant approval for you to build over or near to the public sewer. The sewer build over/near issue is not addressed by the Building Control Body until you submit your Building Regulations application; however, we strongly recommend that you read through this guidance document prior to producing detailed drawings and making your application.

Whilst we appreciate that building over/near the public sewer cannot always be avoided, we strongly recommend that it is avoided where possible. The modification of your proposals to ensure 3 metres clearance between the sewer and the new building(s) is often the easiest and cheapest option and removes the likelihood of sewerage works affecting the building in the future.