



# **Application for the Construction of a Sewer in the Village of Welshampton.**

**Martin Withington**

**Parish Councillor**

**Welshampton & Lyneal Parish Council**

# Why?

**There are concerns that if there is more development within the existing Development Boundary, there will be less and less suitable ground available to take the run off from new septic tanks.**



- In Welshampton the maximum number of new dwellings is 20. These are to be located within the existing development boundary and on sites of no more than five. The Welshampton Village Design Statement should be a material consideration for all new developments.

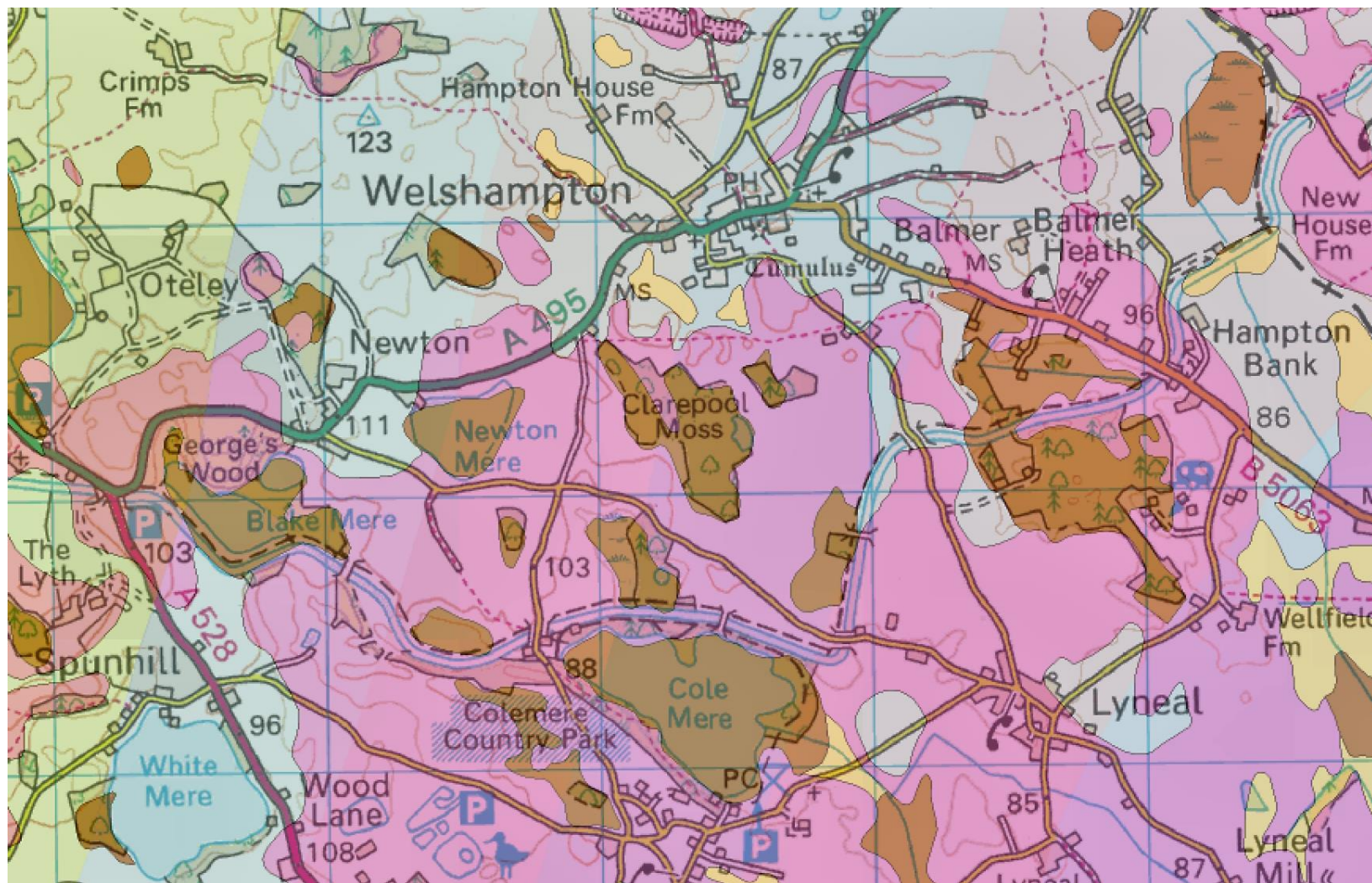
**There are also concerns about the environmental impact more development could have on an area which is of national and international scientific importance.**







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L  
C



### Key

**Light Blue: Glacial Deposits.**

**Lilac: Sand and Gravel.**

**Brown: Peat.**

# Where?

**Until any application has been approved, the Council cannot say where a sewer would be laid and where any treatment plant would be situated.**

# **What happens once the application is received?**

**After an Application is received, Welsh Water states:**

**“Our standard procedure is then to issue drainage questionnaires to all properties in the application area asking for more details of properties’ drainage arrangements, followed by a site visit with relevant Stakeholders including the Parish Council.”**

***If a sewer is  
constructed, am I  
obliged to connect  
my property to it?***



***There is no obligation for property owners to connect to a public sewer. However property owners have a duty to protect the environment and local amenity, and as such must maintain their existing private sewerage systems. It should be noted that the Environment Agency or Local Authority could enforce a connection where a public sewer is an available option if the private drainage system appears to provide unsatisfactory drainage provision impacting the environment or local amenity.***



***If any part of the building your treatment system serves is within 30 metres of a public sewer, the Environment Agency will not allow you to start a new discharge from a septic tank or small sewage treatment plant under the general binding rules.***

***If you are building a development of more than one property, this distance must be multiplied by the number of properties, so if there are 3 properties then the distance will be 3 x 30 metres = 90 metres.***

***(Environment Agency: General Binding Rules for Septic Tanks)***



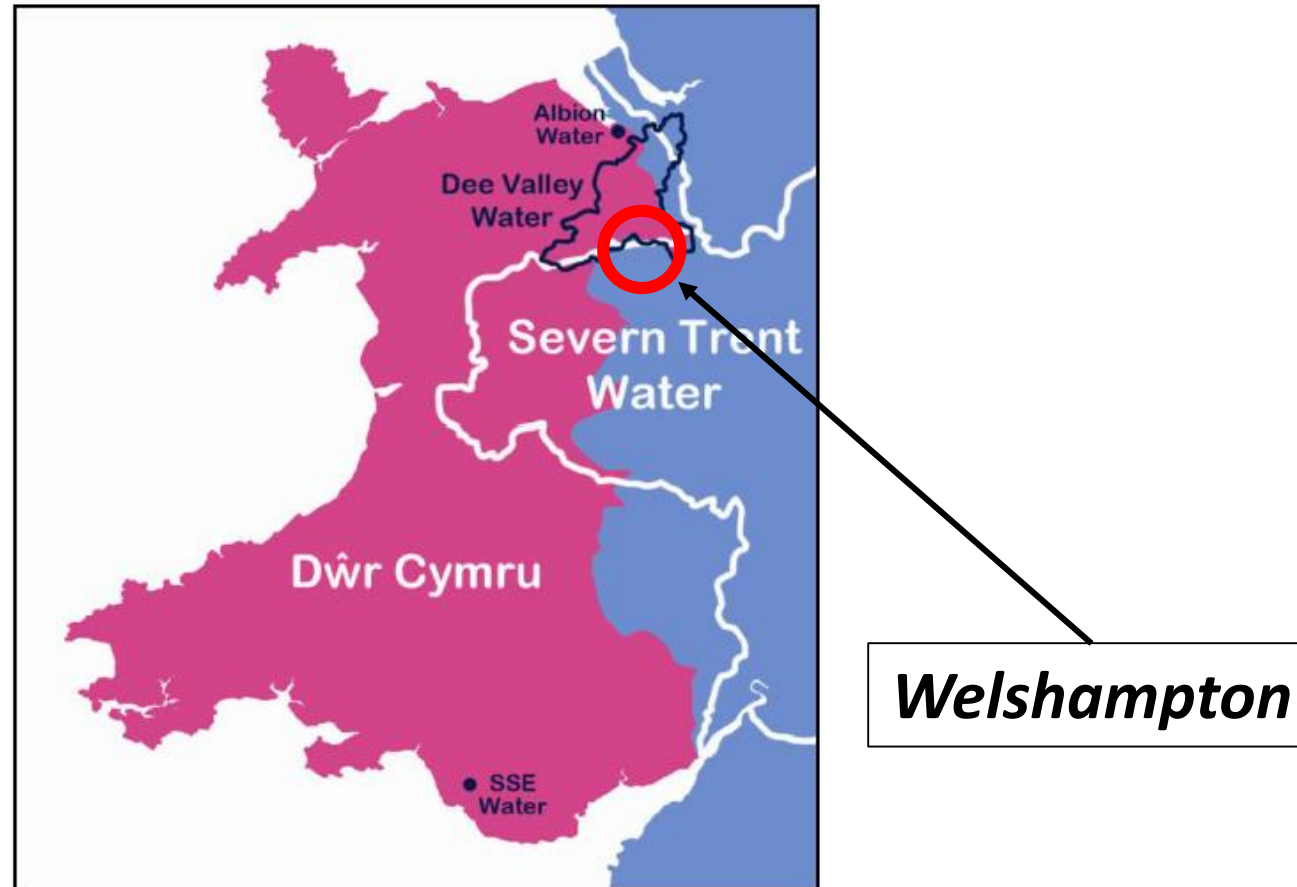
*If any part of the building your treatment system serves is within 30 metres of a public sewer, the Environment Agency will not allow you to start a new discharge from a septic tank or small sewage treatment plant under the general binding rules.*

*If you are building a development of more than one property, this distance*  
**NB. 30 metres is just under 33 yards**  
*are 3 properties then the distance will be 3 x 30 metres = 90 metres.*

*(Environment Agency: General Binding Rules for Septic Tanks)*

***Who will undertake  
the work?***





**Welsh Water would be largely responsible.**

# *Who Pays?*

*A successful application under section 101A will result in the construction of a public sewer. However, it does not cover the construction of drains serving individual properties and their connection to the sewer. The construction of these drains is the responsibility of the property owner or occupier, including that part of the drain that is between the property boundary and the public sewer (known as the lateral drain) which will be adopted by the sewerage undertaker.*

***So, if I wish to connect  
my property to a  
sewer, how much is  
this going to cost me?***



***Sewerage undertaker fees for the connection of 'on property' drainage and property drainage to the new sewer (the Infrastructure Charge); £365.***

***Costs of construction of drainage between property and new sewer; typically this is at least £500 to £1000, though can be several times more depending on the work required.***

***Annual sewerage service charges; £324, being the Uniform Service Charge which is dependent on: Property Size, Number of Rooms, Local Amenities, Property Location and General Condition.***

***Decommissioning existing drainage system – for example emptying septic tank and removal; in terms of filling in the septic tank this really depends on its size. Emptying would be about £150 then decommissioning may only be £500 if a small brick septic tank is filled with gravel, but if it has to be removed and re-landscaped that could be £3000+.***

***Building Control Fees: These fees may be applicable for the works to alter the drainage of the property, which for Shropshire Council are £300 - £410 + VAT (depending on the value of work undertaken).***



***Sewerage undertaker fees for the connection of 'on property' drainage and property drainage to the new sewer (the Infrastructure Charge); £365.***

***Costs of construction of drainage between property and new sewer; typically this is at least £500 to***

***This would be the cost of connecting to the sewer at the time it was being constructed. If a householder wished to connect to the sewer after the sewer had been completed, the cost could be substantially more.***

***Annual sewerage  
on: Property***

***is dependent  
and General***

***Decommissioning existing drainage system – for example emptying septic tank and removal; in terms of filling the tank with gravel, this could be about £150 then decommissioning the tank with gravel, but if it has to be removed and re-landscaped that could be £5000+.***

***The householder would be allowed to fill in the septic tank themselves after emptying.***

***Building Control Fees: These fees may be applicable for the works to alter the drainage of the property, which for Shropshire Council are £300 - £410 + VAT (depending on the value of work undertaken).***



**Why would anyone bother if they didn't have to?**

**If a householder has a Cess Pit.**

**If a householder has a Problematic Septic Tank.**

**If a householder has a Septic Tank inadequate for  
anticipated future needs.**

**If a householder finds that maintaining a Septic Tank is  
incompatible with their current lifestyle.**

## Other Considerations.

**Section 101A of the 1991 Water Industry Act obliges the relevant authority, provided that necessary criteria have been met, to provide a sewer at its own expense.**

**Copies of this presentation can be downloaded  
from the Parish Council website.**



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