



The Developers Journey

We encourage engagement with developers at all stages of the development journey to ensure infrastructure requirements for any new development can be appropriately planned. This factsheet explains our roles

Pre-Planning Enquiry

Our pre-planning enquiry team should be contacted at the earliest stages of site acquisition or pre-planning application interest.

A pre-planning enquiry can be undertaken with Northumbrian Water for a fee. As part of the service, we model the existing public sewerage network and consult our compliance and operations teams to assess the impact the flows arising from the proposed development will have on our existing sewerage network and its ancillary assets then confirm suitable connection points and allowable rates of discharge to the existing public sewerage network which will help the developer determine the costs of the onsite drainage works from the outset. Our response should form the basis of the proposed drainage strategy prepared by the developer as part of the detailed planning stage.

Another advantage of the pre-planning enquiry process is that it highlights any reinforcement work required prior to the commencement of the proposed development. It is important for the developer to be aware of capacity issues within our existing assets as in some instances this may cause a delay to the development being able to connect to the public sewerage network. We don't object to a development on the basis that we have capacity issues highlighted through the pre-planning enquiry process as it's our duty as the statutory sewerage undertaker under Section 94 of the Water Industry Act 1991 to provide, improve and extend the public sewerage system to facilitate new development. For more information please see the factsheet "[Our roles and responsibilities](#)".

The pre-planning enquiry team can be contacted on developmentenquiries@nwl.co.uk

Planning Applications	<p>Our planning team assesses major planning applications unless specifically consulted on a minor development where there are concerns with drainage or flood risk.</p> <p>When reviewing submitted drainage strategies we work with our pre-planning team to ensure we have the capacity available to treat and accommodate the flows arising from the proposed development. We provide a consultation response to either recommend approval of the drainage strategy, or we request a pre-commencement condition until a satisfactory drainage strategy has been submitted. Our approval of a drainage strategy usually requires the submission of a drainage plan that is in line with the connection points and discharge rates agreed through our pre-planning enquiry process. In addition to assessing the drainage of proposed developments we also assess the impact of the site layout on our existing assets.</p> <p>As a statutory consultee, we also work with Local Planning Authorities to influence emerging planning policy. We influence policies relating to flood risk, sustainable drainage management, development locations, water efficiency, climate change, as well as encroachment, amenity, and nuisance.</p> <p>Our planning team can be contacted for further information at newdevelopmentplanning@nwl.co.uk</p>
Discharging Planning Conditions	<p>If we request a foul or surface water condition, we will be reconsulted by the Local Planning Authority at the discharge of condition stage. We assess the additional information supplied and if satisfied that the drainage strategy meets our criteria and demonstrates a sustainable approach to drainage, we'll recommend the condition is discharged.</p> <p>Our planning team can be contacted at newdevelopmentplanning@nwl.co.uk</p>
Sewer Connections	<p>To comply with the requirements of the Water Industry Act 1991 you must obtain our written approval to make a connection to a public sewer in advance of carrying out connection works. Please note that a new connection to the public sewerage network under Section 106 of the Water Industry Act 1991 can only be obtained once the development has secured unconditioned planning permission.</p> <p>To apply for a new connection to the public sewerage network please contact the team at: newdevelopmentsewerage@nwl.co.uk. For more information please visit: New sewer connections (S106) (nwl.co.uk)</p>
Sewer Adoptions	<p>Section 104 of the Water Industry Act 1991 covers the adoption of private sewers. Sewers, offered for adoption, should be designed and constructed in accordance with the standards that are included in the latest edition of Sewers for Adoption. The adoption of sewers sits outside of the planning process and is not assessed at the planning stage, as a developer may choose for their sewers to remain in private ownership. If the developer wishes to offer the proposed assets for adoption, then we recommend the developer engages with our adoptions team at an early stage to ensure the proposal submitted at planning is suitable for the adoption process.</p> <p>For more information on adoption of sewers including existing sewers (S102), sewer diversion agreements (S185) or the closure of public sewers (S116) please visit: Adoption diversions and closures (nwl.co.uk)</p> <p>To submit a Section 104 agreement please contact: newdevelopmentsewerage@nwl.co.uk and for Codes for Adoption applications and all other adoption/ sewer asset enquiries please contact: sewer.adoption@nwl.co.uk</p> <p><i>We are currently developing our own company policy which will set out further guidance on the design and adoption of SuDS. Please check back for updates</i></p>