

Developers Guide to Sewer Connections

April 2026



YorkshireWater





Developers Guide to Sewer Connections

Document control

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Created Date	2015
Last Updated	April 2026
Document Ref	Developers Guide to making a connection to public sewer
Version	Final
Reviewed By	Wendy Mullany
Date Reviewed	March 2026
Review Comments	Final
Signature	W Mullaney



What's the process for connecting to our sewer?

-  **1. Before you apply** **4**
-  **2. Appoint a drainage contractor** **8**
-  **3. Apply to connect to our sewer** **9**
-  **4. Make the connection** **10**
-  **5. Book in an inspection** **16**
-  **6. We certify your connection** **16**



1. Before you apply




Before you apply to connect to our public sewer, you'll need to understand exactly what it is you're requesting.

Starting your sewer connection journey

There are plenty of reasons you might need a new connection to a public sewer. You might be changing the layout of your home, building a new property where there isn't an existing sewer connection, or developing a site where you need more connections adding.

Under **section 106 (S106) of the Water Industry Act 1991**, you have the right to connect to the public sewer network, subject to our approval as the statutory sewerage undertaker. You must notify us of your proposals via a formal application before any connection work can begin. In **section 3**, we'll walk you through the application process, but before we get to that, let's lay out some of the considerations you might want to make.

Key

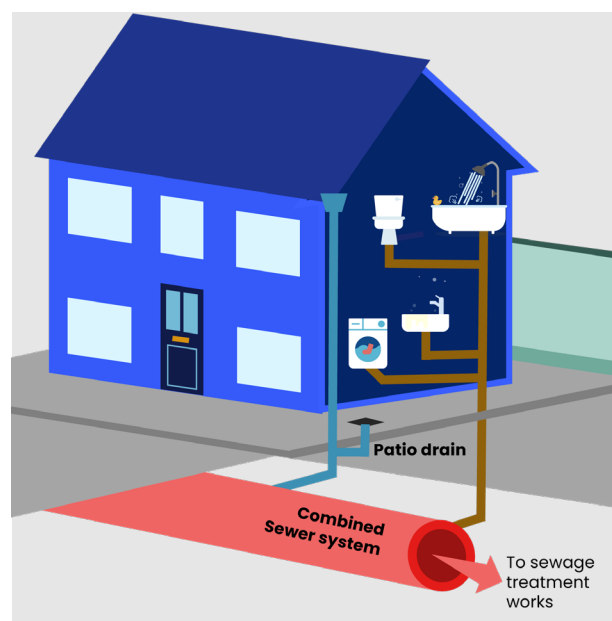
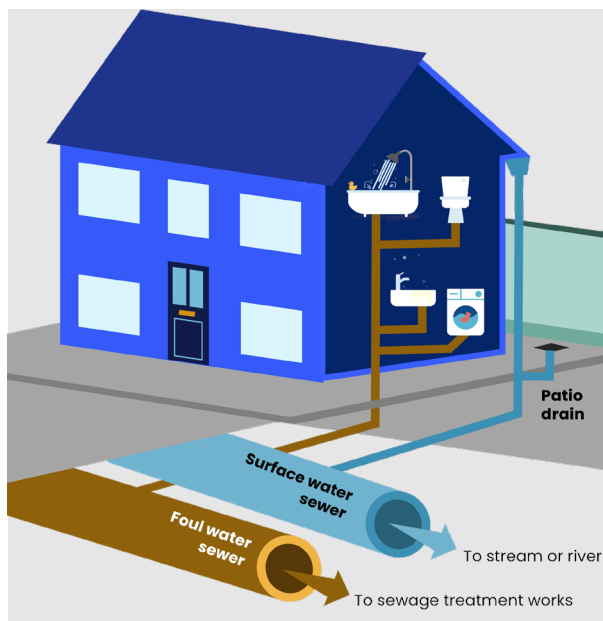
-  Foul water system
-  Surface water system
-  Combined system

What type of sewer connection do you need?

There are three different types of public sewer that you may need to connect to:

- **Foul water sewer** — takes wastewater from toilets, baths, showers, sinks, etc.
- **Surface water sewer** — takes rainwater from roofs, driveways and paved areas.
- **Combined sewer** — takes both wastewater and rainwater away.

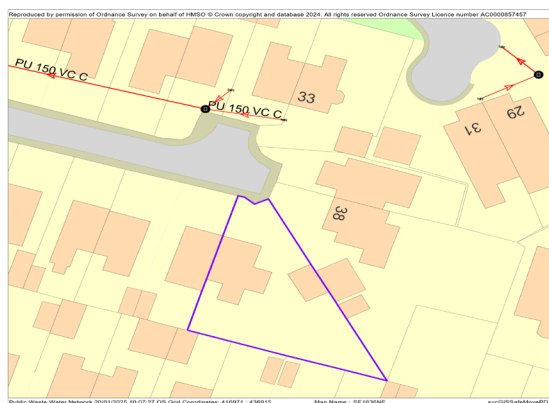
To avoid pollution and potential penalties, foul water can only be discharged into a foul water sewer or combined sewer. Likewise, surface water can only be discharged into a surface water sewer or combined sewer.



Where is the sewer you'd like to connect to?

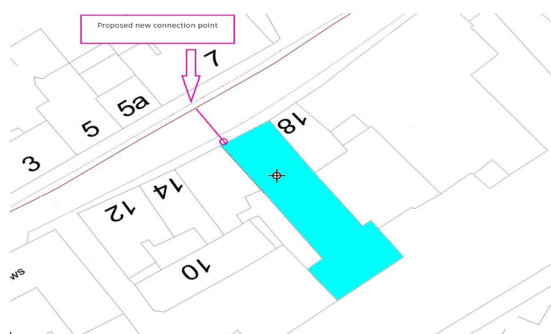
There are a couple of ways you can work this out:

- You can [access our public sewer records](#) by buying an electronic or paper copy, or you can view them by appointment for free at our head office or your local council offices.
- You can ask a drainage specialist to locate a public sewer for you.



Where do you want to connect to the sewer?

You'll need to include a proposed point of connection on your site plan when you submit your application to us. If you're unsure, your drainage contractor (see [page 8](#)) can help you determine an appropriate point of connection. Once the point of connection is established, your contractor will also be able to determine the mode of connection (more on that in [section 4!](#))



Access our sewer records



Visit yorkshirewater.com/your-water/pipe-and-sewer-records/

Who owns the sewer?

You only need our approval if you're intending to connect directly or indirectly to our public sewer network.

Here are some other scenarios where you may need to seek approval from elsewhere to connect:

- The sewer is privately owned – you'll need to get approval from the owner to connect.
- The sewer is owned and operated by a [new appointee or variant \(NAV\)](#) – you'll need to get approval from the NAV to connect. A NAV is a smaller water company that operates in an area previously served by just one water company.

Will you need anyone else's permission?

If your proposed connection crosses into the grounds of your neighbour's property, you'll need their permission before the works can go ahead otherwise the connection will be deemed unlawful. Likewise, if the work will involve digging in the public road (including footpaths or verges), you'll need to get permission from the local highway authority and they will require you to use a certified contractor for any excavation works in the public road.



Who's responsible for the pipework?

Before you apply to make a connection to a public sewer, it's important to understand who's responsible for which parts of the pipework.

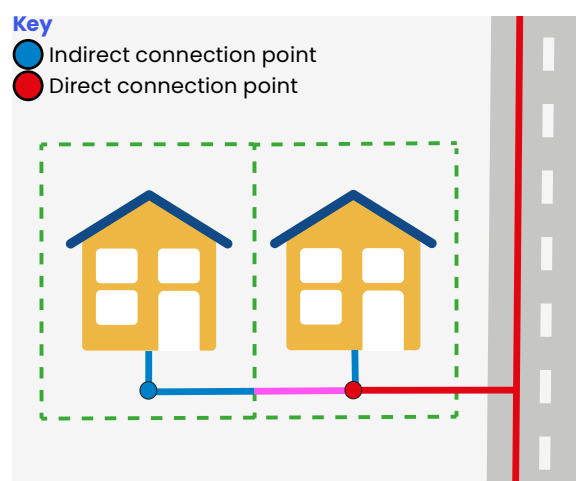
- A **private drain** is a pipe located inside the boundary of your property. It takes foul water and/or surface water away from your property before connecting to a lateral drain or public sewer downstream.
- A **lateral drain** is the length of pipe serving your property that is located outside of your property boundary. It may be located in the public road, or may cross through your neighbour's garden, before reaching a public sewer downstream. If a lateral drain was connected before **1 July 2011**, it's likely to be part of the public system; lateral drains connected after this date remain private unless formally adopted by us.
- A **public sewer** collects the foul and/or surface water from the drains of two or more properties and carries it, via the sewer network, to a disposal point or treatment facility. Most sewers in Yorkshire are owned and maintained by us as part of the public sewer network, although there are still many privately owned sewers.



Direct vs. indirect connections

- A **direct connection** is made directly to a public sewer
- An **indirect connection** is made to a private drain, which then outfalls to a public sewer.

The diagram opposite shows two potential connection points. A new connection to the blue drain would be classed as indirect as it's a private drain. A new connection to the red or magenta drains would be classed as direct as these are part of the public network.



What fees and charges will you need to pay?

We charge an upfront application fee for connections to the public sewer. Other fees may also apply depending on your requirements.

Sewer connection (S106) fees

Item	Charge
Upfront application fees	
Application for a direct private connection to the public sewer network	£370 per connection
Application for an indirect private connection to the public sewer network	£370 per connection
Application for a direct connection to the public sewer network with adoptable lateral drain and demarcation chamber	£939 per connection
Additional administration fees	
Additional assessment (for complex sites)	£198 per hour
Copy of sewer connection (S106) approval certificate	£99 per copy
Inspection fees	
Aborted site inspection (for cancelled site visits)	£693
Additional site visit (if requested)	£693 (minimum)
Camera survey (review of a third-party camera survey report)	£385 or £198 per hour
Camera survey (investigating the network)	£198 per hour

Please note: the fees listed above are fixed until **31 March 2027**, after which they may change.

Infrastructure charges

If your property/ies are connecting to the public sewer network for the first time, a wastewater infrastructure charge of **£400** is payable per household property. For non-household properties, this charge is calculated using a formula that puts the expected water usage of the premises in ratio to a typical household property so that an equivalent charge can be produced. For more details, please see section 4 of our [New Connection Charging Arrangements](#).

Infrastructure charges are normally raised at the water connection stage – so if you're also applying for a water connection, both the clean water and wastewater infrastructure charges will be included on your water connection quote.

If you're not applying for a water connection, we'll invoice you the wastewater infrastructure charge separately during the sewer connection process.

Sustainable drainage discounts

We offer a three-tiered discount scheme for developments that meet certain sustainable surface water drainage criteria. These discounts are applied to our wastewater infrastructure charge on a per-property basis:

- **Tier 1** – a £200 discount from your wastewater infrastructure charge if the property will not discharge to a public surface water system.
- **Tier 2** – a £130 discount from your wastewater infrastructure charge if the property will discharge surface water to a public surface water system via a [sustainable drainage \(SuDS\) treatment train](#).
- **Tier 3** – no discount will be offered if the property's surface water will discharge directly to a public surface water or combined system.

What are sustainable drainage systems (SuDS)?



Check out our video guide:
youtube.com/watch?v=6C8oG1ItJ6A



2. Appoint a drainage contractor

You'll need to hire a drainage contractor to lay the pipework and make the connection for you.

Who does the pipe laying and connection work?

While we're responsible for maintaining the public sewer system and approving new connections to our network, we don't actually carry out the physical pipe laying and connection work ourselves. For this, you'll need to find a competent contractor to do the work on your behalf, subject to our approval. We recommend using a [WaterSafe approved contractor](#) to make sure it's done right.

You'll need to have appointed your contractor by the time you come to apply for our approval of the sewer connection so that we can verify their details. Your contractor can also help you fill out your application form.

Find a drainage contractor



Visit [watersafe.org.uk](https://www.watersafe.org.uk)





3. Apply to connect to our sewer

What you need to do

Fill out an application form

Go to our [sewer connections webpage](#) and fill out an application to make a connection to the public sewer network.

Attach any additional supporting documents

Make sure you include your site plan showing the proposed connection point and any additional supporting documents required; these are listed in the application form.

Pay your application fee

You'll need to pay an upfront application fee before we can assess your application in full (see the table below for details on what application fee you need to pay). Once we've confirmed that your payment has cleared and that we've received your completed application we'll assess your application.

What we'll do

- We'll get back to you **within 5 working days** to let you know we've got everything, or if we're missing any details.
- We'll assess your application and either issue an approval of your proposal or a letter explaining our objections **within 21 days** of receiving your completed application.
- We'll assign a dedicated point of contact to support you throughout the sewer connection process.

Before you apply

Please be aware we cannot refund your application fee if we later find the sewer you're proposing to connect to is private.

What application fee do I need to pay?

Connection type	Fee
Direct private connection to the public sewer	£370 per connection
Indirect private connection to the public sewer	
Direct connection to the public sewer with adoptable lateral drain	£939 per connection

See [page 6](#) for more details on direct and indirect connections, and adoptable lateral drains!

Please note: the fees listed above are fixed until **31 March 2027**, after which they may change.

Need help with your application?

We strongly recommend asking your **drainage contractor** or builder to fill out the more technical parts of the application for you – this includes the connection details, the work details and any supporting documents you may need to provide. If you need any further help though, please don't hesitate to give us a call on **0345 1 20 84 82 (option 1)** or email technical.sewerage@yorkshirewater.co.uk, and we'll be happy to talk it through with you.



4. Make the connection

This is where things get a little more technical. In this section, we cover the different modes of connection your drainage contractor could adopt – you may want to share this guide with your contractor so they're fully aware of our technical requirements.

Connection to public sewer pipe by oblique (Y-piece) junction

Connections to the public sewer should generally be made using oblique junctions. A junction is inserted into the line of the public sewer after a section of the existing pipework has been cut out and removed. Joining is by means of a repair coupling at each side of the junction pipe.

Oblique junctions must be flexible; rigid joints will not be permitted. Flexible couplings must comply with the requirements of the Water Industry Specification 4-41-01 'Specification for flexible couplings for gravity sewer and drainage pipes'.

Oblique junctions must be the same material as the existing public sewer and be placed in the direction of flow at a 2/10 o'clock position on the existing public sewer. The connection must be at least 225mm from a collar or spigot.

Connection to public sewer pipe by saddle

The use of saddles to clay or concrete sewers is acceptable where the public sewer diameter is three increments larger than the connection diameter. For example a 300mm diameter public sewer can only be connected to by a 100mm diameter saddle (please see the table at the top of page 10). Saddle connections must be positioned at 10 o'clock or 2 o'clock and at an angle of 45 degrees to the direction of flow. A single hole in the public sewer must be made by diamond core drilling.

Saddles must be the same material as the existing public sewer and positioned at 2/10 o'clock position on the existing sewer section clock face.



Junction connection with pea gravel



Saddle connection

Junction or saddle?

We will only allow the use of a saddle connection when the public sewer is at least three pipe sizes larger than the lateral drain to be connected. In all other circumstances a junction should be used. The table below shows if a junction or saddle may be used for various public sewer and lateral drain combinations.

		Public Sewer (diameter in mm)									
		100	150	225	300	375	450	525	600	675	750
Lateral drain (diameter in mm)	100	JN	JN	JN	SA	SA	SA	SA	SA	SA	SA
	150		JN	JN	JN	SA	SA	SA	SA	SA	SA
	225			JN	JN	JN	SA	SA	SA	SA	SA
	300				JN	JN	JN	SA	SA	SA	SA
	375					JN	JN	JN	SA	SA	SA
	450						JN	JN	JN	SA	SA

JN = Junction
SA = Saddle

Connection to public brick sewers (including flat slab tops)

The opening for the new connection should be made by carefully core drilling or removing bricks from the side of the sewer, preferably within the top third.

Where applicable, the top slab may be temporarily taken off to aid this process.

The connection should not be made by attempting to core drill the top slab.



Brickwork above a polypropylene inspection chamber (PPIC)

Connection to public sewer by existing manhole

This is not our preferred method of connection as the existing manhole may not be able to accommodate the new connection. If the existing manhole is found to be unsuitable for connection then you'll need to change the proposed method of connection.

If the manhole is suitable, the new pipe must be connected so that the soffit levels of the existing and new pipes are the same. Where the existing manhole has a preformed invert, then the invert of the connection should be formed and made good in granolithic concrete as required. Pipes in manholes should not be plastic.

If it is impractical (due to corresponding pipe levels) to connect into the existing manhole at the same soffit level as the existing public sewer, then a backdrop arrangement may be constructed outside the manhole chamber to 'Codes for Adoption' specification.

Internal backdrops are rarely accepted and may only be considered upon application, in which case they should be ductile iron. Detailed drawings and method statements must be submitted for express written approval.

Connection to public sewer by new manhole

This is primarily for larger drainage schemes.

Precast concrete manhole rings must be installed to 'Codes for Adoption' specification.

Manhole covers must be ductile iron and an appropriate strength for the area (D400 when in a public highway, shared drive or car park, otherwise B125 where in soft areas).

Backdrop connections (if applicable) must be external and made in accordance with the Design and Construction Guidance (Appendix C) contained in the Sewerage Sector Guidance.

Connection to public sewer by existing inspection chamber

This is only permitted up to a depth of 3m and not in public highway.

For connections to an existing inspection chamber, the connection should meet 'Codes for Adoption' specifications.

If the existing chamber is suitable, the new pipe must be connected so that the soffit levels of the existing and new pipes are the same.



B125 inspection chamber frame and cover

Connection to public sewer by new inspection chamber

This is only permitted up to a depth of 3m and not in a public highway.

Polypropylene inspection chambers (PPIC) or rectangular precast concrete inspection chambers may be used in accordance with the approved list of manufacturers on [page 14](#). Concrete surround must be provided to inspection chambers that are subject to vehicle loading (e.g. driveways). For depths in excess of 1.2m, a restricted access opening of 350mm diameter (or 300x300mm) must be used.

Inspection chamber covers must be ductile iron and the appropriate strength for the area (minimum classification B125 and D400 in traffic areas).



Connection into a new demarcation chamber

Sewer Works Authorisation (SWA)

If your contractor needs to enter the public sewer to carry out the works, SWA is required and you will need to provide the following documentation:

- a plan drawing indicating the proposed works and location
- a section detail drawing indicating the proposed works
- the start and end date of the proposed works including working hours
- the person to contact in relation to the proposed works including landline and mobile phone numbers
- the out of hours contact in relation to the proposed works, including landline and mobile telephone numbers
- a method statement and risk assessment for the proposed work. Please state the obvious hazards (e.g., to health safety and environment) and how these will be mitigated against. Please also include how flow is to be managed, if applicable (e.g. details of pump types, flow rate, bagging type and lengths.) Please include details of escape set breathing apparatus and lifting and gas monitoring equipment.
- copies of valid confined spaces training certificates for all staff that will be undertaking the works.

Please provide electronic copies of the above documentation, preferably in a zip file. Please also be aware it may take up to 14 days for us to respond to your SWA details.

Health and safety requirements

Sewers, including manholes and trenches into which a sewer can vent, are hazardous places and need special safety precautions. Please refer to the 'Confined Space Regulations 1997' and 'Safe Working in Sewers and at Sewerage Works' published by the National Joint Health and Safety Committee for Water Services.

Our agreement to the works should not be taken as confirmation that your proposed method of working complies with the above documents or represents a safe system of work.

No person should enter a manhole on the public sewerage system without having had the appropriate confined space entry training. They must have all necessary safety equipment and ensure that they comply with all relevant health and safety requirements.

Adoptable lateral drains — product approval standards

If you'd like us to adopt your lateral drain/s, your contractor will need to install a short length of pipe (no more than 20m) and demarcation chambers that meet the following product approval standards:

Sewer pipe

Vitrified Clay Pipes to BS EN 295 kitemarked.

Unplasticised PVC pipes to BS 4660:2000 & BS EN 1401-1 kitemarked.

Structured Wall Unplasticised PVC pipes to WIS 4-35-01 kitemarked.

Product name	Diameter (mm)	Manufacturer	Material
SuperSleve	100 & 150 (I.D.)	Hepworth	Vitrified Clay
Superseal	150 (I.D.)	Hepworth	Vitrified Clay
Densleeve	100,150 (I.D.)	Naylor	Vitrified Clay
Denseal	100, 150 (I.D.)	Naylor	Vitrified Clay
Ultra Fortis	150 to 300	Uponor	uPVC
Ultra-Drain	110 & 160 (O.D.)	Uponor	uPVC
Plastidrain	110 & 160 (O.D.)	Hepworth	uPVC
OsmaDrain	110 & 160 (O.D.)	Wavin	uPVC
Osma UltraRib	150 (I.D.)	Wavin	uPVC
Solid Wall	110 & 160 (O.D.)	Marley	uPVC
Quantum	150 (I.D.)	Marley	uPVC
Underground Drain	110 & 160 (O.D.)	Polypipe	uPVC
Polysewer	150 to 300 (I.D.)	Polypipe	uPVC

Pipe bedding

Pipes must be laid with single-size full granular bed and surround (class S). Pipes in the highway with less than 1.2 metres of cover must be protected by a reinforced concrete slab placed above.

Pipe sizes and gradients

Foul water:	100mm less than 10 properties min gradient 1:80 150mm greater than 10 properties min gradient 1:135
Combined:	150mm less than 10 properties min gradient 1:135 150mm greater than 10 properties min gradient 1:150
Surface water:	Minimum diameter is 150mm at min gradient 1:150

For combined and surface water, the minimum acceptable diameter is 150mm. Maximum gradient should be 1:10.

Demarcation chambers

Precast Concrete to BS 5911:Part 2 and BS8301 kitemarked, up to 1.0 metre deep.

Polypropylene Inspection chambers to BS 7158:2001 kitemarked, min. 450mm diameter, up to 3.0 metres deep.

Concrete surround must be provided to demarcation chambers where subject to vehicle loading (e.g. driveways). For depths in excess of 1.2m a restricted access opening of 350mm diameter (or 300x300mm) must be used.

Alternatively, precast concrete ring manholes to the latest revision of the Design and Construction Guidance (Appendix C) may be used as a demarcation chamber. Chamber covers must be ductile iron and an appropriate strength for the area (minimum classification B125). Infill covers are not permitted.

Manufacturer	Product Name	Material	Max. Depth	Cover type
Naylor	Plastic Inspection Chamber	Polypropylene	Up to 1200mm	Class B125
Hepworth	PPIC	Polypropylene	Up to 1200mm	Class B125
Uponor	Inspection Chamber (450mm Ø)	Polypropylene	Up to 1200mm	Class B125
Marshalls	Inspection Chamber To BS5911 pt 2	Precast concrete	Up to 1200mm	Class B125
Wavin	Osma UltraRib Inspection Chamber	Polypropylene	Up to 1200mm	Class B125
Wavin	OsmaDrain Universal Inspection Chamber	Polypropylene	Up to 1200mm	Class B125
Wavin	Non Entry Inspection Chamber	Polypropylene	Up to 2000mm	Class B125
Marley	Inspection Chamber (450mm Ø)	Polypropylene	Up to 1200mm	Class B125
Polypipe	110mm Inspection Chamber (460mm Ø)	Polypropylene	Up to 1200mm	Class B125
Polypipe	Non Man Entry Deep Inspection Chamber System	Polypropylene	Up to 2000mm	Class B125



5. Book in an inspection

Before your connection/s is completed, you'll need to book in an inspection so we can sign off the work.

What you need to do

- Call the phone number on your approval letter (quoting your application reference number) **at least 7 days in advance** of completion of the works to book in an inspection.
- Make sure the trench where the connection is laid is open and accessible before our inspector comes to site.

What we'll do

- Agree a date and time slot for the inspection with you.
- Come to site to inspect the workmanship of the connection/s.
- Sign off the connection/s, or ask for further information about the works if we spot an issue.



6. We certify your connection

Once we've inspected and signed off on your connection, all that's left is for you to receive your certificate.

What you need to do

- After a satisfactory connection inspection, wait to receive your completion certificate to confirm the connection/s has been signed off.

What we'll do

- Send you a completion certificate **within 14 days** of the inspection.

Contact Developer Services

How to get in touch



Give us a call: **0345 1 20 84 82 (option 1)**



Email us:
technical.sewerage@yorkshirewater.co.uk



Write to us:
Developer Services,
Yorkshire Water Services Ltd,
PO Box 52, Bradford, BD3 7YD

Our Developer Services office is open
Monday to Friday 8am to 5pm.
We are closed on weekends and bank holidays.



yorkshirewater.com

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YorkshireWater