

Sewer build over enquiry

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Filling out this form

If you'd like to complete this application form online, please log in to our online portal:

developerservices.yorkshirewater.com/sign-up-sign-in

To fill out this PDF application form, please open and complete it using [Adobe Acrobat Reader](#) and email your completed application to technical.sewerage@yorkshirewater.co.uk

Or, post it to: Developer Services, Yorkshire Water Services Ltd, PO Box 52, Bradford BD3 7YD

Please note: the fees listed in this form are fixed until **31 March 2026**. You can find the most up-to-date version of the form at yorkshirewater.com/developers/sewerage/building-over-a-public-sewer/

Please confirm you will provide the following documents with your application:

Existing property layout - a plan showing your property's location, the boundary of the land you own and any sewer pipes, lateral drains (including where they are coming from/going to), sewerage access points (manholes/gullies/inspection chambers), shared rainwater pipe(s) and shared soil vent pipes you're aware of

Proposed property layout - a plan showing your proposed building footprint, including any sewer pipes, lateral drains (including where they are coming from/going to), sewerage access points (manholes/gullies/inspection chambers), shared rainwater pipe(s) and shared soil vent pipes that you're aware of

Additional documents (if applicable)

Written confirmation of consent from the property owner (if different from the applicant)

Details of your proposed building foundations

Photos of the relevant side of the property where the development is proposed (please do not send us any photos which include personal data, such as images of people, including yourself, or vehicle registration plates)

Initial information and terms and conditions

Building over or near a public sewer

This is an enquiry form for customers who are looking to construct, extend or underpin a building within their property boundary. In response, we'll provide a desktop study to help you understand if your building plans will be affected by the public sewer system. We can also provide a site inspection in addition to this desktop study if needed. Not all enquiries require site inspection – we'll confirm with you if one is needed and, if required, contact you to request additional payment.

If you are not the property owner, we will only be able to provide you with a standard response relating to details specified in Building Regulations. If you need a site-specific response, you'll need to provide us with written confirmation from the property owner and their contact details.

Before you send us this enquiry, please check your property for any sewers or lateral drains that could be affected by your building proposal. Visit [our sewer build over webpage](#) for more information.

If you'd like to access a copy of our sewer records before submitting this enquiry, you can [access our sewer records here](#).

The information you provide will be used solely in accordance with Yorkshire Water's [Privacy Policy](#). Please be aware, we may contact you to seek feedback on your experience with this service.

How long will it take to get a response?

If you're requesting a desktop study (without site inspection), we aim to send you confirmation that we've received your enquiry within **5 calendar days**. Once we receive your completed enquiry and payment, we'll do a technical assessment, which should take up to **14 calendar days**, and provide a response detailing:

- the location and condition of any nearby sewerage assets, including past blockages or issues in the existing sewerage system
- any terms and conditions in Part H4 of Building Regulations that could affect your proposal and how these could be managed
- if there are any relevant land rights and obligations, for example easements or protected strips.

In our response, we'll let you know if your proposed works will be acceptable or not, and whether any alternations or diversions to the public sewer system will be needed. We'll also include a copy of our public sewer records and advice about any proposed connections to the public sewer system.

Please be aware that our response time may be slightly longer if you need us to conduct a site inspection. We'll get in touch with you after we receive your application to confirm if a site inspection is needed, what the timeframe will be and, if required, invoice you the additional fee for the inspection.

What fee do you need to pay for this application?

Item	Charge	What the charge covers	When you need to pay
Sewer build over enquiry (desktop consultation)	£113	The cost of processing the application, doing a desktop study and providing a response to your proposal	Upfront on submission of your application

For an additional cost of £277, we can also provide a site inspection if needed (£390 altogether for the initial desktop study plus the inspection). If requested, we will contact you to confirm if this is needed and invoice you the additional cost.

If we need to carry out additional assessment (for complex sites, for example), there is an additional charge of £180 per hour. We will advise you if this additional assessment is required.

How to pay your £113 enquiry fee

Choose your payment method below for the upfront enquiry fee

Credit/debit card

BACS

Cheque

(please enter a **matching BACS payment reference** above to avoid a delay)

Credit/debit card - we'll contact you on the phone number you provide in this application to arrange a secure card payment over the phone.

BACS - to pay by BACS, our bank details are **sort code:** 57-49-55; **account number:** 11111111
Please be aware it may take a day or two for the payment to appear in our account.

Cheque - please enclose a cheque payable to 'Yorkshire Water Services Ltd.' with your application.

As the applicant, you are responsible for the payment of any cost associated with this application.

Completing your application form

If you're filling out a paper copy, please complete in **BLOCK CAPITALS** using blue or black ink.

1. Your details

All parties named in this application agree to be contacted in line with our [Privacy Policy](#) Yes
(If not, we will only contact and discuss details with the applicant named below)

Are you the Homeowner Developer Builder Consultant/Agent Other

If other, please specify

Full name

Company name (if any)

Company registration number (if any)

Mobile number

Landline number

Email address

Address

Town/City

Post code

Homeowner/Developer details (if different from the above)

Full name

Company name (if any)

Company registration number (if any)

Mobile number

Landline number

Email address

Address

Town/City

Post code

Please provide written confirmation from the owner/developer of their consent to this application

Site contact details

Are the site contact details different from the contact details you've given us above? Yes No

If yes, please provide the details of your site contact below

Site contact name

Site contact phone number

Site contact email address

Drainage contractor

Have you appointed a drainage contractor yet? Yes No

If yes, who is your drainage contractor?

2. Site details

Was the existing property built before 1 July 2011? Yes No

Is the property/site address you're enquiring about different from your address? Yes No

If yes, please provide the property/site address (or the closest existing address) below

Address

Town/City

Post code

[What3Words](#) reference (if known)

Grid reference (if known): Easting

Northing

Do you require a site inspection as well as a desktop consultation? Yes No

Please be aware we will contact you to confirm a site inspection is required before invoicing you the additional fee for the inspection.

Have you already applied for planning permission? Yes No N/A

If yes, please provide the reference number you received from your local planning authority below

Have you already applied for Building Regulations approval? Yes No N/A

If yes, please provide the reference number you received from the building authority and the company name of the Building Control/approved inspector below

Reference number

Building Control/approved inspector

3. Development details

What type of property are you developing?

Detached Semi-detached Terraced Single unit Multiple units

What type of development are you planning?

Rear extension Side extension Front extension Wraparound extension

New build Carport Other (if other, please specify below)

New extensions

If you're proposing a new extension, do you need to relocate any existing drains or access points?

Yes No Not sure N/A

If yes, please provide a plan showing the existing drainage system and details of the proposed changes. You can find more information about the details we need on our [sewer build-over webpage](#).

New connections

Do you need a new connection/s to the public foul water system? Yes No

If yes, how many connections?

Do you need a new connection/s to the public surface water system? Yes No

If yes, how many connections?

Is there any other type of sewer connection you are intending to make? Yes No

If yes, please specify below (please also be aware, ground water and land drainage do not have a direct or indirect right of connection to the public sewer system)

Existing sewers in building footprint

Are there any existing sewers within your proposed building footprint that are over 3m in depth and/or larger than 225mm in diameter?

Yes No Not sure

Please note: if you are not sure, we may contact you to request additional information before we can complete a full technical assessment.

Surface water drainage

Does your property currently drain surface water to a soakaway or watercourse?

Yes No Not sure

Shared access points

Are there any shared access points (manholes, inspection chambers, gullies or soil vent pipes) within the proposed footprint of your development?

Yes No

Ground level

Will your proposed building work involve lowering or raising the ground where the public sewer is (such as for a basement or driveway)?

Yes No

Building foundations

What type of building foundation will you use for the proposed building work?

Strip Raft Piling Underpinning Ring beam Other (please specify below)

Sewerage issues

If applicable, please describe any operational issues (e.g. blockages) with the public sewer system in the last 5 years that you're aware of

4. Declaration

I request that Yorkshire Water process my application based on the information I have provided and confirm all information is correct to the best of my knowledge.

I agree that Yorkshire Water may use the supporting information provided for any purpose connected with this application and with the company’s statutory Sewerage and Water undertakings, including sharing information with its service partner.

I am applying as the applicant or their representative and, by doing so, agree that I will be liable for the payment of any cost associated with this application.

By ticking this box I agree to the above declaration

Print name

Date / /

Please email this completed form to:
technical.sewerage@yorkshirewater.co.uk

Or you can post it to:
Developer Services
Yorkshire Water Services Ltd
PO Box 52
Bradford BD3 7YD

If you need to get in touch



Call the Developer Services team on 0345 1 20 84 82

Our Developer Services office is open Monday to Friday 8am-5pm.



Visit our website yorkshirewater.com/developers/



Tweet us [@YWHelp](https://twitter.com/YWHelp)



Write to us

Yorkshire Water Services Ltd, PO Box 52, Bradford, BD3 7YD

Other useful numbers

Contact centre

0345 1 24 24 24

(billing enquiries)

Asian language

0345 1 24 24 21

Text telephone/minicom

0345 1 24 24 23

24 hour automated services

0345 1 24 72 47

(meter readings and payments)

Fax number

01274 372 800

How much could you save?



Use our online calculator

See how you could save water and energy around the home.



Buy discounted water saving gadgets

Water butts, shower heads and more – on our website.

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