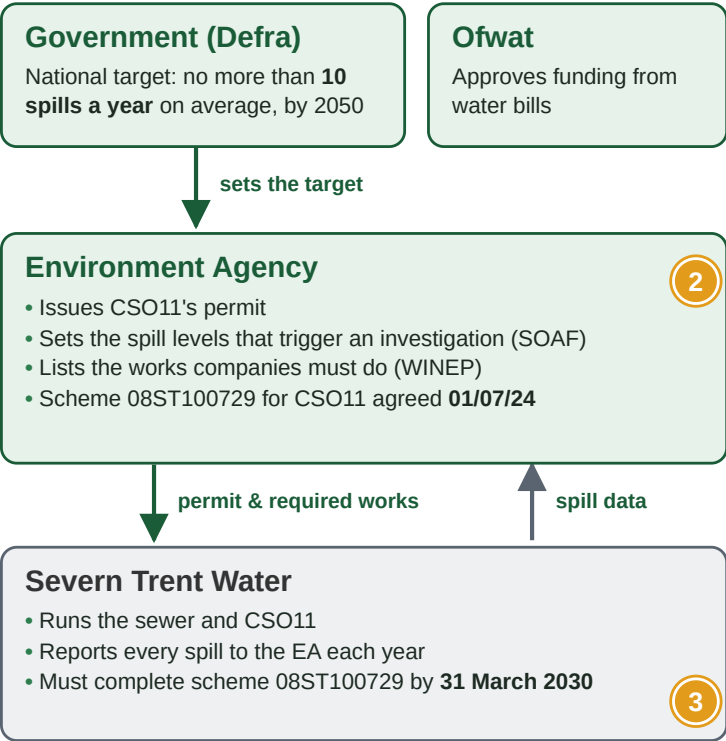


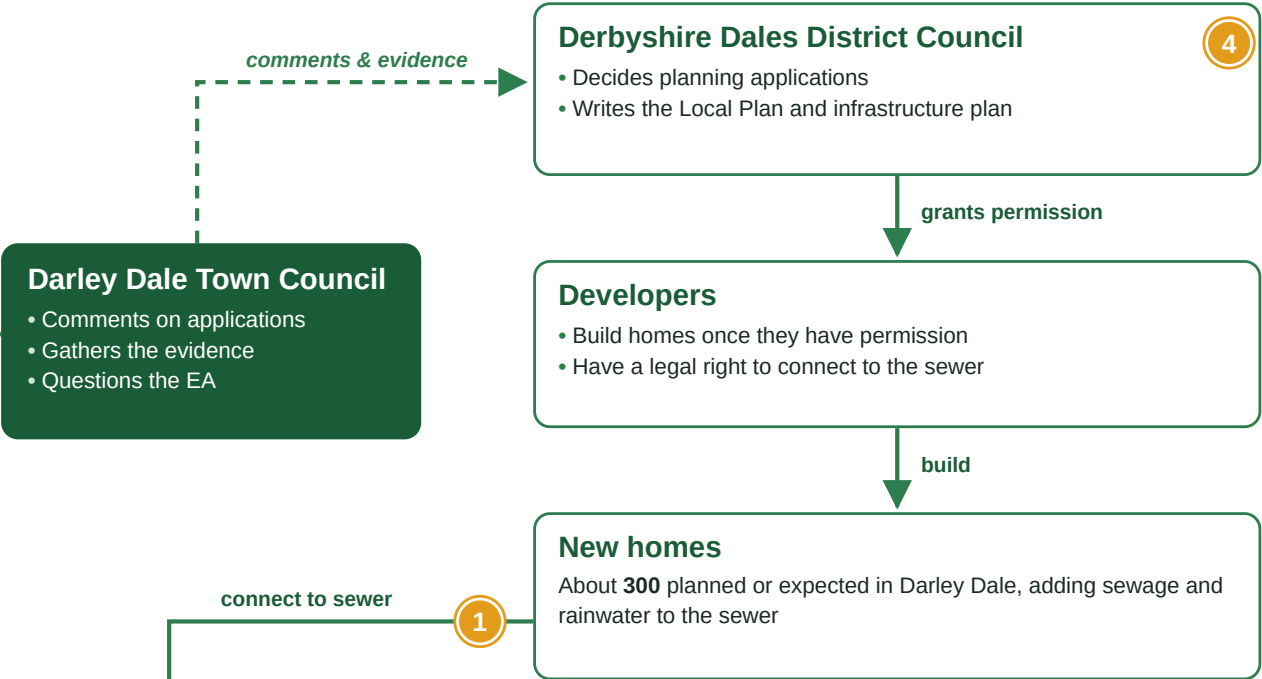
Sewage spills at CSO11, Hooley Town: who does what

How national targets, the Environment Agency, Severn Trent and the planning system fit together

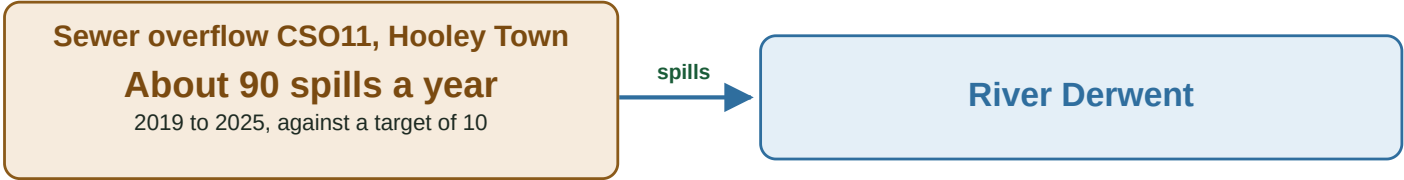
RULES AND REGULATORS



PLANNING AND NEW HOMES



→ Required or controlled by law
--> Influence and evidence



Where the gaps are

- 1 Right to connect**
New homes can connect to the sewer by law. Lack of sewer capacity is not a reason to refuse.
- 2 No limit on spills**
CSO11's permit controls when it may spill, not how often. The EA can add a limit after the works.
- 3 Timing**
The fix is due by March 2030. New homes are connecting now.
- 4 Phasing**
The District Council can delay occupation of new homes until the works are done - but only on new permissions.