



Developer Services

Utility Crossings

Proposed Utility Crossings and Proposed Utilities Close-to Public Sewers Technical Guidance prior to submitting an application

A formal Buildover (close-to) application [Build over or near to a public sewer \(southernwater.co.uk\)](https://www.southernwater.co.uk/media/3011/stand-off-distances.pdf) including a CCTV/sonde location survey is required for all proposed Utility Crossings, Utility installations close-to public sewers i.e. within the public sewer stand-off area <https://www.southernwater.co.uk/media/3011/stand-off-distances.pdf> including Solar Energy Farm Agreements. This is to enable Southern Water to review your design proposals, make a detailed assessment of the proposed utility installations such as cables relative to the existing public sewers and their relative stand-off zone / easement to ensure we can continue to maintain and repair the public sewer apparatus in future and provide a detailed formal conditional response.

New cable crossing of existing Southern Water gravity sewers and rising mains and water mains should be kept to a minimum. A Plan is to be provided showing the location of all such proposed crossing. **Crossings should be 90 degrees and not at a shallow, oblique angle.** Details are required at the proposed crossings which should show the proposed clearance between gravity sewer/rising main/water mains and cables. A minimum clearance of 1000mm is required – subject to confirmation by Southern Water Operations and Maintenance. **New cables are to cross below existing gravity sewers and rising mains unless the depth of excavation required would be detrimental to the stability of the existing Southern Water gravity sewer, rising main or water mains.** Details will be required for approval, of the working method to support and protect any existing Southern Water gravity sewers, rising mains or water mains during construction. Details will also be required for approval, of the working method to support and protect any existing Southern Water gravity sewers, rising mains or water mains during construction. Details will also be required of the backfill material and method of compaction. For Health and Safety reason the new cables are to be liberally covered with warning tape, protected and easily retrievable in some way (by strike resistant ducting for example) and its position clearly marked above the new cables are to be liberally covered with warning tape, protected and easily retrievable in some way (by strike resistant ducting for example) and its position clearly marked above ground. Any marker tape, protective tiling or other such features to existing gravity sewers, rising mains and water mains at cable crossings are to be maintained or replaced if damaged during construction.

Rights of access for Southern Water to maintain the public sewer

Please be advised that all Southern Water apparatus is covered by a statutory easement and that Southern Water also has the powers to access land to maintain our apparatus, 24 hours a day, seven days a week. This situation is to be maintained. Therefore, formal consent may be required by Southern Water for any utility crossings of our apparatus where there is any proposed restricted access. The vehicle for which our solicitor will confirm later.



In granting any type of formal consent, Southern Water will need to be guaranteed future 24/7 access rights to maintain and repair the public sewer including access through any perimeter security fencing (by the owner of the land) and to be indemnified against any damage caused to the new access tracks, roads, landscaping or land to reach our easement. Access rights will need to be available and maintained both during the construction phase and following completion of permanent works. Access to be provided normally via the Site access gate (as applicable) by means of locking arrangements acceptable to Southern Water Operations and Maintenance. Southern Water will need an undertaking for costs for granting consent and for any associated legal and administrative costs.

Site investigation to progress to application

The location and depth of any Southern Water apparatus including uncharted S105a sewers is to be determined and surveyed prior to undertaking any works. A copy of this survey is to be provided to Southern Water to enable design proposals to be reviewed prior to construction. The position of any underground Southern Water apparatus is to be clearly marked prior to any construction works and such location markers are to be maintained by the Operator of the site. Any proposed changes in Site levels, in the vicinity of Southern Water apparatus are to be advised to Southern Water prior to carrying out such changes in level. Southern Water reserves the right to refuse approval for any such changes in level.

Transfer of Private Sewers (S105a sewers)

Due to changes in Government legislation on 1 October 2011 regarding the future ownership of sewers, it is possible that a sewer now deemed to be public (S105a sewer) could be crossing the Site and not recorded on the Sewer records. Should any such sewer be found prior to or during construction works an investigation will be required to ascertain its condition, the number of properties served and potential means of access before any further works commences on site.

Summary example of anticipated conditions for guidance purpose only:

- No spoil, construction materials, construction plant and equipment is to be stockpiled or stored over Southern Water apparatus, including gravity sewers, rising mains and water mains.
- No construction or development should be located within 6 metres (Subject to Confirmation – May be reduced to 3 metres subject to type of asset and existing easements)) either side of the centre line of Southern Water public gravity sewers, rising mains or water mains (All existing infrastructure should be protected during the course of construction works).
- No new tree planting should be located within 3 metres either side of the centre line of Southern Water public gravity sewers, rising mains or water mains.
- Reference should be made to Southern Water publication “A Guide to Tree Planting near water Mains and Sewers” with regards to any Landscaping proposals.
- Reference should also be made to the Design & Construction Guide <https://www.water.org.uk/wp-content/uploads/2021/07/SSG-App-C-Des-Con-Guide.pdf> with regards to the restrictions and maintenance of tree planting adjacent to sewers and rising mains and water mains.
- No new soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public gravity sewer, rising main or water main.
- The location of any gate and fence posts and foundations to such features as CCTV support poles etc. should be kept clear of public sewers, rising mains and water mains. A location plan and details of such posts and foundations is to be provided for approval or otherwise by Southern Water prior to construction.
- No driven or percussive piling is to be carried out within 3 metres either side of the centre line of Southern Water gravity sewers, rising mains or water mains. It is noted however that depending on

ground conditions, type and depth of piles that piling at a greater distance may have an adverse effect on public sewers, rising mains and water mains.

- This should be considered by way of a Risk Assessment for any piling proposed for this Development. A copy of the Risk assessment is to be provided to Southern Water prior to carrying out any Piling on Site.
- Details are required of the location and construction of any temporary/ Construction roads at crossing points of Southern Water gravity sewers, rising mains or water mains. Such crossing points should be kept to a minimum. It will also be necessary to provide measures such as temporary fencing to control Site traffic to cross at constructed crossing points. A minimum depth of cover of 1.2m will be required above the Southern Water gravity sewers and rising mains and water mains at such crossing points. In order to prevent rutting in inclement weather it may be necessary to provide some form of temporary trackway at crossing points. All temporary Site roads and crossings are to be adequately constructed to support the unrestricted movement of Southern Water Operations and Maintenance vehicles. Details of proposed construction of temporary roads are to be provided to Southern Water for approval prior to construction. All permanent Site roads and crossings are to be adequately constructed to support the unrestricted movement of Southern Water Operations and Maintenance vehicles. Details of proposed construction of permanent roads are to be provided to Southern Water for approval prior to construction.
- **New cable crossings of existing Southern Water gravity sewers and rising mains and water mains should be kept to a minimum.** A plan is to be provided showing the location of all such proposed crossings. Crossings should be at 90 degrees and not at a shallow, oblique angle. Details are required at the proposed crossings which should show the proposed clearance between gravity sewer/rising main/water mains and cables. A minimum clearance of 1000 mm is required. (Subject to confirmation by Southern Water Operations and Maintenance). New cables are to cross below existing gravity sewers and rising mains unless the depth of excavation required would be detrimental to the stability of the existing Southern Water gravity sewers, rising mains or water mains. Details will be required for approval, of the working method to support and protect any existing Southern Water gravity sewers, rising mains or water mains during construction. Details will also be required of the backfill material and method of compaction.
- **For Health and Safety reasons the new cables are to be liberally covered with warning tape,** protected and easily retrievable in some way (by strike resistant ducting for example) and its position clearly marked above ground. Any marker tape, protective tiling or other such features to existing gravity sewers, rising mains and water mains at cable crossings are to be maintained or replaced if damaged during construction.
- H&S 460 form MUST be completed for crossings & County Engineer will advise whether crossing should be over or underneath the public sewer.
- The builder would be responsible for all associated costs if any public sewer or rising main is damaged during their investigation or building works.

Uncharted public sewers (S105a sewers)

Due to changes in legislation that came into force on 1st October 2011, regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the Site and not recorded on the Sewer records. Should any such sewer be found prior to or during construction works an investigation will be required to ascertain its condition, the number of properties served and potential means of access before any further works commence on site.

Sewer and Water Asset Maps

If we hold records of the pipework, then our maps will show:

- The location of the public sewer
- The location of any water mains (if it belongs to Southern Water)
- Size and materials of pipework

Due to recent changes in [legislation](#), our maps may not always show all public sewers. If available, we only hold records for public assets so any private pipework will not be shown. If you do find any additional pipework during construction, please [get in touch](#) and we will advise on the next steps.

View further information about [sewer ownership changes](#).

Maps can be requested digitally via our partner Digdat [My Account \(digdat.co.uk\)](#). Once registered, you'll be able to search and pay for the maps online. The maps will be delivered to you via email.

You can view our sewer and water records for free at our office in Worthing. You can visit our office by making an appointment between the hours of 09:00 and 17:00 Monday to Friday.

Southern Water Services Limited
Southern House
Yeoman Road
Worthing
West Sussex
BN13 3NX

Please note: The maps we hold may not be accurate and up to date but will give you an indication of where our pipes are positioned. Further on-site investigation may be required to determine the exact locations which would be the responsibility of the homeowner to do.

Stand-off distance or easement

Southern Water apparatus is protected by easement/stand-off distances. These may be formal and indicated in drawings and agreements or as indicated in national guidance documents, such as Sewers for Adoption and/or Building Regulations. Guidance and details of our present policy with regards to stand-off distances/easements can be found by following the link to the technical advisories section of our website - [Microsoft Word - DS Stand off distances V1.1NEW.docx \(southernwater.co.uk\)](#).

Rising Mains (Pressure Mains)

Southern Water assets including pressure/rising mains are indicated on our public sewer GIS records. They are **indicative only** of location, diameter, material, type etc. These details need to be verified before any construction work is carried out on site.

Pressure/rising mains do not include depth information. This information may be available from archived EDM records of as-builts schemes. It can however take time to locate such information. If this information is available it, it would need to be verified before construction work is carried out on site.

Southern Water does not require an accurate location of assets for normal operational purposes. The location may however become apparent in the event of asset failure due to breakage, where an emergency repair is required.

The result of damaging a rising main can be significant in both physical damage and impact due to the loss of service of the asset. The exact location of assets such as rising mains should be considered at the design/feasibility stage of development. Provision must be made for identification and the protection of Southern Water assets on site before construction commences.

There is a financial cost for the location of existing public sewer assets. Southern Water is not responsible for funding the site location of public assets for the benefit of parties other than Southern Water. Therefore, Southern Water must seek to recover any such costs for these investigations.

Guidance can be found by following the link to the technical advisories section of our website - [ds-location-of-rising-mains.pdf \(southernwater.co.uk\)](#)