

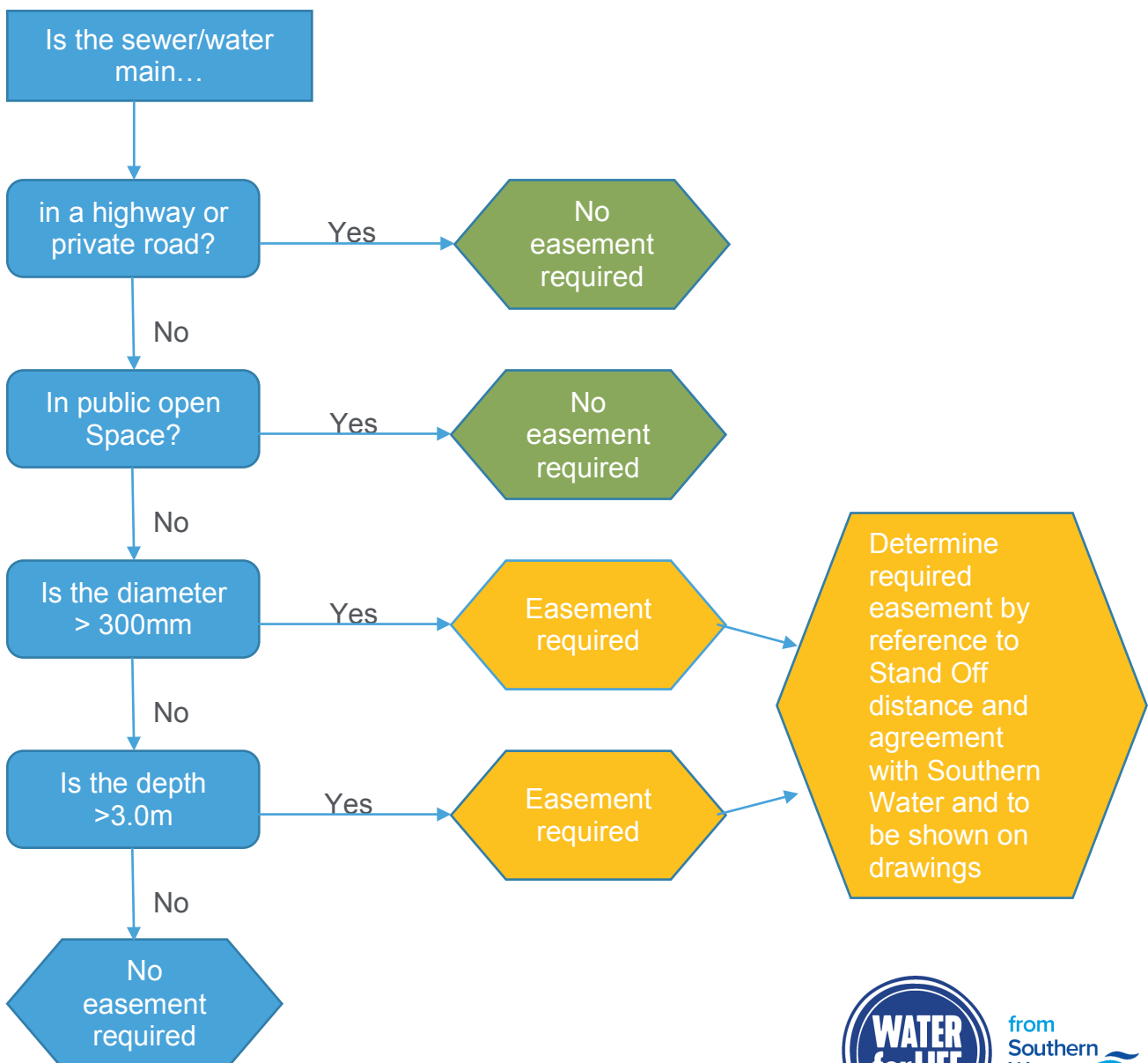


# Developer Services Easements

V1.1 1<sup>st</sup> August 2017

Southern Water Standard Easements – Not covering existing easements shown on our GIS records or multiple pipes. The positions of pipes and easements shown on our records are believed to be correct to the best of our knowledge. However, the actual positions may differ and in order to prevent damage to our apparatus, it will be necessary to determine and verify the actual position. This should be carried out in consultation with Southern Water as we cannot accept responsibility in the event of inaccuracy. New easements will be based on stand-off distances and determined as follows:

## Sewer and Water Mains Easement Protocol Flow Diagram





## Southern Water Formal Easement Protocol

Our requirement for formal easements in third party land is that they should be taken in the following situations:

They are required over whole pipeline lengths (e.g. from manhole to manhole).

i.e. It is not necessary to take easements over small irregular parcels of land that fall within the stand-off distance. See Stand-off Document.

All fresh water mains which are greater than or equal to 300mm nominal bore.

All fresh water mains which are greater than 3 metres in depth to invert.

All sewerage rising mains which are greater than 300mm in diameter.

All sewerage rising mains which are greater than 3 metres in depth to invert.

All gravity sewers which are greater than 300mm in diameter.

All gravity sewers which are greater than 3 metres in depth to invert.

Where the apparatus crosses land with mineral extraction rights.




Where rights to discharge are required for example surface water sewers. To be shown as 3m around a headwall.

Crown Estate land.

Ministry of Defence Sites.

Network Rail land.

## Section 104 Colouring

Key	Colour	Example
Site Boundary	Green	
Foul Sewers	Brown	
Surface Water Sewers	Blue	
Easement	Yellow	