



# Developer Services

## Location of existing rising mains & pressure mains (including vacuum mains) in the vicinity of proposed development

### Southern Water Asset Records

Southern Water has a duty to provide and maintain Asset Records under Section 199 of the Water Industry Act 1991. Please follow the link below for details:

[legislation.gov.uk/ukpga/1991/56/section/199](https://legislation.gov.uk/ukpga/1991/56/section/199)

#### Availability of records

Details of how to obtain Sewer and Water map records are available on this link:

[southernwater.co.uk/regulations-services/sewer-and-water-maps](https://southernwater.co.uk/regulations-services/sewer-and-water-maps)

Customers involved in either large-scale land purchases for commercial and residential property developments or the possibility of individual home extensions need to know the location of any public infrastructure on their site.

#### Southern Water maps identify:

- The location of public sewers
- The location of water mains in our water supply area
- Size and material of the pipes.

The maps may not reflect the changes resulting from:

[Water Industry \(Schemes for Adoption of Private Sewers\) Regulations 2011 \(Section 105a\)](#)

Service pipes (property connections) are the responsibility of the property owner and will not be shown on sewer or water maps.

You can view our records at **Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX**

In accordance with the Water Industry Act (1991), members of the public may view the public sewer and water map. Viewing records is available by appointment only from 8.30am until 5pm, Monday to Friday. Please contact the **LandSearch team** on **0330 303 0276** (charged at local rate) for individual consumers. Alternatively email [searches@southernwater.co.uk](mailto:searches@southernwater.co.uk) to book an appointment.

## Developer Services

Location of existing rising mains & pressure mains (including vacuum mains) in the vicinity of proposed development

## Disclaimer/Accuracy of records

The public records state:

*“The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accepts no responsibility in the event of inaccuracy. The actual positions should (MUST) be determined on site.”*

## Stand-off distance / 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 below to the technical advisories section of our website.

[southernwater.co.uk/technical-advisories-1](https://southernwater.co.uk/technical-advisories-1)

*“At the planning & consultation stage the depth may not be known and in such cases we will utilise the figures for the row “less than 3.0m” with the addition of 1 metre to the tabulated distance, the actual stand-off distance would be reviewed at detailed design stage following the establishment of actual depths.”*

## 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 main records do not indicate depth information.** This information may be available from archived EDM records of as-built schemes. It can however take a significant time to locate such information. If this information is available, 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 a development. Provision must be made for identification & 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.**

## Developer Services

Location of existing rising mains & pressure mains (including vacuum mains)  
in the vicinity of proposed development

### Location of existing pressure / Rising mains

These must be located before undertaking any construction works on Site.

A **non-intrusive investigation method** should be agreed with Southern Water before construction work starts on site. The Developer or Agent is responsible for any associated costs for these investigations. Such investigations are to be undertaken by a competent / approved contractor, not Southern Water.

The Southern Water approval process requires the completion, submission and approval of a **H&S 460 Form**. This requires **Risk Assessment and Method Statement (RAMS)** information, which can only be reviewed by the relevant Southern Water County Sewerage Engineer. A minimum period of 10 working days should be allowed from submission of the H&S 460 form for the review.

The H&S 460 Application Form will be issued and should be completed and returned to Southern Water Developer Services: [developerservices@southernwater.co.uk](mailto:developerservices@southernwater.co.uk)