

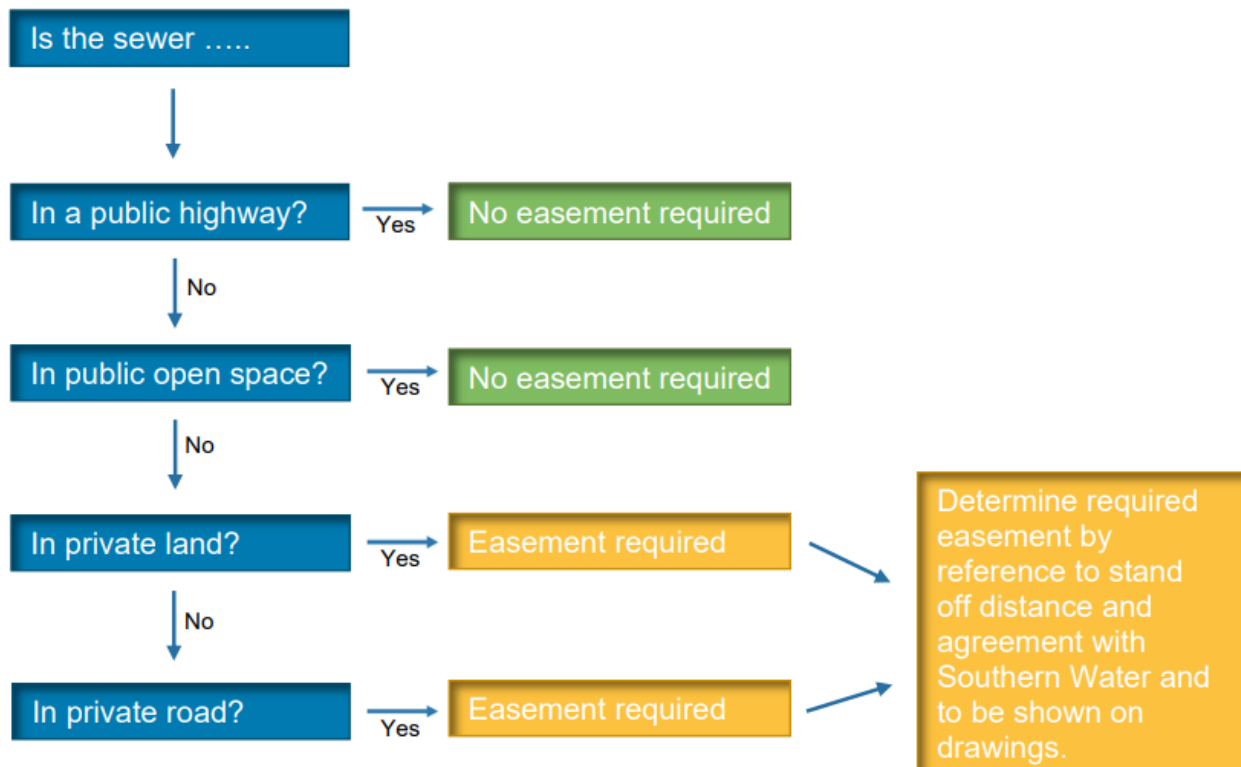


Developer Services Easements

V1.2 12th November 2023

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 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 for all sewerage rising mains and gravity sewers.

- 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.
- Where the apparatus crosses land with mineral extraction rights.
- Where rights to discharge are required for example a headwall.
- Crown Estate land.
- Ministry of Defence Sites.
- Network Rail land.
- If a sewer/rising main is laid within public open space, but the easement required over that pipe would also encroach within third party land then the easement within third party land should be provided.

Section 104 Colouring

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