

## Water main in the boundary

The presence of a public water main within the boundary of the property may restrict further development within it. Water companies have a statutory right of access to carry out work on their assets, subject to notice. This may result in employees of the company or its contractors needing to enter the property to carry out work.

Where it is a Distribution Main (shown blue below), you will need to make sure you allow at least 3 metres clearance either side of the pipe for any works you are doing.

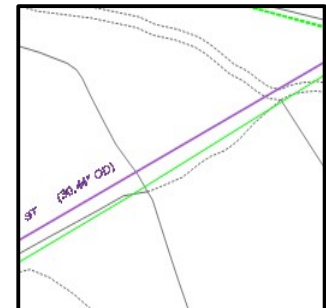
Where it is a Trunk Main/Raw Water Trunk Main (shown purple or orange), please see pages below for our working conditions.



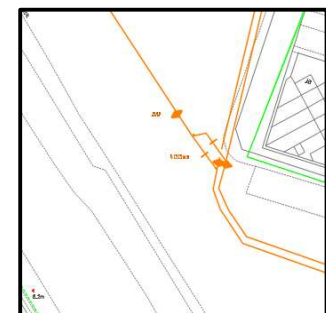
Distribution Main



Trunk Main



Raw Water Trunk Main



# NORTHUMBRIAN WATER LIMITED (NWL)

## CONDITIONS TO BE OBSERVED WHEN WORKING WITHIN THE EASEMENT WIDTH OF A TRUNK MAIN

### 1. INTRODUCTION

A trunk main is a pipeline which conveys water in bulk between a reservoir, treatment works or pumping station and a service reservoir or a distribution network of pipes. Trunk mains are generally laid with a depth of cover of 900mm below the ground surface but there are exceptions to this. Most water mains in private land are laid under the powers of the Water Industry Act 1991 (or earlier statutes) which also entitle the company to enter land to inspect, repair, alter or renew the main.

This document sets out NWL's requirements for the protection of any main so laid and for NWL's rights of access.

In some cases water mains are laid under Deeds of Grant. To the extent that such deeds specify protection for the main and rights of access these take precedence over this document.

### 2. EASEMENT WIDTH

The easement width normally varies according to the diameter of the pipe as follows:-

Clearances required by NWL

Internal Diameter of pipe in mm	Easement width: each side of the extreme edge of the pipe in metres	Easement width: total in metres
Over 600	6.0	13.0 (approximate)
Over 300 and up to and including 600	4.5	9.5 (approximate)
Up to and including 300	3.0	6.0 (approximate)

No buildings or structures of any kind are to be erected within the clearance width specified above, nor must any works be carried out which will increase or decrease the depth of the pipe below ground surface by more than 300 mm.

### 3. NOTICES AND CONSENTS

When any work other than normal agricultural cultivation is planned within the easement width, NWL must be notified and the following drawings and plans submitted for approval:-

1. a plan to the scale of 1:500 based on the ordnance survey to locate the proposed work and
2. plans and sections to a scale of between 1:200 to 1:25 to give details of the works proposed [NB these should be cross-referenced to the 1:500 scale plan].

NWL's consent must be obtained **in writing** before any work is undertaken within the easement width. Five clear days notice **in writing** must be given to NWL of the commencement of any work within the easement width.

Before any work begins within the easement width, a member of NWL staff will give an approximate location of the main on site. The developer (this includes any contractor, landowner or other party) must determine the exact location of the main through the land affected by means of hand dug trial excavation.

A member of NWL staff will also supervise all work within the easement. For some of the more important trunk mains, NWL will attend the site full-time. The developer must meet the costs of locating the main and supervising work within the easement width.

#### **4. DEVELOPMENT AREAS**

Where a residential or industrial development is planned around a trunk main, the developer should make every effort to ensure that the trunk main is planned to be within the road verge or, if this is not possible, within the road.

Where the main is to be within the road, extra measures are needed to protect it. These must be approved in advance by NWL.

#### **5. LOCATION OF PIPES**

Where it is proposed to cross above or below the trunk main with a pipe, sewer or drain the minimum clearance between the trunk main and the pipe, sewer or drain shall be 225mm.

Pipes, sewers or drains must not be sited directly above or under a joint in the trunk main. On-site investigation will allow NWL to give advice to assist the developer in complying with this condition.

It is desirable that joints in pipes, sewers or drains which cross above or below trunk mains should not occur directly above or below the trunk main.

Where the joints in the pipe, sewer or drain are close, additional protective measures may be required.

#### **6. EXCAVATIONS**

The minimum width of trench necessary should be excavated so that the total length of trunk main affected is kept to a minimum.

Within 2 metres on either side of the trunk main only hand excavation will be allowed. The method of excavation within the easement width must be approved by NWL prior to the commencement of the work.

#### **7. BACKFILLING OF TRENCHES**

Backfilling operations should follow as closely as possible to the laying of the pipe, sewer or drain.

Where the pipe, sewer or drain is laid beneath a trunk main the backfilled material should be well compacted by hand to a minimum depth of 300mm above the top of the trunk main. The material used for backfilling should be fine grained or in certain circumstances, NWL may require gravel or lean concrete to be placed beneath the trunk main.

Where the pipe, sewer or drain is above the trunk main, granular material should first be placed under the pipe, sewer or drain and then selected granular material carefully compacted by hand added to a depth of 300mm above the pipe, sewer or drain.

#### **8. ROADWAYS**

Where a road is to be constructed above the trunk main a concrete raft will normally be required over the trunk main. In this case, shale must not be used in the road construction.

Where plant and machines have to cross over a trunk main and precautions are needed to protect the main from damage, these must be approved beforehand by NWL. A dedicated crossing point must be identified and used at all times.

#### **9. DAMAGE TO THE TRUNK MAIN**

Where a developer or other contractor is responsible for causing any damage to NWL's main(s), they must bear the repair costs.

#### **10. BUILDING OVER A WATER MAIN**

Where a developer wishes to erect a building over a water main or to encroach upon the clearances specified above and is prepared to meet all the costs involved in diverting the main, NWL will not unreasonably resist this proposal. However, the inconvenience which adjoining landowners or occupiers will suffer during diversion work must be taken into account when considering the benefits which the developer will obtain. Where a developer requests a diversion, this will be the subject of a separate formal agreement.