

Introduction

We encourage early consultation on development proposals to consider how they may affect the location and capacity of our water and drainage assets, including underground pipes and tanks and above ground operational sites.

Protection for below ground assets

Pipes and apparatus must be accurately located on site and shown precisely on planning application drawings with agreed easements to scale. Pipes may be located on site by private contractor or by Wessex Water where the pipe is of strategic importance.

Water valve complexes are shown in diagrammatic layout and will be different on the ground.

The location of pipes on our maps are indicative only. Maps can be ordered online [here](#).

Proposed buildings and other structures must be located at a distance from our supply pipes and sewers to ensure we have continued space in which to carry out maintenance and repair.

We do permit the build over of sewers by small household extensions, or where the sewer is deep, located in stable geology and is already built over with no issues. Buildover is dependant on certain conditions being met to ensure any Wessex Water asset is protected from damage and that access for maintenance is maintained. The build over of water mains is not permissible

Standard advice and the application process for building close to or over (sewers only), our below ground assets, including when a diversion of the asset is possible, can be found here:

- [water mains](#)
- [drainage sewers](#)

Locating below ground assets

It is your responsibility to accurately establish the location of utilities crossing your development.

If the pipes are the responsibility of others you must agree arrangements with them. For protocol for determining ownership where it is unclear, see [here](#).

Wessex Water will locate and plot uncharted pipes outside the site boundary to determine a point of connection as necessary.

Protection for above ground assets

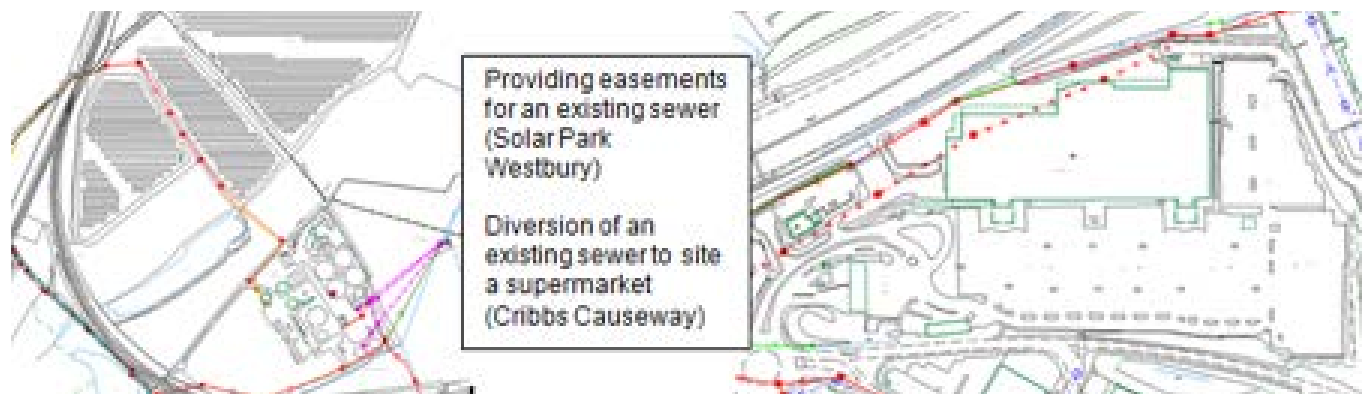
Development close to our operational sites will require discussion with the planning liaison team on a site by site basis to ensure agreement regarding any access and traffic concerns.

Depending on the nature of the operational site, the proposed development may also be at risk from odour, flies and noise. For more information please refer to our proximity guidance.

Planning application submission

To avoid a possible objection by us or adjustments to the site layout, we recommend arrangements are agreed with us before a planning application is submitted.

Case studies



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Further information

Planning liaison team

Email: planning.liaison@wessexwater.co.uk

Call: 01225 526288