



Developer Services

Stand-off distances to underground apparatus

V1.1 7th August 2017

Fresh Water Main – Table of stand-off distance Requirements (m)

Depth to Crown (m)	Internal Diameter (mm)									
	<250	250-299	300-399	400-449	450-499	500-599	600-799	800-999	1000-1199	1200+
1.50	6	6	6	6	6	6	7	8	9	10
2.50	6	7	7	8	8	8	9	10	11	12
3.50	6	9	9	10	10	10	11	12	12	12
4.50	8	11	11	12	12	12	12	12	12	12

Note 1 – The above applies to water mains outside of the adoptable highway

Note 2 – The above table also applies to Raw water mains

Note 3 – For mains of less than 250mm internal diameter, stand-off distances can be agreed on a case by case basis but the standard stand-off distance is 6m

Note 4 – The above distance are for either side of the water main from the edge of the main

Note 5 – The above applies to the protection of existing Southern Water assets and to proposed assets.

Gravity Sewers - Table of Minimum Distances of Buildings/Structures from Public or Prospectively Adoptable Gravity Sewers¹

Sewer Nominal Diameter / Size (mm)	Less than 150	150-299	300-449	450-600	601-749	750-924	925-1000	1001-1124	1125-1399	1400 or Greater	For box Culverts the greater of
Depth to Invert of Sewer (m)											
Less than 3.0	3.0	3.0	3.0	3.5	3.5	4.0	5.0	5.0	5.0	5.0	4.0 from Centreline or 2.0 from the outside edge
3.0 to 4.0	3.0	3.0	3.0	4.0	4.0	5.0	5.0	5.0	5.0	5.0	5.0 from Centreline or 2.0 from the outside edge
4.0 to 5.0	4.0	4.0	4.0	5.0	5.0	5.0	6.0	6.0	6.5	6.5	6.0 from Centreline or 2.5 from the outside edge
5.0 to 6.0	5.0	5.0	5.0	6.0	6.0	6.5	6.5	6.5	6.5	6.5	6.0 from Centreline or 2.5 from the outside edge
6.0 to 7.5	6.0	6.0	6.0	6.0	6.0	6.5	6.5	6.5	6.5	6.5	6.0 from Centreline or 2.5 from the outside edge
7.5 or Greater ²	4.0	4.0	4.0	4.0	4.0	5.0	5.0	5.0	5.0	6.0	6.0 from Centreline or 2.5 from the outside edge

For Gravity Sewer Sizes and Ranges of Depth to Invert Level

Note 1 – The term Sewer includes disposal main.

Note 2 – Repair, maintenance or renewal by open cut methods is not anticipated

Note 3 – Rising mains and vacuum mains will require discussion with Southern Water

Note 4 – At 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 standoff distance would be reviewed at detailed design stage following the establishment of actual depths.



Stand-off distance diagram

