

Water main protection

Building over or close to a public water main



Building over water mains presents two principal problems:

1. They become completely inaccessible for maintenance and repair.
2. Should they burst, water discharging under pressure may cause significant damage to property and may endanger the structure of the building, possibly to the point of collapse. Even a small volume, undetected long-term leak on a built-over main can erode foundations to the point of collapse.

Accordingly:

- Building over a water main is not permitted.
- Building alongside a water main is permitted provided a minimum distance of 3 metres each side is maintained from any part of the structure. In the case of large diameter mains (any mains above 300mm nominal bore) and strategically important or deep mains, a minimum distance of 5 metres each side is required.
- Where development has taken place and build-over has occurred, it's likely that a diversion at the developer's/landowner's expense will be required.

Bournemouth Water should be consulted at an early stage of the design process when building work is proposed near a public water main. This will allow any necessary arrangements for the protection of the infrastructure to be agreed.

Please call Developer Services on 01202 590059 to discuss any issues or if you require further information.