

DEVELOPMENT AND TREE PLANTING ADJACENT TO WATER MAINS, SEWERS, SEWAGE PUMPING MAINS AND DISPOSAL MAINS

GUIDANCE FOR LANDOWNERS

In accordance with the provisions of Clause 26 of South West Water's Code of Practice, you are advised that in order to maintain adequate future access to the pipeline and to avoid interference with it, it is necessary to ensure the following guidelines are observed:-

1. BUILDINGS AND PERMANENT STRUCTURES

Table of Necessary Minimum Distances of Future Buildings/Structures at ranges of depth to the bottom of the pipe (Invert Level):-

		PIPE DIAMETER (MM)									
		Less than 150	150 – 299	300 – 449	450 – 600	601 – 749	750 – 924	925 – 1000	1001 – 1124	1125 – 1399	1400 or over
DEPTH TO INVERT OF PIPE (METRES)	Less than 3.0	3.0**	3.0**	3.0	3.5	3.5	4.0	5.0	5.0	5.0	5.0
	3.0 – 4.0	3.0	3.0	3.0	4.0	4.0	5.0	5.0	5.0	5.0	5.0
	4.0 – 5.0	4.0	4.0	4.0	5.0	5.0	5.0	6.0	6.0	6.5	6.5
	5.0 – 6.0	5.0	5.0	5.0	6.0	6.0	6.5	6.5	6.5	6.5	6.5
	6.0 – 7.5	6.0	6.0	6.0	6.0	6.0	6.5	6.5	6.5	6.5	6.5
	7.5 or greater*	4.0	4.0	4.0	4.0	4.0	5.0	5.0	5.0	5.0	6.0

* Repair, maintenance or renewal by open-cut methods is not anticipated.

** In certain circumstances, building over, or close to, an existing sewer may be controlled by Building Regulations. Developers should consult the Undertaker on each situation.

The majority of pipes are laid at less than 3.0 metres to the bottom of the inside of the pipe (the 'invert' of the pipe). Thus, the width to be kept clear for future access to the pipe is generally on the top line of the table above; where the pipe being laid is deeper than this, we will notify you. Figures for box culverts will be notified separately.

NB: Pipe sizes refer to the internal diameter / bore of the pipe.



INVESTOR IN PEOPLE

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SOUTH WEST WATER LIMITED. REGISTERED IN ENGLAND No. 2366665
A SUBSIDIARY OF PENNON GROUP PLC. REGISTERED OFFICE: PENINSULA HOUSE, RYDON LANE, EXETER EX2 7HR

2. TREES AND SHRUBS

Roots can damage pipelines over time and extensive root systems will limit access to the pipeline in breach of the Company's right to access for repair or replacement.

As a rule of thumb the root spread of a tree is approximately the same as its eventual canopy spread. To help you avoid damage or interference to the pipeline, the Company suggests the following guidelines:

- a) no large or forest trees should be planted within 7 metres of the pipeline. (Examples include Oak, Ash, Beech, Sitka Spruce, Douglas Fir etc);
- b) medium and small size trees should always be planted in such a way as to ensure that the eventual root spread reaches no closer than 1 metre to the pipeline; in practice, if trees are planted a distance of 5 metres away from the pipeline this should be sufficient;
- c) bushes and shrubs should never be planted closer than 2 metres to the pipeline;
- d) closer than 2 metres either side of the pipeline may be planted with hedge plants and ground cover only.

The measurements and distances set out are for guidance only and there will always be exceptions, for example Poplars and Willows, which have a particularly invasive root system. If you are unsure in any individual case, then specialist advice should always be sought prior to planting.

The guidelines set out above are based on the Company's standard access requirements for its apparatus. If for engineering reasons, the distances set out need to be varied at particular locations, you will be advised of this before compensation for the works is finalised.

If you need to know the precise underground location of the new water main/sewer after its installation, would you please contact any of the Company's local offices, and Company staff will be pleased to mark out the position of the pipeline within your land.

If the Company finds any infringement of its legal rights of access, or any damage being caused to the pipeline, the Company reserves the right to take appropriate action to ensure there is no interference with its statutory apparatus.