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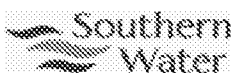
From: Bland, Chantal [mailto:Chantal.[REDACTED]]
Sent: 31 August 2017 10:31
To: Planning.Responses
Subject: Response: Planning Consultation BN/28/17/RES - Land R/O Lillies, Yapton Road, Barnham, PO22 0AY

Dear Sirs,

Please find attached Southern Water's response regarding the above planning consultation at the above application site.

Kind regards,

Chantal Bland
Technical Co-ordinator



From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]
Sent: 02 August 2017 14:35
To: Network Development Southern Water
Subject: Planning Consultation on: BN/28/17/RES

To: **Stuart Ward- Engineering Technician**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

The Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 -

Article 6 - Articles 16 & 18 Consultation before the grant of permission

Approval of Reserved Matters Following Outline Approval

APPLICATION BN/28/17/RES

NO:

Registered: 1st August
2017

Site Address: Land R/O Lillies Yapton Road Barnham PO22 0AY

Grid Reference: 106423 104070

Description of Works: Approval of reserved matters following outline consent BN/32/15/OUT relating to appearance, landscaping, layout & scale for erection of 38 No. dwellings including open space, landscaping & new access

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 31-AUG-17.

You can also monitor the progress of this application through the Council web site: www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Mr S Davis who can be contacted on telephone number 01903 737874.

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>

NLPG UPRN 100062237016
DX 57406 Littlehampton

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near

Water Mains and Sewers

Southern Water Services Limited

Planting near to Water Mains or Sewers

1.0 INTRODUCTION

This information is produced for your guidance and is drawn up in light of research into the effects of planting of new trees, including conifers and shrubs, either side of a water main or sewer.

New sewers and water mains located outside public highways are usually protected by legal agreements referred to here as 'easements' to prevent future access difficulties or buildings being built where they may cause damage to our sewers and water mains. The easements typically extend 3.0 metres either side of the sewer or main, although this can be increased in some circumstances.

This guidance note takes account of opinions expressed in the National House Building Council (NHBC) Standards Chapter 4.2 - Building Near Trees and the draft National Joint Utilities Group (NJUG) guidelines on Trees and Services.

1.1 WATER DEMAND AND SOIL CONDITIONS

The water demands of trees vary considerably; they generally reflect the size of the tree although species of tree differ in their water requirements. If the soil is a shrinkable clay* or a deep peat, the drying effect of tree roots may amplify any seasonal shrinkage, especially in drought years. A possible "heave" situation may occur following re-wetting of such soil, the sudden removal of the trees, or the severing of tree roots by trenching.

Although the majority of the root system of a tree is usually within 600mm of the surface, the roots may extend radially in any direction for distances frequently in excess of the tree's height. Underground services are often cooler than the surrounding soil, causing moisture within the soil to condense on the outer surface of the sewer or main, thereby encouraging roots to grow close to the service. Open joints of sewers also attract roots where the conditions are conducive to growth (ie. moist and aerated).

* Clay containing more than 35% fine particles (silt & clay) and having a plasticity index greater than 10%

Damage to sewers or water mains can occur either by

1. Direct damage where the root penetrates an existing flaw and as it grows, its increasing diameter causes damage,
2. By fibrous roots blocking the flow,
3. By the movement of the whole root bowl when the tree sways in high winds.

Such damage is not inevitable, much will depend on the species of tree planted, the depth of the sewer or water main and its method of construction and/or protection. Advice should be sought at an early stage on the positioning of trees near new sewers and water mains, and reference to the NHBC and NJUG publications is advised.

2.0 PLANTING OF TREES AND SHRUBS

The following schedule has been prepared of commonly available trees which by reason of their large size in ultimate growth under certain soil conditions, combined with their high water demanding potential, should be excluded from the pipeline easement area (ie. planted at a distance greater than 3.0 metres from the centre line of the sewer or water main).

Trees and conifers not included in this exclusion list would usually be permissible, (see 'Guidelines for Planting in Easement Areas' below) but it is recommended that approval is sought for any trees, shrubs or conifers, whose nature or water demand is unknown, particularly if on peat or clay soils.

Outside the easement area trees should not be planted so thickly as to form a dense copse-like situation, which could impede access to the water pipe or sewer in an emergency.

On clay or peat soils, certain trees or conifers that already exist within the easement may require removal or frequent heavy pollarding to reduce their canopy, and subsequent water demanding potential. Liaison with the local Council's Planning Department is advised in this situation, particularly if the trees may be affected by a Tree Preservation Order (TPO).

2.1 TREES AND CONIFERS NOT TO BE PLANTED WITHIN PIPELINE OR SEWER EASEMENTS

SCHEDULE of commonly available trees and conifers, which should be excluded from planting within the pipeline or sewer easement because of their large size, and/or heavy

canopy in ultimate growth and moderate/high water demand. Refer to 4.1 'Hedges' below for use of trees as hedge plants.

Definitions:- (H) - High Water Demand
(M) - Moderate Water Demand
cvs - Cultivars or garden varieties
* - No information currently available regarding water demand on these genera. Generally they fall into the moderate water demand category.

ACERS	("Maples") - particularly:- negundo ("Box Elder") and cvs. platanoides ("Norway Maple") and cvs. pseudoplatanus ("Sycamore") and cvs. rubrum ("Red Maple") and cvs.	(M)
AESCULUS	("Horse Chestnut") - particularly:- carnea ("Red Horse Chestnut") carnea "Briotii" hippocastanum ("Common Horse Chestnut") and cvs.	(M)
AILANTHUS	altissima (glandulosa) ("Tree of Heaven")	(M)
ALNUS	("Alder") cordata ("Italian Alder") glutinosa ("Common Alder") incana ("Grey Alder")	(M)
CARPINUS	betulus and cvs. ("Hornbeam")	(M)
CATALPA	bignonioides ("Indian Bean Tree")	*
CUPRESSOCYPARIS	leylandii ("Leyland Cypress") and cvs.	(M)
CUPRESSUS	("True Cypress") - particularly:- macrocarpa ("Monterey Cypress") and cvs. glabra ("Pyramidaus") (C. arizona "Conica")	(M)
FRAXINUS	("Ash") - most species and cvs. particularly excelsior ("Common Ash") oxycarpa "Raywood"	(M)
JUGLANS	("Walnut") - species and cvs. nigra ("Black Walnut") regia ("Common Walnut")	*
LIQUIDAMBAR	styraciflua ("Sweet Gum") and cvs.	*
LIRIODENDRON	tulipifera ("Tulip Tree") and cvs.	*
PAULOWNIA	fargesii tomentosa	*

PICEA	("Spruce") - particularly:- abies ("Christmas Tree") (Norway Spruce) pungens ("Colorado Spruce") sitchensis ("Sitka Spruce")	*
PINUS	("Pine") - particularly:- contorta "Latifolia" ("Lodgepole Pine") nigra ("Austrian Pine") nigra "Maritima" ("Corsican Pine") pinaster ("The Maritime" or "Bournemouth Pine") ponderosa ("Western Yellow Pine") radiata ("Monterey Pine") strobus ("Weymouth Pine") sylvestris ("Scots Pine") wallichiana ("Bhutan Pine")	*
PLATANUS	("Plane") x hispanicus ("London Plane") and cvs. orientalis ("Oriental Plane") and cvs.	(M)
POPULUS	("Poplars") - all species and cvs. of which there are many.	(H)
PSEUDOTSUGA	menziesii ("Douglas Fir")	(M)
PTEROCARYA	("Wing Nut") fraxinifolia x rehderana	*
QUERCUS	("Oak") - all species and cvs. of which there are many	(H)
ROBINIA	("False Acacia") x ambigua "Decaisneana" pseudoacacia and some cvs.	(M)
SALIX	("Willows") - most species and cvs.	(H)
THUYA	occidentalis ("American Arborvitae") plicata ("Western Red Cedar") and cvs. notably p. "Fastigiata" and "Zebrina"	*
TILIA	("Lime" or "Linden") all species and cvs.	(M)
ULMUS	("Elm") - most species and cvs.	(H)
ZELKOVA	("Water Elm") carpinifolia serrata	(H)

3.0 GUIDELINES FOR PLANTING IN EASEMENT AREAS

3.1 Approval must be obtained from Southern Water Services Ltd before any planting is carried out within the permanent

easement. The Company retains the right to remove any trees which might become a danger to the water main or sewer, providing this does not conflict with any Tree Preservation Orders present.

- 3.2 Blackthorn/Quickthorn, Elder, Hazel, Privet are the only hardwood plants that should be planted directly across the pipeline or sewer. These may only be planted where a hedge is necessary either for screening purposes or to indicate a field boundary. These should be planted out and maintained as detailed in 4.1 below. Elsewhere within the easement area hedges may be planted with species listed in 4.1 below.
- 3.3 Apple trees grafted onto dwarf root stocks may be planted to within 3.0 metres of the pipeline or sewer.
- 3.4 Christmas Trees may also be planted to within 3.0m of the pipeline or sewer provided that they will be clear felled at intervals not exceeding seven years.
- 3.5 Ash, Beech, Elm, Horse Chestnut, Lime, Oak, Sycamore, Fruit Trees and most Conifers may only be planted as individual specimens, or a single row, in an area at least 6.0 metres clear of the pipe or sewer. Woodland planting may only be carried out at distances greater than 10.0 metres from the pipe or sewer.
- 3.6 Poplar and Willow may not be planted within 10.0 metres of the pipeline or sewer.

4.0 SUGGESTED TREES AND SHRUBS WITHIN THE EASEMENT AREA

Cornus Alba	-	Red Barked Dogwood
Viburnum Opulus	-	Guelder Rose
Rosa Canina	-	Dog Rose
Corylus Avellana	-	Hazel
Crataegus Monogyna	-	Common Hawthorn
Amelanchier Canadensis	-	Shrub
Rosa Rugosa	-	Shrub
Bananas Rose	-	Privet
Ligustrum Vulgare	-	Quickthorn
Prunus Spinosa	-	Quickthorn
Ulex Europaeus	-	Orse
Sambucus Nigra	-	Elder

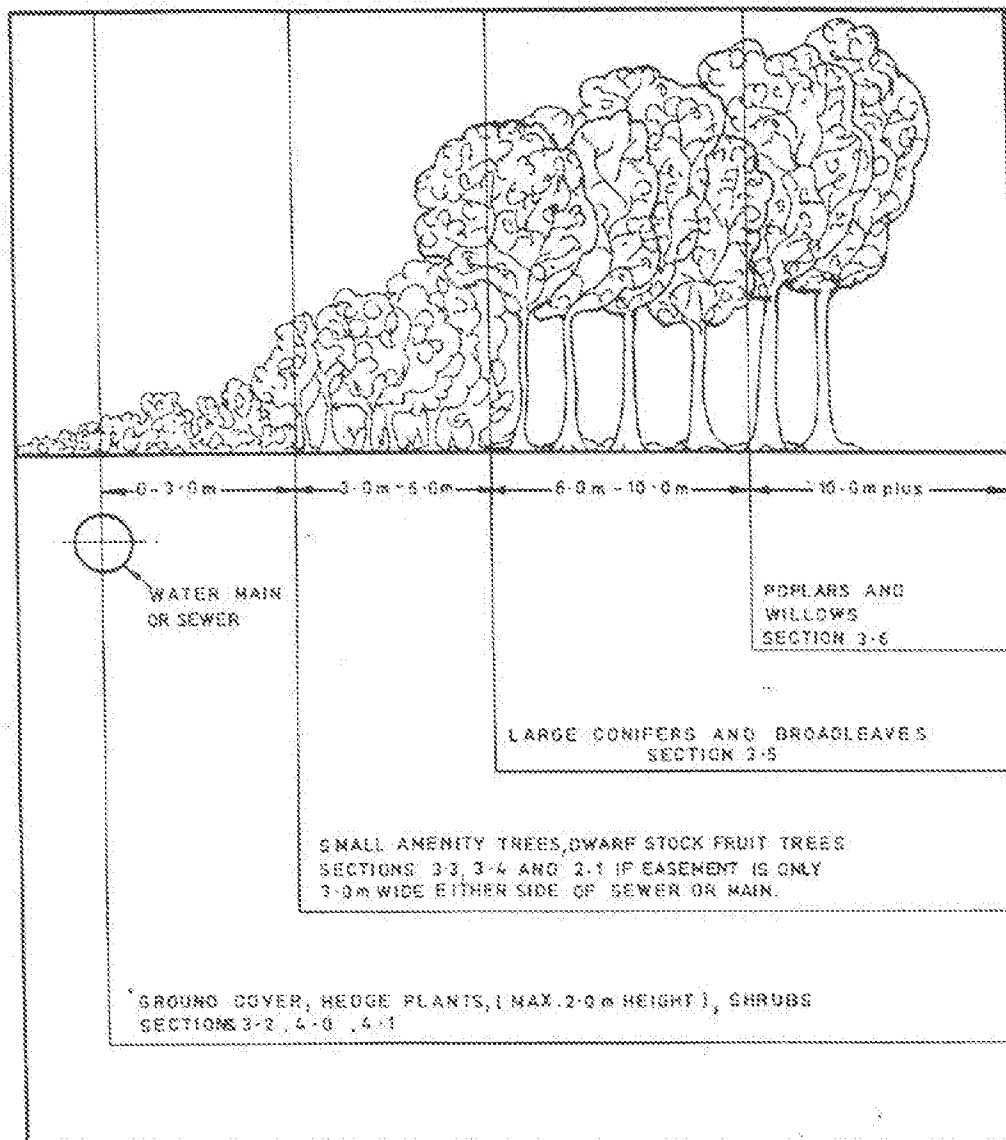
4.1 HEDGES

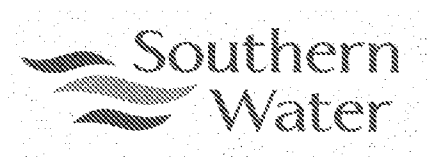
Trees, shrubs and conifers used as hedge plants, close planted in a line up to 1 metre apart will, if left untrimmed as free-standing specimens, grow to large trees, and then exhibit all the disadvantages of water demand and large size. Such trees and conifers frequently used as hedge plants include:-

Cupressus macrocarpa ("Monterey Cypress")
Cupressocyparis leylandii ("Leyland Cypress")
Quercus ilex ("Holm" or "Holly Oak")
Chamaecyparis lawsoniana ("Lawsons Cypress") and cvs.
Thuja plicata ("Western Red Cedar") and cvs.
Ulmus species and cvs. ("Elm")

These species, as long as they are grown in hedge form, remaining clipped to a low height (no more than 2.0 metres) and closely planted (no more than 1.0 metre apart) are usually permissible within the easement area, but should be avoided directly over the actual pipe or sewer run and particularly on deep clay or deep peat soils.

5.0 PLANTING DISTANCES FROM CENTRE LINE OF WATER MAIN OR SEWER





Planning and Development Services
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Developer Services
Southern Water
Sparrowgrove House
Sparrowgrove
Otterbourne
Hampshire
SO21 2SW

Your Ref

BN/28/17/RES

Our Ref

PLAN-019436

Date

31/08/2017

Dear Sirs,

Proposal: Approval of reserved matters following outline consent BN/32/15/OUT relating to appearance, landscaping, layout & scale for erection of 38 No. dwellings including open space, landscaping & new access.

Site: Land R/O Lillies, Yapton Road, Barnham, PO22 0AY.
BN/28/17/RES

Thank you for your letter of 02/08/2017.

As indicated in our previous correspondence there is insufficient capacity within the existing foul sewerage system to accommodate the proposed development flows. Relevant infrastructure is to be provided to service the development.

If the applicant wishes to offer drainage for adoption, all adoptable drainage should comply with sewers for adoption standards.

Please note that no soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public (also adoptable) gravity sewer, rising main or water main.

Due to the vibration, noise and potential odour generated by sewage pumping stations, no habitable rooms should be located closer than 10 metres to the boundary of a proposed type 2 pumping station site (for up to 20 houses).



Reference should be made to Southern Water publication "A Guide to Tree Planting near water Mains and Sewers" with regards to any Landscaping proposals.

The Council's technical staff and the relevant authority for land drainage consent should comment on the adequacy of the proposals to discharge surface water to the local watercourse.

Yours sincerely



Developer Services

SOUTHERN WATER



The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site.

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O.S. REF: SU9604SW

Scale: 1:1250

Screen Print

WARNING: BAC pipes are constructed of Bonded Asbestos Cement

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement

ARUN DISTRICT COUNCIL BN/28/17/RES



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Southern Water MapGuide Browser

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