

From: Stewart, Maria <Maria.Stewart@easthants.gov.uk>

Sent: 13 September 2021 15:48

To: Wells, Lesley <Lesley.Wells@easthants.gov.uk>

Subject: FW: APP/21/00774 - 34 Havant Road

Hi Lesley,

I note the southern water comments however the issue of replacement planting is important given the proposed loss of the three mature trees. Hedgerow species wont be sufficient as replacements.

Maria Stewart
Arboricultural Officer

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Havant Borough Council, Public Service Plaza, Civic Centre Road, Havant, PO9
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Department of Planning and Development
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

Your ref
APP/21/00498

Our ref
PLAN-039701

Date
10/06/2021

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Change of use from a holiday home for the Charing Cross Holiday Dialysis Trust to C3 dwelling house with ancillary annex (no internal alterations).

Site: APP/21/00498: - 34 Havant Road, Emsworth, PO10 7JG.

Thank you for your letter dated 24/05/2021.

Please see the attached extract from Southern Water records showing the approximate position of our existing public surface water sewer within the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

Please note:

- The 300 mm public surface water sewer requires a clearance of 3 metres on either side of the gravity sewers to protect it from construction works and to allow for future access for maintenance.
- No new development or new tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.
- No new soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewer.
- All existing infrastructure should be protected during the course of construction works.

Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf.



We have restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains and any such proposed assets in the vicinity of existing planting. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers" (southernwater.co.uk/media/3027/ds-tree-planting-guide.pdf) and the Sewerage Sector Guidance (water.org.uk/sewerage-sector-guidance-approved-documents/) with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains.

Furthermore, it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Southern Water requires a formal application for any new connection to the public foul and surface water sewer to be made by the applicant or developer.

To make an application visit: southernwater.co.uk/developing and please read our New Connections Services Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

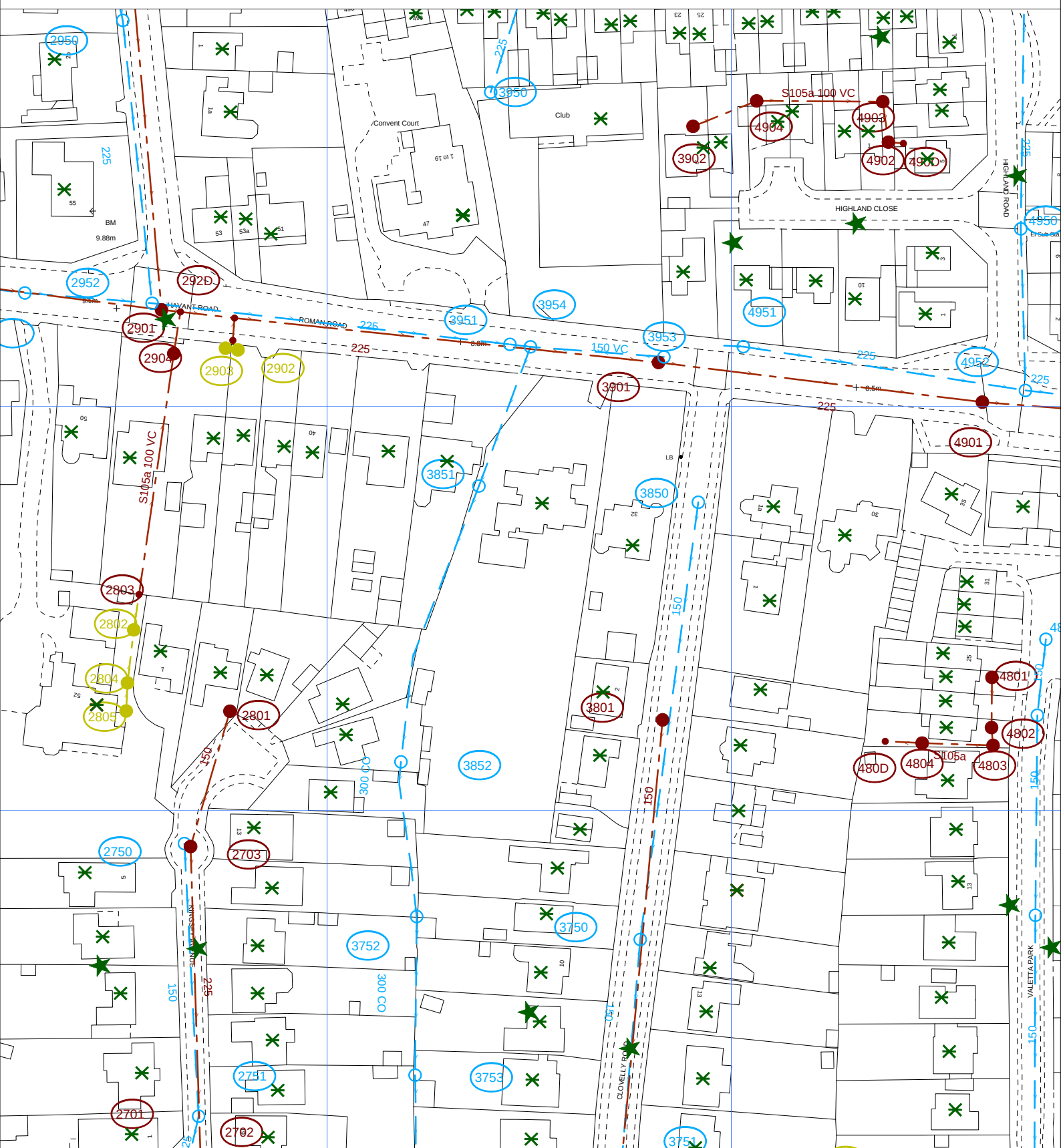
Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

Yours faithfully,

Growth Planning Team
Business Channels

southernwater.co.uk/developing-building/planning-your-development

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: SU7405NW

Scale: 1:1250

Screen Print

WARNING: BAC pipes are constructed of Bonded Asbestos Cement

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



Printed By: chandne

Date: 10-6-2021

Southern Water MapGuide Browser

Requested By:



Developer Services

A Guide to Tree Planting near Southern Water Mains and 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).

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.

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

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 "Briottii" 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")	*
PLANTANUS	("Plane") x hispanicus ("London Plane") and cvs. orientalis ("Oriental Plane") and cvs.	(M)
POPULUS	("Poplars") 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 Acadia") x ambigua "Decaissneana" 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.	(M)
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 hedge 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 Bamanas Rose	-	Shrub
Ligustrum Vulgare	-	Privet
Prunus Spinosa	-	Quickthorn
Ulex Europaeus	-	Gorse
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

