

ED41 - Clarifications on Hearing Matter 9: Site Allocations Proposal 7.19(2) Land at Binkham Hill

Sewerage connections for Land at Binkham Hill

In assessing deliverability of sites at Yelverton, Topic paper 9 (SD109) included the reference

“Foul drainage for the site at Gratton Cross/Meavy Lane and the Gratton Lane site are likely to require significant connections and pumping. For Binkham Hill/Dousland Road access to foul drainage may require access over third party land. ”

The reference to foul drainage for site Binkham Hill/Dousland Road (site DNP16/064, much of which now forms the allocation Proposal 7.19) was intended to clarify that location of sewers had not confirmed during the selection process and, given the form of the settlement, it was not clear where main drainage connections was.

This has been subsequently investigated, and the attached asset map from South West Water clarifies that there are water and sewerage connections are available in the public carriageway adjacent to the site. Direct Connection to the public sewer will be achievable without abnormal costs. Implementation details including any pumping and holding requirements will be identified through site Civil Engineering and will be achievable without extra-ordinary costs.

PNC
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UNDERGROUND ASSET INFORMATION

PUBLIC DRAINAGE & WATER

Location: BINKHAM HILL YELVERTON , PL20 6BD

Report Reference: GIS/SP/21B/11032021/54

Your Reference:

Date: 11 March 2021

For the Attention of: ELKINGTON MARY

Further to your request for information dated 11 March 2021, the Company's apparatus for the above site is shown herewith. South West Water Limited has made all reasonable efforts to ensure the accuracy of this information, but provides it subject to the following conditions:

- Service pipes and drainage connections may not be shown.
- No liability whatsoever is accepted for any inaccuracies or omissions in the information.
- If no reference is made in the information to any interest or right of the Company on any land, this is not to be taken as conclusive evidence that no such interest or right exists.

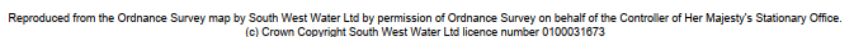
These reservations are in addition to any statutory regulations which apply.

Source for Searches - A South West Water Service contactus@sourceforsearches.co.uk 0845 330 3401








**ASSETS NOT SHOWN? THEY MAY BE PRIVATE
HOMEOWNERS RESPONSABILITY
PRIVATE SEWER CCTV SURVEYS AVAILABLE
GO TO [SOURCEFORSEARCHES.CO.UK](https://sourceforsearches.co.uk)**

USEFUL CONTACTS:
LEAKS / PIPE COLLAPSE 0344 346 2020
NEW CONNECTIONS 0800 083 1821
SOUTH WEST WATER 0344 346 2020

BINKHAM HILL YELVERTON , PL20 6BD



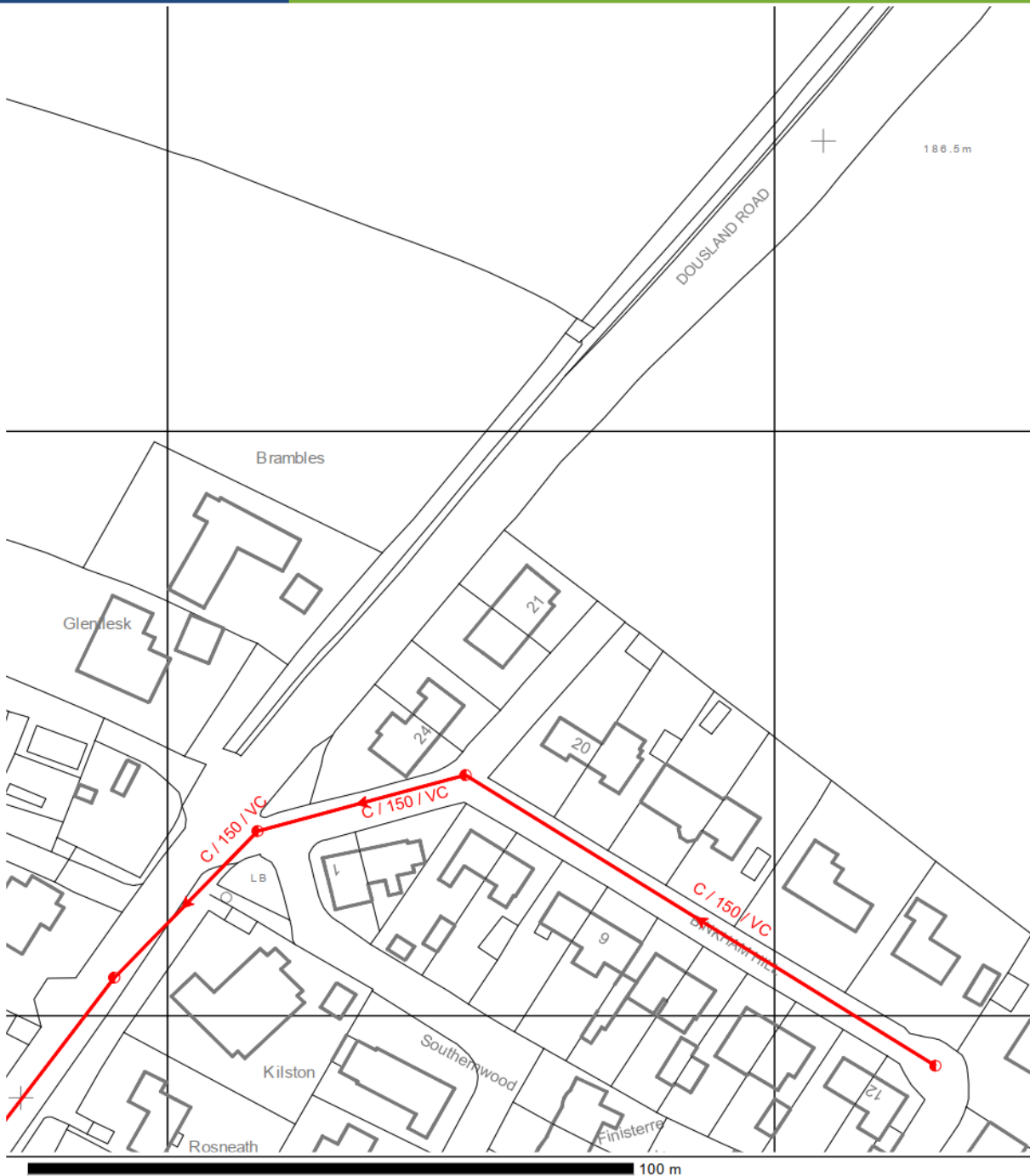
Washout		Hatchbox		Mains Meter
Hydrant		Pump		Relief Valve
Washout Hydrant		Sluice Valve Open (AC)		Pressure Reducing Valve
Air Valve (Single)		Sluice Valve Closed		Pressure Sustaining Valve
Air Valve (Double)		Sluice Valve (CC)		Non Return Valve / Reflux
Stop Tap		Stop Tap		Relief Valve

Customer Meter	
Mains Meter	
Relief Valve	
Pressure Reducing Valve	
Pressure Sustaining Valve	
Non Return Valve / Reflux	
Relief Valve	



DRAINAGE

BINKHAM HILL YELVERTON , PL20 6BD



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Sewer Pipe Details

Public - Foul	---
Public - Surface	---
Public - Combined	---
Public - Treated	---
Pumping Main	---
Elevated	---
Unverified	---
Abandoned	---
Highway	---

Common Shapes

Circular	C	Barrel	B	U Shaped	US
Rectangular	R	Trapezoidal	T	Horseshoe	H
Unknown	U	Egg Shape	E	Oval	OV

Common Materials

Vitrified Clay	VC	Alkathene	AK	Medium Density Polyvinylchloride	MDPE
Pre Cast Concrete	PCO	Asbestos Cement	AC	Unplasticised Polyvinylchloride	UPVC
Concrete	CO	Polyvinylchloride	PVC	Unknown	U

Sewerage Structures

Manhole Foul	●	Manhole Surface	○
Manhole Combined	●	Manhole Private	●
Soakaway	SK	Catchpit	CP
Washout	WO	Hatchbox	HB
Buried	BU	Unable to Locate	UL

REQUIREMENTS AND DEVELOPMENT/TREE PLANTING GUIDANCE



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 that the following guidelines are observed:

1. Buildings And Permanent Structures

Clear working strip:

A clear working strip along the pipe is required between buildings and permanent structures and this must be:-

Pipes up to 150mm diameter	6.0 metres
Pipes 151-600mm diameter	7.0 metres
Pipes 601mm diameter and over	9.0 metres

If a building or permanent structure is planned within these limits please contact our Development Planning team as Build Over consent may be required. Development Planning developerservices@southwestwater.co.uk.

Proximity of buildings:

No buildings or permanent structures should be placed within 3 metres of pipes below 300mm in diameter or within 3.5 metres of pipes of 300mm or over in diameter (distances measured from the centre of the pipe), and in addition, buildings and permanent structures must be constructed so as to ensure that no additional loads are transmitted to the pipe.

(N.B: Pipe sizes refer to the internal diameter / bore of the pipe).

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:

- No large or forest trees should be planted with 7 metres of the pipeline (examples include Oak, Ash, Beech, Douglas Fir, Sitka Spruce etc.)
- Medium to small sized trees should always be planted in such a way as to ensure that the eventual root spread reaches no closer than 1 metre of the pipeline, in practice, if trees are planted a distance of 5 metres away from the pipeline, this should be sufficient.
- Bushes and shrubs should never be planted closer than 2 metres from the pipeline.
- 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 exception, for example: Poplars and Willows, which have a particularly invasive root system. If you are unsure of 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 works is finalised. If you need to know the precise underground location of a new water main / sewer after its installation, 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 that there is no interference with its statutory apparatus.

Requirements to be met by persons carrying out works near to water mains and sewers:

1. The precise position of water mains and sewers must be ascertained by hand digging trial holes after first contacting South West Water, who will give such information as is available regarding the general location of the mains and sewer in the area. No liability is accepted for the accuracy of any information given as to the position or existence of water mains and sewers. In particular, service pipes and drainage connection are not generally shown on mains records, but their presence should be anticipated and precautions taken to avoid damage.
2. Notices of intent must be given to South West Water before any works are carried out in the vicinity, except in cases of emergency when our Operations Centre should be contacted as soon as possible.
3. Unless prior written approval has been obtained, mechanical excavation may not be permitted around, or within, 3 metres of the water main or sewer. Excavation may be necessary by hand.
4. Concrete haunches or surrounds to sewer s must not be disturbed without prior written consent from South West Water.
5. Before backfilling, the mains and sewer s will be inspected and any flaws or damage to the pipe or wrapping, if found, will be repaired by South West Water. All such flaws or damage must be immediately reported to the Company as soon as they are discovered. The carrying out of such repair s by South West Water shall not affect the question of liability, should any damage found to have resulted from the acts of those undertaking the works, their contractors, servants or agents.
6. Approved backfill will be used immediately around or over the mains and sewer s to a minimum cover of 300mm and the remainder of the backfill shall be to the appropriate Highways Authority Specification for the Reinstatement of Openings in Highways.
7. Both the existing main or sewer and the new works shall be suitably supported to prevent future settlement and any subsequent damage to equipment.
8. Ground adjacent to concrete thrust blocks supporting the main(s) and sewer(s) must not be disturbed.
9. Adequate support must be given to all water mains and sewers where these are likely to be undermined, and to all trenches in the vicinity of these, during the process of the works.
10. No apparatus shall be laid on or over any land within 300mm measured horizontally from any part of a water main or sewer or other apparatus belonging to the Company. Provided always that this cause shall not prevent any pipe, cable or conducting medium being laid at an angle of between 45 and 90 degrees across the line of the Company's apparatus, with a vertical clearance in excess of 300mm. In exceptional circumstances this clause may be varied or deleted with the prior written consent from South West Water.
11. South West Water must be consulted before any work representing an increased risk to the integrity of the mains or sewers (e.g., piling, using explosives, thrust boring, pipe bursting etc.) is carried out.
12. Facilities for inspecting all work carried out shall be given to South West Water with adequate notice

IN THE EVENT OF A LEAK OR PIPE COLLAPSE PLEASE CONTACT SOUTH WEST WATER IMMEDIATELY ON 0344 346 2020 (24 HOURS)