



GUIDANCE NOTES TO LANDOWNERS

CONDITIONS APPLYING TO PIPES IN PRIVATE LAND

This guidance note has been produced to supplement Bristol Water's **Code of Practice: *Pipelaying and Other Works*** (the "**Code**") to assist Landowners' understanding of what activities may and **should not** be undertaken within '**the Sterilised Area**' as mentioned in Section 3, Clause 52 (information) of the Code. The following is an extract of the relevant section from the Code:

Clause 52 (Information) of the Code

We will inform you in writing of the as laid position of the pipe (if less than 900mm deep) and the extent of the land ('the Sterilised Area') which needs protection. The width will be kept to the minimum possible and will be sufficient only for us to gain access to work on the pipe as required. To avoid damage to the pipe and to allow us access we will give you information on any activities which should not be carried out without our express permission in that area. This will include planting certain types of trees or erecting buildings but will not prevent normal agricultural operations.

The pipe that has been placed in your land is vested in Bristol Water plc (the "Company") and has been laid in accordance with the Water Industry Act 1991 (the "Act") (in accordance with a Deed of Grant of Easement). Under the Act, the Company has future rights of access onto Land to inspect, maintain, repair, replace, alter, and renew the pipe.

Listed below are details of uses and works that you can and cannot do within the Sterilised Area. The Sterilised Area is measured from the centre line of the pipe either side. (The table below confirms the total sterilised width).

1. Sterilised Area

Pipe Size	Up to 169mm	170mm to 299mm	300mm to 449mm	450mm to 649mm	660mm+
	< 6"	6" to 12"	12" to 18"	18" to 26"	>26"
Sterilised (Metres)	5	6	8	10	12

2. As-laid (GIS) Plan

The "as-laid" position of the pipe is shown on the pipeline route plan ("as-laid" drawing). This drawing should be placed with the original statutory notice. Please contact us if you need a Plan.

3. What you can do within the Sterilised Area:

- Use the land for agricultural or garden purposes or for open space.
- Erect fences over the line of pipe that are easily removable (**provided** the fence posts are not directly over the line of the pipe).
- Lay sewers, drains, pipes, cables or wires within the protected strip **provided** you first consult with the Company.
- Construct a street, road or access road across the protected strip **provided** you first consult the Company.



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- Install a hedge where necessary; either for screening or to indicate a field boundary. Only Blackthorn/Quick thorn, Elder, Hazel or Privet hardwood plants to be planted directly across the pipeline.

4. What you should not do within the Sterilised Area:

- Erect or construct any foundations, walls, buildings or other structures whether temporary or permanent
- Use the land for any purpose that may cause damage to the pipe
- Remove any soil that supports the pipe
- Alter, lower, or increase the ground level along the pipe
- Make access to the pipe difficult or expensive to Bristol Water
- Allow any piling operations
- Plant any trees within the protected strip

The above list is a guide only. Please contact us if you are unsure whether any proposed actions or works will affect the pipe.

5. Trees and Shrubs

- Roots can cause damage to pipes.
- 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. Woodland planting may only be carried out at a distance greater than 10.0 metres from the pipe. Poplar and Willow may not be planted within 10.0 metres of the pipeline.

6. Notice timescales

In the future event that Bristol Water requires entry onto your Land to its pipe and/or accessories, it may do so by providing the following Notice (either in writing or verbal contact):

- Immediate Entry (Emergency): In the event of a burst/leak we will use reasonable measures to contact you before taking entry unless an emergency incident with customers at risk of no water.
- 7-day notice: To inspect and survey a relevant pipe and/or accessory (excluding meter).
- 21 days' notice: To lay a new water main or install a new connection subject to a requisition.
- 42 days' notice: To alter and/or replace an existing water main and/or accessory.
- 3 months' notice: To construct and lay a new water main including accessories.

7. Contact Us:

In the event you are considering works within the Sterilised Area, please contact us at:

- Development Services, Bristol Water plc, Bridgwater Road, Bristol BS13 7AT
- Telephone: 0845 702 3797
- Email: development.services@bristolwater.co.uk
- Website: www.bristolwater.co.uk