

PLANNING AND NEW DEVELOPMENT

Dwr Cymru Welsh Water's role in the planning process



Dŵr Cymru Welsh Water has a key role to play in the town and country planning process as the services provided are at the forefront of public health and protection of the environment.

Our engagement in the planning process allows us to ensure that we can suitably service new development from a clean water and sewerage treatment perspective, but also provides us with the controls to enable us to mitigate any potential negative impact that new development is likely to have on the performance of our infrastructure, the service we provide to customers, and the wider environment. Crucially, the planning process also enables us to identify where new development and growth is planned so that we are able to target investment in our existing infrastructure within these areas.

Our team of dedicated Planning Officers can offer advice and guidance at pre-application, planning application and discharge of condition stages of the planning process. Our officers will also deal with your application to communicate with the sewerage network once your development is complete and ready to be occupied.

Our Pre Planning Service

We encourage all developers to engage with us as early as possible in order to address any issues that may arise during the planning/construction process. To assist, Dŵr Cymru operates a pre-planning service in order to

assess the impact of the proposed development; advising whether the local network can support the proposal, whether off-site water mains and/or sewers will need to be provided, and whether there are any apparatus located within the land you wish to develop and the requirements for these apparatus.

In order to ensure that our planning team can provide you with the comprehensive advice about your development, where possible please ensure that following information is submitted with your enquiry:

- Site Location Plan
- Details of the proposed development (for residential, please indicate the number of new dwellings proposed / for industrial uses please indicate the nature of use and expected staff numbers
- Proposed points of communication to our local network of sewers and/or watermains (if known)
- Relevant planning history relating to the site

Our pre-planning service is provided for a fee of £149+ VAT and can be submitted by post or by completing the online enquiry form at www.dwrcymru.com. A written response will be provided to you within 21 days of receipt of a complete application. The advice provided will be valid for a period of 12 months from the date of issue and will help us inform our response to the planning application for the development.

Our Involvement in the Planning Application Process

During the planning consultation process, we provide Local Planning Authorities with advice on the ability of our assets to accommodate proposed development. Whilst these comments inform the determination of planning applications, they do not extend to the merits of the proposed development, and the decision to grant planning permission is ultimately a decision for the local planning authority. Nevertheless, our comments are crucial in providing comfort to the Local Authority that new development sites can be effectively drained and can be supplied with clean water.

When sites can be accommodated in our networks we will recommend drainage related planning conditions which may seek to control the point of communication with our networks and the type of discharges that we may permit. However, there are instances where further assessments are required and we will seek to work collaboratively with you and the Local Planning Authority to establish a positive outcome for all parties.

To avoid any delays and to ensure the planning application stage is as seamless as possible in regard to drainage matters, we encourage you to engage with us via the pre-planning process and maintain dialogue at key milestones of your site development. We are always ready to meet with you to discuss proposals at any stage of the development cycle.

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General advice and guidance

Our pre-planning response will provide advice dedicated to your development. However, we also offer the following general advice around drainage matters and communications to our networks.

Managing Surface Water at your Development Site

As with all new development sites, you will need to consider how to deal with the surface water runoff from new buildings and hard standings. Traditionally, surface water has been managed by installing new pipes and large storage tanks to take flow away from land as quickly as possible. However, Dŵr Cymru actively encourage the use of Sustainable Urban Drainage Systems (SUDS), which is an approach to managing surface water run-off by imitating natural drainage systems and retaining water on or near the site.

SUDS involve a range of techniques including green roofs, rainwater harvesting, permeable pavements, etc. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity. The variety of SUDS techniques available means that virtually any development should be able to include a scheme based around these principles. Good justification would be required not to incorporate a SUDS scheme on the site.

All new developments will therefore be expected to consider surface water management techniques and

fully exhaust all technical options outlined under Sections 3.2 and 3.4 of Part H of the publication 'Building Regulations 2000'. These regulations ensure that disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to watercourses in liaison with the Land Drainage Authority and/or Natural Resources Wales or the Environment Agency in England. Discharge of surface water to the public sewer is only to be made as a last resort. The management of highway or land drainage run off will also need to be considered as these flows will not be allowed to discharge directly or indirectly into the public sewerage system.

Network Hydraulic Modelling/ WwTW Feasibility Studies

Our pre planning advice will provide you with an indication of whether our networks can accommodate your development. However there may be instances where our assets cannot at present service your site.

Our aim is to support economic development and growth within our operational area and we do not want to resist new development where possible. However we must be mindful of our assets, existing customers and the environment. In areas where there are issues either on our network or at the Wastewater Treatment Works (WwTW), we may already have proposals in place to address these concerns and to create capacity within the network for new developments.

However, there may be instances where you intend to develop your site in advance of Welsh Water

undertaking improvements. If this is the case, to ensure there is no detriment to our existing customers you may be required to implement solutions identified by an assessment of either the network or Wastewater Treatment Works. Please note that you will not be expected to resolve any operational issues that exist.

Where further assessments are recommended, please be advised that you will need to allow sufficient time in your development program for these studies to be undertaken and for any improvements to be undertaken, as in some circumstances we will not permit a communication to our networks until these works are completed.

Where possible, we will seek to control the delivery of any solutions as part of the planning process. Dependent on the progress of the assessment, we may be in a position to recommend appropriate planning conditions so that the outcomes of the assessment can be delivered as part of any planning permission. This approach allows us to support the progression of the site through the planning process, however in the absence of a completed assessment and known solutions we may need to work with you and the Local Planning Authority until the assessment is completed and the outcomes are known.

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Making connections to our networks

Installing Your Drainage System and Making Connections to the Public Sewer

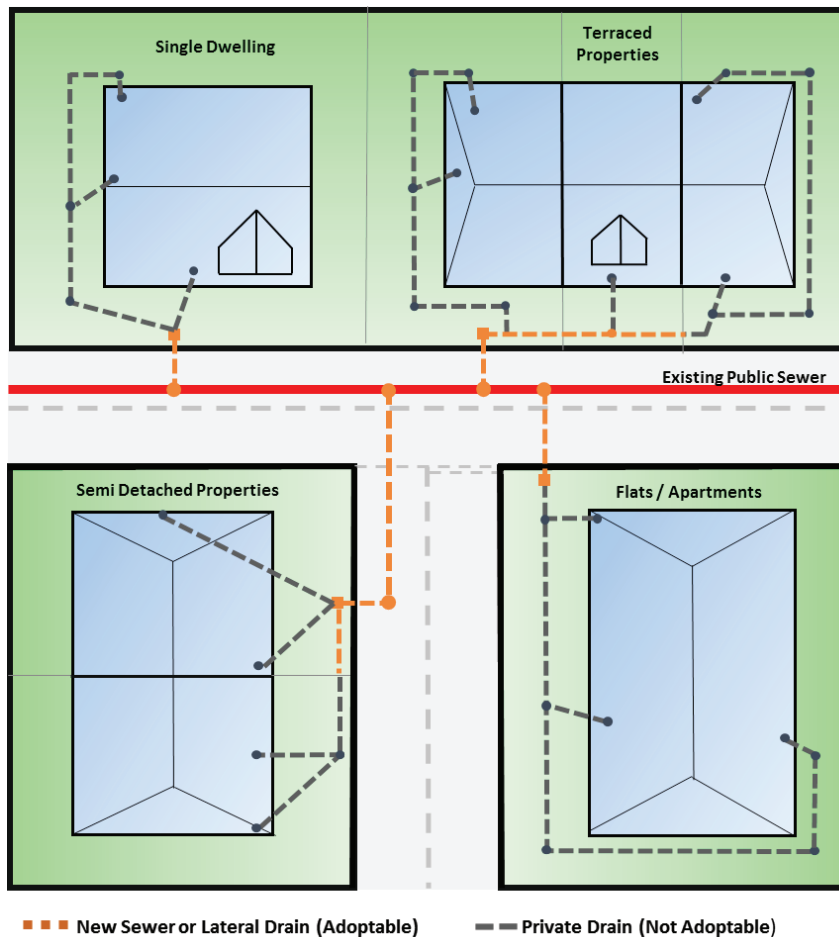
You will need to apply to us for making a connection to the public sewer, and depending on the layout of the drainage system you are proposing for your site, you may also be required to enter into an Adoption Agreement with us.

If your connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991) with us.

The design of the sewer and lateral drain must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition.

Please be advised that we will not enter into a sewer adoption agreement for any sewer or lateral drain which is constructed in advance of the adoption agreement being in place. Further information on whether you will require a Section 104 adoption agreement and the adoption process can be obtained by contacting us

To make the physical communication to the public sewer you will need to apply under Section 106 of the Water Industry Act 1991. An application pack can be obtained from our website and as part of the submission you will need to



demonstrate that an adoption agreement (if applicable) is in place, and that you have the relevant planning permissions in place for your development. Please be advised that if your site is subject to an Adoption Agreement we will not permit your communication until the Agreement is in place.

Your New Water Supply

Our pre-planning advice will indicate whether your site can be adequately serviced by our clean water network. If new connections are required, we would invite you to submit an application to us at www.dwrcymru.com under Developer Services. Here you will find information about the services we have available and all

our application forms and guidance notes. You can complete forms online and also make payments.

Upon approval of your Application and Water Regulations Notification we will notify you accordingly, send you a quotation for our estimated cost of your connection and a plan advising you of the work you need to carry out.

Our quotation is valid for 6 months. If payment is not received during this period you will need to re-submit a new application plus application fee if you wish to continue.

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Requisitions and asset protection



Requisition a Watermain or Public Sewer

As the Statutory Water and Sewerage Undertaker we have a duty the Water Industry Act 1991 to comply with a requisition Notice served on us for the provision of a watermain and/or public sewer to serve the development site.

Two main reasons exist for the person(s) exercising the rights to serve Notice. The first is where a person(s) wishes us to lay watermains and/or sewers in private land (by us serving Notice under Section 159 (WIA91) so that a communication with an existing watermain or public sewer can be achieved; the second is where, as a consequence of the provision of the new watermain/public sewer, reinforcement of the existing network is required to ensure that the development, and the local area, has an effective system (refer to Section 37 (water) and Section 94 (sewers) of the Water Industry Act 1991).

Under the provisions of the WIA 1991, we are entitled to recover the costs we incur in providing a requisitioned watermain or sewer. This includes, among other things, the reasonable costs of design, labour, plant, materials, reinstatement, land purchase (if applicable), compensation, and quality testing, inspection, supervision, administration and overhead costs.

Further information on the Requisition process can be obtained by contacting our team of dedicated Engineers or by visiting the Developer Services pages of our website.

Assets Located at your Development Site

Our pre-planning advice letter may draw your attention to assets and/or apparatus located within your development site. It is important to note that under section 159 of the Water Industry Act 1991, Dwr Cymru Welsh Water has rights of access in order to inspect, maintain adjust repair or alter any asset or apparatus at all times.

Locating an Asset

Our pre-planning letter will be accompanied by watermain and sewer extract plans, providing you with an indication of the asset location within the site. However, we provide this information as general guidance only and on the strict understanding that it is on the best information available (see notes within our plans for further information). The onus of locating the apparatus before carrying out any excavation rests entirely with you. To accurately located any assets, please contact our team of planning officers for further guidance.

Protecting an Asset

The presence of an asset within the development site will have an impact on the layout and general arrangement of new development site. Our pre-planning advice letter will provide the requirements for the protection of the asset(s) and developers will need to ensure that the layout incorporates these requirements. Our recommendation is that our assets are incorporated into any site layout plan that is submitted as part of any planning application, so that we and the Local

Planning Authority can be satisfied that developers have acknowledged the presence of such assets and have taken the necessary steps to protect them at the site.

Diverting a Watermain or Public Sewer

If you have concluded that the asset located within the site could not be incorporated within the layout of the new development, or our rights of access to the asset may be hindered by your proposal, you may request the alteration or removal, including diversion of that apparatus to accommodate a proposed improvement of that land (e.g. development or change of use). This right is granted by Section 185 of the Water Industry Act 1991. Further information on diverting an asset can be obtained by contacting our team of dedicated Engineers or by visiting the Developer Services pages of our website.

Contact Us

For more information, contact Welsh Water's Planning team:

Email: developer.services@dwrcymru.com

Visit: www.dwrcymru.com

Tel: 0800 917 2652