

Herefordshire Council
PO Box 230
Blueschool House
Blueschool Street
Hereford
HR1 2ZB

Date: 03/07/2024
Our Ref: PLA0080721
Your Ref: 241306

Dear Sir/Madam,

Grid Ref: SO323529 332428 252977
Site: Land at Upper Wootton, Almeley, Hereford
Development: Proposed Five Dwellings with Detached Garages.

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

SEWERAGE

This application is located in an unsewered area and since the proposal intends on utilising an alternative to mains drainage, we would advise that the applicant seek advice from the Environment Agency and the Building Regulations Authority as both are responsible to regulate alternative methods of drainage.

POTABLE WATER SUPPLY

Capacity is currently available in the water supply system to accommodate the development. We reserve the right however to reassess our position as part of the formal application for the provision of new water mains under Section 41 and Section 51 of the Water Industry Act (1991) to ensure there is sufficient capacity available to serve the development without causing detriment to existing customers' supply as demands upon our water systems change continually.

Initial indications are that a connection can be made from the 3-inch diameter watermain in '333175,252648' location approximately 800m from the proposed site, however due to the distance from this pipe and the incline to the proposed site, private booster pumps may be required at each property.

Alternatively, a connection can be made from the 3-inch diameter watermain in '331428,253426' location approximately 1100m from the proposed site which would not require private booster pumps.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

If you have any queries please contact the undersigned on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,

Philip Little
Development Planning Officer
Developer Services



Dŵr Cymru
Welsh Water

PLA0080721 Water Plan 1



LEGEND

- Clean network:
- | | | | |
|--|-------------------------|--|-----------------------|
| | Sluice valve | | Stop tap |
| | Pressure reducing valve | | Water Treatment Works |
| | Meter | | Water Pumping Station |
| | Bulk meter | | Existing main |
| | Hydrant | | Non-operational main |
| | Cap end | | Raw Water |
| | Air valve | | |
- NB: Water main symbol colour indicates the type.
LIGHT BLUE - Trunk
DARK BLUE - Distribution
YELLOW - Raw Water

Notes:
333175,252648

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation.

Dŵr Cymru Cymuneddydd (The Company) gives this information as to the position of its underground apparatus by way of general guidance only and on the understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus. The user of this information is advised to carry out any excavations made entirely on their own. The information which is supplied by the Company is done so in accordance with statutory requirements of sections 195 and 199 of the Water Industry Act 1991 which in turn gives the best information available and, in particular, but without prejudice to the generality of the foregoing, it would be noted that the records that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or downpipe and any associated apparatus but before 1 September 1992, or if they do, the particulars thereof including the position, underground may not be accurate. It must be considered that the furnishing of this information is entirely without prejudice to the provisions of the New Roads and Street Works Act 1991 and the Company's right to be compensated for any damage to its apparatus.

Service pipes are not generally shown but their presence should be anticipated.

**EXACT LOCATIONS OF ALL APPARATUS
TO BE DETERMINED ON SITE.**

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Map Ref: 332923,252736
Map scale: 1:2947
Printed by: Jeremy Hackman
Printed on: 03 Jul 2024



Dŵr Cymru
Welsh Water

PLA0080721 Water Main Plan



LEGEND

Clean network:

- Sluice valve
- Pressure reducing valve
- Meter
- Bulk meter
- Hydrant
- Cap end
- Air valve

- Stop tap
- Water Treatment Works
- Water Pumping Station
- Existing main
- Non-operational main
- Raw Water

NB: Water main symbol colour indicates the type.
LIGHT BLUE - Trunk
DARK BLUE - Distribution
YELLOW - Raw Water

Notes:
331428,253426

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation

Dŵr Cymru Cymuned (The Company) gives this information as to the position of its underground apparatus by way of general guidance only and on the understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus. The user of locating apparatus before carrying out any excavations made entirely on their own. The information which is supplied by the Company is done so in accordance with statutory requirements of sections 105 and 109 of the Water Industry Act 1991 which in no way opens the liability of the Company, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or downpipe and any associated apparatus, but before 1 September 1992, or if they do, the particulars thereof including their position, depth and depth may not be accurate. It must be understood that the furnishing of this information is entirely without prejudice to the provisions of the New Roads and Street Works Act 1991 and the Company's right to be compensated for any damage to its apparatus. It must be understood that the Service pipes are not generally shown but their presence should be anticipated.

EXACT LOCATIONS OF ALL APPARATUS
TO BE DETERMINED ON SITE.

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