

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

**Date: 31/05/2017**  
**Our Ref: PLA0027400**  
**Your Ref: 171532**

Dear Sir,

**Grid Ref: SO7023939045 370239 268045**

**Site: Land North of Viaduct adjoining Orchard Business Park, Ledbury**

**Development: Mixed-use development - up to 625 new homes, up to 2.9 hectares of B1 employment land and associated works. The proposal is for outline planning permission with all matters reserved for future consideration with the exception of access**

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

### **WATER SUPPLY**

We acknowledge the Foul Water and Utilities Assessment report dated August 2016, where reference is made to our pre planning enquiry dated 19/01/2016 and featured as appendix F. At that time our assessment concluded that the development proposal could be adequately served by the existing potable water infrastructure. However, a caveat is provided at the bottom to advise that demands upon the water and sewerage systems change continually; consequently the information given should be regarded as reliable for a maximum period of 12 months from the date of the letter.

Upon further and based upon the anticipated potable water demand expected for the proposed development site, it is unlikely that the existing infrastructure could serve the entire development without off-site reinforcement works completed.

In order to establish the scope of necessary off-site reinforcement works it is critical that a Hydraulic Modelling Assessment of the system commissioned by the Applicant and any necessary off-site network reinforcement works implemented in advance of the communication to the system and aligned to the phased approach of the development site where it is appropriate.

Our preference is that water supply matters be dealt with at the earliest possible stage and front loaded in the planning process to avoid costly and technical revisions at a later stage. We therefore recommend that the Hydraulic Assessment be undertaken prior to the determination of this application and request that the applicant contacts us to progress this assessment at their earliest convenience. However, if you are minded to grant planning permission we request that the following conditions and advisory notes are included within any subsequent consent.

The first Reserved Matter application submitted shall include a scheme for the improvement and / or extension of the water supply system to serve the entire site, as defined by the outline permission. The scheme shall be informed by a Hydraulic Modelling Assessment and include details of the following:

- a) Suitable points of connection to the existing public water supply system
- b) Any improvement or reinforcement works required to the public water supply system in order to serve the development.

Thereafter, no building on any reserved matters site shall be occupied until the scheme has been implemented in accordance with the approved details and until the necessary improvement works, identified by the Hydraulic Modelling Assessment and through part b, have been completed on the water supply system serving that reserved matters site.

Reason: To ensure an adequate water supply and to protect the integrity of the public water supply system.

## **SEWERAGE**

Welsh Water do not provide sewerage services in this area

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](mailto:developer.services@dwrcymru.com)

Please quote our reference number in all communications and correspondence.

Yours faithfully,

**Matthew Lord**  
**Development Control Officer**  
**Developer Services**



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We welcome correspondence in  
Welsh and English

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Nelson, Treharris, Mid Glamorgan CF46 6LY

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