

From: Julian Hill <julian@zebraarchitects.co.uk>
Sent: 09 June 2023 09:09
To: Rowles, Simon <Simon.Rowles2@herefordshire.gov.uk>
Subject: {Disarmed} FW: 12761 Land at the Oval WW ref: PLA0071922 (Sewer diversion and water main divestment)

Morning Simon.

See the thread below. The drainage team, applicant and Welsh Water are in the middle of agreeing to remove the out of use water main. Is this sufficient to remove the objection? The objection is worded as per the following:

For the reasons stated above we are unable to support this application at this time and therefore request that a HOLDING OBJECTION is places on this application until the above mentioned assets have been accurately located, a revised site plan has been provided showing the proposed development outside of the easement protections zones and or technical approval has been provided for S185 agreement(s) to divert these assets and/or de-vesting of the non-operational water main.

So, in summary:

- The assets have now been located.
- The removal is arranged, as per WW request.
- The original drainage plan actually shows the correct position (with 3m easement) – but we have asked that the plan is updated to show the new site plan regardless. I'll forward when available.
- The s185 is underway. (I believe it has been paid and is now in progress)

Beyond the above, are there any further items to resolve? Thanks Simon.

Julian Hill
Director



T: 01905 351472 M: 07834 470895

[Chartered Architects](#)

Worcester | 30 St Georges Square WR1 1HX

Zebra Architects is a limited company registered in England and Wales.
Registered number 5249428. Registered Office: 30 St Georges Square, Worcester, WR1 1HX. This e-mail may contain information, which is privileged, confidential and protected from disclosure. If you are not the intended recipient of this e-mail or any part of it, please inform the sender immediately on receipt. You should not disclose the contents to another person or take copies. All opinions and statements expressed within this message are those of the author and not necessarily those of Zebra Architects Ltd.

From: Andrew Bannister <[REDACTED]>
Sent: Friday, June 9, 2023 8:33 AM
To: Julian Hill <julian@zebraarchitects.co.uk>
Cc: Tina Porter <[REDACTED]>

Subject: FW: 12761 Land at the Oval WW ref: PLA0071922 (Sewer diversion and water main divestment)

Hi Julian

FYI

Regards

andrew



Andrew Bannister MCIQB
Land & Delivery Manager

[Redacted text block]

From: Andrew Bannister

Sent: Friday, June 9, 2023 8:28 AM

To: Christos Sibanda <[Redacted]>; Tina Porter <[Redacted]>

Cc: Colin Davidson <[Redacted]>

Subject: RE: 12761 Land at the Oval WW ref: PLA0071922 (Sewer diversion and water main divestment)

Hi Christos

Yes please go ahead and arrange.

Tina please can you amend purchase order.

Many thanks

Andrew



Andrew Bannister MCIQB

Land & Delivery Manager

[REDACTED]
[REDACTED]
[REDACTED]

From: Christos Sibanda <[REDACTED]>
Sent: Thursday, June 8, 2023 11:58 AM
To: Andrew Bannister <[REDACTED]>; Tina Porter <[REDACTED]>
Cc: Colin Davidson <[REDACTED]>
Subject: FW: 12761 Land at the Oval WW ref: PLA0071922 (Sewer diversion and water main divestment)

Remember Cyber Crime is Real!

This message originated from outside of Connexus Group systems

Do NOT open any links or attachments unless you were expecting them from this sender. DO NOT provide your username or password.

Hi Andrew,

I had a call from Rhys Joseph of Welsh Water. He is dealing the issue of the non-operation watermain on site. Rhys said that he prefers us to expose the watermain on site so that he can send a gang to cut off and cap the pipe.

Refer to emails below and let me know if this is something that can be arranged.

Regards,

Christos Sibanda
BSc (Hons) IEng MICE
Principal Engineer

CRADDYS

63 Macrae Road , Eden Office Park , Ham Green , Bristol , BS20 0DD , Tel: [REDACTED]
Craddy Pitchers Ltd incorporated in England and Wales registered no 4949876 , VAT no 397 4590 95
Craddy Pitchers Ltd is registered with the Information Commissioner's Office for the purpose of processing personal data.
Our full privacy statement is available at <https://craddys.co.uk/privacy-statement/>
www.craddys.co.uk

From: Christos Sibanda
Sent: 31 May 2023 16:00

To: Rhys Joseph <Rhys.Joseph@dwrwymru.com>

Subject: RE: 12761 Land at the Oval WW ref: PLA0071922 (Sewer diversion and water main divestment)

Good afternoon Rhys,

Thanks you for the update below.

Please note that we are at planning stage. We submitted planning documents to and received a holding objection from Welsh Water. I attach a copy of the letter from Welsh Water. As the letter states, we need a solution to the water main before the holding objection is removed. Could let me know if an application for the watermain diversion or divestment is required. Please note that the idea of exposing the watermain so that it can be cut by Welsh Water is appealing to us. However, this will have to be done after a contractor starts on site. Let me know what is possible.

I attach a proposed site plan which shows the construction proposals.

Looking forward to hearing form you.

Regards,

Christos Sibanda

BSc (Hons) IEng MICE
Principal Engineer

CRADDYS

63 Macrae Road , Eden Office Park , Ham Green , Bristol , BS20 0DD , Tel: [REDACTED]
Craddy Pitchers Ltd incorporated in England and Wales registered no 4949876 , VAT no 397 4590 95
Craddy Pitchers Ltd is registered with the Information Commissioner's Office for the purpose of processing personal data.
Our full privacy statement is available at <https://craddys.co.uk/privacy-statement/>
www.craddys.co.uk

From: Rhys Joseph <Rhys.Joseph@dwrwymru.com>

Sent: 25 May 2023 15:42

To: Christos Sibanda <[REDACTED]>

Subject: RE: 12761 Land at the Oval WW ref: PLA0071922 (Sewer diversion and water main divestment)

Hello,

Just an update, Im not sure how far along you are with the site but if you are able to expose the main we can send a gang down to you to tap the main to ensure that it is abandoned so I can proceed with the deed of release process.

Many thanks,



Rhys Joseph

Design and Delivery Engineer | Developer Services | Dwr Cymru Welsh Water

PO Box 3146 | Cardiff | CF30 0EH | T: 0800 917 2652 |

If we've gone the extra mile to provide you with excellent service, let us know. You can nominate

an individual or team for a Diolch award through our [website](#)



From: Rhys Joseph
Sent: Thursday, May 25, 2023 11:41 AM
To: [REDACTED]
Subject: 12761 Land at the Oval WW ref: PLA0071922 (Sewer diversion and water main divestment)

Hello,

I work for the Developer services team at DCWW and have been asked to respond to your query for the main at the land at the oval.

Although the water main may not have been picked up by the survey, it does exist at this location (We know this as the previous developer caused a burst somewhere at this location before it was diverted). The water main was abandoned to facilitate a recent development at the site. The main can be seen in the image below, we can arrange for this to be cut and capped at your site boundary under a diversion and also apply for a deed of release so that you will take ownership over the pipe on your land and can do with it as you like.

Could you confirm what your construction proposals are for this site please?



Many thanks,



Rhys Joseph
Design and Delivery Engineer | Developer Services | Dwr Cymru Welsh Water
 PO Box 3146 | Cardiff | CF30 0EH | T: 0800 917 2652 |

If we've gone the extra mile to provide you with excellent service, let us know. You can nominate an individual or team for a Diolch award through our [website](#)



Before you print please think about the ENVIRONMENT

Dwr Cymru Welsh Water

is firmly committed to water conservation and promoting water efficiency. Please log on to our website **MailScanner has detected a possible fraud attempt from "linkprotect.cudasvc.com" claiming to be** [//www.dwrcymru.com/waterefficiency](http://www.dwrcymru.com/waterefficiency) to find out how you can become water wise. Mae Dwr Cymru Welsh Water wedi ymrwymo i warchod adnoddau dwr a hyrwyddo defnydd dwr effeithiol. Mae cyngor i' ch helpu i ddefnyddio dwr yn ddoeth yn **MailScanner has detected a possible fraud attempt from "linkprotect.cudasvc.com" claiming to be** [//www.dwrcymru.com/waterefficiency](http://www.dwrcymru.com/waterefficiency)

***** This email and any file attached is confidential. If you are not a named recipient or believe you may have received this email in error please delete from your system and promptly inform the sender. Dwr Cymru Cyf (trading as Welsh Water) is a company registered in England and Wales, number 02366777, registered office Linea, Fortran Road, St Mellons, Cardiff CF3 0LT. Mae'r neges e-bost yma ac unrhyw ffeil sydd ynghlwm wrthi'n gyfrinachol. Os nad chi yw'r derbynnydd a enwir, neu os ydych chi'n credu eich bod wedi derbyn y neges yma ar gam, dylech ei dileu o'ch system ar unwaith a hysbysu'r anfonwr. Cwmni sydd wedi ei gofrestru yng Nghymru yw Dŵr Cymru Cyf (yn masnachu fel Dŵr Cymru), ei rif cofrestredig yw 02366777, ,, ac mae ei swyddfa gofrestredig yn Linea, Heol Fortran, Llanelwyr, Caerdydd, CF3 0LT.

Received this message in error? Please tell the sender and destroy all copies as the contents could contain information which is confidential and may also be privileged. This email and any attachment is for the addressees and is confidential. Any part of this email is not to be used, spread, forwarded, printed or copied without authorisation. Liability can't be accepted for any virus transmitted by this email nor any statements, views/opinions which are clearly the sender's own and not expressly made on behalf of Connexus Homes Limited (trading as Connexus) a charitable Community Benefit Society registered under the Co-operative and Community Benefit Societies Act 2014 - registered number: 8376 and registered as a Registered Provider with the Regulator of Social Housing - registration number: LH4353 whose registered office is at The Gateway, The Auction Yard, Craven Arms, Shropshire, SY7 9BW