



Dŵr Cymru
Welsh Water

Planning advice and New Development Guidance for New Appointments and Variations (NAVs)

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Dŵr Cymru Welsh Water (DCWW) 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.

The Wholesale Service Centre 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 an application to communicate with the sewerage network.

Our Pre Planning Service

We encourage all parties to engage with us as early as possible in order to address any issues that may arise during the planning/construction process. To assist, DCWW 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 that will be developed and the requirements for these apparatus.

In order to ensure that our Wholesale Service Centre 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 dwellings proposed and for industrial the nature of use and expected staff numbers);
- Proposed points of communication to our local network of sewers and/or water mains (if known)

Our pre-planning / New Development Guidance service is provided for a fee of £133 + VAT and can be submitted by post or by completing the online enquiry form at <http://wsc.dwrcymru.com>. On receipt of the form an invoice will be issued for immediate payment. A written response will be provided to you within 20 working days of receipt of a complete application. The advice provided will be valid for a period of 12 months from the date of issue.

Managing Surface Water at your Development Site

How surface water is managed on new developments in Wales has changed by the introduction of Schedule 3 of the Flood and Water Management Act 2010. Now, all new development of more than one building or, where the construction area covers 100m² of land or more, will require consent from the SuDS Approval Body (SAB) for any new SuDS features. Therefore, prior to submitting a Planning or New Development enquiry with us, it is highly recommended that you engage in discussions with the SAB to first establish if a surface water connection to the public sewer is the most appropriate means of disposal.

It is also the case and in accordance with Schedule 3 of the Flood and Water Management Act 2010 and the Welsh Government 'Statutory standards for sustainable drainage systems', you are required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy which states that discharge to a combined sewer shall only be made as a last resort. 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. In addition to the runoff destination (S1), SuDS features will need to give consideration to hydraulic control, water quality, amenity, biodiversity and design (S2 – S6).

Notwithstanding the above, with respect to supplementary legislation including Part H of the publication 'Building Regulations 2000', we would advise that all new developments in England will also be expected to consider surface water management techniques and demonstrate that all technical options have been explored and exhausted, in liaison with the Land Drainage Authority and/or the Environment Agency.

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 may not currently be able to service the site.

Our aim is to support economic development and growth within our operational area. 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 the 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.

Assets Located at the Development Site

Our pre-planning advice letter may draw your attention to assets and/ or apparatus located within the development site. It is important to note that under section 159 of the Water Industry Act 1991, DCWW 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 water main and sewer extract plans, providing you with an indication of the asset location within the site. We will make reasonable efforts to be provide you with the best information we have available (see notes within our plans for further information).

We will not accept liability for inaccurate information. The onus of locating the apparatus before carrying out any excavation rests entirely with you. To accurately locate any assets, please contact our Wholesale Service Centre 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 application, so that we 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 Water main 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 the 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), at the developer's cost, under Section 185 of the Water Industry Act 1991. Further information on diverting an asset can be obtained by contacting the Wholesale Service Centre who will liaise with our Engineers on your behalf.