

18 June 2019

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PLEASE QUOTE REFERENCE

**8356685**

IN ANY FUTURE CORRESPONDENCE

Dear Justine,

**Clean Water Development Enquiry For: Warren Hall, L/O Lesters Lane, Broughton, Flintstone, CH4 0HG**

Thank you for your recent enquiry regarding the above site. Please find enclosed a copy of our records which show the approximate position of our existing water mains. The water mains shown would normally be laid to a cover of 900mm and our services (which are not shown on the plan are normally laid at right angles to the main) must be laid to a minimum of 750mm. When excavating, care should be taken to accurately locate our mains and services, as they may be found at shallower or deeper depths than indicated. There may also be private pipework crossing the site.

**About Your Application**

Based on the details provided in your application, unfortunately it will be necessary to reinforce our network to supply your proposed development of 303 domestic dwellings and 19 commercial units. The extent of the works will need to be investigated and confirmed once the full and final requirements of the site are known, including build and occupancy programme, phasing and layout plans and finalised property/fittings details.

To ensure suitable infrastructure is in place when required onsite it is recommended that the formal application for the first phase of the development is submitted, with full site details, at the earliest opportunity once the above information is available. Once reinforcement work has been determined and a programme agreed we will then investigate if a temporary connection point and solution is required and any limitations in this. Where possible we would like to install the reinforcement work ahead of supplying the site as opposed to installing a temporary main and transferring the development over at a later date. Temporary connections put the network at a greater risk of discolouration and pressure issues during the works.

Based on the current proposals for the site a contribution towards this reinforcement work will not be required. However please note that if your final proposals do include any process water or private fire fighting requirements that impact the reinforcement work required then a contribution will be needed. This amount will be calculated upon receipt of your formal application and final flow details for the site.

Due to the size of your development this will need to be applied for in phases. Phases should be designed to allow for no more than 250 properties (or commercial equivalent) per phase where possible, with an aim to occupy these properties within a 4 year period.

**Cost Estimates**

When the site is developed, your contribution to the new water main(s) will be reduced by the anticipated income we will receive from the connected properties, this is known as the Developer Contribution. If you choose to install a spine main initially through the main access road(s) for the site, this mains construction will be at full contribution under our current policies and processes. If a phase exceeds more than 250 properties (or commercial equivalent) costs for the onsite mains will be at a bespoke cost.

Please note that the following is a **budget** estimate only, based on a desktop assessment of your site and the information provided by yourselves. These costs will be subject to change upon receipt, assessment and design of your formal application.

As you have not provided a build profile or phasing plan with your application we have based on the following cost estimates on the assumption that each phase will be no greater than 250 plots. Based on this estimate we have provided a budget cost based on 2 phases of 250 plots and a remaining phase of 137.3 plots. This total number includes the 19 commercial unit loading equivalent of 87.3 domestic properties.

As the source of water is over 22m from your site boundary this will need to be priced as a bespoke cost upon receipt of your formal application and is excluded from the below estimate

Please note that ground investigation reports will be needed for all sites requisitioning a main, following a change in policy.

The **budget** cost (exclusive of VAT for Hafren Dyfrdwy constructing the new water main(s) is:

Phase 1 = 250 plots

New Water Mains (inclusive of connection cost)	£224,000.00
<b>Developer Contribution</b>	<b>£22,400.00</b>

Phase 2 = 137.3 plots

New Water Mains (inclusive of connection cost)	£123,000
<b>Developer Contribution</b>	<b>£12,300</b>

If preferred, you may instead elect a Water Industry Regulation Scheme (WIRS) accredited contractor to self-construct the new water mains and services (in accordance with Hafren Dyfrdwy's published scheme). Further details and a list of registered contractors can be found at <http://www.lr.org/en/utilities-building-assurance-schemes/uk-schemes/water-industry-registration-scheme/>

Hafren Dyfrdwy is prepared to give an Asset payment for the constructed water mains laid by a WIRS accredited company. This will be paid to the developer or SLO for the work they complete. Your Developer Contribution will remain the same as it would if you elected for Hafren Dyfrdwy to install the main. The estimated asset value payment for this site is:

Phase 1

<b>Estimated Asset Payment</b>	£202,000.00
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Phase 2

<b>Estimated Asset Payment</b>	£110,700
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Service connection charges are not included in the cost of mains laying or your agreement and would be issued under separate cover once your mains terms have been accepted. The charges will vary depending on the work being carried out for each connection.

The following estimate has been provided based on the number of properties on your site (domestic) and the fittings list provided (commercial) to confirm the infrastructure charges they would occur. This estimate **does not** include the cost of this individual service connection work or take into account any infrastructure credits or discounts that may be applicable. For further details please refer to our Developer Charges which can be found on our website.

Phase 1

Infrastructure Charges Water	£109,722.50
Infrastructure Charges Waste	£80,319.24

Phase 2

Infrastructure Charges Water	£60,259.60
Infrastructure Charges Waste	£36,395.48

## **What Happens Next**

When you wish to proceed with obtaining water infrastructure for the development, you will need to submit a formal water mains application form for design and quotation. The application can either be downloaded from our website at [www.hdcymru.co.uk/developers](http://www.hdcymru.co.uk/developers) or a copy emailed or posted from our new connections office. If you would like a copy by email or post, or wish to discuss the scheme further before submitting your form please contact myself on the details below or our New Connections Team line on 03306 781 481 / [new.connections@hdcymru.co.uk](mailto:new.connections@hdcymru.co.uk)

When you submit your application form please include a copy of the overall phasing layout for the site, showing entry/exit points between phases so that each phase can be designed to cater for any future demand where shared between parcels. Each submission should also be cross referenced with the scheme it is linked to throughout the construction/development period.

Each application will need to be clearly marked with the phase number/name with a site layout in AutoCad DWG format showing the parcel's details for design. As above it will need to include the entry/exit points to future parcels for reference but will not need to show outside the boundary(s)

Yours sincerely

Ryan Sly  
On behalf of  
Lewis Yates  
Infrastructure Design Manager