



DEVELOPER HGV ROAD LEVY TARIFF EFFECTIVE FROM APRIL 2022

A levy for wear and tear is chargeable to developers of new builds fronting Welcomes and Uplands Roads including their spur roads

Welcomes and Uplands Road Association (WURA), represented by its elected Road Committee, is the street authority and manager for the maintenance of both Welcomes and Uplands Roads (un-adopted highways) on behalf of the frontagers who pay for upkeep of the roads.

A Developer Agreement supported by a schedule of projected site traffic, an example of which can be found at www.wura.org.uk, must be executed by the developer or legal assigns **prior to commencement of any ground work. The Chairman or a Committee member must be contacted by the developer or their agents to arrange a meeting in order to agree and execute a binding legal agreement. This is a pre condition for starting work on the site.**

NB Access/connection to the utilities involving excavation of Welcomes or Uplands Roads or changes to infrastructure of any kind requires the prior written consent of WURA. Bear in mind that connecting utilities can involve considerable additional costs including WURA administration fees, possible road closures and traffic disruption/diversions subject to advance notice.

Standard scale of HGV road levy for developers

Removal of demolition spoil and preparation of footings

Up to 3 bedrooms inc bungalows per unit	£2750
4 bedrooms + per unit	£3750
Excessive excavation of sloping land	£30 to £50

per loaded truck*

*Cost based on length of route taken over private road network. 10 x 20mt trucks 'free'.

Construction

Single family units- houses

Up to 4 bedrooms per unit	£3250
5 bedrooms + per unit	£4500

Flats and apartments including town houses

New builds per flat or apartment 2 bed	£2250
New builds per flat or apartment 3 bed	£2750
Conversion of houses into flats/apartments per unit	£1750
Town house /semi detached unit up to 5 bedrooms per unit	£2750
More than 5 bedrooms subject to negotiation per unit	



Resident building and landscape work

Residents adding rooms to existing properties and/or substantial landscaping projects are subject to a levy based on the extra traffic generated. WURA zone roads include spur roads only accessible via Welcomes and Uplands Roads which are maintained at the expense of the frontagers. Suggested minimum charge to owners £500.

Payment Terms for developers

The HGV levy is payable in full in advance.

Chairman

email welcomesanduplandsroads@gmail.com