

Liv Rickman

From: Planning (Isles of Scilly)
Subject: FW: P/24/028/FUL: Ex Secondary School, Carn Thomas, Hugh Town, St Mary's, Isles of Scilly

From: Developer Services Planning <DeveloperServicesPlanning@southwestwater.co.uk>
Sent: 11 June 2024 15:35
To: Planning (Isles of Scilly) <planning@scilly.gov.uk>
Subject: RE: P/24/028/FUL: Ex Secondary School, Carn Thomas, Hugh Town, St Mary's, Isles of Scilly

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Dear Liv,

Location: Ex-Secondary School Site, Carn Thomas, Hugh Town, St Mary's, Isles Of Scilly

Proposal: Construction of 27 new homes including landscaping, surface water management, renewable energy, on-site road access and footpaths, vehicle parking, refuse and cycle provision, provision of public open space and single point of vehicular access off Telegraph Road (Major Development)
Your ref: P/24/028/FUL
Our ref: HS110624

With reference to the planning application at the above address, the applicant/agent is advised to contact South West Water if they are unable to comply with our requirements as detailed below.

Surface Water Services

The applicant should demonstrate to your LPA that its prospective surface run-off will discharge as high up the hierarchy of drainage options as is reasonably practicable (with evidence that the Run-off Destination Hierarchy has been addressed, and reasoning as to why any preferred disposal route is not reasonably practicable):

1. Water re-use (smart water butts, rainwater harvesting, grey flushing toilets)
2. Discharge into the ground (infiltration); or where not reasonably practicable,
3. Discharge to a surface waterbody; or where not reasonably practicable,
4. Discharge to a surface water sewer, highway drain, or another drainage system; or where not reasonably practicable,
5. Discharge to a combined sewer. (Subject to Sewerage Undertaker carrying out capacity evaluation)

Having reviewed the applicant's current information as to proposed surface water disposal for its development, please note that method proposed to discharge into a Council separate storm sewerage as marked on the plans is acceptable and meets with the Run-off Destination Hierarchy.

South West Water response relates to surface water discharge to our network, where the discharge is from buildings and yards belonging to buildings. Where the applicant has highlighted that the surface water does not connect to South West Water network, we are not commenting on this as it is not our responsibility.

South West Water has no duty to accept land drainage runoff, flows from natural watercourses or groundwater to the public sewer system, and this is not permitted to discharge to the South West Water network. The applicant should make alternative arrangements to deal with this separately during the development and once the construction work is complete.

South West Water are not responsible for Highway Drainage and our comments do not relate to accepting any of these flows. The applicant should discuss and agree with the Highway Authority, where the highway water connects to.

If the applicant wishes to connect this to South West Water network, then they should engage with us separately to see if we can accommodate this. No highway drainage will be permitted to be discharged to SWW foul or combined public sewer network either directly or indirectly.

If the applicant is looking to get their sewers adopted (surface and foul), then they should design and construction the sewers to the current version of the Design and Construction Guidance. The process for doing this can be found on South West Water's website at [Adoption of new sewers | Building & Development | South West Water](#)

Clean Potable Water

South West Water is able to provide clean potable water services from the existing public water main for the above proposal. The practical point of connection will be determined by the diameter of the connecting pipework being no larger than the diameter of the company's existing network.

Foul Sewerage Services

Foul only sewerage can then be connected to the existing infrastructure as also shown in the plans. The additional flows will then gravitate to the Bishop and Wolf pumping station, screened and discharged at Morning Point outfall. These will be undertaken as part of our Phase 1 improvement works which will be completed by the end of 2025. We will also undertake a condition assessment of the gravity sewers and undertake planned cleansing as necessary. The treatment works will also be assessed to determine whether it has the capacity to treat the additional load from the new development. This assessment is likely to take a couple of months and any upgrades required will be put in place before the development is completed

I trust this provides confirmation of our requirements, however should you have any questions or queries, please contact the Planning Team on 01392 442836 or via email: DeveloperServicesPlanning@southwestwater.co.uk.

Kind regards
Helen



Helen Steed
Pre Development Lead

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