

From: Developer Services Planning <DeveloperServicesPlanning@southwestwater.co.uk>
Sent: 28 April 2025 16:00
To: Planning (Isles of Scilly)
Subject: RE: P/25/039/HH: 7 Bay View Terrace, Telegraph Road, St Mary's, Isles of Scilly
Attachments: 7 Bay View Terrace, TR21 ONE - water.pdf

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Dear Liv,

Location: 7 Bay View Terrace, Telegraph Road, St Mary's, Isles of Scilly, TR21 ONE

Your ref: P/25/039/HH

Our ref: HS280425 TR21 ONE

Proposal: Creation of a self-contained annexe extension to support multi-generational living.

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.

Asset Protection

Please find enclosed a plan showing the approximate location of a public 4 inch water main in the vicinity. Please note that no development will be permitted within 3 metres of the water main, and ground cover should not be substantially altered.

Should the development encroach on the 3 metre easement, the water main will need to be diverted at the expense of the applicant. The applicant/agent is advised to contact the Developer Services Planning Team to discuss the matter further.

If further assistance is required to establish the exact location of the water main, the applicant/agent should call our Services helpline on 0344 346 2020.

Surface Water Services

The applicant should demonstrate 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)

No surface water strategy details were provided with this planning application. Please note that a discharge into the ground (infiltration) is South West Water's favoured method and meets with the Run-off Destination Hierarchy. Should this method be unavailable, SWW will require clear evidence to demonstrate why the preferred methods listed within the Run-off Destination Hierarchy have been discounted by the applicant.

Clean Potable Water

It is unclear if the proposed extension will result in additional demand on the public clean network

Foul Sewerage Services

It is unclear how the proposed self contained annex plans to handle the foul flows that will be generated from the proposal

The applicant can apply to South West Water for clarification of the point of connection for either clean potable water services and/or foul sewerage services. For more information and to download the application form, please visit our website:

www.southwestwater.co.uk/building-and-development/services/pre-development-services

I trust this clarifies the water and drainage material planning considerations for your LPA, however, if you have any questions or queries, please contact me either on direct line: 01392 443616.

Alternatively, you can contact the Pre Development Team on 01392 442836 or via email:
DeveloperServicesPlanning@southwestwater.co.uk.

Kind regards
Helen



Helen Steed
Pre Development Lead

01392 443616
01392 442836

Peninsula House, Rydon Lane, Exeter EX2 7HR
southwestwater.co.uk



Struplot

SV9010NE Centred on 90993 mE 10784 mN Scale 1:500 Printed 28/04/2025 15:50

The information indicated on this plan is only provided as a guide and no assurance as to the accuracy is given or implied. The Company accepts no liability whatsoever for any error or omission in the information.

It should be noted that not all mains, service pipes and other apparatus of the Company in the area of the plan are shown.

Reproduced from the Ordnance Survey's maps with the permission of the Controller of Her Majesty's Stationery Office.

LEGEND

WASHOUT

HYDRANT

WASHOUT / HYDRANT

AIR VALVE (SINGLE)

AIR VALVE (DOUBLE)

SLUICE VALVE OPEN (CW)

SLUICE VALVE CLOSED (CW)

SLUICE VALVE OPEN (AC)

SLUICE VALVE CLOSED (AC)

EBCO

CUSTOMER METER

MAINS METER (OPTIONAL READOUT)

PRESSURE REDUCING VALVE

PRESSURE SUSTAINING VALVE

NON RETURN VALVE / REFLUX

PRESSURE RELIEF VALVE

HATCHBOX

STOP COCK

END CAP

INLET / OUTLET

STRAINER

PUMP

DISTRIBUTION

COMMUNICATION

TRUNK

UNTREATED

PRIVATE

ABANDONED

