

## Kingwell Emma

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**From:** Planning (Isles of Scilly)  
**To:** Pearce Helen  
**Subject:** RE: Ref Planning Application: P/18/075 Bank Cottage, Bryher

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**Sent:** 15 November 2018 12:16  
**To:** Planning (Isles of Scilly) <planning@scilly.gov.uk>

**Subject:** Ref Planning Application: P/18/075 Bank Cottage, Bryher

### Response from Water & Sewerage Services and Waste & Recycling Services

The Infrastructure team continues to encourage all developers to ensure that sustainability is a key consideration in the design of any scheme. We consider that planning conditions should be imposed where possible to ensure specified measures set out in planning applications are implemented in the construction phase and are subsequently not value engineered out of a scheme.

#### Waste Management

At the time of writing, there is not a Waste Management Plan to review, however full consideration should be given to any waste that will arise as part of any required demolition or construction and waste management plans should be presented in order to ensure that allowance is made in terms of the practicalities of managing waste materials on an off island and also the project budget (as any waste arising is considered commercial). Where possible, we would encourage that any waste materials are processed as necessary and reused on site/as part of the project (using relevant environmental permits/exemptions).

#### Drinking Water

The developer should seek to ensure that there are no net gains in water consumption and should include schemes that allow for meaningful reductions in demand on the drinking water supply – water saving fittings and fixtures, low flow cisterns and toilets, rainwater harvesting and grey water reuse and landscaping of grounds that reduces the requirement for irrigation/watering. On Bryher, where the availability of drinking water reached critically low levels in 2018, this is particularly important.

#### Sewerage & Wastewater

Discharge of foul water/drainage and measures to manage this should be reviewed with reference to the Environment Agency's General Binding Rules for septic tanks or small scale sewerage treatment to ensure that this is compliant.

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### Helen Pearce

Senior Officer: Infrastructure  
Council of the Isles of Scilly