

**Liv Rickman**

**From:** Developer Services Planning <DeveloperServicesPlanning@southwestwater.co.uk>  
**Sent:** 12 February 2025 11:17  
**To:** Planning (Isles of Scilly)  
**Subject:** P/24/097/HH 5 Branksea Close, TR21 0ND  
**Attachments:** P 24 097 HH 5 Branksea Close, TR21 0ND - water.pdf

**CAUTION:** This is an **EXTERNAL** email which was sent from outside of Cornwall Council's network. Do not click links, open attachments, or reply unless you recognise the sender and know the content is safe. Do not provide any login or password details if requested.

Dear Liv,

**Proposal: Replacement single storey rear extension, including insertion of replacement external doors.**

**Location: 5 Branksea Close, St Mary's, Isles of Scilly, TR21 0ND**

**Our ref HS 120225 TR21 0ND**  
**Your ref: P/24/097/HH**

Please find below SWW response in relation to this planning application.

As their will be no waste or clean connections to the public networks SWW have no comments to make.

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**

##### **Water**

Please find attached a plan showing the approximate location of a public 40mm water main in the vicinity of the above proposed development. Please note that no development will be permitted within 3 metres of the water main. The water main must also be located within a public open space 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.

[//www.southwestwater.co.uk/developer-services/water-services-and-connections/building-near-water-mains/](http://www.southwestwater.co.uk/developer-services/water-services-and-connections/building-near-water-mains/)

Further information regarding the options to divert a public water main can be found on our website via the link below:

[//www.southwestwater.co.uk/developer-services/water-services-and-connections/diversion-of-water-mains/](http://www.southwestwater.co.uk/developer-services/water-services-and-connections/diversion-of-water-mains/)

#### **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. Discharge into the ground (infiltration); or where not reasonably practicable,
2. Discharge to a surface waterbody; or where not reasonably practicable,
3. Discharge to a surface water sewer, highway drain, or another drainage system; or where not reasonably practicable,
4. 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.

For Highway run off please contact the Highway Authority to agree disposal method

As part of South West Water's strategy to improve the drinking water and waste water infrastructure on the islands an investment programme has been developed which will be focused on achieving a reliable wastewater service including being able to cope with extreme conditions, protecting the environment and providing long term benefits to the community with the Company committed to support the necessary improvements in water and wastewater services on the islands so that services are in line with standards on mainland UK by 2025 or 2030 in the case of Tresco. This includes the ability to provide new water and sewer connections to the network and therefore it is recommended that the applicant liaises directly with the Company to discuss the potential of connections to public assets.

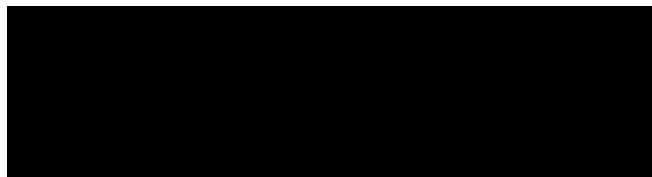
I trust this clarifies the water and drainage material planning considerations for your LPA, however, if you have any questions or queries please contact the Pre Development Team on 01392 442836 or via email: [DeveloperServicesPlanning@southwestwater.co.uk](mailto:DeveloperServicesPlanning@southwestwater.co.uk).

Please quote reference number HS 120225 TR21 0ND in all communications and correspondence

Should you require anything further from us on this application, please let us know.

Thanks  
Helen

**Helen Steed**  
Pre Development Lead



Classification: BUSINESS

**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

