

Council of the Isles of Scilly Planning Application

Ref: P/25/067/FUL

Consultation Response

Date: 6th August 2025

Ref: [P/25/067/FUL](#)

Site: Land At Borough, Borough, Tresco, Isles Of Scilly.

Proposal: Redevelopment of the area around Borough Farmhouse to include demolition of Borough Farmhouse and construction of replacement two storey dwelling, conversion of existing bungalow into sauna and studio and construction of associated energy shed and store; demolition of two bungalows (Penolva and North Watch) and construction of replacement single storey dwelling and construction of associated energy shed and store; demolition of chalet (Eastern Watch) and construction of replacement single storey dwelling; demolition of two chalets (Artists Chalets) and construction of new single storey dwelling; construction of two single storey staff accommodation units; and associated landscape works.

You are being consulted on this application as you may wish to make comments before a decision is made. Should you wish to make any comments on this application, please complete the response form below and return to planning@scilly.gov.uk by Monday 1st September 2025.

Comments:

CONSULTATION RESPONSE

Your ref: P/25/067/FUL

Our ref: VV11/09/25 TR240PX

Location: Land at Borough, Borough, Tresco.

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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

There are no assets showing within the application site according to our records.

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)

Discharge to ground (infiltration)

Having reviewed the applicant's current information as to proposed surface water disposal for its development, discharging into the ground (infiltration) is acceptable and meets with the Run-off Destination Hierarchy.

Clean Potable Water

The applicant has proposed a new 90mm supply direct from the Vane Water Treatment Works, which would require a water pumping station to be built at Vane WTW on a supply dedicated for this development. This would take 18 months to design and construct, with a new water booster and the 90mm supply to the site.

Foul Sewerage Services

It is noted the applicant proposes to serve the development with a package treatment plant.

Informatives

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

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

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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 development to the South West Water network, 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 have their sewers adopted (surface and foul), they should design and construct 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](#)

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

Yours sincerely,



Victoria Viney MRTPI
Planning Officer
Pre Development Team

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

Name: Victoria Viney

Date: 11/09/25