

Council of the Isles of Scilly Planning Application

Ref: P/25/071/HH

Consultation Response

Date: 15th August 2025**Ref:** [P/25/071/HH](#)**Site:** Hanjague, Rocky Hill, St Mary's, Isles of Scilly, TR21 0NE**Proposal:** Ground floor extension to provide utility / boot room, incorporation of outbuilding to provide games room, addition of first floor extension and changes to fenestration.

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 Wednesday 5th September 2025.

Comments:

CONSULTATION RESPONSE

Your ref: P/25/071/HH**Our ref:** VV11/09/25 TR210NE**Location:** Hanjague, Rocky Hill, St Mary's, Isles of Scilly, TR21 0NE**Proposal:** Ground floor extension to provide utility / boot room, incorporation of outbuilding to provide games room, addition of first floor extension and changes to fenestration.

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 attached (to email), a plan showing the approximate location of a public untreated 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.

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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/

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/

Should you require any further information, please contact the Pre Development Team via email: DeveloperServicesPlanning@southwestwater.co.uk.

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 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, rain water 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.

Informatives

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.

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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 clarifies the water and drainage material planning considerations for your LPA. 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

Struplot





























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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

- | 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 REDUCING) |
|  | 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 |

