

From: Development Control
Subject: FW: Consultation request - 24/00071/HOUSE

From: Developer Services Planning [REDACTED]
Sent: 12 January 2024 12:57
To: Development Control <devcon@middevon.gov.uk>
Subject: RE: Consultation request - 24/00071/HOUSE

Good afternoon,

Location: Roxgates New Buildings Sandford Crediton Devon EX17 4PU Your ref: 24/00071/HOUSE Our ref: PC120124EX174PU

Proposal: Erection of a side garage and annexe

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.

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)

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.

<https://eur01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.southwestwater.co.uk%2Fbuilding-and-development%2Fservices%2Fpre-development-services&data=05%7C02%7Cdevcon%40middevon.gov.uk%7Cc3c42abbec284c0bf48f08dc136e066c%7C8ddf22c7b00e442982f6108505d03118%7C0%7C0%7C638406610487718784%7CUnknown%7CTWfPbGZsb3d8eyJWljoIMC4wLjAwMDAiLCJQljoIV2luMzliLCJBTil6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=vz12PLzFI0%2FKB%2B8%2BP2HUhwg0lnUtFlkpB9CdnfAp2V0%3D&reserved=0>

I trust this provides confirmation of our requirements, however should you have any questions or queries, please contact the Planning Team [REDACTED]

Kind regards,

Peter

Peter Cox (he/him/they/them)
Technical Administrator