12 November 2020

Castle House
6 Castle Drive
Carnegie Campus
Dunfermline
KY11 8GG

Planning Development Delivery Team
(PDR Review)
Scottish Government
Area 2F South
Victoria Quay
EDINBURGH
EH6 6QQ

Customer Helpline
T:  0800 0 778 778
W: www.scottishwater.co.uk
E: Regulation@scottishwater.co.uk

E: Planning.PDRphase1consultation2020@gov.scot

Dear Planning Development Delivery Team,

**The Scottish Government's Programme for Reviewing and Extending Permitted Development Rights (PDR) in Scotland - Consultation on Phase 1 Proposals**

Scottish Water welcomes the opportunity to comment on the above consultation paper. Our response is contained within this letter as only a few of the questions/sections are relevant to our services. Our comments mostly relate to the potential for contamination of drinking water sources.

1. Scottish Water is currently seeking assurances from local authorities discharging PDRs that they will put mechanisms in place to protect source drinking water (usually done at the constraints checking stage). However, we are generally in support of the proposed changes.

2. It would be useful for Scottish Water to learn if there is a public register of PDR proposals with a 30 day window of feedback, similar to that which exists in the forestry sector.  If such a register exists it could be monitored by Scottish Water to identify any PDRs that may impact on water quality.

3. Under planning legislation, Scottish Water is a statutory consultee.  In order to protect source drinking water, Scottish Water asks that we hold the same status under PDR.

4. Scottish Water has concerns that Scottish Water assets and infrastructure are not considered during the PDR assessment stage and could be damaged during development. We seek assurances that any guidance will detail how developers should search for assets and infrastructure by early contact with the HAUC Diversions Team via the Development Services portal - https://swastroprodweb.azurewebsites.net/home/default.

It should be noted that the proposals will be required to comply with Sewers for Scotland and Water for Scotland 4th Editions 2018, including provision of appropriate clearance distances from Scottish Water assets.

**Section 4 - Digital Telecommunications Infrastructure**

5. Scottish Water notes that there will be no extension of PDR for new masts into designated sites. However, Drinking Water Protected Areas (DWPAs) are not listed as designated sites. There is a risk that masts and associated roads and infrastructure could be given PDR in a drinking water catchment without Scottish Water's knowledge. As a result, source water may not be protected. It would be advisable for DWPAs to be added to the list of designated sites.

**Section 5 - Agricultural Developments**

6. This pertains to the increase in size of agricultural and forestry sheds allowed under PDR, as well as the conversion of existing buildings into dwellings and flexible commercial units. Scottish Water depends on agricultural and forestry land as a source of drinking water in many of our catchments. Sheds and associated hard standings create surface water drainage issues, with the resultant potential for the contamination of source drinking water by run-off. The conversion of buildings to dwellings and commercial units could increase waste water discharge and the potential for contamination of source drinking water.

7. A change to residential use could potentially lead to an increase in the number of people living in a rural setting served by a small water source. The existing water supply may not be able to support the increased number of occupants. Including this type of redevelopment under PDR would remove the ability of Scottish Water and local authorities to identify water resource constraints prior to redevelopment.

If you wish to discuss this response, or require any further information, please use the email address supplied above in the first instance. We would be happy to discuss any or all of these points.

Yours faithfully

Simon Parsons
**Director Strategic Customer Service Planning**

- End of Document -