

**From:** Dave Ogborne  
**Sent:** 31 March 2016 09:44  
**To:** Leani Haim  
**Cc:** Gillian Sanders  
**Subject:** RE: B+ Pre-Submission Neighbourhood Plan

Dear Leani

Please see the following comments made on behalf of Wessex Water.

We note the Plan and conformity with North Dorset adopted Core Strategy and para 1.13 stating the need for 900 new homes within the plan period.

Capacity planning for water and sewerage networks will be necessary for the larger sites. We will need to undertake appraisal work to review points of connection and any off site reinforcement work that may be necessary. Developers will be advised to make enquiries with Wessex Water before submitting planning applications. Demand assessments and phasing requirements will be used to confirm the impact on existing networks and determine any associated capacity improvements.

Para 2.5 refers to flood risk including groundwater. We have raised significant concerns with Dorset County Council acting as the Lead Local Flood Authority over areas vulnerable to groundwater flooding. This has in a number of locations led to groundwater induced sewer flooding. We have requested that the Lead Local Flood Authority prepare a groundwater management strategy. We have also indicated that we will make objections to new development where no mitigation measures are considered.

Ongoing development work at the Brewery site will update existing sewerage infrastructure to provide local capacity for foul sewerage.

We have submitted planning policies to the Local Planning Authorities and for the Dorset Waste Plan.

If any further information is required please advise.

**Dave Ogborne**  
**Planning Liaison Manager**