

CROWD: Clean Rivers of West Dorset

Notes from Andy Mears, April 2024, on developments near Beaminster

Land North of Broadwindsor Road, Beaminster, DT8 3PP (APP REF: P/RES/2021/01944)

- The applicant is proposing to use onsite surface water attenuation with restricted discharge to the local watercourse. Outfall flow rates and volumes will need to be agreed with the relevant Lead Local Flood Authority (LLFA). The proposed outfall is into the culverted watercourse adjacent to the property known as “The Firs” to the East of the proposed development site. This will necessitate a 30m off-site sewer running east in Broadwindsor Road. Please note that a Section 98 sewer requisition will be required for works in third party land. [NB. Under Section 98 of The Water Industry Act 1991 it is the duty of WW to provide a public sewer for domestic purposes if required to do so by certain person(s) (the requisitioner). The requisitioner will pay for these requisitioned sewers.]
- We expect the developer to contact the local Wessex Water development team as early as possible to agree proposals for the Section 104 adoption and any Section 98 sewer requisition works (development.south@wessexwater.co.uk). No surface water drainage will be accepted in the foul sewer system. [NB. Section 104 of the Water Industry Act (1991) provides a mechanism for newly-constructed private sewers and pumping stations to be ‘adopted’ by the local sewerage authority, who will then maintain them at their own expense.]
- A capacity appraisal of the receiving foul network will be undertaken by Wessex Water upon grant of planning, and where proved necessary a programme of capacity improvement works will be scoped to accommodate proposed foul flows only from the development.

Cockroad Lane, Beaminster

- We only have limited contact on this one to date. We have already noted however that capacity is available only for foul flows, no surface water runoff or land drainage will be accepted into the foul system either directly or indirectly. The developer confirmed that surface water will be dealt with via a new outfall to a watercourse. As the surface water runoff is not coming to WW assets, they will need to obtain permission from the riparian owner for discharge and the LLFA will be responsible for agreeing the discharge rate.