



**Client: Flambeau Europlast Limited**

Foul Water Management Strategy for the Proposed Development at The Land at Flambeau Europlast, Manston Road, Ramsgate, Kent

**March 2024**

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Project Reference: 1077

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**Client: Flambeau Europlast Limited**  
Flood Risk Assessment and Drainage Strategy  
for the Proposed Development at Land at  
Flambeau Europlast, Manston Road, Ramsgate,  
Kent, CT12 6HW.

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# 1 Scope of Appraisal

Herrington Consulting has been commissioned by Flambeau Europlast Ltd to prepare a Foul Water Management Strategy (FWMS) for the proposed development at **Land at Flambeau Europlast, Manston Road, Ramsgate, Kent, CT12 6HW.**

New developments are required to undertake an assessment to identify how the site will be managed in respect to foul drainage. The assessment should consider how foul water is expected to be discharged from the proposed development and whether there are any appropriate connection points, such as nearby sewers or treatment plant(s).

This report has been prepared to supplement an outline planning application and has been prepared in accordance with the requirements of both national and local planning policy. To ensure that due account is taken of industry best practice, reference has also been made to, the Design and Construction Guidance (DCG) and Document H: drainage and waste disposal of the Building Regulations 2010.

## 2 Background Information

### 2.1 Site Location and Existing Use

The site is located at OS coordinates 636309, 165551, off Manston Road in Ramsgate. The site covers an area of approximately 3.5 hectares and currently comprises an industrial factory building with office space. The location of the site in relation to the surrounding area is shown in Figure 2.1.

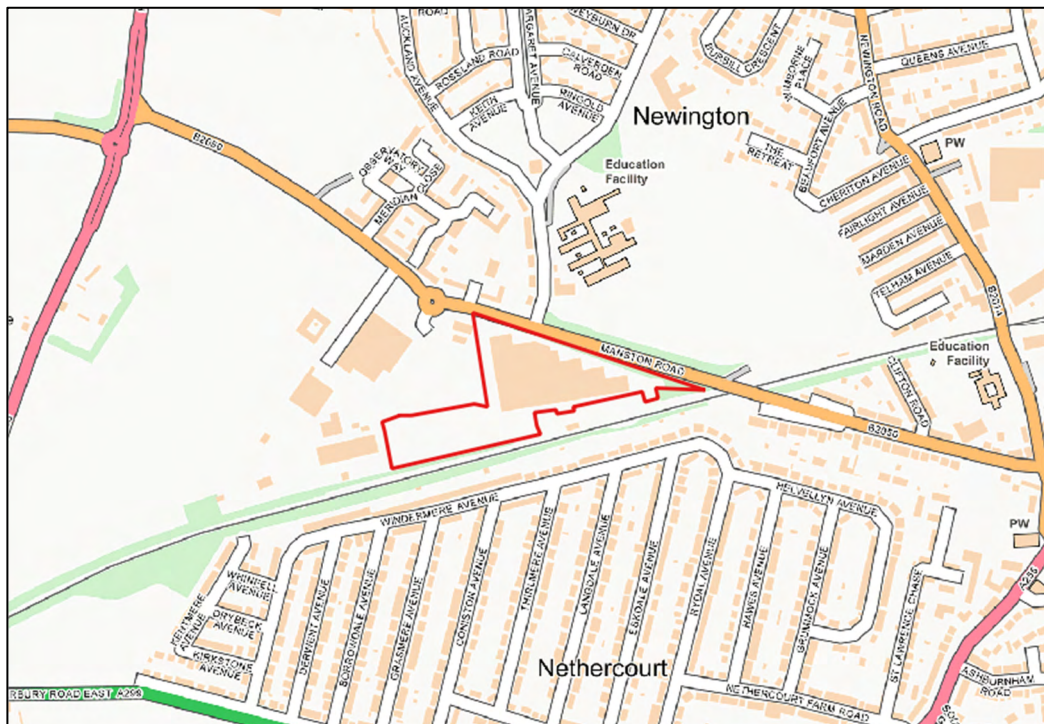


Figure 2.1 – Location map (contains Ordnance Survey data © Crown copyright and database right 2024).

The site plan included in Appendix A.1 of this report provides more detail in relation to the site location and layout.

### 2.2 Site Geology and Topography

Reference to the British Geological Survey (BGS) map shows that the underlying solid geology in the location of the subject site is Margate Chalk Member (chalk). Overlying this are superficial deposits of Head (clay and silt).

A topographic survey for the site has been undertaken, and this shows that land levels vary between 39.03m and 46.50m Above Ordnance Datum Newlyn (AODN). Ground levels across the site are relatively flat, with a lower lying area in the eastern part of the site.

### 2.3 Proposed Development

This report has been prepared to accompany an outline planning application for the demolition of the existing commercial building on site and the construction of 118no. residential units with associated landscaping, access roads and car parking (Figure 2.2).

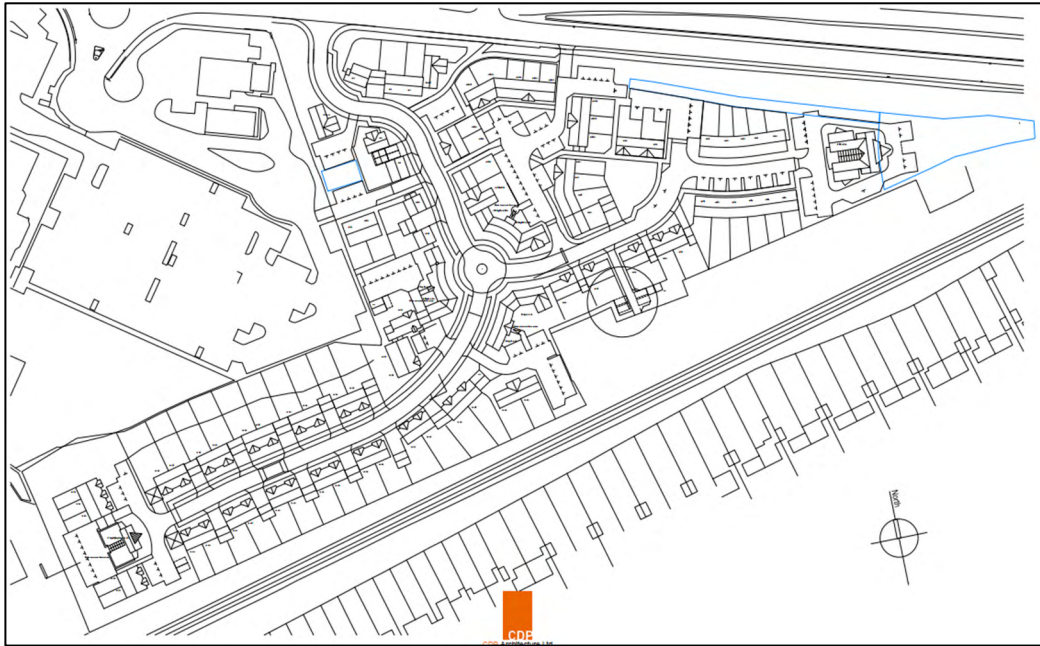


Figure 2.2 – Proposed site layout.

Drawings of the proposed scheme have been included in Appendix A.1.

### 2.4 Planning Policy and Context

The general requirement for all new development is to ensure that the foul water is managed sustainably, and that the development does not increase the risk of flooding at the site, or within the surrounding area.

### 3 Existing Drainage

#### 3.1 Existing Foul Water Drainage

The existing site drainage has been surveyed, and this shows that there is an existing connection from the site to the public combined sewer located in Manston Road. A copy of the drainage survey is included within the appendices of this report.

Southern Water has provided sewer mapping for the site and surrounding area and an extract from this mapping is shown in Figure 3.1 below.

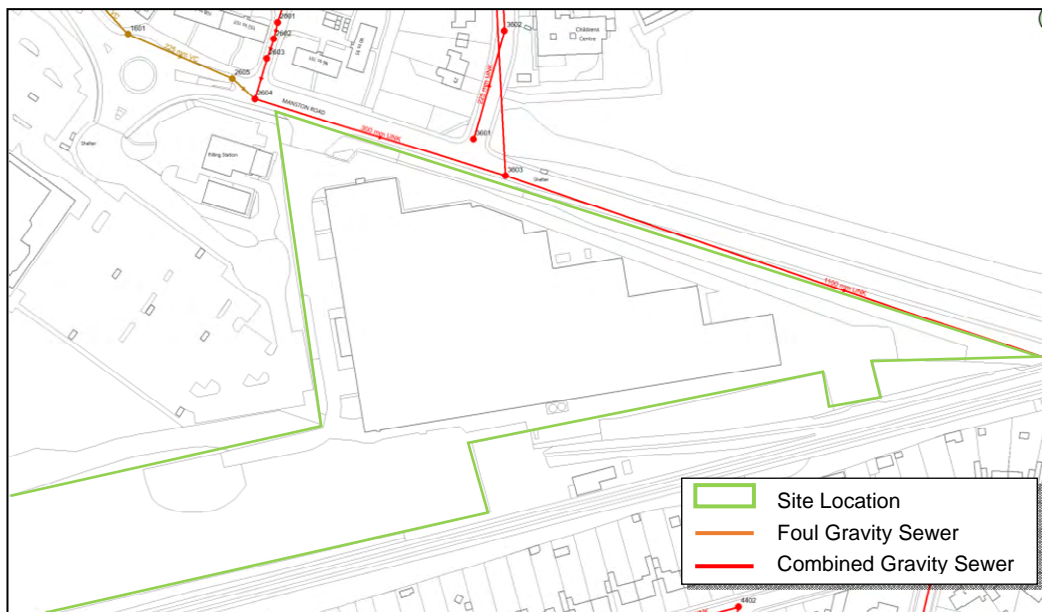


Figure 3.1 - Asset location mapping provided by Southern Water (a full scale copy can be found in Appendix A.2).

## 4 Foul Drainage Assessment

### 4.1 Opportunities to Discharge Foul Water

In general, there are two methods for draining effluent from proposed developments. The preferred solution is a connection to the public sewer network, which is controlled by the sewerage undertaker. Nonetheless, if there are no sewers near to the development site or there are particular reasons why a connection to the public sewer system would not be possible i.e., topography, cost, environmental concerns, then the use of package treatment systems or cesspits is permitted.

The Environment Agency's "Binding Rules" control the use of package treatment systems and require the development to connect to the public sewer system if the site boundary is located within 30m of an existing sewer (plus an additional 30 meters for every proposed unit).

From the sewer mapping in Figure 3.1, in addition to the results of the drainage survey, it is evident that there is an existing connection to the public combined sewer within Manston Road. In this case, the proposed development, is located within 30m from a public combined sewer and therefore, the use of package treatment system is unlikely to be considered appropriate for this development.

### 4.2 Sewer Connection and Capacity

As indicated in Figure 3.1, there is an existing public combined sewer located to the north of the site. It is therefore anticipated that the proposed development will connect into the existing sewer network. In accordance with the Design and Construction Guidance (DCG), the design peak flow rate for foul water discharged from the proposed development has been calculated as 5.46 l/s.

It is assumed that as part of the development proposals, some land levelling will take place. However, as a levels plan was not available at the time of this assessment, it is assumed that the proposed levels will be sufficient to drain the foul water via gravity to the public sewer located in Manston Road. Reference to the drainage survey shows that the existing connection to the combined public sewer is 2.99m deep. Notwithstanding this, if the proposed levels do not accommodate a connection via gravity, it is proposed to include a foul pumping station in the west of the site and an indicative location for this has been delineated on the drainage layout plan.

Figure 4.1 below is an indicative foul drainage layout plan for the development proposals, including an indicative location for a foul pumping station, if required.



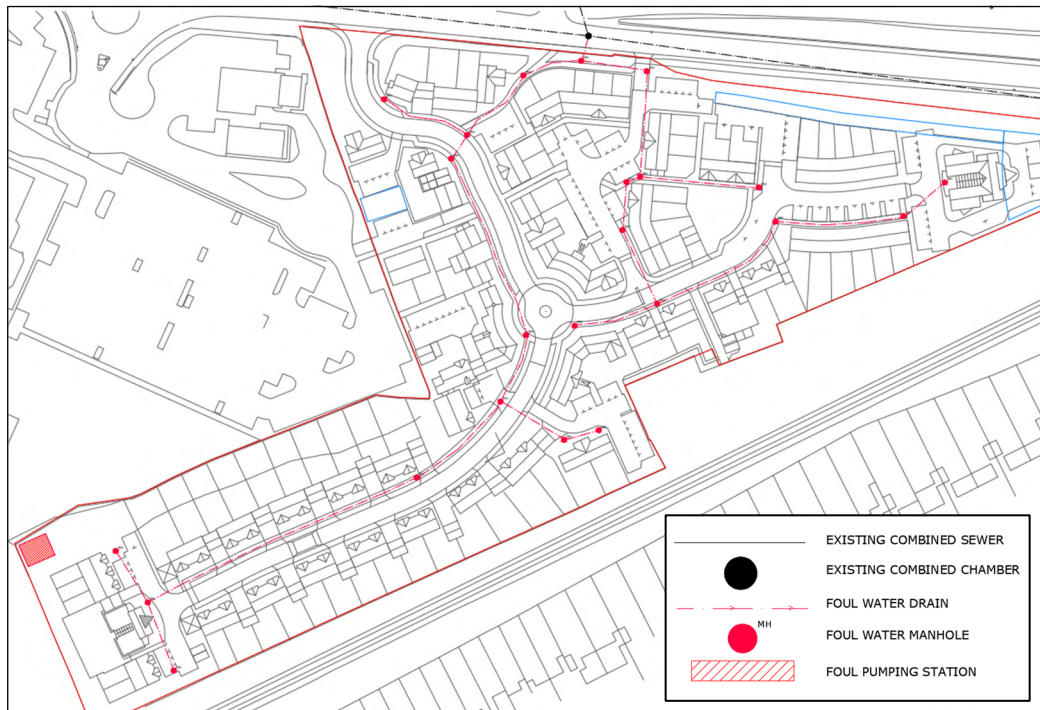


Figure 4.1 – Indicative foul drainage layout plan.

### 4.3 The Water Industry Act

The Water Industry Act 1991 provides developers with a mechanism for connecting to the public sewerage infrastructure. The type of connection depends on the type and location of the sewers in relation to the site and third-party land.

Whilst there is an existing connection to the public sewer, if a new connection is required, or the existing connection is altered, the developer must requisition a new length of sewer from the sewerage undertaker, through a Section 98 application.

As part of the Section 98 process, it is necessary to determine whether the existing sewer network requires any upgrades to accommodate effluent from the development site. If upgrades to the sewerage system are required these will be requisitioned under the same Section 98 application. In this case, it is likely additional offsite works will be required and these will therefore be included within the Section 98 application. It is acknowledged that the cost of a new connection and any additional works which are required to upgrade the public sewer system (to accommodate the additional foul effluent from the development) can be charged to the developer.

Under Section 101, the sewerage undertaker must undertake any works as part of this process within a reasonable timeframe, which is typically 6 months following the agreement being made. Mitigating circumstances and Grampian planning conditions can, however, result in different timescales.

It is recommended that a sewer capacity check is undertaken at the detailed design stage to allow the sewerage undertaker to confirm whether there is sufficient capacity within the existing public foul sewer and to confirm whether the proposed increase in the discharge rate from the new development is acceptable. If insufficient capacity is available, it will be necessary to undertake a 'Level 2 Capacity Check' to determine the viability of upgrading the existing foul sewer.

## 5 Conclusions and Recommendations

The objective of the foul water management strategy is to identify how foul water can be managed on site, presenting the most suitable options for discharging foul effluent. This report has therefore been prepared to provide a solution for managing the foul water discharged from the development site, in accordance with National Planning Practice Guidance and Part H of the Building Regulations.

The opportunities for managing foul water from the development site have been analysed and it is concluded that a connection to the public sewer system is the most viable solution in this location.

Following the award of planning permission, a full detailed design of the foul drainage system will be required, and a capacity check with Southern Water should be carried out. Nevertheless, from the findings of this report, it is evident that a sustainable solution for managing the foul water runoff from the proposed development at the Land at Manston Road, Ramsgate is available. Consequently, the proposals will meet the requirements of local planning policy.



## **6 Appendices**

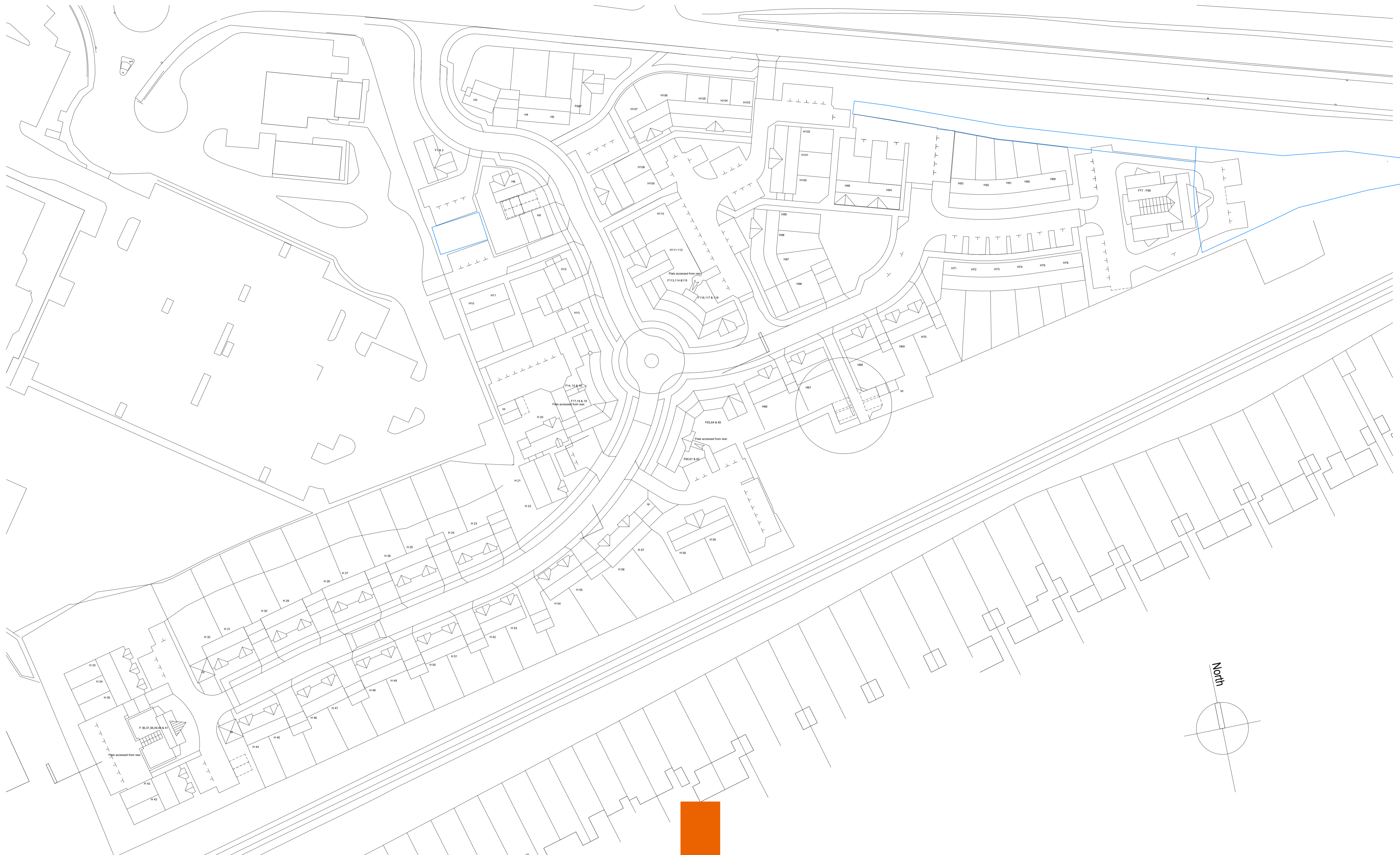
**Appendix A.1 – Drawings**

**Appendix A.2 – Southern Water Asset Location Data**

**Appendix A.3 – Indicative Foul Water Drainage Layout**

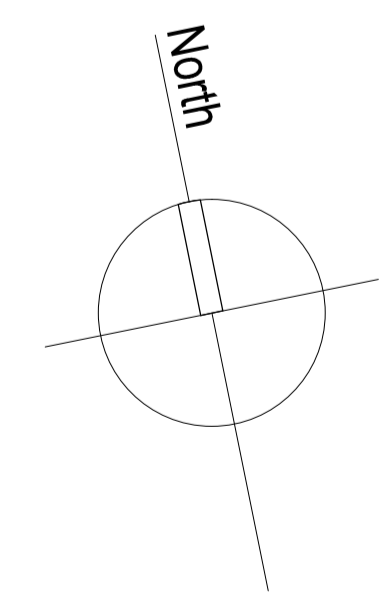
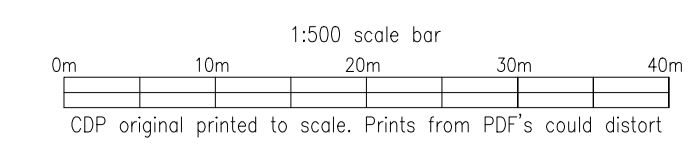
**Appendix A.4 – Drainage Survey**

## Appendix A.1 – Drawings



Proposed Site Plan 1:500

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Flambeau Europlast Ltd

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## Appendix A.2 – Southern Water Asset Location Data





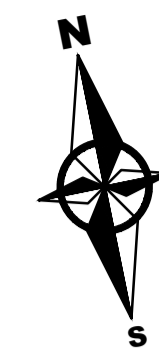




## Appendix A.3 – Indicative Foul Water Drainage Layout








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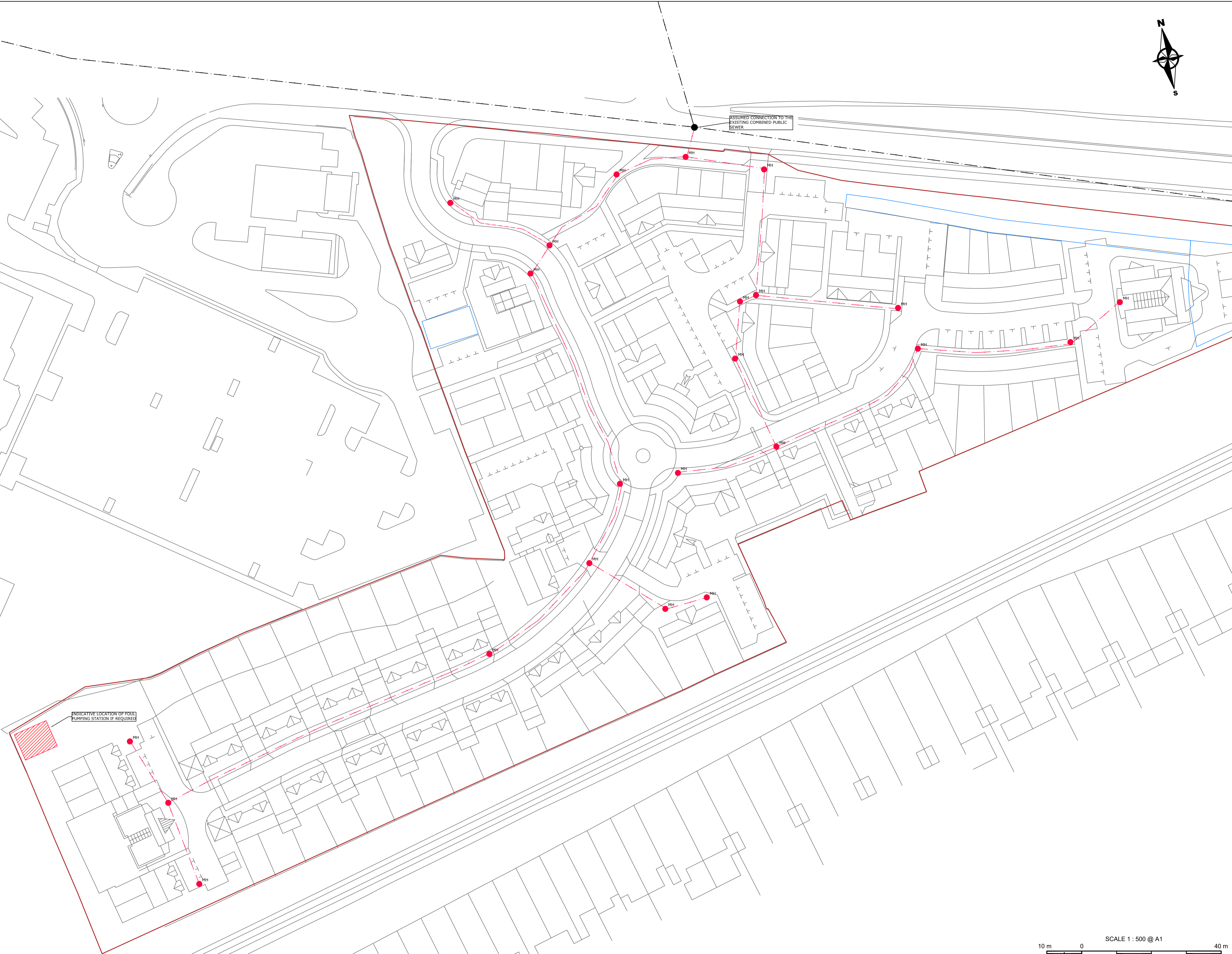


**GENERAL NOTES**

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS, ARCHITECTS AND SPECIALISTS DRAWINGS AND THE SPECIFICATION.
2. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT BRITISH STANDARDS, EUROPEAN NORMS, CODES OF PRACTICE AND BUILDING PRACTICE.
3. ALL DIMENSIONS ARE TO BE CHECKED BY THE CONTRACTOR PRIOR TO STARTING THE WORKS ON SITE. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER IMMEDIATELY.
4. ALL DRAINAGE SYSTEMS WILL NEED TO BE INSTALLED AND DESIGNED FOR SUITABLE LOADING REQUIREMENTS.
5. THE CONTRACTOR SHALL OBTAIN PRIOR APPROVAL AND ALL NECESSARY LICENCES FROM THE THE HIGHWAY AUTHORITY AND/OR SEWERAGE UNDERTAKER BEFORE CARRYING OUT ANY WORKS.
6. THIS DRAWING WAS PRODUCED FOR USE IN CONJUNCTION WITH A PLANNING SUBMISSION AND SHOULD NOT BE USED FOR OTHER PURPOSES. A MORE DETAILED DESIGN INCLUDING PRODUCT SPECIFICATIONS WILL NEED TO BE PRODUCED PRIOR TO CONSTRUCTION.

**KEY:**

-  EXISTING COMBINED SEWER
-  EXISTING COMBINED CHAMBER
-  FOUL WATER DRAIN
-  FOUL WATER MANHOLE
-  FOUL PUMPING STATION



ASSUMED CONNECTION TO THE EXISTING COMBINED PUBLIC SEWER

INDICATIVE LOCATION OF FOUL PUMPING STATION IF REQUIRED

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Rev	Description	Author	Checked Date

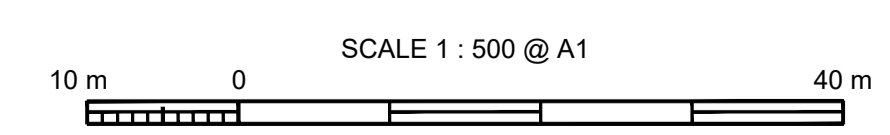
CLIENT  
**Flambeau Europlast Limited**

PROJECT  
**Manston Road, Ramsgate**

SCALE	PROJ REF	ORIGINATOR	CHECKED BY
1:500	1077	NA	EC

HC DWG REF:  
**1077\_DWG\_r1**

DWG TITLE <b>INDICATIVE FOUL WATER DRAINAGE LAYOUT</b>	DWG No. <b>HC-1077-601</b>
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## Appendix A.4 – Drainage Survey

