

On the following pages is the Foul Drainage Assessment Form (FDA).

- 1) *Feasibility statement asks “Have you provided a written explanation of why it is not feasible to connect to the public foul sewer with this form?”*
 - a. The adjacent property, Great Everden Manor, was not able to connect to the main sewer due to the separation distance from the public sewer. We can confirm this with the Southern Water Asset Search via DIGDAT supplied map, see appendix, and that there is no public sewer within 400m of the site.
- 2) *Question 5 & 8 ask “Will the discharge from the system be located in a Source Protection Zone 1 (SPZ1)?”*
 - a. We have investigated this question via ‘Magic’ and their map states the site is not with an SPZ1, see appendix.
- 3) *Ground Conditions 6B states “Have you submitted a copy of the percolation test results with this form (see Guidance Note 6)?”*
 - a. The information gleaned from the ‘Magic’ assessment of the site suggests that the ground conditions from the adjacent site are identical and have designed the drainage field accordingly. This will be checked on site prior to the works progressing.

Foul Drainage Assessment Form (FDA)

Please note: You should only use this form for planning related queries. You cannot use it to apply for an Environmental Permit but you may submit a copy of the information you have provided for planning purposes in support of your Environmental Permit application. Further information on [how to apply for an environmental permit](#) and [general binding rules applicable to small discharges of domestic sewage effluent](#) is available on the gov.uk website.

APPLICANT DETAILS	
Name	CIDER LTD
Address:	c/o Archway Design Services Ltd 51 Tothill Street, Minster, Nr Ramsgate, CT12 4AJ
Telephone No:	07962234372
e-mail:	archwaydesigns@gmail.com

We will use the information you provide on this form to establish whether non-mains drainage, either a new system or connection to an existing system, would be acceptable. It is important that you provide full and accurate information. Failure to do this will delay the processing of your application.

You must provide evidence that a connection to the public sewer is not feasible.

Other than in very exceptional circumstances, we will not allow the use of non-mains drainage as part of your Planning or Building Regulation application unless you can prove that a connection to the public sewer is not feasible. We do not consider non-mains drainage systems to be environmentally acceptable in locations where it is feasible to connect to a public sewer. Please note that a lack of capacity in, or other operating problems with, the public sewer are not valid reasons to use a non-mains drainage system where it is otherwise feasible to connect to a public sewer.

Where connection to the public sewer is feasible, you may need to get the agreement of either the owners of any land through which the drainage will run or, if you intend to connect via an existing private drain, the owner of that private drain.

The National Planning Practice Guidance and [Building Regulations Approved Document H](#) give a hierarchy of drainage options that must be considered and discounted in the following order:

- 1 Connection to the public sewer
- 2 Package sewage treatment plant (which can be offered to the Sewerage Undertaker for adoption)
- 3 Septic Tank
- 4 If none of the above are feasible a cesspool

You must respond to all the following questions. If you wish to submit additional information please do so, marked clearly "Additional Information". **In some cases you will be required to provide further information in order to demonstrate that any non-mains foul drainage system proposed is acceptable.**

Feasibility of mains foul sewer connection	YES	NO
Have you provided a written explanation of why it is not feasible to connect to the public foul sewer with this form? <i>This must include a scaled map showing the nearest public foul sewer connection point - check with your local sewerage undertaker.</i>	✓	
Is the distance from your site to the closest connection point to the public foul sewer less than the number of properties to be built on the site multiplied by 30m? (see Guidance Note 2)		✓
Does your proposal form part of a phased development or planned development of a wider area? <i>If YES, please provide further details including references of any planning permissions already granted.</i>		✓

Non-mains connection

Please provide a plan with dimensions that clearly shows the location of the whole system in relation to the proposed development and the position of the key elements e.g. septic tank, drainage fields and points of discharge.

1. Existing system	YES	NO
Do you intend to use an existing non-mains foul drainage system?		✓
If YES, does the system already have an Environmental Permit issued by the Environment Agency? (In the case of a cesspool write N/A)		
If YES, please provide Environmental Permit reference number.....		

2. Discharge	YES	NO
Do you propose to use a package treatment plant?	✓	
Do you propose to use a septic tank?		✓
Do you propose to use a cesspool? <i>If YES go to Q4</i>		✓
Have you considered having your system adopted by the sewerage undertaker? (see Guidance Note 7).		✓
Will all, or any part of, the discharge go to a drainage field or soakaway? (see Guidance Note 3) - this includes systems that combine a drainage field with a high level overflow to watercourse <i>If YES go to Q3.</i>	✓	
Do you intend to use a system that discharges solely to watercourse? (see Guidance Note 3) <i>If YES go to Q9.</i>		

3. Water abstraction	YES	NO
Do you receive your water from the public mains supply?	✓	
If not, where do you get your water supply from?		

4. Cesspools (For methods other than cesspools write N/A)	YES	NO
Have you provided written justification for the use of a cesspool in preference to more sustainable methods of foul drainage disposal? (see Guidance Note 4)	N/A	

5. Drainage field design (For cesspools write N/A)	YES	NO
Will the system discharge to a drainage field designed and constructed in accordance with British Standard BS6297:2007? If not, why not?	✓	
Will the discharge from the system be located in a Source Protection Zone 1 (SPZ1) ?		✓

6. Ground Conditions <i>(For cesspools write N/A)</i>	YES	NO
6a. Have you submitted a copy of the percolation test results with this form <i>(see Guidance Note 6)</i> ?		✓
6b. If NO please explain the justification for not undertaking or submitting these tests.		
6c. Is any part of the system in land which is marshy, water logged or subject to flooding?		✓
6d. Will the soakaway be located on artificially raised, made-up ground or ground likely to be contaminated? <i>If YES please provide details as additional information.</i>		✓
6e. Have you submitted the results of a trial hole at the site to establish that the proposed drainage field will be above any standing groundwater <i>(see Guidance Note 6)</i> ?		✓

7. Available Land	YES	NO
Is the application site plus any available area for a soakaway less than 0.025 hectares (250m ²)?		✓

8. Siting of drainage field/soakaway discharge from a septic tank or package treatment plant or other secondary treatment. <i>You may need to make local enquiries to get a full answer to these questions.</i>	YES	NO
Will it be at least 10m from a watercourse, permeable drain or land drain?	✓	
Will it be at least 50m from any point of abstraction from the ground for a drinking water supply (e.g. well, borehole or spring)? <i>This includes your own or a neighbour's supply.</i>	✓	
Will the discharge be within a groundwater Source Protection Zone 1 ? <i>If yes, you will need to apply for an environmental permit</i>		✓
Are there any drainage fields/soakaways within 50m ? <i>This includes any foul drainage discharge system (other than the subject of this application) or surface water soakaway on either your own or a neighbour's property.</i>		✓
Will it be at least 15m from any building?	✓	
Will there be any water supply pipes or underground services within the disposal system, other than those required by the system? <i>(For cesspools write N/A)</i>		✓
Will there be any access roads, driveways or paved areas within the disposal area? <i>(For cesspools write N/A)</i>		✓

9. Siting of treatment plant, septic tank or cesspool	YES	NO
Is it at least 7m from the habitable part of a building?	✓	
Will there be vehicular access for emptying within 30m ?	✓	
Can the plant, tank or cesspool be maintained or emptied without the contents being taken through a dwelling or place of work?	✓	

10. Expected flow

Please estimate the total flow in litres per day <i>(see Guidance Note 5)</i> .	Max 10000
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11. General Binding Rules for Small Sewage Discharges	YES	NO
Does the system meet the requirements of the General Binding Rules for small sewage discharges ?	✓	

12. Maintenance

How do you propose to maintain the system?
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Archway Design Services Limited

A maintenance agreement run by the same firm that services the adjacent property (Great Everden Manor)

13. Declaration

I declare that the above information is factually correct.

Name	Signature	Date
Mr M D Staples LLB (Hons)		16 th April 2024

Appendix – Southern Water Asset Search



digdat

Ordnance Survey © Crown Copyright, 100018507

There are no assets within this map area

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Data updated: 12/01/24

Scale: 1:1250

Map Centre: 623407,142087

Date: 16/04/24

Our Ref: 1446515 - 1

Wastewater Plan A3

Powered by digdat

mark@archwaydesigns.co.uk

911C



The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site. This plan is produced by Southern Water Services Ltd (c) Crown copyright and database rights 2024 Ordnance Survey 100031673. This map is to be used for the purposes of viewing the location of Southern Water plant only. Any other uses of the map data or further copies is not permitted.

WARNING: BAC pipes are constructed of Bonded Asbestos Cement.
WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement.

Appendix – Source Protection Zone & Geology

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