

Lidsey Drainage Impact Assessment

Site: 1 Rose Avenue, Middleton-on-Sea, PO22 7TF

LPA Ref: M/67/25/HH

Proposal: Single storey side and rear extension, front porch extension and hip-to-gable loft conversion with front and rear dormers, following demolition of existing rear shed.

1) Context & objective

The site lies within the **Lidsey Wastewater Treatment Works catchment**. This statement explains how foul and surface water from the development will be managed to **minimise loading** on the foul network and **reduce surface-water runoff**, in line with the SuDS hierarchy.

2) Existing arrangements (summary)

- **Foul water:** dwelling connected to the public foul sewer in Rose Avenue
- **Surface water:** roof runoff discharges to existing soakaway; hardstanding is permeable
- No watercourses within/adjacent to the site.

3) Proposed foul-water strategy

- The extension/loft works will connect to the **existing foul run** within the curtilage.
- No surface water to be connected to the foul system.
- **Water-efficiency:** fit sanitaryware/appliances to achieve a whole-home target of **≤110 litres/person/day** (e.g., dual-flush WCs, aerated taps/showerheads, A-rated appliances).
- Net bedroom count increases from 2 to 3; efficiency measures and rainwater harvesting (Section 4) mitigate additional foul loading.

4) Proposed surface-water strategy (SuDS)

Hierarchy & preference:

1. **Infiltration at source** where feasible. New/renewed external hard areas to be permeable (Type 3 sub-base) with storage; roof downpipes to discharge to soakaway or permeable sub-base.
2. **No increase** in peak discharge or volume relative to existing; aim for **betterment** via permeable surfacing and rainwater harvesting.

Source-control measures to be installed:

- **Rainwater butt(s)** (≥ 200 L total) on at least one main roof downpipe, with overflow back to the SuDS system.
- **Permeable paving** to paths/terraces/drive renewal (where proposed); joints open-graded, sub-base sized to accommodate the planning storm (see note).
- **Roof drainage:** gutters $\rightarrow$ downpipes $\rightarrow$ soakaway/permeable sub-base. Overflows only at exceedance levels with managed routing across garden, away from buildings and neighbour boundaries.
- **Green landscaping** area maintained/improved to enhance evapotranspiration.

Design note (small sites): For household extensions, storage volumes are modest. At detailed design, confirm infiltration via a trial pit to **BRE 365**. Pending test results, an **indicative soakaway** of approx. **1.0–1.5 m³** (e.g., 1.0 $\times$ 1.0 $\times$ 1.0 to 1.5 m crates) often suffices for **~40–60 m²** of additional effective roof area on sandy soils; final sizing to be verified to local rainfall and infiltration rate. If infiltration is poor, use permeable sub-base storage with a restricted overflow to the existing SW outlet.

5) Construction-phase controls

- Protect surface drains; use silt socks/sediment traps to prevent wash-off.
- No cement washout to drains.
- Reinstall/permeabilise temporary hardstanding after works.

6) Operation & maintenance (homeowner)

- **Permeable paving:** sweep/vac once per year; keep joints free of fines.
- **Water butts:** clean filters/taps annually; keep lids secure.
- **Gutters/downpipes/soakaways:** inspect annually; remove debris.
- Keep planting beds mulched and healthy to aid infiltration.

Conclusion:

The development will **not increase** foul or surface-water impact within the Lidsey catchment. The strategy prioritises **infiltration and source-control** (permeable paving, water butts, soakaway/sub-base storage) and avoids any new surface-to-foul connections, thereby reducing network loading and runoff.