

Gedney, Oliver

From: Grant, David
Sent: 08 October 2021 14:18
To: _planningadvice
Subject: FW: The Plough Public House H03-0681-21
Attachments: We sent you safe versions of your files;
I_ocella_dvTarget_dv_pl_filesH03-0681-21Response_H03-0681-21.pdf;
30320-02B.pdf; 30320-Infiltration Tests Trench 1.pdf; 30320-Infiltration Tests Trench 2.pdf

Please add this email and attachments to the application.

Many thanks,

David Grant | Senior Planning Officer | **South Holland District Council**

Direct Dial: 01775 764472

www.sholland.gov.uk

Please note that any informal officer opinion expressed by this email is without prejudice and is not binding on the Council during the consideration of any formal application.

I am on leave 07 and 28 October 2021.

From: Tsvetan Hristov <thristov@ds-a.co.uk>
Sent: 08 October 2021 10:56
To: Grant, David <dgrant@sholland.gov.uk>; James Goodall <jgoodall@ds-a.co.uk>
Cc: Keshiv Sudera <ksudera@ds-a.co.uk>; Salim Kapasi <salim@redefinelifing.co.uk>
Subject: Re: The Plough Public House H03-0681-21

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

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Morning David,

Please find attached the updated civil engineer drawings with further information on the private roadway and drives sub-base (see ref. 30320-02B) and infiltration tests as requested.

Hopefully the above is satisfactory for the Conditions to be discharged.

Please note I will be leaving my position at Design Studio Architects so please contact my colleagues Keshiv and James (copied in).

Kind Regards,

Tsvetan Hristov
Architectural Designer
BA(Hons) MArch

Please note I will be leaving my position at Design Studio on 8th October 2021 and any emails will be redirected to my colleagues.



**design studio
Architects.**

0116 251 0606
www.ds-a.co.uk



Regent House, 7 Upper King Street, Leicester, LE1 6XB



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Company Number : 8576594 | VAT Number: 180101655



From: Grant, David <dgrant@sholland.gov.uk>

Sent: 24 September 2021 15:04

To: Tsvetan Hristov <thristov@ds-a.co.uk>

Cc: Ryan Pritchard <rpritchard@ds-a.co.uk>; Keshiv Sudera <ksudera@ds-a.co.uk>; Salim Kapasi <salim@redefinelifing.co.uk>

Subject: RE: The Plough Public House H03-0681-21

Dear Tsvetan,

I am happy to agree an extension of time.

Kind regards,

David Grant | Senior Planning Officer | **South Holland District Council**

Direct Dial: 01775 764472

www.sholland.gov.uk

Please note that any informal officer opinion expressed by this email is without prejudice and is not binding on the Council during the consideration of any formal application.

From: Tsvetan Hristov <thristov@ds-a.co.uk>

Sent: 24 September 2021 12:55

To: Grant, David <dgrant@sholland.gov.uk>

Cc: Ryan Pritchard <rpritchard@ds-a.co.uk>; Keshiv Sudera <ksudera@ds-a.co.uk>; Salim Kapasi <salim@redefinelifing.co.uk>

Subject: Re: The Plough Public House H03-0681-21

This message originated from outside your organization

Morning David,

Hope you are well.

Unfortunately, we are still chasing the civil engineer for the requested information.
Please could we agree on another extension of time until Friday, Oct22nd?

Ideally, we would like to extend the application and we are expecting the above, however, should this pose an issue we would prefer to have condition 3 approved and we could submit a separate application as required.

Please could you get back to me with your thoughts?

Kind Regards,

Tsvetan Hristov
Architectural Designer
BA(Hons) MArch



design studio architects.

0116 251 0606
www.ds-a.co.uk

f t in @

Regent House, 7 Upper King Street, Leicester, LE1 6XB

RIBA Chartered Practice | East Midlands Chamber of Architecture | CQS | LABC | Building Excellence AWARDS 2019 Regional Finalist

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Company Number : 8576594 | VAT Number: 180101655

 Please consider the environment before printing this e-mail

From: Grant, David <dgrant@sholland.gov.uk>
Sent: 24 August 2021 15:28
To: Tsvetan Hristov <thristov@ds-a.co.uk>
Subject: RE: The Plough Public House H03-0681-21

Dear Tsvetan,

Thank you for getting in touch. An extension of time until Thursday the 23rd of September would be great.

I look forward to receiving the updated information.

Kind regards,

David Grant | Senior Planning Officer | **South Holland District Council**
Direct Dial: 01775 764472
www.sholland.gov.uk

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From: Tsvetan Hristov <thristov@ds-a.co.uk>
Sent: 24 August 2021 13:57
To: Grant, David <dgrant@sholland.gov.uk>
Subject: Re: The Plough Public House H03-0681-21

This message originated from outside your organization

Hi David,

Thank you for getting in touch. I have contacted the Civil engineers on the project and I am currently still waiting for the information as few of them are on annual leave.

Please could we get an extension of time until Thursday, Sep 23rd?

Please do not hesitate to contact me should any further information be required.

Kind Regards,

Tsvetan Hristov
Architectural Designer
BA(Hons) MArch



**design studio
Architects.**

Regent House, 7 Upper King Street, Leicester, LE1 6XB

0116 251 0606
www.ds-a.co.uk

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Company Number : 8576594 | VAT Number: 180101655

 Please consider the environment before printing this e-mail

From: Grant, David <dgrant@sholland.gov.uk>

Sent: 24 August 2021 08:40

To: Tsvetan Hristov <thristov@ds-a.co.uk>

Subject: The Plough Public House H03-0681-21

Dear Mr Hristov,

Have you had a chance to address the points made in the attached letter from the County Highways Officer that they sent to you in July?

Yours sincerely,

David Grant | Senior Planning Officer | **South Holland District Council**

Direct Dial: 01775 764472

www.sholland.gov.uk

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Warren Peppard
Head of Development Management
Lincolnshire County Council
County Offices
Newland
Lincoln LN1 1YL
Tel: 01522 782070
HighwaysSUDsSupport@lincolnshire.gov.uk

To: South Holland District Council

Application Ref: H03-0681-21

Proposal: **Details of external materials, landscaping and surface water drainage (Conditions 3, 5 & 8 of H03-1153-18)**

Location: **Poplar Farm Estates Ltd, Main Road, Deeping St Nicholas, PE11 3DJ**

With reference to the above application received 7 July 2021

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

Requests that the Local Planning Authority request the applicants to provide additional information as set out below.

ADDITIONAL INFORMATION REQUIRED

This is not a Major Application so approval of the surface water drainage proposals would fall to the Local Planning Authority, rather than to LCC.

As the Lead Local Flood Authority though, we do have a duty to ensure that the proposed drainage for the development would function satisfactorily, without causing or increasing flood risk to future residents of the development or to neighbouring land and property.

To this end, it is recommended that the Applicants or their Drainage Consultant be asked to provide evidence that the soils of the Application site have been proven by prescribed testing processes to be suitable to allow infiltration from the proposed permeably paved private roadway and drives, that the thickness of the stone sub-base of the private roadway and drives has been designed to provide the required capacity for the storage of storm water and that the specification of the stone sub-base for the private roadway and drives provides the required voids for the storage of stormwater - the description of 'Open Graded Crushed Rock Non-frost Susceptible Material' does not provide sufficient confidence that the required material would be laid by the appointed contractor.

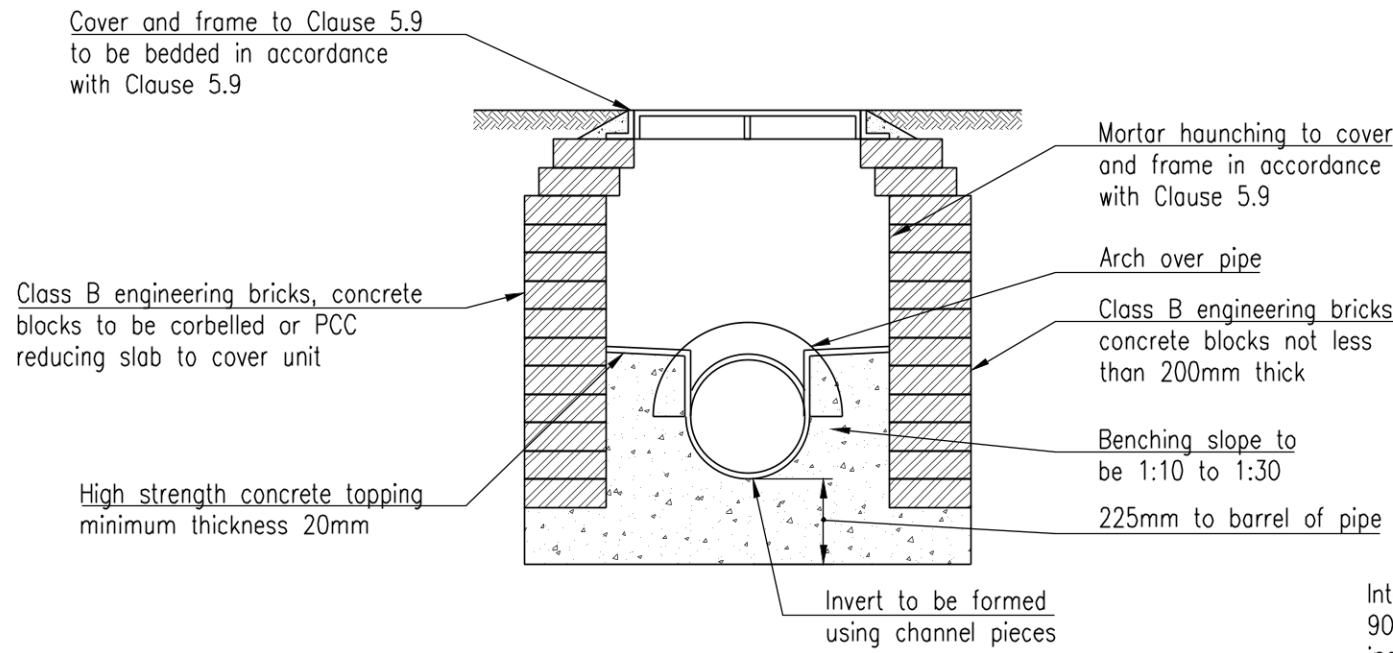
Case Officer:

Jon Sharpe

for Warren Peppard

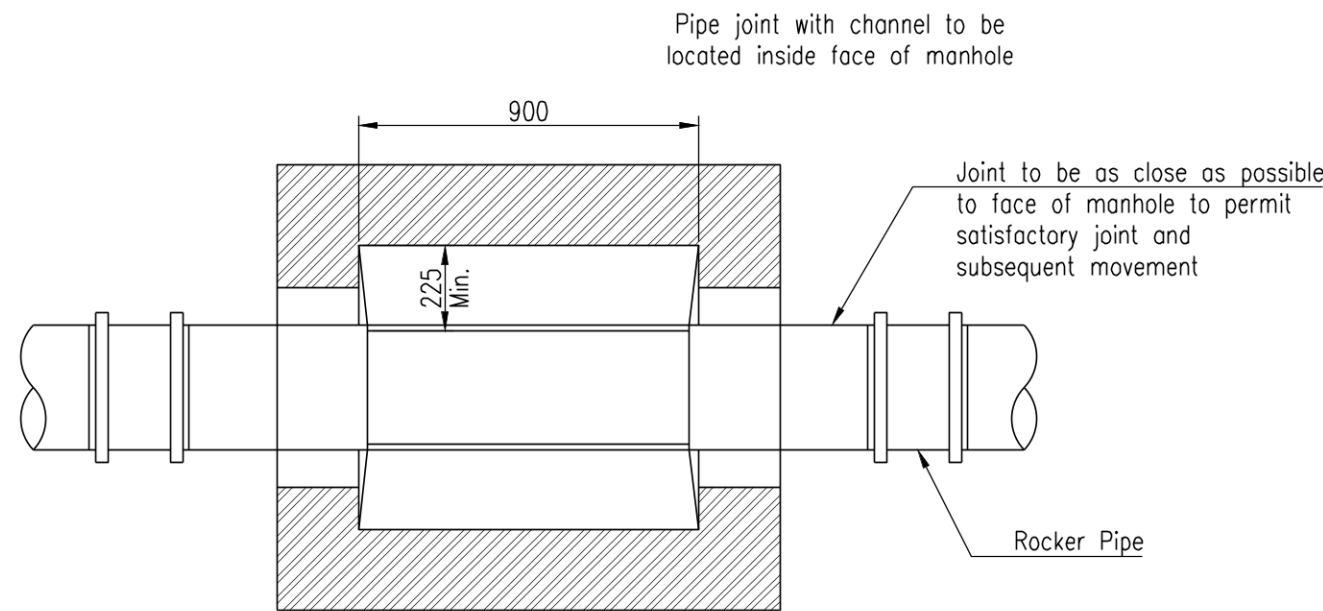
Head of Development Management

Date: 20 July 2021



Section

Internal dimensions of manhole normally 900mm x 675mm but manhole widths should be increased for pipes larger than 225mm diameter to give 225 benching each side and the brickwork / masonry units corbelled down to suit cover or PCC reducing slab to suit cover size.

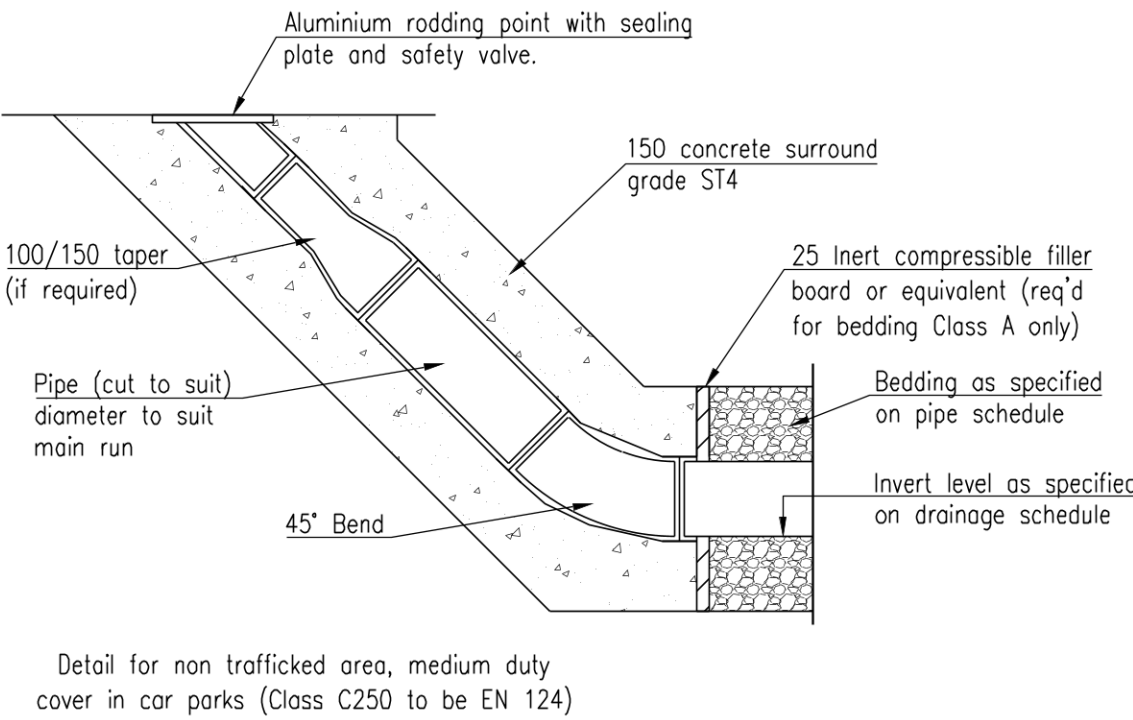


Plan

The use of precast rectangular concrete manhole units with 150mm C16/20 concrete surround is permitted. The concrete to be made with sulphate resisting cement unless otherwise agreed.

BRICK MANHOLE DETAIL

Max. Depth To Pipe Soffit 1m
Scale 1:20



Light Duty Rodding Eye Detail

Scale 1:20

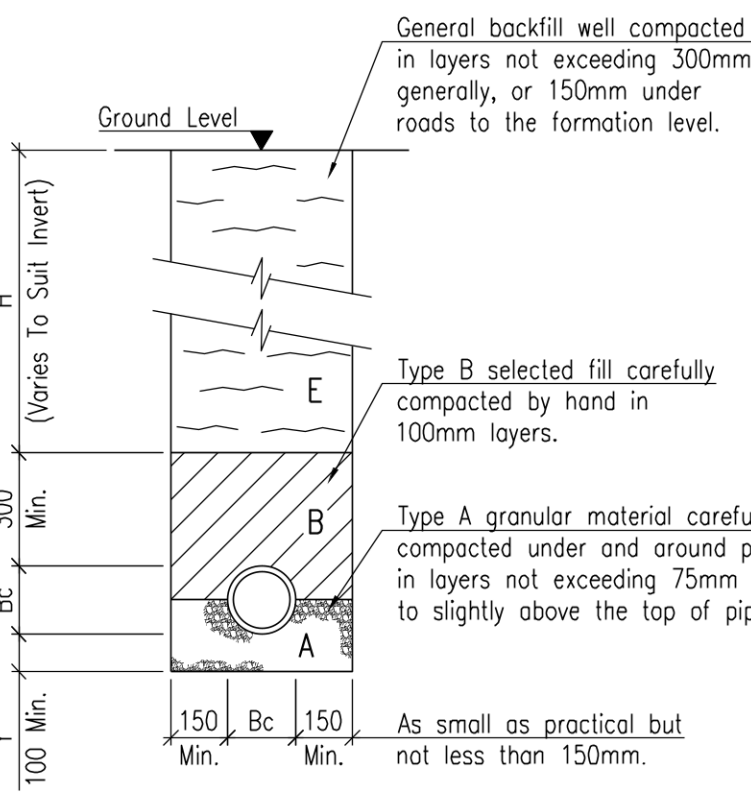
Detail for non trafficked area, medium duty cover in car parks (Class C250 to be EN 124)

PERMITTED PIPE/BEDDING TYPES		
PIPE BEDDING	DEPTH OF COVER BELOW ROADS	
	1.2m-3.5m	1.2m-3.5m
PIPE BEDDING	TYPE S	TYPE S
PIPE TYPE	CONCRETE CLASS 120 TO BS:5911-1	VITRIFIED CLAY TO BS:65, WITH FLEXIBLE JOINTS, SUPER STRENGTH CLASS FOR 225 AND 300mmØ. EXTRA STRENGTH CLASS FOR ALL OTHER SIZES.
COVER DEPTH	0.9m-1.2m	<0.9m
PIPE BEDDING	TYPE S + 150 CONC. SLAB	TYPE Z
PIPE TYPE	CONCRETE CLASS 120 TO BS:5911-1 AND VITRIFIED CLAY TO BS:65	CONCRETE CLASS 120 TO BS:5911-1 AND VITRIFIED CLAY TO BS:65

Table A

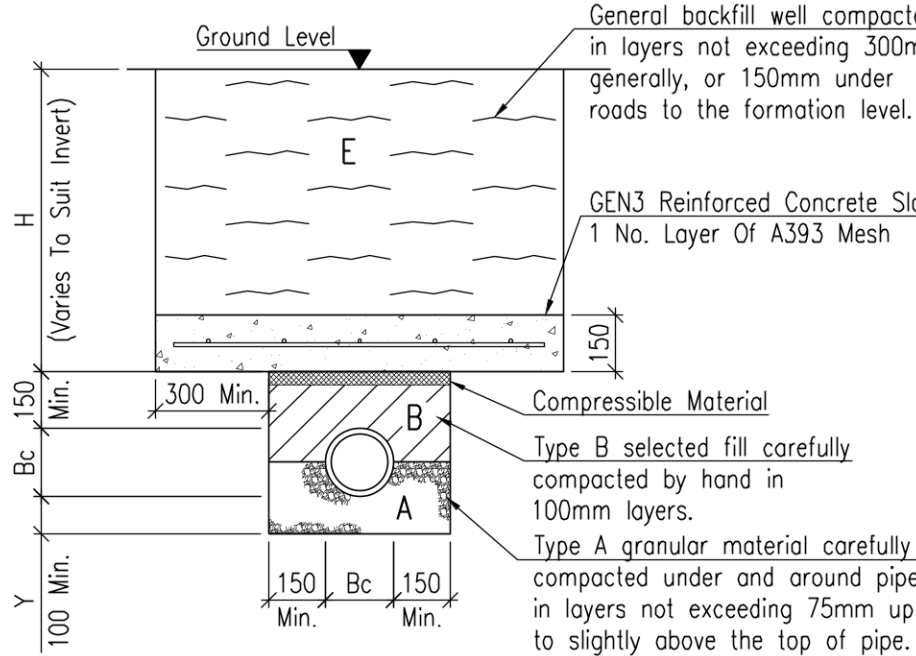
Granular bedding and sidefill material for vitrified clay pipes

PIPE SIZE DN (mm)	MAX. PARTICLE SIZE (mm)	NOMINAL SINGLE SIZE (mm)	GRADED SIZE (mm)	MAXIMUM CFE VALUE FOR AS-DUG
110	10	10	NOT PERMITTED	0.15
OVER 110 to 160	15	10 or 14	14 to 5	0.15
OVER 160 to 300	20	10,14 or 20	14 or 20 to 5	0.15
OVER 300 to 600	20	14 or 20	14 or 20 to 5	0.15



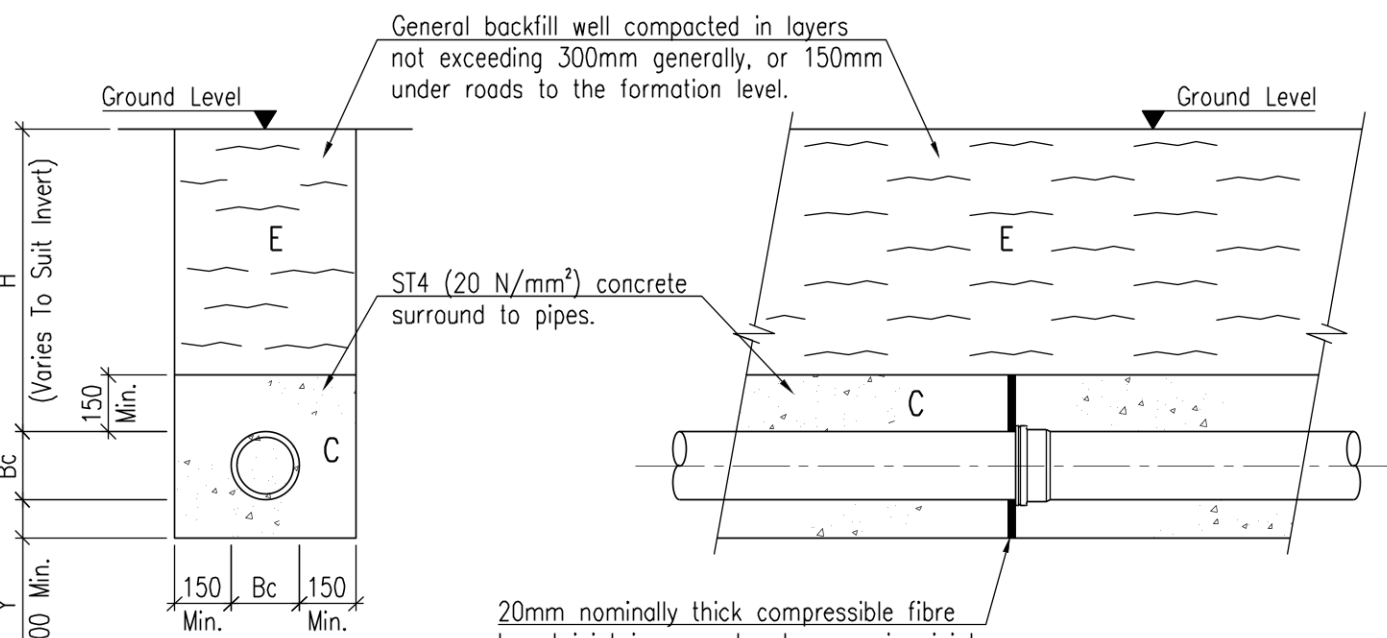
Type S Pipe Bedding

(Granular bed & surround)
Scale 1:20



Type S Pipe Bedding With Concrete Slab Protection

(Granular bed & surround)
Scale 1:20

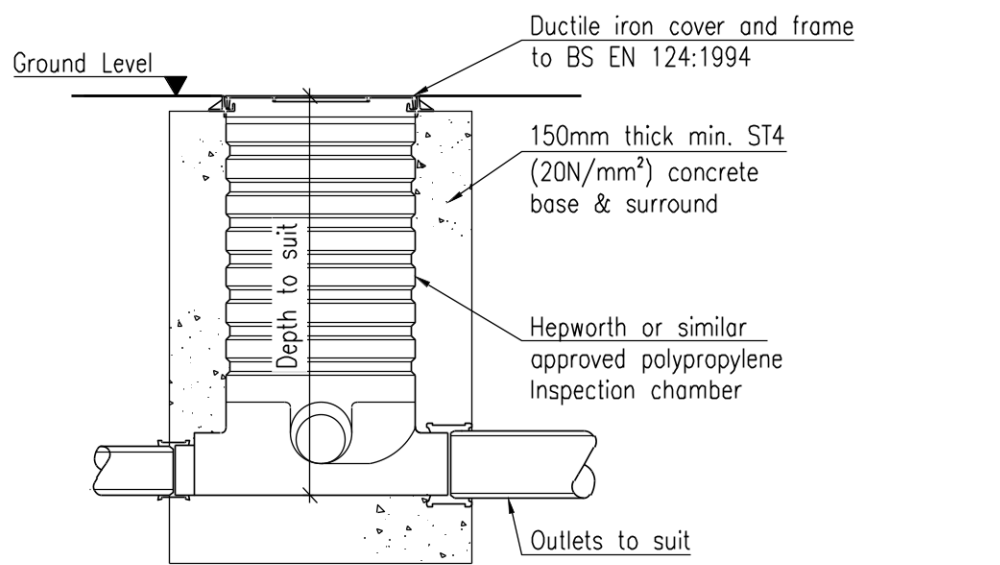


Section Through Pipe Trench

Type Z Pipe Bedding

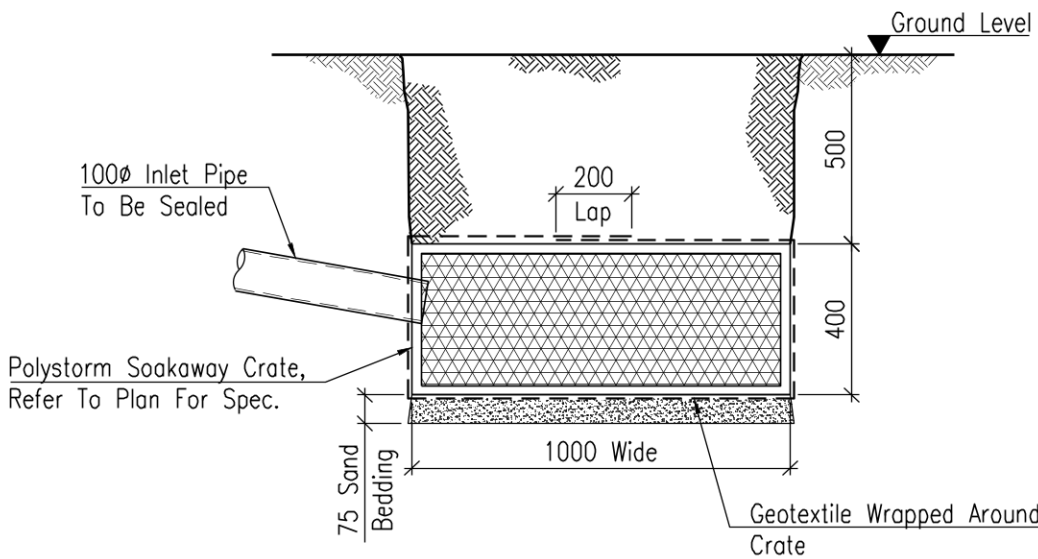
(Concrete surround)
Scale 1:20

Section Along Pipe Trench



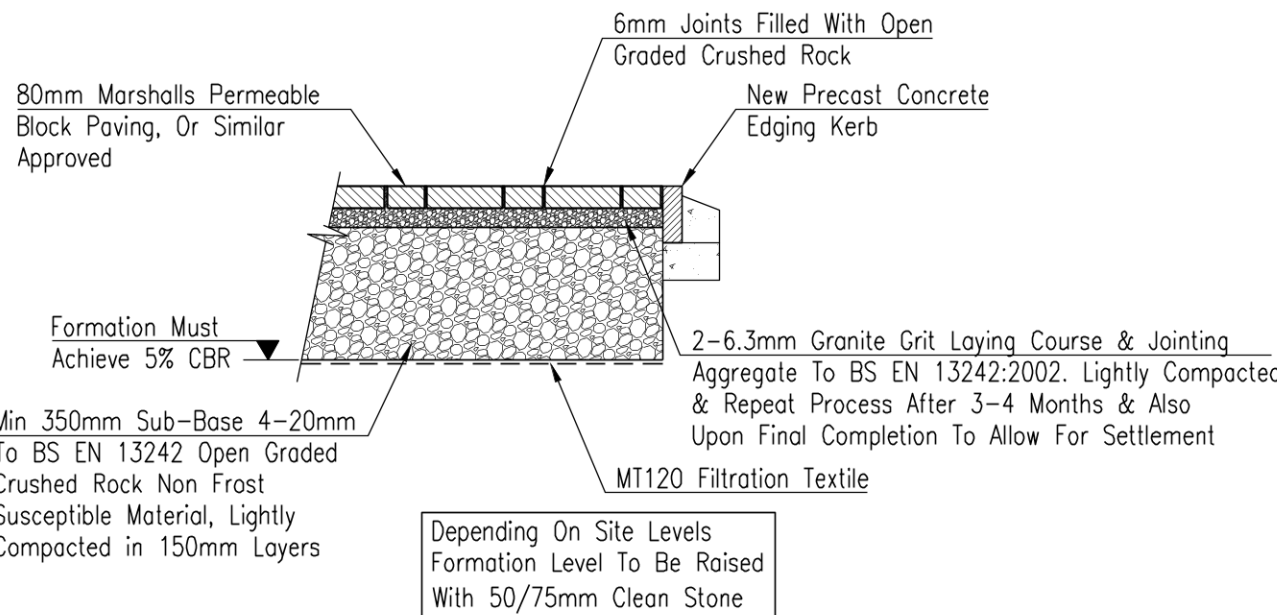
Typical Polypropylene Inspection Chamber

Scale 1:20



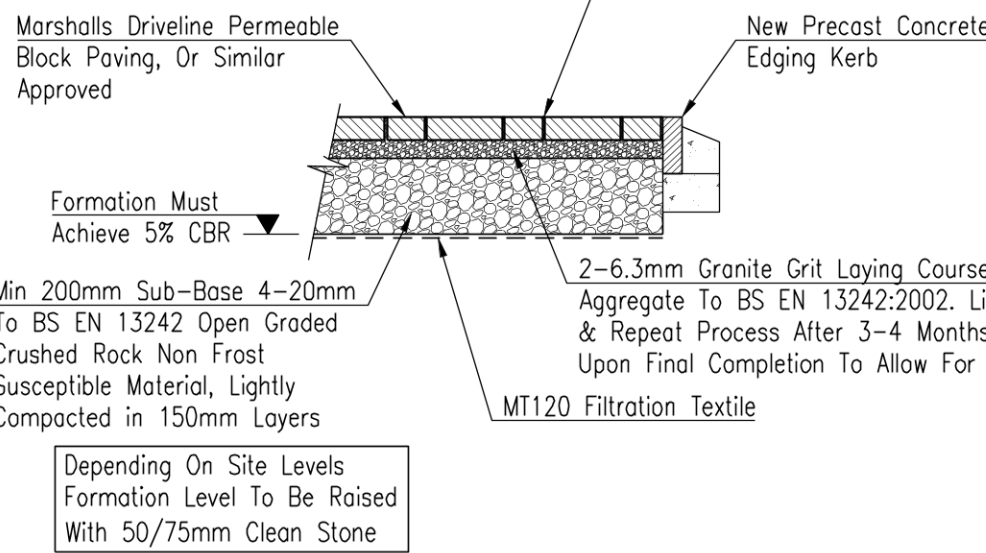
Soakaway Trench Detail

Scale 1:20



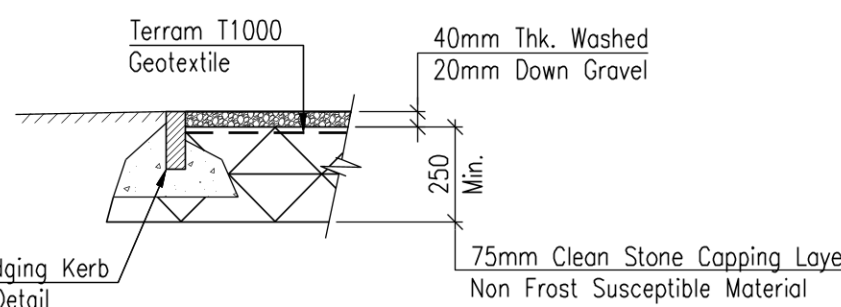
Typical Permeable Private Roadway Detail

Scale 1:20



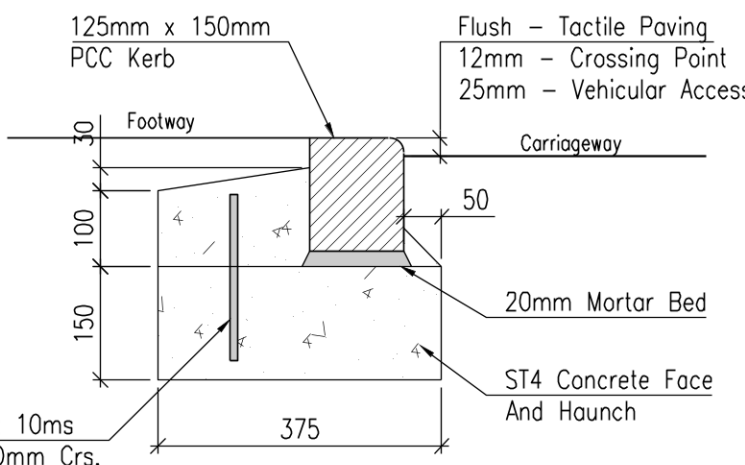
Typical Permeable Parking Space Detail

Scale 1:20



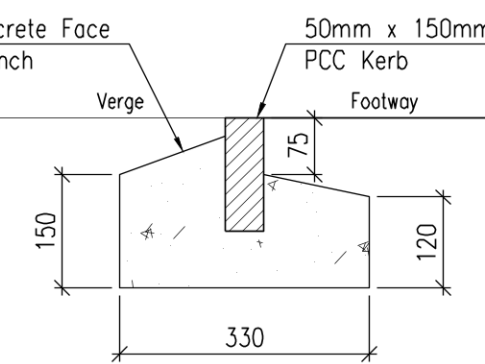
Typical Gravel Surface Detail

Scale 1:20



Typical Bull Nose Kerb Detail (BN 125x150mm)

Scale 1:10



Typical Edging Kerb Detail (EF 50x150mm)

Scale 1:10

MINIMUM DIMENSIONS FOR ACCESS FITTINGS AND INSPECTION CHAMBERS					
TYPE OF ACCESS	DEPTH TO INVERT FROM COVER LEVEL (m)	MINIMUM INTERNAL DIMENSIONS (i)		MINIMUM CLEAR OPENING SIZE (ii)	
		LENGTH x WIDTH (mm x mm)	CIRCULAR (mm)	LENGTH x WIDTH (mm x mm)	CIRCULAR (mm)
RODDING EYE	-	AS DRAIN BUT MINIMUM 100mm.	-	-	SAME SIZE AS PIPEWORK
ACCESS FITTING SMALL 150mm DIA. SMALL 150x100mm LARGE 225x100mm	0.6m OR LESS EXCEPT WHERE SITUATED IN A CHAMBER	150 x 100 225 x 100	150 225	150 x 100 (1) 225 x 100 (1)	SAME SIZE AS ACCESS FITTING
INSPECTION CHAMBER					
SHALLOW	0.6m OR LESS	225 x 100	190 (2)		190 (1)
MEDIUM	1.2m OR LESS	450 x 450	450	MIN 430 x 430	430
DEEP	GREATER THAN 1.2m	450 x 450	450	MAX 300 x 300 (3)	ACCESS RESTRICTED TO MAX 350 (3)

NOTES:
(1) THE CLEAR OPENING MAY BE REDUCED BY 20mm IN ORDER TO PROVIDE PROPER SUPPORT FOR THE COVER AND FRAME.
(2) DRAINS UP TO 150mm DIAMETER.
(3) A LARGER CLEAR OPENING COVER MAY BE USED IN CONJUNCTION WITH A RESTRICTED ACCESS. THE SIZE IS RESTRICTED FOR HEALTH AND SAFETY REASONS TO DETER ENTRY.

MINIMUM DIMENSIONS FOR MANHOLES					
TYPE OF ACCESS	SIZE OF LARGEST PIPE (DN)	MINIMUM INTERNAL DIMENSIONS (i)		MINIMUM CLEAR OPENING SIZE (ii)	
		RECTANGULAR LENGTH x WIDTH (mm x mm)	CIRCULAR DIAMETER (mm)	RECTANGULAR LENGTH x WIDTH (mm x mm)	CIRCULAR DIAMETER (mm)
MANHOLE LESS THAN 1.5m DEEP TO SOFFIT	LESS THAN OR EQUAL TO 150	750 x 675 (7)	1000 (7)	750 x 675 (2)	N/A (3)
	225	1200 x 675	1200	1200 x 675 (2)	
	300	1200 x 750	1200		
	GREATER THAN 300	1800 x (DN+450)	THE LARGER OF 1800 or (DN+450)		
MANHOLE GREATER THAN 1.5m DEEP TO SOFFIT	LESS THAN OR EQUAL TO 225	1200 x 1000	1200	600 x 600	600
	300	1200 x 1075	1200		
	375-450	1350 x 1225	1200		
	GREATER THAN 450	1800 x (DN+775)	THE LARGER OF 1800 or (DN+775)		
MANHOLE SHAFT (4) GREATER THAN 3.0m DEEP TO SOFFIT OF PIPE	STEPS (5)	1050 x 800	1050	600 x 600	600
	LADDER (5)	1200 x 800	1200		
	WINCH (6)	900 x 800	900		

NOTES:
(1) LARGER SIZES MAY BE REQUIRED FOR MANHOLES ON BENDS OR WHERE THERE ARE JUNCTIONS.
(2) MAY BE REDUCED TO 600x600mm WHERE REQUIRED BY HIGHWAY LOADING CONSIDERATIONS, SUBJECT TO A SAFE SYSTEM OF WORK BEING SPECIFIED.
(3) NOT APPLICABLE DUE TO WORKING SPACE NEEDED.
(4) MINIMUM HEIGHT OF CHAMBER IN SHUTTED MANHOLE 2m FROM BENCHING TO UNDERSIDE OF REDUCING SLAB.
(5) MINIMUM CLEAR SPACE BETWEEN LADDER OR STEPS AND THE OPPOSITE FACE OF THE SHAFT SHOULD BE APPROXIMATELY 900mm.
(6) WINCH ONLY - NO STEPS OR LADDERS, PERMANENT OR REMOVABLE.
(7) THE MINIMUM SIZE OF ANY MANHOLE SERVING A SEWER (i.e. ANY DRAIN SERVING MORE THAN ONE PROPERTY) SHOULD BE 1200x750mm RECTANGULAR OR 1200mm DIAMETER.

TABLE SHOWING PRIVATE MANHOLE/INSPECTION CHAMBER COVER GRADES AND AREAS OF USE

COVER GRADE TO BS EN: 124	LOCATION
D400	FOR USE IN INDUSTRIAL ROADS AND PARKING AREAS ACCESSIBLE TO ALL TYPES OF ROAD VEHICLES INCLUDING HGV'S.
C250*	FOR USE IN PRIVATE ROADS OR PARKING AREAS eg. CAR PARKS AND MINOR PRIVATE ROADS ACCESSIBLE TO REFUSE VEHICLES, FIRE APPLIANCES ETC WITH POSSIBLE OCCASIONAL HGV USE.
B125	FOR USE IN FOOTWAYS, PEDESTRIAN AREAS, DRIVEWAYS AND CAR PARKS ACCESSIBLE BY LIGHT VEHICLES ONLY.
A15	FOR USE IN AREAS WHICH CAN ONLY BE USED BY PEDESTRIANS AND PEDAL CYCLISTS

* D400 MAY BE USED IN LIEU OF C250 IF PREFERRED.

GENERAL DRAINAGE NOTES

- This drawing is to be read in conjunction with all other relevant Engineers and Architects details.
- All material & workmanship to be in accordance with 'Sewers for Adoption 6th Edition'.
- All work is to be carried out in accordance with the current British Standards, B.S. codes of practice & Building Regulations.
- Refer to SFA Specification for concrete grades & sand/ cement mortar grades. All precast & in-situ concrete to contain a minimum Class 3 sulphate resisting cement.
- Pre-formed channels are to be used at manholes.
- Granolithic concrete benching to be steel trowelled to a dense smooth face neatly shaped & finished to all branch connections & laid in accordance with the Specification.
- All dimensions are in millimetres u.n.o.
- Pipe bends to suit direction of flow.
- Manhole covers and frames to be to EN 124. Use grade D400 covers in vehicular movement areas and grade A15 covers in non-vehicular areas.

NOTES ON BEDDING DETAILS

Generally vitrified clay drainage pipework should be laid in accordance with BS 65 and BS 8301.

A-Type A granular material shall comply with WS No. 4-08-01 and shall be:-
(a) Imported single size or graded aggregate in accordance with BS 882 as shown in the table A.
(b) Selected as-dug granular bedding and sidefill material shall be free from organic matter, combustible materials, frozen soil, clay lumps larger than 75mm and stones larger than the maximum permitted particle size specified in table A depending on pipe size. The selected material shall be evaluated using the compaction fraction test detailed in Appendix A of WS No. 4-08-01. Material excavated from trenches dug through land contaminated with domestic, building or industrial waste should not be used.

B-Type B selected fill shall be: Uniform readily compactable material which is free from tree roots, vegetable matter, building rubbish, frozen soil, clay lumps and material retained on a 40mm sieve.

C-Concrete protection to pipe. For concrete grade refer to note 4 and concrete mix specification

E-General backfill shall be: Suitable excavated material from the trench (or imported) excluding boulders, lumps of concrete, timber and vegetable matter. Do not use heavy compactors before there is 600mm cover of material over the pipes.

Bc-External diameter of pipe.

H-When 'H' (depth of cover) is less than 0.9m below the finished surface of a road or less than 0.3m elsewhere use bedding class A or Z as appropriate for the material being used, or; Elsewhere use bedding class B or P as appropriate for the pipe being used. Provide temporary protection during construction against mechanical damage and frost.

Y-Depth of granular bedding Y shall be not less than 100mm beneath pipe barrels and shall be greater in soft or wet conditions or where the trench bottom is irregular.

ROAD CONSTRUCTION NOTES

- Do not scale from this drawing, if in doubt, ASK.
- Highway construction materials and workmanship shall be in accordance with the current edition of 'Lincolnshire County Council Development Road Specification and Construction' guide.
- This drawing shall be read in conjunction with all other relevant engineers and architects drawings.
- All work is to be carried out in accordance with the current British Standards, British Standard Codes of practice and Building Regulations.

Rev	Date	Remarks
B	24.09.21	Sub-Base Notes Amended Following LLFA Comments.
A	06.09.21	Addition of roadway detail.

FOR INFORMATION



Project
Proposed Residential Development at The Plough, Main Road, Deeping St Nicholas For East Anglia Civils

Title
Proposed Drainage & External Works Details

Date	Sept.'20	Scale	1:125	@A1
Drawn	AS	Checked	SRC	
Design	SRC	File Name	30320-02	Rev

DRG No. 30320/02

B

Soak-Away Test Trench 1 Test 1

Job Reference The Plough
Deeping St nicholas

SA01	
TIME (Mins)	DEPTH mm (d)
0	510
10	485
25	470
45	460
65	450
85	445
105	440
125	430
145	425
168	420
185	410

Job No. 30320

Date 06/08/2020

Trial Dimensions

A = 1.35 m
B = 0.45 m
C = 1.2 m

C.S.Area of
SA01 = 0.6075 m²

Total Volume = 0.061 m³
75% Volume = 0.046 m³
25%Volume = 0.015 m³

Time Taken From 75% Volume to 25% Volume

98 Mins

Effective Depth From 75% Volume to 25% Volume

0.05 m

50% Effective Internal Surface Area Including Base area

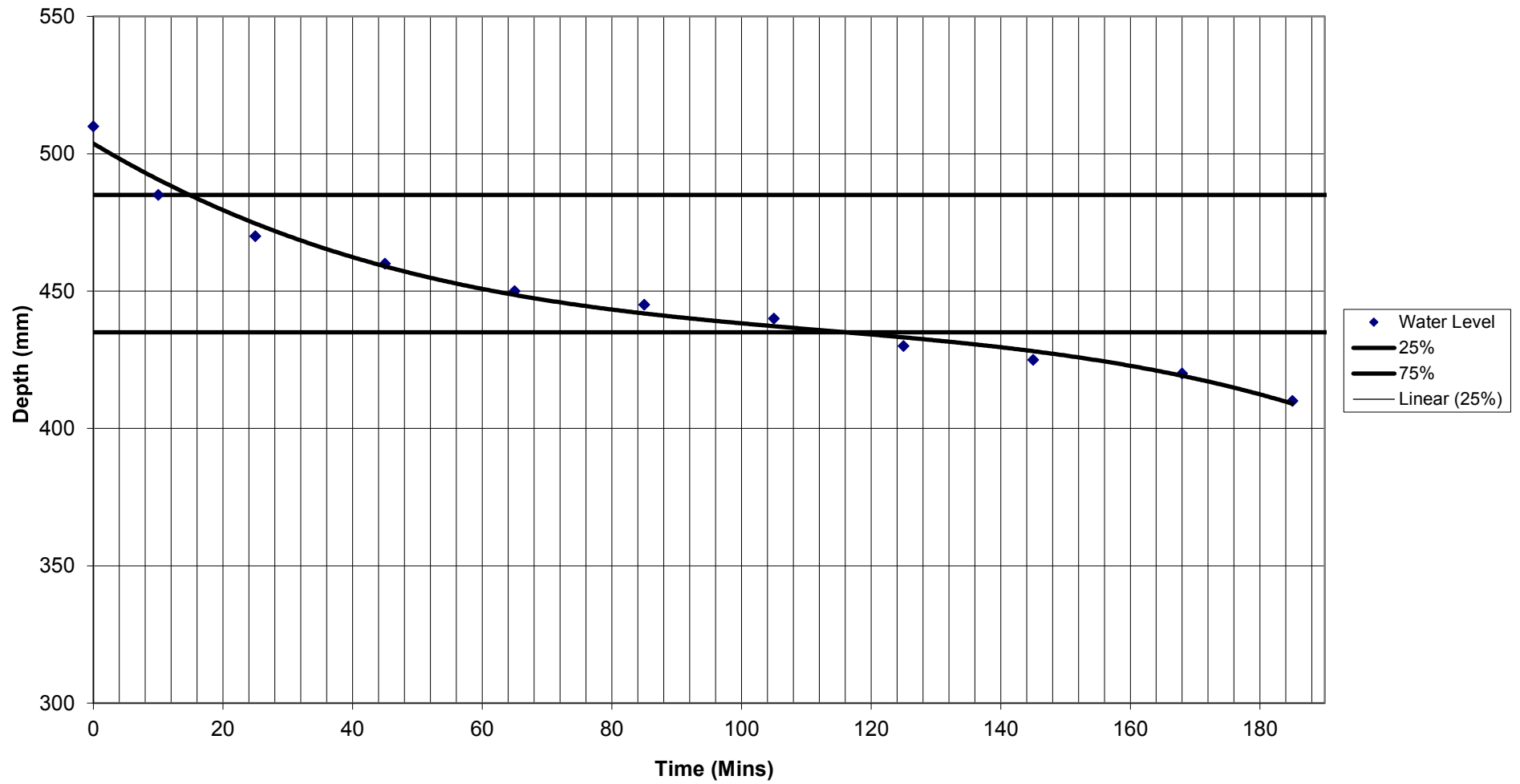
0.7875 m²

Soil Infiltration rate, f

6.560E-06 m/s

0.0236 m/hr

The Plough, Deeping St Nicholas For East Anglian Civils
Job No. 30320
Plot showing water level against time for Trench 1, test 1



Soak-Away Test Trench 1 Test 2

Job Reference The Plough
Deeping St nicholas

SA01	
TIME (Mins)	DEPTH mm (d)
0	490
5	485
15	480
35	475
55	470
75	460
95	455
115	450
135	445
155	440
175	435
195	425

Job No. 30320

Date 06/08/2020

Trial Dimensions

A = 1.35 m
B = 0.45 m
C = 1.2 m

C.S.Area of
SA01 = 0.6075 m²

Total Volume = 0.039 m³
75% Volume = 0.030 m³
25%Volume = 0.010 m³

Time Taken From 75% Volume to 25% Volume

97 Mins

Effective Depth From 75% Volume to 25% Volume

0.0325 m

50% Effective Internal Surface Area Including Base area

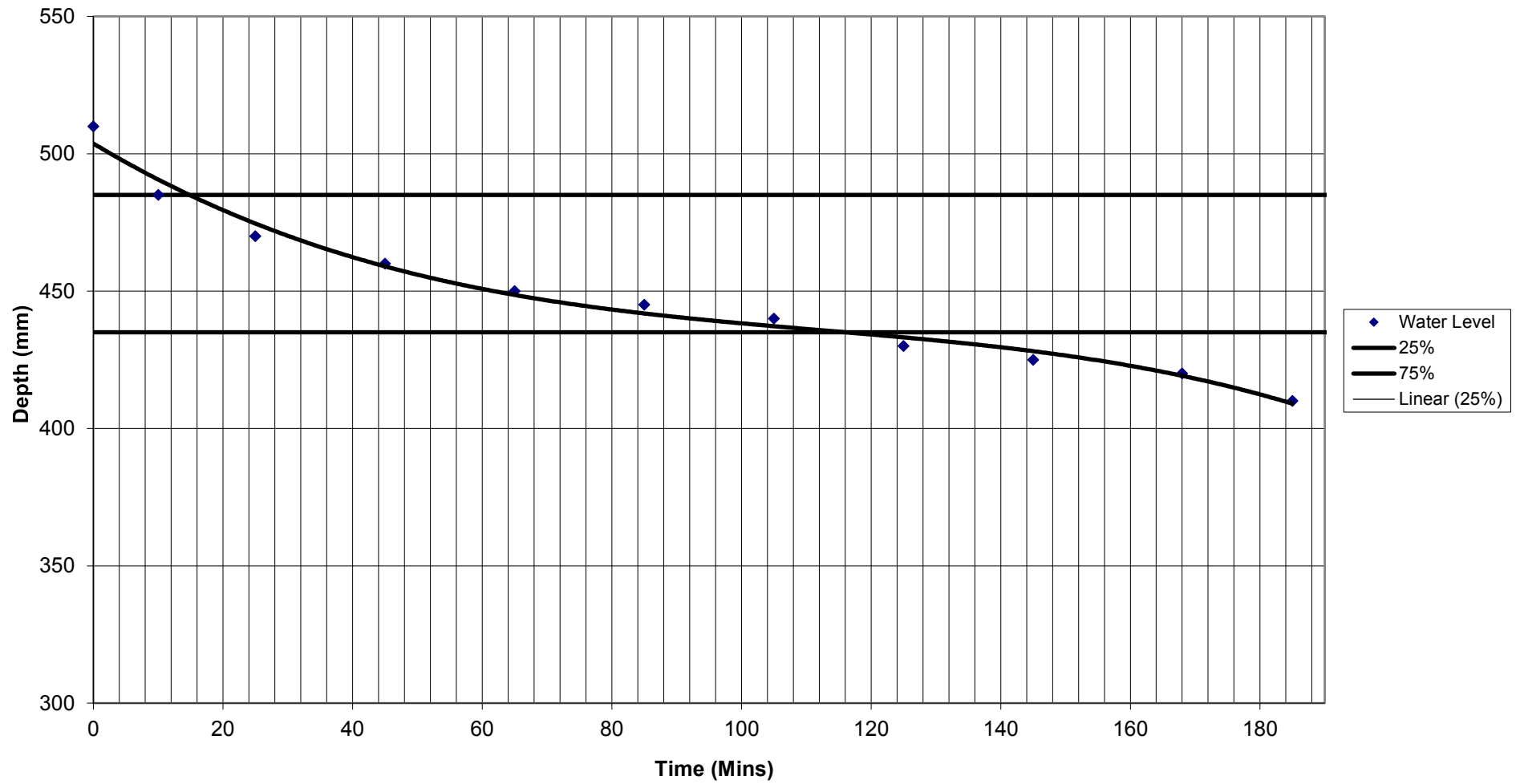
0.7245 m²

Soil Infiltration rate, f

4.682E-06 m/s

0.0169 m/hr

The Plough, Deeping St Nicholas For East Anglian Civils
Job No. 30320
Plot showing water level against time for Trench 1, test 1



Soak-Away Test Trench 2 Test 1

Job Reference The Plough
Deeping St nicholas

SA01	
TIME (Mins)	DEPTH mm (d)
0	480
10	465
25	450
45	435
65	425
85	420
105	415
125	405
145	400
165	390

Job No. 30320

Date 06/08/2020

Trial Dimensions

A = 1.4 m
B = 0.45 m
C = 1.2 m

C.S.Area of
SA01 = 0.63 m²

Total Volume = 0.057 m³
75% Volume = 0.043 m³
25%Volume = 0.014 m³

Time Taken From 75% Volume to 25% Volume

92 Mins

Effective Depth From 75% Volume to 25% Volume

0.045 m

50% Effective Internal Surface Area Including Base area

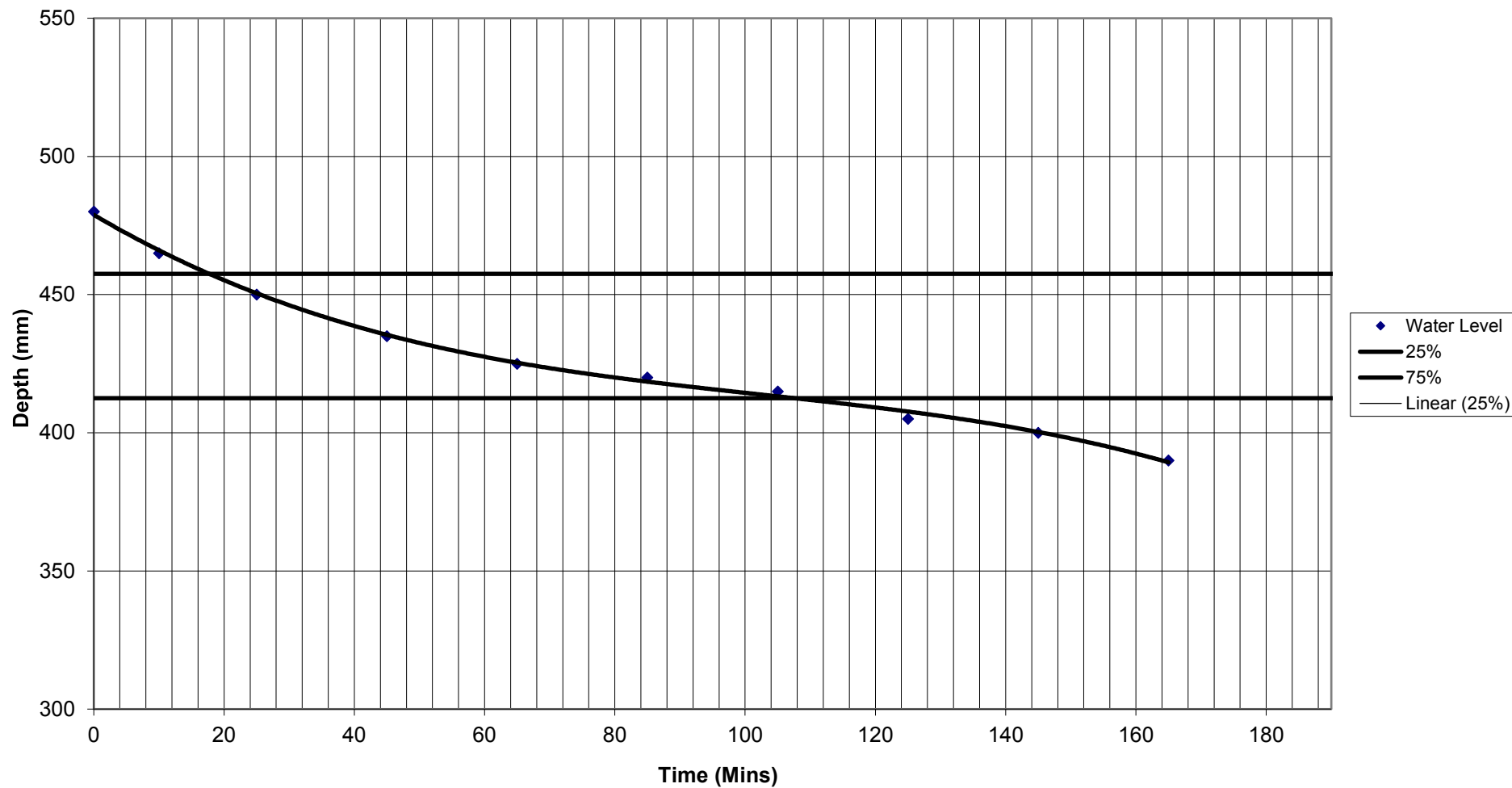
0.7965 m²

Soil Infiltration rate, f

6.448E-06 m/s

0.0232 m/hr

The Plough, Deeping St Nicholas For East Anglian Civils
Job No. 30320
Plot showing water level against time for Trench 2, test 1



Soak-Away Test Trench 2 Test 2

Job Reference The Plough
Deeping St nicholas

SA01	
TIME (Mins)	DEPTH mm (d)
0	515
15	500
35	485
55	470
75	460
95	450
115	440
135	435
155	425
175	415
195	410

Job No. 30320

Date 06/08/2020

Trial Dimensions

A = 1.35 m
B = 0.45 m
C = 1.2 m

C.S.Area of
SA01 = 0.6075 m²

Total Volume = 0.064 m³
75% Volume = 0.048 m³
25%Volume = 0.016 m³

Time Taken From 75% Volume to 25% Volume

94 Mins

Effective Depth From 75% Volume to 25% Volume

0.0525 m

50% Effective Internal Surface Area Including Base area

0.7965 m²

Soil Infiltration rate, f

7.100E-06 m/s

0.0256 m/hr

The Plough, Deeping St Nicholas For East Anglian Civils
Job No. 30320
Plot showing water level against time for Trench 1, test 1

