## _planningadvice

**From:** Grant, David
**Sent:** 05 March 2020 12:05
**To:** _planningadvice
**Subject:** The Yews H04-0103-20

Please add this email to the file under 6SUP – Proposed soakaway details.

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.

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**From:** AKM Architecture [mailto:info@akmarchitecture.co.uk]
**Sent:** 04 March 2020 14:15
**To:** Grant, David
**Subject:** RE: The Yews H04-0103-20

**This message originated from outside your organization**

Hi David,

I have received the following information regarding the size / type of soak away. Please let me know if this is sufficient. Thanks,

"The stable roof amounts to 68m2 , for this area we would suggest .75m3 of soakaway crates. You do not say if there will be vehicle traffic going over the crates so I have quoted on standard crates .
I have added 4m of geotextile fabric that the crates will need to be wrapped in before being buried."

Kind regards,

Angela Keen BA(Hons), March
DIRECTOR

t: 01775 54 53 52
a: 5 Station Street, Donington, Spalding, PE11 4UQ
w: www.akmarchitecture.co.uk
f: www.facebook.com/AKMArchitecture/




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**From:** Grant, David
**Sent:** 04 March 2020 11:32
**To:** 'AKM Architecture'
**Subject:** RE: The Yews H04-0103-20

Dear Angela,

I have spoken to Clinton Bell who is the Building Control Manager. In order to satisfy the condition compliance application, information as to the size of the soakaway and flowrate must be submitted so that Building Control can provide a formal response. At the moment the block plan only shows the soakaway location.

Kind regards,

**David Grant** | Senior Planning Officer | **South Holland District Council**
Direct Dial: 01775 764472
www.sholland.gov.uk
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**From:** AKM Architecture [mailto:info@akmarchitecture.co.uk]
**Sent:** 04 March 2020 10:00
**To:** Grant, David
**Subject:** RE: The Yews H04-0103-20

**This message originated from outside your organization**

Hi David

Thank you for your email. The site currently has two soakaways in the next field that serve the house that work perfectly. The water that is directed to the soakaway, is rainwater that would have fallen on the land regardless. As with the house and extension, a soak away proposed will be the size required to deal with the amount of rainwater. There is no issues with flooding in the field proposed, its not directly near the common law water courses.

The stables is a very small building creating no additional water than what would have fallen anyway – being discharged into a field that has no issues with flooding and not located directly next to a water course. I'm not sure what the issue is here.

Kind regards,

Angela Keen BA(Hons), March
DIRECTOR

t: 01775 54 53 52
a: 5 Station Street, Donington, Spalding, PE11 4UQ
w: www.akmarchitecture.co.uk
f: www.facebook.com/AKMArchitecture/

**From:** Grant, David
**Sent:** 03 March 2020 09:50
**To:** 'info@akmarchitecture.co.uk'
**Subject:** The Yews H04-0103-20

Dear Mrs Keen,

My name is David Grant and I am the assigned Planning Officer for this application. Please find below a request for supporting evidence as to the effectiveness of soakaways on site.

Yours sincerely,

**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:** planningadvice@sholland.gov.uk [mailto:planningadvice@sholland.gov.uk]
**Sent:** 27 February 2020 11:34
**To:** Grant, David
**Subject:** Online web comments received for application: H04-0103-20

**H04-0103-20**

Comments have been received on the above application via the website and have been transferred to Ocella.

The comments are as follows:

**Consultee Name:** Black Sluice Internal Drainage Board

**Address:** Station Road Swineshead

**Date Transferred:** Unrecognised Format

**Planning Officer:** David Grant

**Response Type:** **Comments**

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**Comments:**

*The Board notes the documentation provided by the applicant, but this merely shows the location of the proposed soakaway, with no supporting evidence that soakaways will work. The planning authority must be satisfied, in their role as the consenting authority for surface water schemes, that evidence that soakaways will be suitable for the development has been provided, particularly in the light of the recent rainfall events over the*

*last 6-8 months. The applicant should also be reminded of their riparian ownership and maintenance responsibilities within common law for any watercourses bounding the land affected, including any watercourses along highways boundaries which the landowner is deemed as solely responsible for. Further information can be obtained here: https://www.gov.uk/guidance/owning-a-watercourse*

Consult_Off_WM ODB127

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