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Tuesday 19th May 2026

H14-0083-26 VERNATT'S STRATEGIC URBAN EXTENSION, PHASE 1 – YEWS FARM PHASE 2 – ASHWOOD HOMES LIMITED – RESPONSE TO CONSULTEE COMMENTS

Dear Mark,

Please find attached updated drawings and documents in response to comments made on the layout. We also respond in turn to the consultee comments from the Planning Portal.

The following amended plans/documents are attached:-

Existing Report / Drawing	New Report / Drawing	Notes
22036 - Biodiveristy Net Gain Assessment	22036 - Biodiversity Net Gain Assessment (BNGA)	Supersede existing report
	22036 - Statutory Biodiversity Metric Calculation Tool (SBMCT)	New document
22036 - Biodiversity Management Plan	22036 - Biodiversity Management Plan (Phase 2) (Cond 23)	Supersede existing report
Yew Farm Pinchbeck PEAR and BNG	22036 – Addendum Ecological Appraisal (Phase 2)	Supersede existing report
	2193-LCC-STL-SK-LTG-STL-1300-0001 - Const - S38 Street Lighting	New streetlight drawing
17947 Acoustic Report	18825 - Recommendations on noise mitigation measures for the Yew Tree Farm residential development – Phase 2	Supersede existing report
074b-SL-201 - Overall Site Layout	074b-SL-201 Rev A - Overall Site Layout	Supersede existing drawing
074b-SL-202 - Phase 2 Site Layout Sheet 1	074b-SL-202 Rev A - Phase 2 Site Layout Sheet 1	Supersede existing drawing
074b-SL-203 - Phase 2 Site Layout Sheet 2	074b-SL-203 Rev A - Phase 2 Site Layout Sheet 2	Supersede existing drawing

074b-BT-204 - Boundary Treatment Sheet 1	074b-BT-204 Rev A - Boundary Treatment Sheet 1	Supersede existing drawing
074b-BT-205 - Boundary Treatment Sheet 2	074b-BT-205 Rev A - Boundary Treatment Sheet 2	Supersede existing drawing
074b-PSL-206 - Patio Slab Layout Sheet 1	074b-PSL-206 Rev A - Patio Slab Layout Sheet 1	Supersede existing drawing
074b-PSL-207 - Patio Slab Layout Sheet 2	074b-PSL-207 Rev A - Patio Slab Layout Sheet 2	Supersede existing drawing
074b-EVCP-208 - EV Charger Plan	074b-EVCP-208 Rev A - EV Charger Plan	Supersede existing drawing
074b-CSP-209 - Cycle Storage Plan	074b-CSP-209 Rev A - Cycle Storage Plan	Supersede existing drawing
074b-AMP-211 - Acoustic Measures Plan	074b-AMP-211 Rev A - Acoustic Measures Plan	Supersede existing drawing
074b-MSL-212 - Materials Layout South	074b-MSL-212 Rev A - Materials Layout South	Supersede existing drawing
074b-MSL-213 - Materials Layout North	074b-MSL-213 Rev A - Materials Layout North	Supersede existing drawing
074b-BDP-214 - Biodiversity Plan South	074b-BDP-214 Rev A - Biodiversity Plan South	Supersede existing drawing
074b-BDP-215 - Biodiversity Plan North	074b-BDP-215 Rev A - Biodiversity Plan North	Supersede existing drawing
74b-MCCP-250 - Management Company Conveyance Plan (South)	74b-MCCP-250 Rev A - Management Company Conveyance Plan (South)	Supersede existing drawing
74b-MCCP-251 - Management Company Conveyance Plan (North)	74b-MCCP-251 Rev A - Management Company Conveyance Plan (North)	Supersede existing drawing
AHL-1673-02-DR-001 - Drainage Strategy Phase 2	AHL-1673-02-DR-001-P2 - Drainage Strategy Phase2	Supersede existing drawing
AHL-1673-02-DR-002 - Catchment Plan Phase 2	AHL-1673-02-DR-002-P2 - Catchment Plan Phase2	Supersede existing drawing
AHL-1673-02-DR-003 - Flood Levels Plan Phase 2 and 3	AHL-1673-02-DR-003-P2 - Flood Levels Plan Phase2&3	Supersede existing drawing
AHL-1673-02-DR-005 - Drainage Strategy Phase 3	AHL-1673-02-DR-005-P2 - Drainage Strategy Phase3	Supersede existing drawing
AHL-1673-02-DR-006 - Catchment Plan Phase 3	AHL-1673-02-DR-006-P2 - Catchment Plan Phase3	Supersede existing drawing
AHL-1673-02-DR-007 - Temp Surface Water Strategy Ph 3	AHL-1673-02-DR-007-P2 - Temp Surface Water Strategy Phase3	Supersede existing drawing
	AHL-1673-02-DR-008 - Section 104 Compound Swept Path Analysis	New drawing
AHL-1673-02-HW-001-P1 - S38 General Arrangement	AHL-1673-02-HW-001-P4 - S38 General Arrangement	Supersede existing drawing
AHL-1673-02-HW-002 - S38 General Arrangement phase 3	AHL-1673-02-HW-002-P3 - S38 General Arrangement phase 3	Supersede existing drawing
	Surface Water Network 3-V1	New calculations

NETWORK RAIL COMMENTS – RECEIVED 16/03/2026

We will pick up Network Rail requirements in respect to the Construction Methodology, Boundary Treatment and External Lighting through discharge of conditions. However, we note that these details have been provided and are available on the Reserved Matters Application.

LCC HIGHWAY COMMENTS – RECEIVED 13/03/2026

A meeting was held with LCC HIGHWAYS on 7th May 2026. From that meeting it was agreed that pedestrian connectivity would be added between plots 218 and 316. The cycle link to Blue Gowt Lane would also be extended to Blue Gowt Lane and the existing track in this area re surfaced to match the proposed cyclepath connection. It was also agreed that no connectivity would be required to the Spalding Western Relief Road and this was subsequently agreed with Teresa James and Dean Whitehead.

Due to the changes in this area and resurfacing the track, it has also been necessary to reorientate the pump station.

In respect of drainage comments, we confirm that the drain for the site discharge is a riparian watercourse and will be retained as an open watercourse. As such, this is already noted on the Management Company Conveyance Plan to be maintained by the Management Company. We are also in dialogue with Welland and Deepings IDB in respect of a discharge consent for the discharge to this watercourse.

BNG ECOLOGIST COMMENTS - RECEIVED 27/02/2026

We attach a revised Biodiversity Net Gain Assessment (BNGA) and Statutory Biodiversity Metric Calculation Tool (SBMCT) in response to the comments raised.

LINCS FIRE AND RESCUE COMMENTS – RECEIVED 23/02/2026

FIRE HYDRANT – We trust this will be conditioned as part of the planning permission and we will provide details to discharge this condition at the relevant time.

VEHICLE ACCESS ROUTE SPECIFICATION – This will be picked up as part of the detailed design of the site and through Building Regulations approval prior to site start.

We trust the above and attached are self-explanatory and sufficient for your current needs,

Yours faithfully,



Gavin Baxter, BSc (Hons)

Technical Manager