

From: [Jackson, Paul](#)
To: [_planningadvice](#)
Cc: [Buttery, Lucy](#); [Norman, Phil](#)
Subject: RE: Consultation - H14-1218-21: Land at Yews Farm
Date: 20 December 2021 20:35:32

Thank you for consulting me on these proposals.

This hybrid application accords to the first formal application relating to land forming part of the Vernatts sustainable urban extension (SUE) as identified in the adopted South East Lincolnshire Local Plan 2011-36 (SELLP). It relates to land forming part of Phase 1, the first phase to the wider Vernatts SUE.

The Vernatts urban extension is expected to meet a significant part of both Spalding and the wider districts housing needs and help fund the delivery of the Spalding Western Relief Road (SWRR). Phase 5 of the SWRR, the northern phase, is currently under construction and will provide direct access into the application site itself, the wider Vernatts SUE and beyond.

Policy 15 to the SELLP, amongst others, is of direct relevance to the determination of these proposals and requires the provision of contributions towards the delivery of section 5 to the SWRR. At this juncture I am unable, in the absence of an assessment of viability and specific proposals regarding the proposed level of contributions, to provide a fully informed response.

I would be pleased if you would keep me informed of developments regarding the progress of this application, including the submission of a detailed viability assessment. Once this is received I will be in a position to respond appropriately. At this stage, and mindful of the content of the submitted material, my position is that I am generally supportive of the proposals as they would seem to accord with the principles of the policies and land allocations set out in the adopted SELLP. That said, it would be premature to comment further at this stage in the absence of viability evidence and details of contributions the development proposes to make towards section 5 to the SWRR and other matters, as required under the provisions of both the statutory policies to the adopted SELLP and the over-arching NPPF as revised; and supporting planning practice guidance.

Paul

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From: planningadvice@sholland.gov.uk <planningadvice@sholland.gov.uk>

Sent: 30 November 2021 11:34

To: Jackson, Paul <pauljackson@sholland.gov.uk>

Subject: Consultation - H14-1218-21: Land at Yews Farm

PLANNING CONSULTATION

Reference Number: H14-1218-21

Type: FULL

Proposal: Hybrid planning application seeking full planning permission for 100 new homes, landscaping and infrastructure and outline planning permission (all matters reserved except access) for up to 300 new homes, landscaping and infrastructure.

Location: Land at Yews Farm Spalding Road

Applicant: Ashley King (Developments) Ltd.

The Council have received the above application and would be pleased to receive any observations you may wish to make. You can make comments by clicking on the link below and using the **Enter Comment** button to leave your observations.

[Click here to view the application](#)

The deadline for submission of comments is **21st December 2021** and please be aware that representations submitted in relation to planning applications will be available for public inspection.

If you need any assistance please contact **Lucy Buttery** who is dealing with this application.

Note:

If this is a Householder Application, in the event of an appeal against a refusal of planning permission, which is to be dealt with on the basis of representations in writing, any representations made about this application will be sent to the Secretary of State and there will be no further opportunity for you to comment at appeal stage.