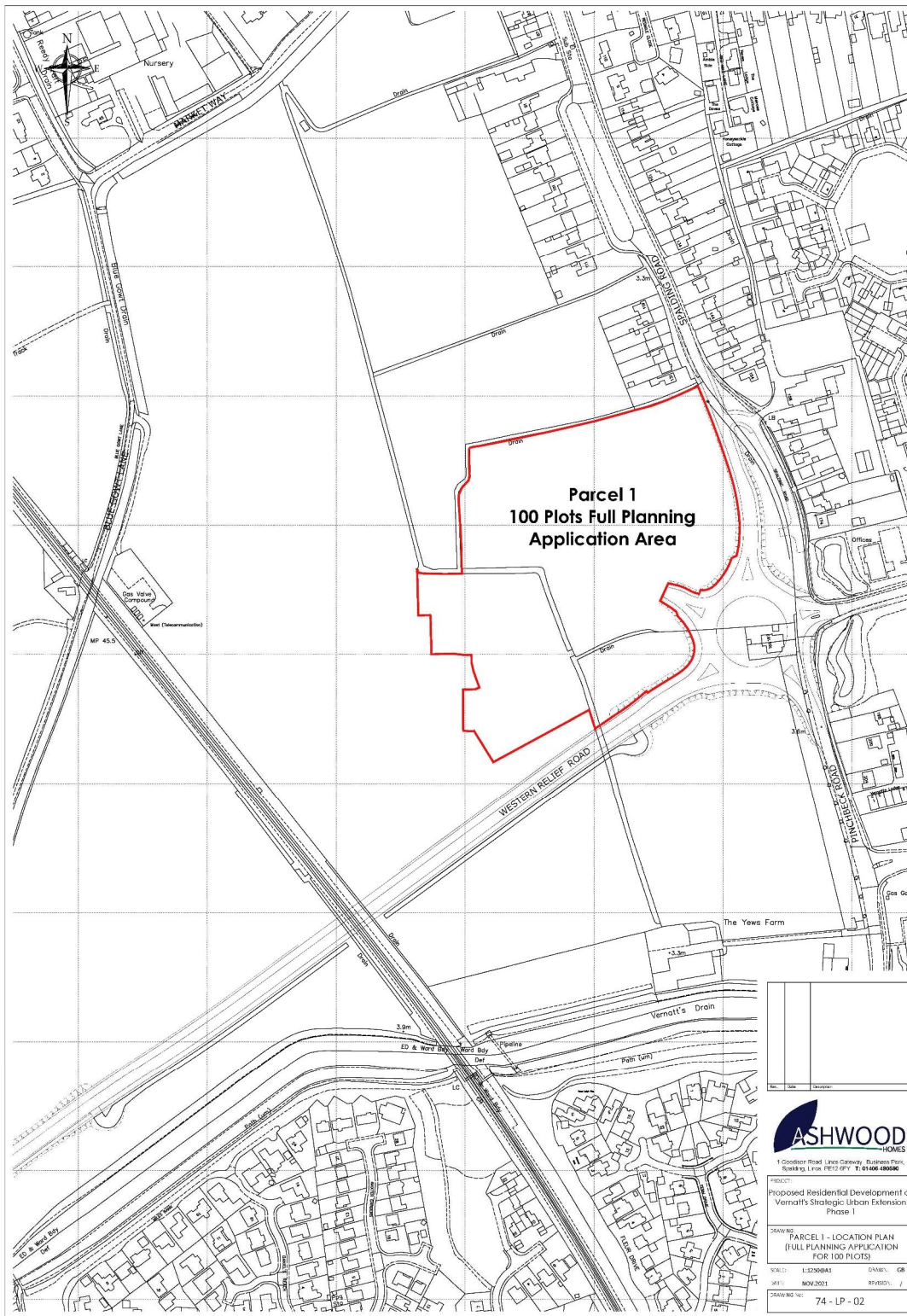


# Welcome to the Planning Committee





No.	Date	Revision

**ASHWOOD HOMES**  
 1 Goodson Road, Lincs Gateway, Business Park,  
 Skegging, Lincs PE17 0FY T: 01406 480090

PROJECT:  
 Proposed Residential Development of  
 Vernatt's Strategic Urban Extension  
 Phase 1

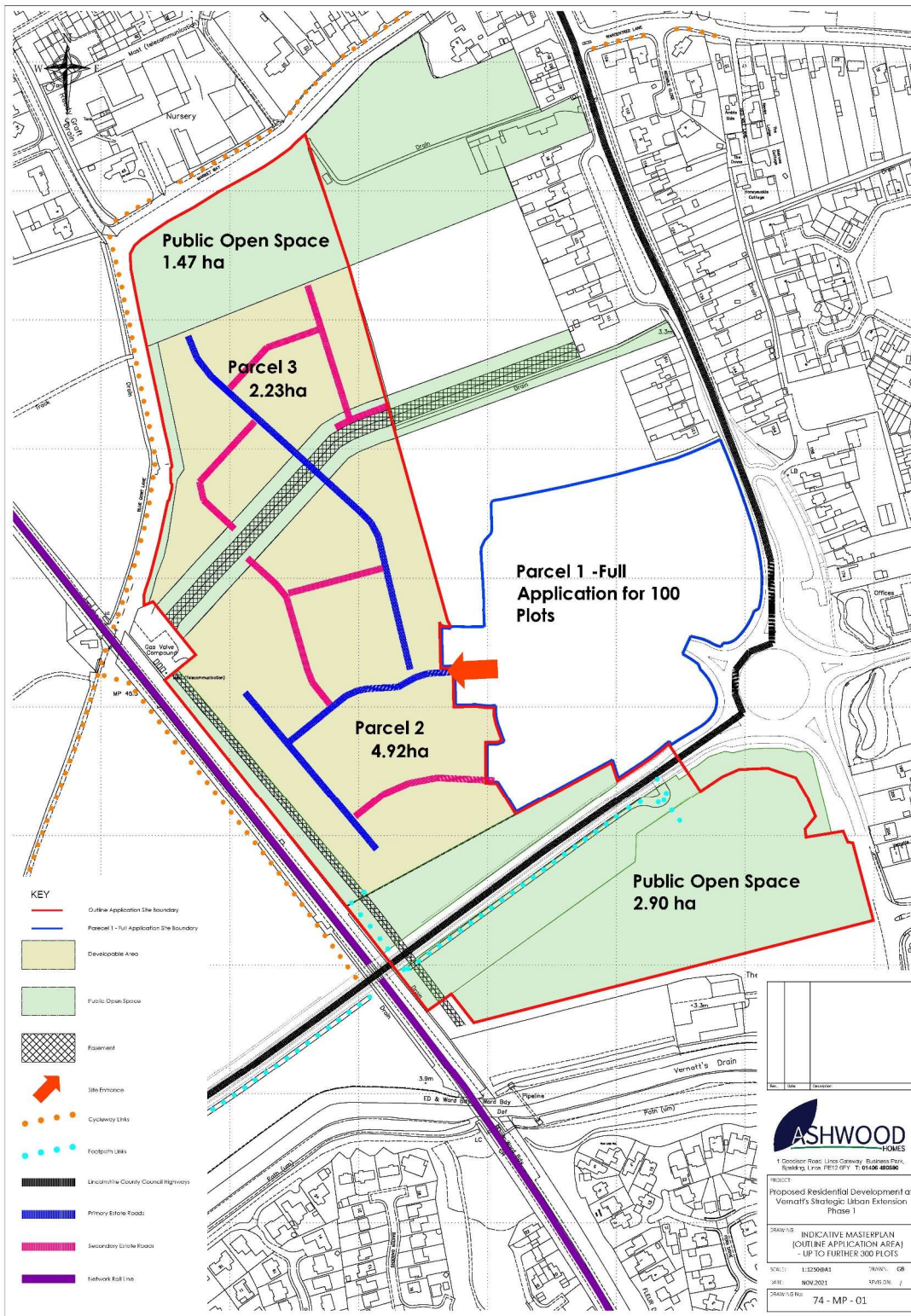
DRAWING NO:  
 PARCEL 1 - LOCATION PLAN  
 (FULL PLANNING APPLICATION  
 FOR 100 PLOTS)

SCALE: 1:25000 A1 DRAWN: GR  
 DATE: NOV 2021 REVISION: /

DRAWING NO: 74 - LP - 02









**KEY**

- Adjoining Land in Applicant's Ownership
- Site Boundary (Approx 1:1000 Pitch)
- Footing wall: TYPE - A
- Footing wall: TYPE - B
- 1000mm Facing Brick wall (or CL to match adjacent property): TYPE - C
- Angled Water Drainage Easement\*
- Drainage Easement
- Utility Easement TBC
- Filter Drains
- \* Rainwater Collection Areas (8000w or 600mm<sup>2</sup> pipes Per Dwelling)
- \* Alternative Footing
- \* Alternative Feet
- \* Plot Homes

House Type Schedule - Open Market				
House Type	Dist	Storages	Bed	No of
Det	152	2	20-25	13
Aire	302	2	20-25	13
Aire	310	2	20-25	2
Close	310	2	20-25	10
Lock	1079	2	20-25	12
Mere	1380	2	20-25	13
Rutland	1388	2	20-25	12
Merle V	1388	2	20-25	2
Severn	1392	2	20-25	4
Humber	1378	2	20-25	3
Tay	1770	2	20-25	2
<b>Total</b>				<b>95</b>

House Type Schedule - Rented					
House Type	Dist	Storages	Bed	No of	
A	A338	338	2	19-20	2
A	A732	732	2	20-25	3
<b>Total</b>				<b>5</b>	

House Type Schedule - First Home					
House Type	Dist	Storages	Bed	No of	
A	A732	732	2	20-25	1
A	A90	90	2	20-25	1
<b>Total</b>				<b>2</b>	

Plot Schedule	
Plot No	House Type
1	RIBBLE V
2	HUMBER
3	RIBBLE V
4	TAY
5	RUTLAND
6	RUTLAND
7	SEVERN
8	HUMBER
9	TAY
10	RUTLAND
11	TAY
12	RUTLAND
13	LOCK
14	LOCK
15	LOCK
16	LOCK
17	RUTLAND
18	LOCK
19	DEE
20	DEF
21	LOCK
22	MERE
23	AIRE
24	TAY
25	CLYDE

Plot Schedule	
Plot No	House Type
26	CLYDE
27	CLYDE
28	CLYDE
29	RUTLAND
30	MERE
31	CLYDE
32	CLYDE
33	RUTLAND
34	LOCK
35	AIRE
36	AIRE
37	AIRE
38	AIRE
39	RUTLAND
40	LOCK
41	AIRE
42	DEF
43	DEF
44	RUTLAND
45	RUTLAND
46	LOCK
47	LOCK
48	LOCK
49	LOCK
50	LOCK

Plot Schedule	
Plot No	House Type
51	MERE
52	MERE
53	RUTLAND
54	AIRE
55	AIRE
56	TAY
57	LOCK
58	MERE
59	DEF
60	DEF
61	MERE
62	SEVERN
63	SEVERN
64	DEF
65	DEF
66	DEF
67	HUMBER
68	RIBBLE V
69	TAY
70	TAY
71	LOCK
72	MERE
73	MERE
74	LOCK
75	DEF

Plot Schedule	
Plot No	House Type
76	DEF
77	DEF
78	AIRE
79	MERE
80	TAY
81	MERE
82	RUTLAND
83	A732
84	A732
85	A732
86	A732
87	A732
88	A732
89	A732
90	A732
91	CLYDE
92	MERE
93	AIRE
94	TAY
95	MERE
96	AIRE
97	AVON
98	AVON
99	CLYDE
100	CLYDE

**ASHWOOD HOMES**

1 Goodson Road, Livers Gully, Business Park, Reading, Oxon, RG1 6YU. T: 01493 802880

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PROJECT: Proposed Residential Development of Vermont's Strategic Urban Extension Phase 1

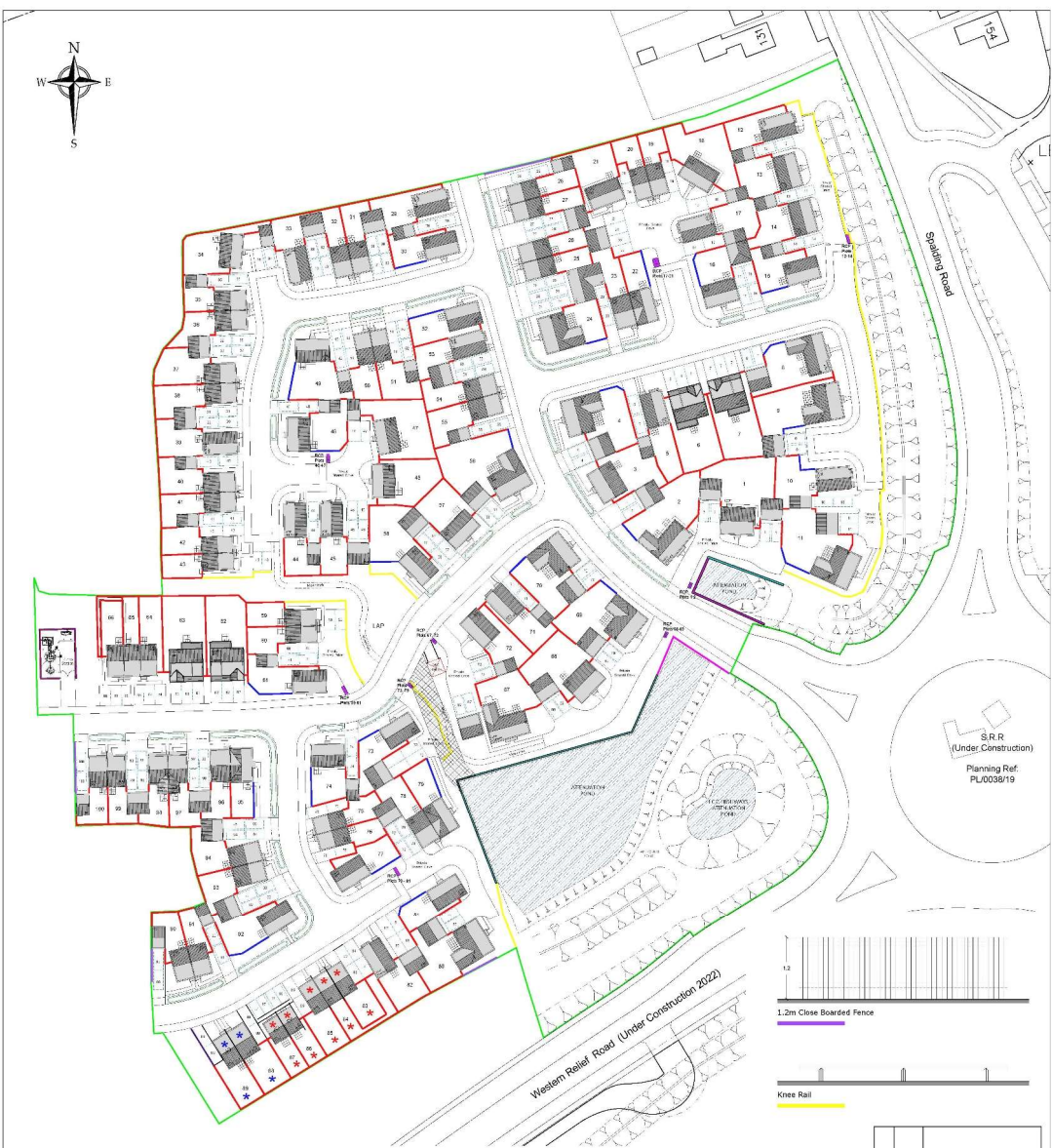
DRAW NO: Site Layout Phase 1 - 100 Plots

SCALE: 1:500 BAI DRAWN: MEE

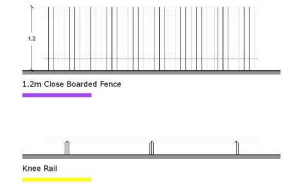
DATE: NOV 2021 SITE NO: D

DRAW NO: 74-SL-01

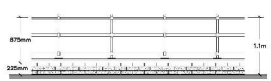




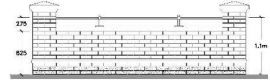
S.R.R.  
(Under Construction)  
Planning Ref:  
PL/0038/19



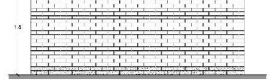
**KEY**



**WALL TYPE - A - View from Road**  
Feature Brick Wall with 800mm High Black Metal Railing



**WALL TYPE - B - View from Road**  
Feature Brick Wall with Black Metal Railing



**WALL TYPE - C**  
1.8m High Brick Wall



**WALL TYPE - A - View from Pond**



**WALL TYPE - B View from Pond**



**1.8m Close Boarded Fence**

1	01.01.2021	Issue for approval
2	01.01.2021	Issue for the boundary wall and fence
3	12.01.2021	Issue for the fence
4	12.01.2021	Issue for the fence
5	12.01.2021	Issue for the fence
6	12.01.2021	Issue for the fence
7	12.01.2021	Issue for the fence
8	12.01.2021	Issue for the fence
9	12.01.2021	Issue for the fence
10	12.01.2021	Issue for the fence
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97	12.01.2021	Issue for the fence
98	12.01.2021	Issue for the fence
99	12.01.2021	Issue for the fence
100	12.01.2021	Issue for the fence



1 Goodson Road, Liveoak Gateway, Business Park, Spalding, Lincs, PE12 6TY. T: 01509 490990

PROJECT: Proposed Residential Development of Veronic's Strategic Urban Extension Phase 1

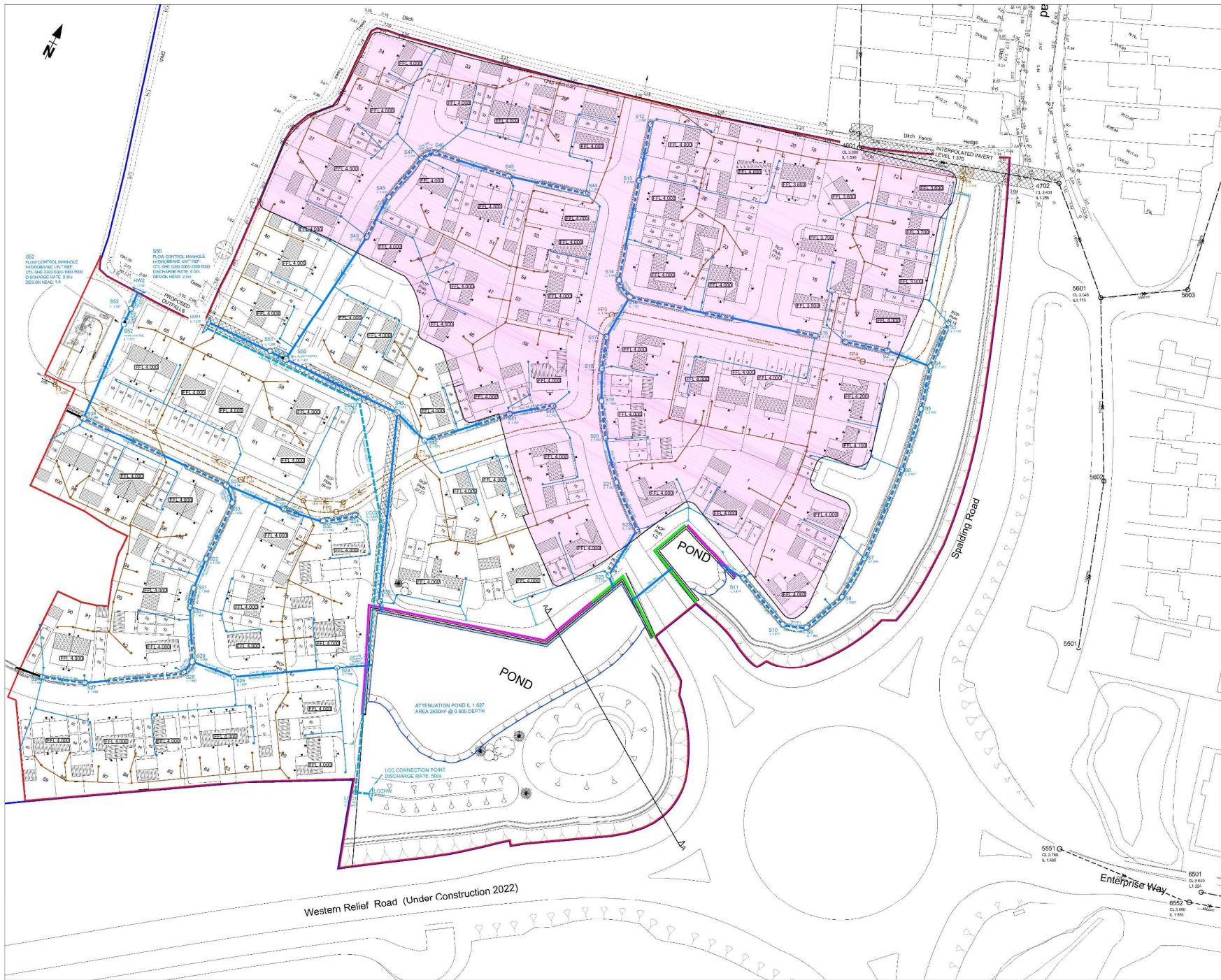
DRAWING: Boundary Treatment Fence 1.1m to Form 1.00 Fences

SCALE: 1:500 B.A.I. DRAWN: MEE

DATE: NOV 2021 CHECKED: D

DRAWING NO: 74-BT-01





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- SITE BOUNDARY
- EXISTING
  - FOUL SEWER / MANHOLE
  - SURFACE WATER SEWER / MANHOLE
- ADOPTED DRAINAGE
  - SURFACE WATER SEWER / MANHOLE
  - SURFACE WATER FILTER DRAIN / MANHOLE
  - FOUL DRAINAGE / MANHOLE
- PRIVATE DRAINAGE
  - SURFACE WATER
  - FOUL DRAINAGE
- PLOTS WHERE FOUL SEWERS TO BE GRAVITY FED

- NOTES:
1. DO NOT SCALE FROM THIS DRAWING.
  2. ALL MEASUREMENTS ARE IN METERS UNLESS OTHERWISE STATED.
  3. DRAWING NOT ISSUED FOR CONSTRUCTION.
  4. THIS DRAWING IS AN INDICATIVE PRELIMINARY DRAINAGE STRATEGY. FURTHER DETAILS SHOULD BE INCLUDED AT DETAILED DESIGN STAGE.
  5. THE DRAINAGE STRATEGY DRAWING SHOULD BE READ IN CONJUNCTION WITH THE FLOOD RISK ASSESSMENT & DRAINAGE STRATEGY REPORT (HL-1511-01-FRA-001).
  6. THIS SITE LAYOUT HAS BEEN PROVIDED BY NKW DESIGN.
  7. OUTFALLS TO BE CONFIRMED ON SITE AND ANY DISCREPANCIES TO BE REPORTED BACK TO INSPIRE DESIGN & DEVELOPMENT.
  8. IWB DISCHARGE AGREED AT 1.4 l/s/ha
  9. REFER TO DR-003 FOR CROSS SECTION A-A

P5	21/04/22	AJS	CR	SITE BOUNDARY AMENDED
P5	05/04/22	AJS	CR	SITE LAYOUT AMENDED LCC POND SHOWN
P4	27/01/22	AJS	CR	FOUL GRAVITY FED AREA AMENDED
PA	21/11/21	NGP	CR	FPI & CI & AMP/INF/D
REV	DATE	NAME	CHECK	NOTE

DRAWING STATUS:  
 FOR INFORMATION  
 CLIENT  
 ASHWOOD HOMES LTD

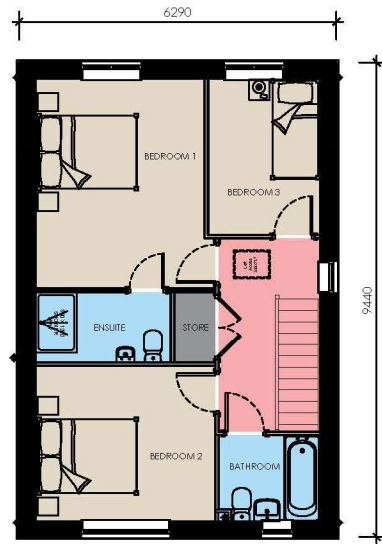
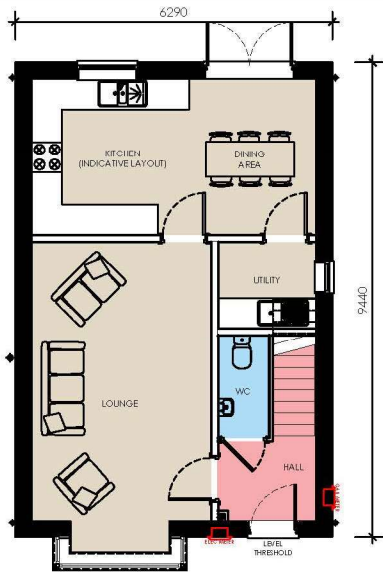


PROJECT  
 VERNATT'S STRATEGIC URBAN EXTENSION, PHASE 1 - YEWS FARM

DRAWING TITLE  
 PARCEL 1 DRAINAGE STRATEGY

DRAWN	CHECKED	APPROVED
NGP	CR	CR
DATE	SCALE @ A1	
19 October 2021	1:500	
DRAWING No.	REVISION No.	
AHL-1511-01-DR-001	P6	



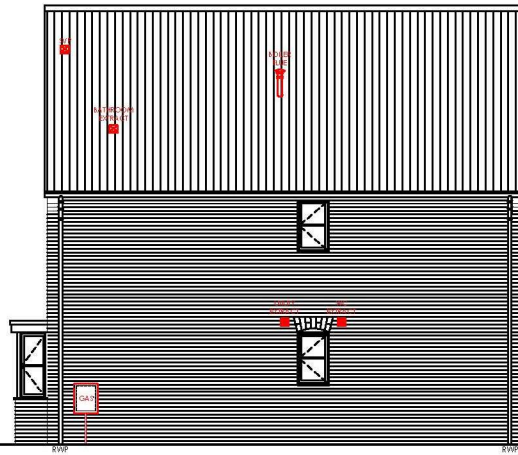


GROUND FLOOR

FIRST FLOOR



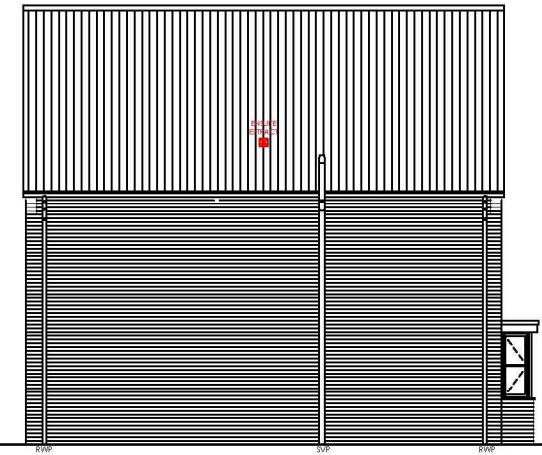
FRONT ELEVATION



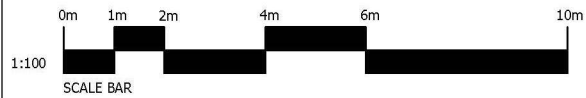
SIDE ELEVATION




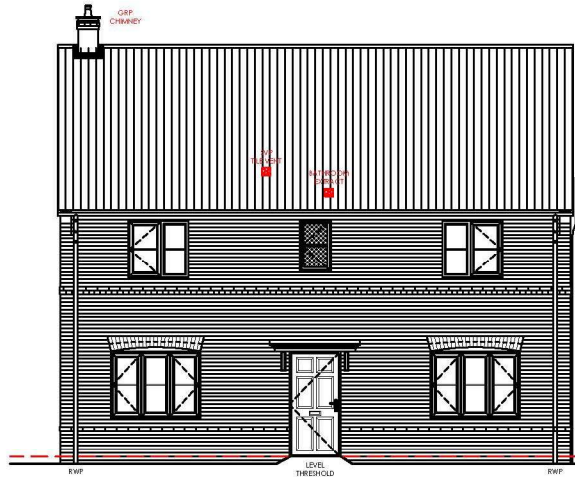
REAR ELEVATION



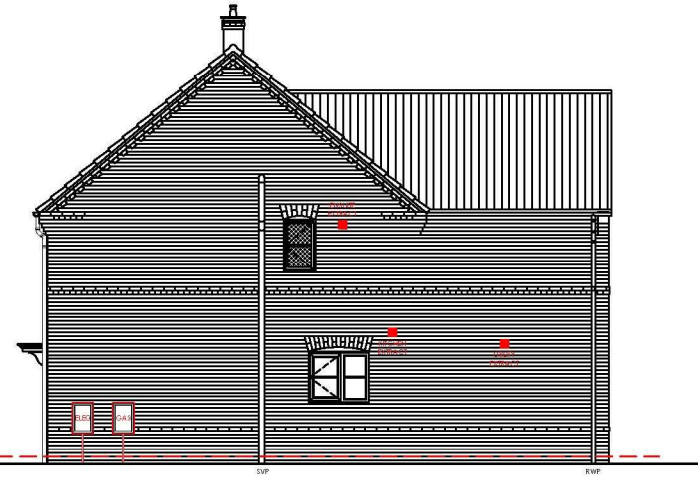
SIDE ELEVATION



 1 Goodison Road, Lincs Gateway Business Park, Spalding, Lincs, PE12 6FY. T: 01406 490990	HOUSE TYPE: RUTLAND (1099 FT <sup>2</sup> )
	DRAWING TITLE: DESIGN SHEET
	DRAWING NUMBER: RUTLAND-001



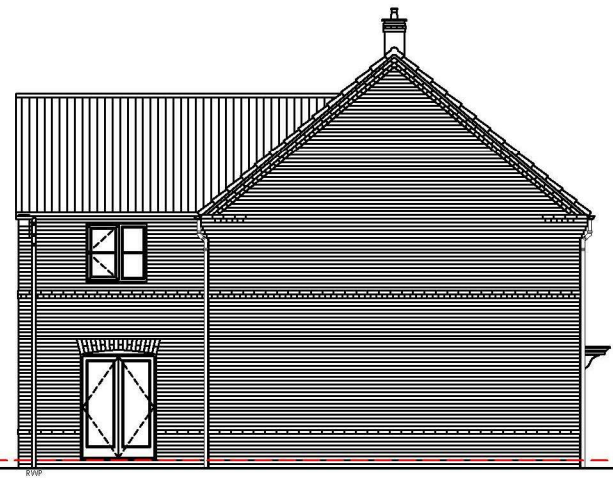
FRONT ELEVATION



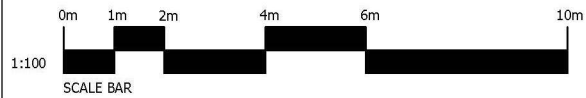
SIDE ELEVATION




REAR ELEVATION



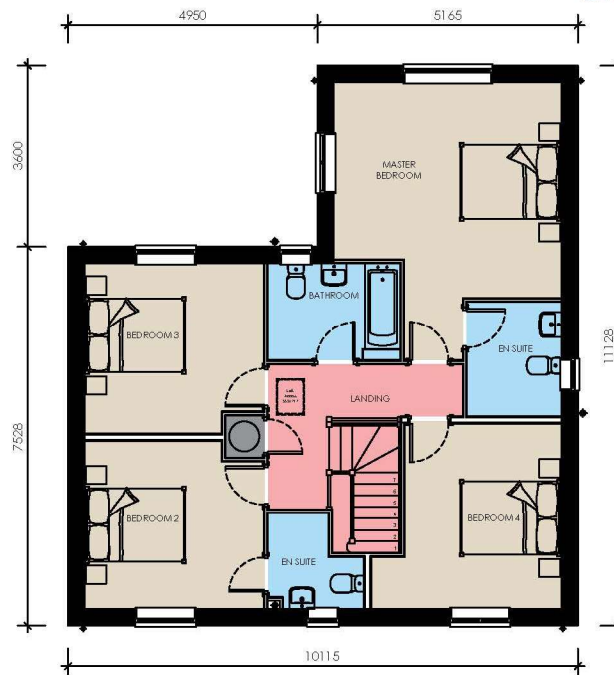
SIDE ELEVATION



 <small>1 Goodison Road, Lincs Gateway Business Park, Spalding, Lincs, PE12 6FY. T: 01406 490690</small>	HOUSE TYPE:	TAY (1770 FT <sup>2</sup> )
	DRAWING TITLE:	DESIGN SHEET
	DRAWING NUMBER:	TAY-003



GROUND FLOOR



FIRST FLOOR

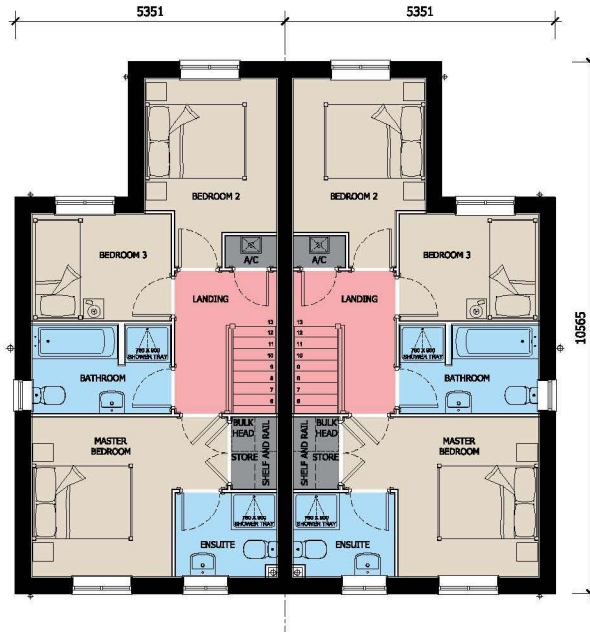
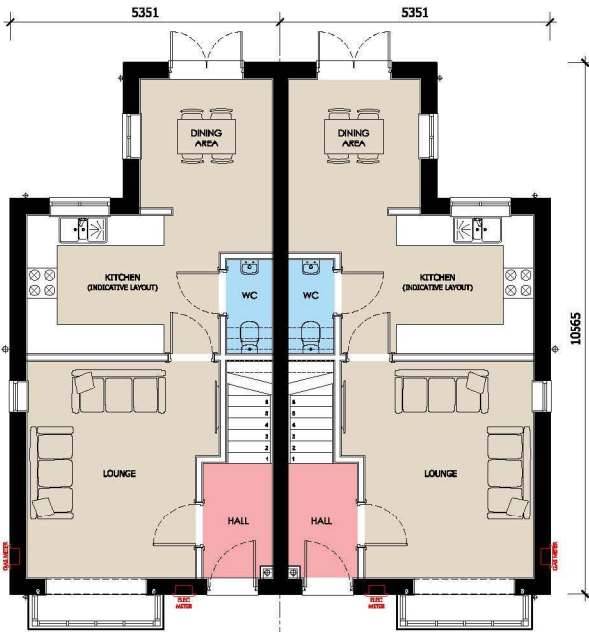


<p>1 Goodison Road, Lincs Gateway Business Park, Spalding, Lincs, PE12 6FY. T: 01406 490990</p>	HOUSE TYPE: TAY (1770 FT <sup>2</sup> )
	DRAWING TITLE: DESIGN SHEET
	DRAWING NUMBER: TAY-002









GROUND FLOOR

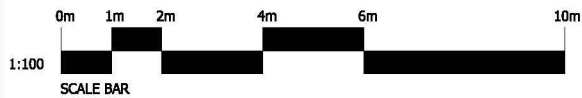
FIRST FLOOR




FRONT ELEVATION

SIDE ELEVATION

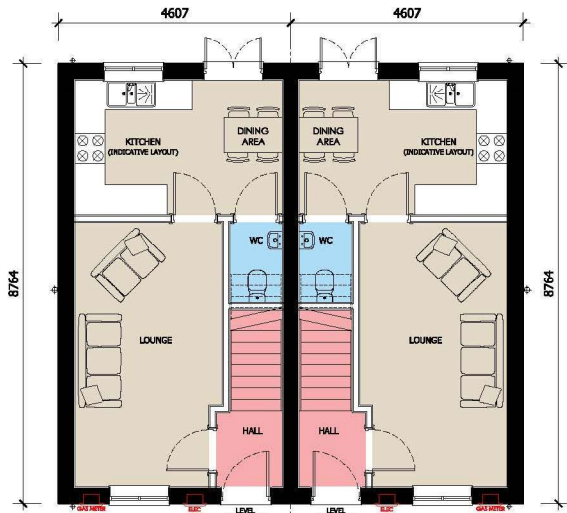
REAR ELEVATION



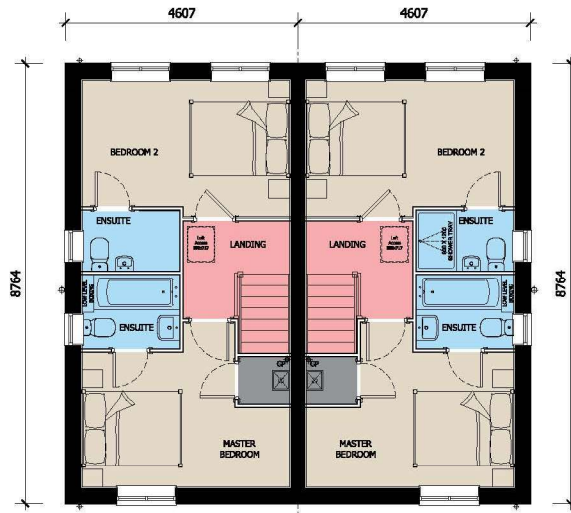
 <p>1 Goodison Road, Lincs Gateway Business Park, Spalding, Lincs, PE12 8FY T: 01406 480590</p>	HOUSE TYPE: <b>AVON (910 FT<sup>2</sup>)</b>
	DRAWING TITLE: <b>DESIGN SHEET</b>
	DRAWING NUMBER: <b>AVON-001</b>







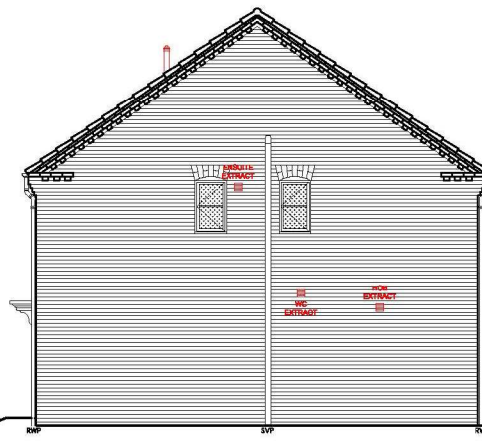
GROUND FLOOR



FIRST FLOOR



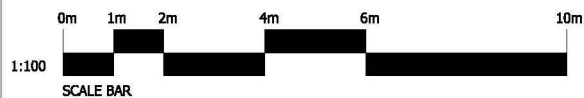
FRONT ELEVATION



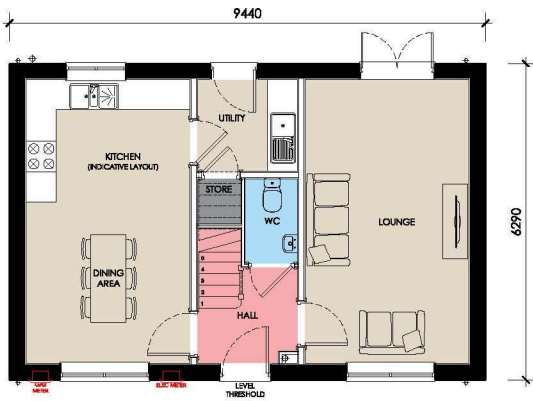
SIDE ELEVATION



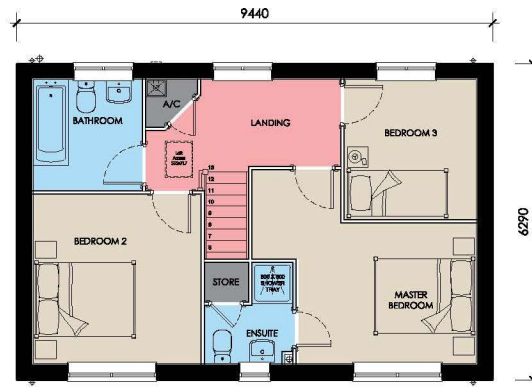
REAR ELEVATION



HOUSE TYPE:	DEE (732 FT <sup>2</sup> )
DRAWING TITLE:	DESIGN SHEET
DRAWING NUMBER:	DEE-001



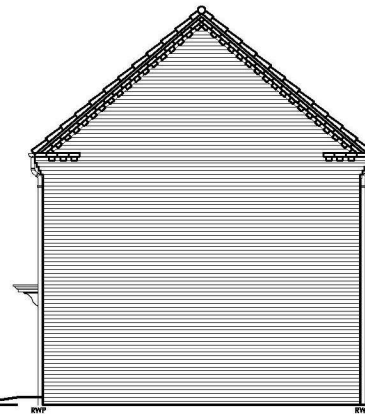
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FIRST FLOOR



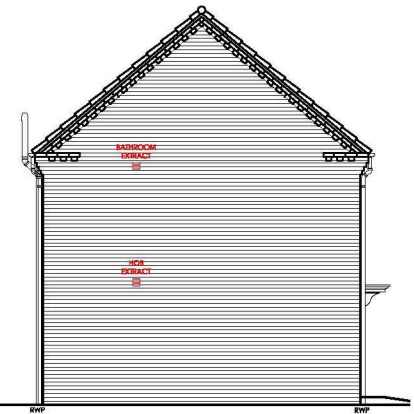
FRONT ELEVATION



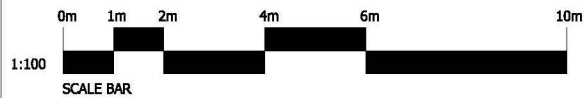
SIDE ELEVATION




REAR ELEVATION



SIDE ELEVATION

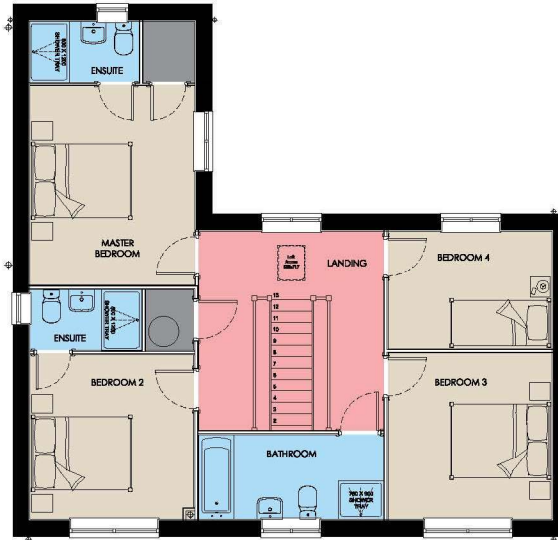


 1 Goodison Road, Lincs Gateway Business Park, Spalding, Lincs, PE12 8FY T: 01408 480590	HOUSE TYPE:	LOCK (1079 FT <sup>2</sup> )
	DRAWING TITLE:	DESIGN SHEET
	DRAWING NUMBER:	LOCK-001





GROUND FLOOR



FIRST FLOOR



FRONT ELEVATION



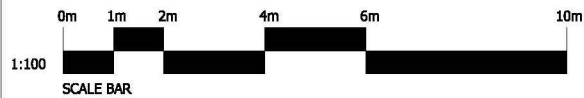
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



1:100

SCALE BAR



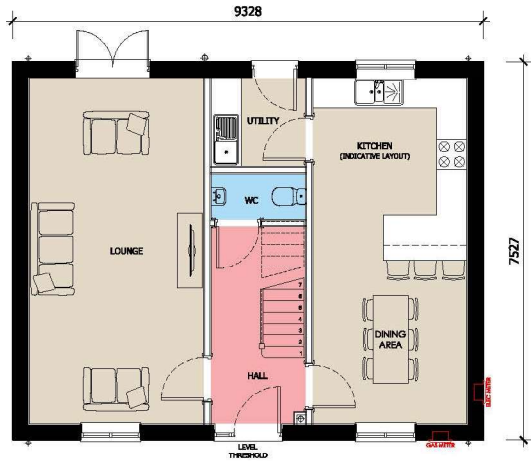
1 Goodison Road, Lincs Gateway Business Park, Spalding, Lincs, PE12 8FY T: 01406 480590

HOUSE TYPE: HUMBER (1578 FT<sup>2</sup>)

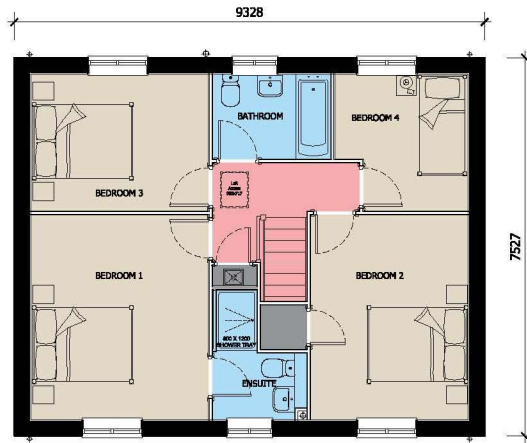
DRAWING TITLE: DESIGN SHEET

DRAWING NUMBER: HUMBER-001





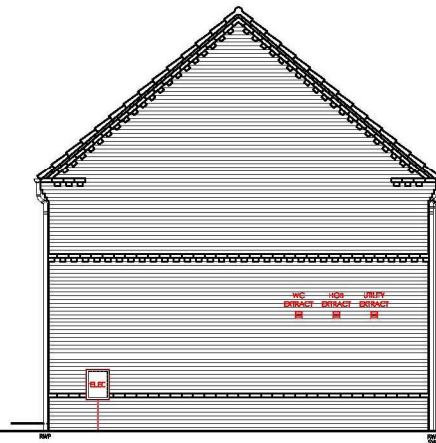
GROUND FLOOR



FIRST FLOOR



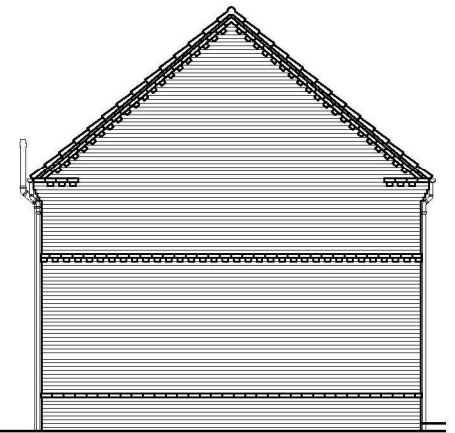
FRONT ELEVATION



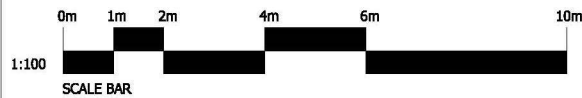
SIDE ELEVATION



REAR ELEVATION



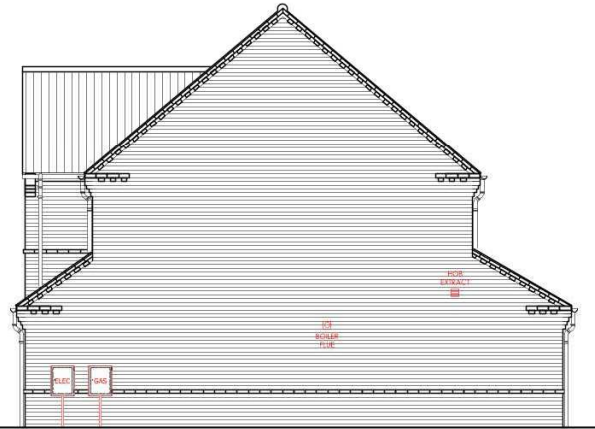
SIDE ELEVATION



<p>1 Goodison Road, Lincs Getaway Business Park, Spalding, Lincs, PE12 8FY T: 01406 490590</p>	HOUSE TYPE: <b>RIBBLE-V (1283 FT<sup>2</sup>)</b>
	DRAWING TITLE: <b>DESIGN SHEET</b>
	DRAWING NUMBER: <b>RIBBLE-V-001</b>



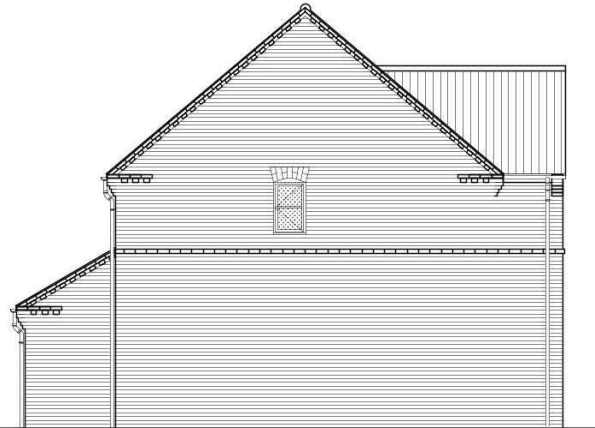
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

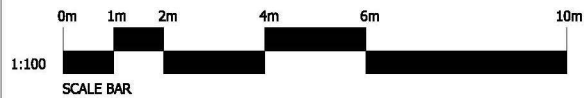
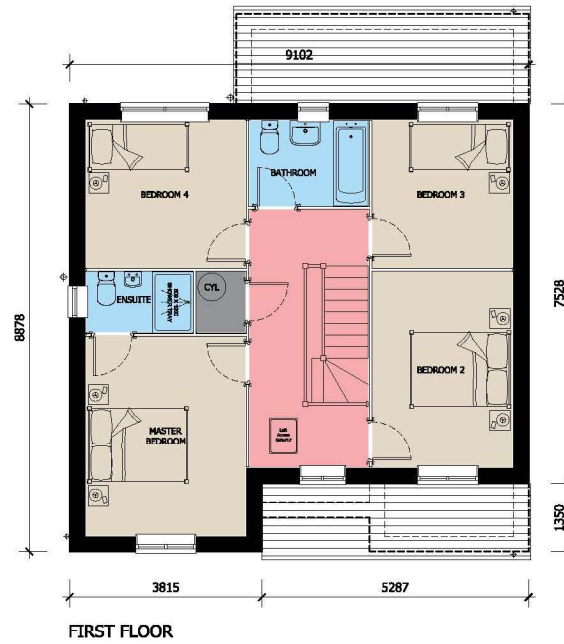
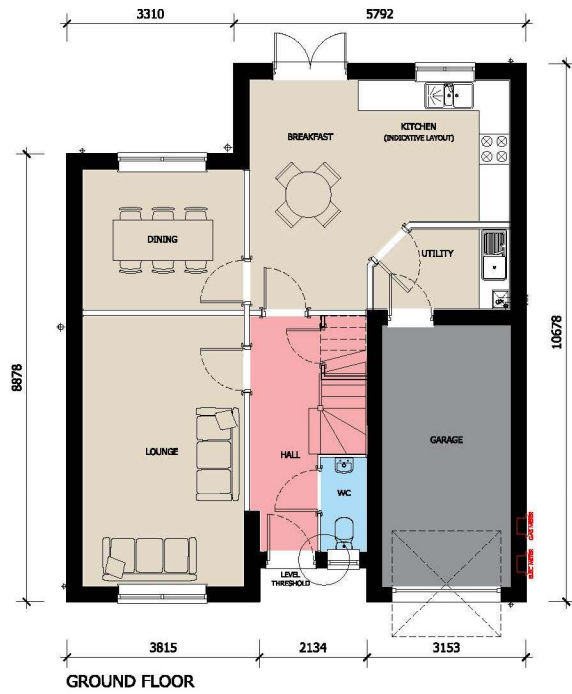



SIDE ELEVATION

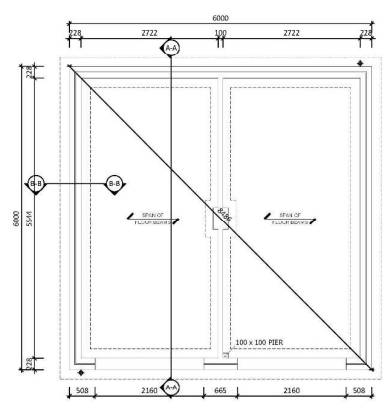
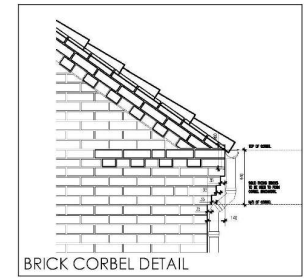
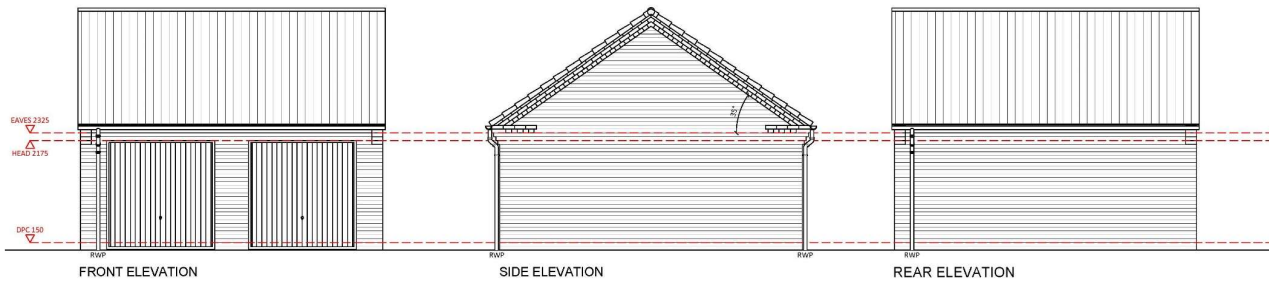


 1 Goodison Road, Lincs Gateway Business Park, Spalding, Lincs, PE12 6FY. T: 01406 490590	HOUSE TYPE:	SEVERN (1345 FT <sup>2</sup> )
	DRAWING TITLE:	DESIGN SHEET
	DRAWING NUMBER:	SEVERN-002

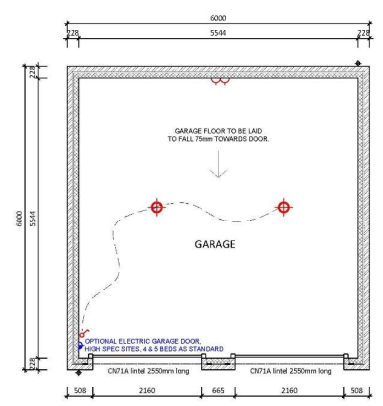




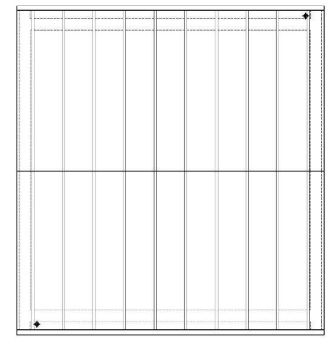
 <p>1 Goodison Road, Lincs Gateway Business Park, Spalding, Lincs, PE12 8FY T: 01406 490590</p>	HOUSE TYPE:	SEVERN (1345 FT <sup>2</sup> )
	DRAWING TITLE:	DESIGN SHEET
	DRAWING NUMBER:	SEVERN-001



**SUBSTRUCTURE PLAN**  
RWP positions dependent on roof span. See Elevations.



**GARAGE PLAN**  
RWP positions dependent on roof span. See Elevations.



**ROOF PLAN** PITCH 35°  
Design of roof trusses to be subject to confirmation by truss specialist.

**WALL LEGEND**

EXTERNAL CAVITY

	102.5mm FACING BRICKWORK
	26mm CAVITY
	100mm DUROX SUPABLOCK

REV	DATE	DESCRIPTION

**ASHWOOD HOMES**  
1 Goodson Road, Linco Gateway Business Park, Spalding, Lincs, PE12 6TY T: 01406 490560

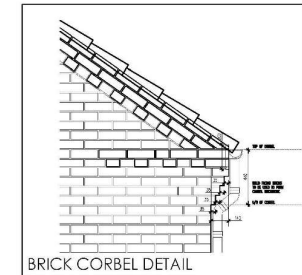
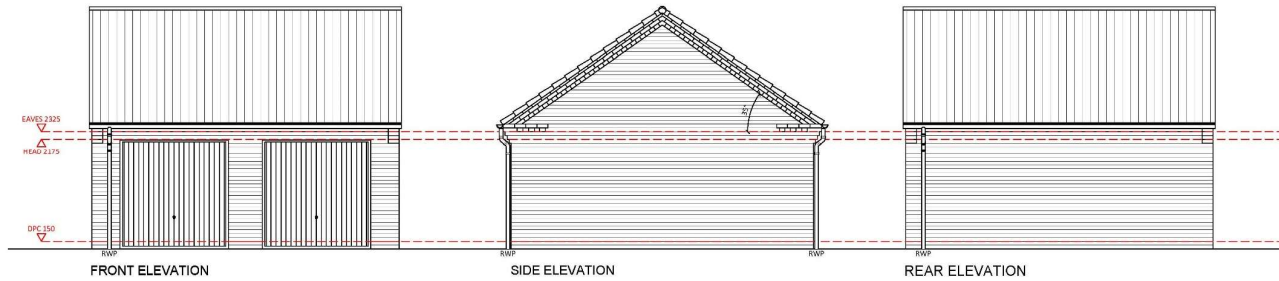
PROJECT:  
PROPOSED RESIDENTIAL DEVELOPMENT AT VERNATT'S STRATEGIC URBAN EXTENSION PHASE 1 - YEWS FARM

DRAWING TITLE:  
DOUBLE GARAGE

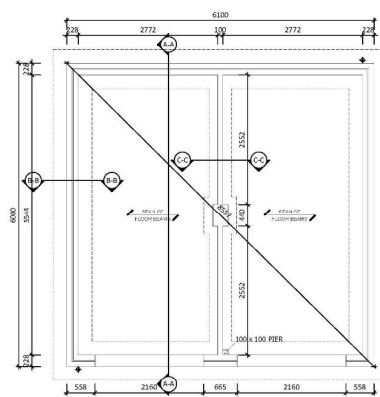
SCALE: 1:50 @ A1	DATE: 12.11.2021
DRAWN: GB	REV:

DRAWING No:  
074 - DG - 003

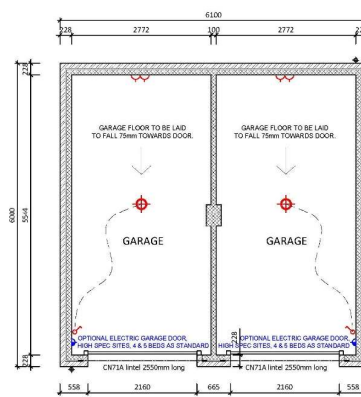
ASSOCIATED PLOTS :  
1,2,3,4,8,9,11,56,67,  
68,69,70,79, 80



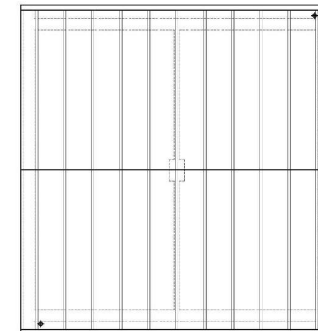
**WALL LEGEND**



RWP positions dependent on roof span. See Elevations



RWP positions dependent on roof span. See Elevations



Design of roof trusses to be subject to confirmation by truss specialist.

REV	DATE	DESCRIPTION

**ASHWOOD HOMES**  
 1 Goodson Road, Linch Gateway Business Park  
 Spalding, Lincs, PE12 6TY    T: 01406 480500

PROJECT:  
 PROPOSED RESIDENTIAL DEVELOPMENT AT  
 VERNATT'S STRATEGIC URBAN EXTENSION  
 PHASE 1 - YEWS FARM

DRAWING TITLE:  
 DOUBLE SHARED GARAGE

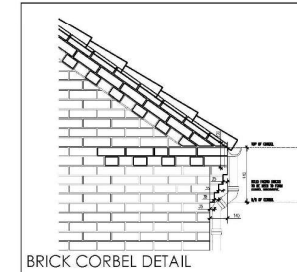
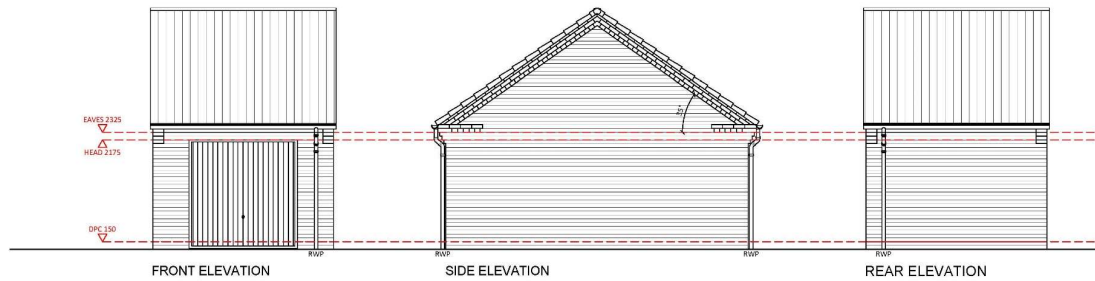
SCALE: 1:50 @ A1      DATE: 12.11.2021

DRAWING No:      REV:

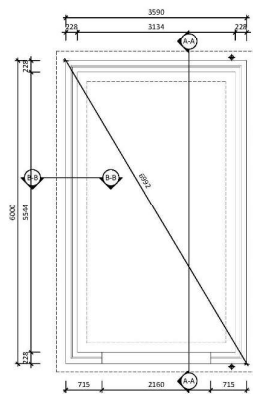
DRAWING No:  
 074 - DSG - 002

ASSOCIATED PLOTS :  
 26/27, 30/31, 32/33, 36/37,  
 38/39, 45/46, 53/54, 57/58,  
 77/78, 85/86, 87/88, 92/93,  
 94/95, 96/97, 98/99.

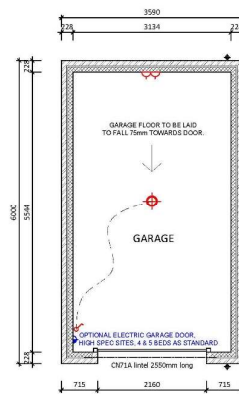




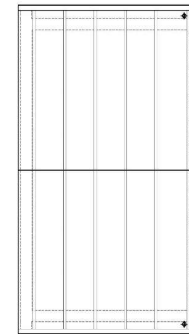
**WALL LEGEND**



**SUBSTRUCTURE PLAN**  
RWP positions dependent on roof span. See Elevations



**GARAGE PLAN**  
RWP positions dependent on roof span. See Elevations



**ROOF PLAN** PITCH 20°  
Design of roof trusses to be subject to confirmation by truss specialist.

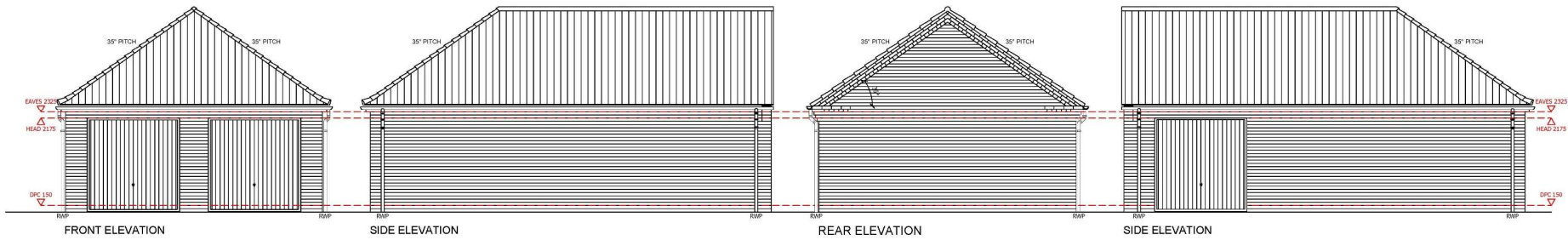
REV	DATE	DESCRIPTION

**ASHWOOD HOMES**  
1 Goodson Road, Linca Gateway Business Park, Spalding, Lincs, PE12 6FY T: 01406 490590

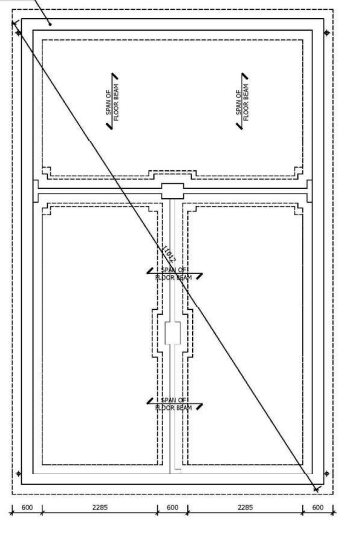
PROJECT:  
PROPOSED RESIDENTIAL DEVELOPMENT AT VERNATT'S STRATEGIC URBAN EXTENSION PHASE 1 - YEWS FARM

DRAWING TITLE: SINGLE GARAGE 1	
SCALE: 1:50 @ A1	DATE: 12.11.2021
DRAWING No:	REV:
19.D - SG - 001	

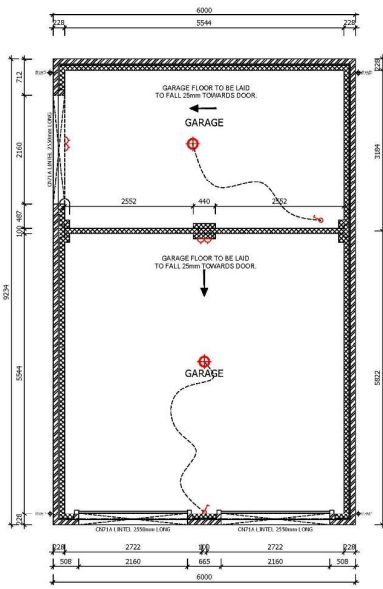
ASSOCIATED PLOTS :  
5,10,12,13,14,18,19,  
22,28,29,34,35,40,41,  
44,47,48,49,52,55,61,  
71,72,74,81,89,90,91,100.



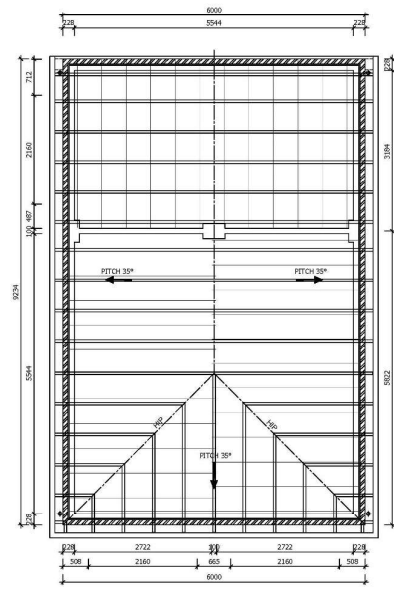
Foundations for exterior walls to be 600mm wide; this concrete is to be 300mm deep with one layer of A201 rebar set 50mm from the bottom.



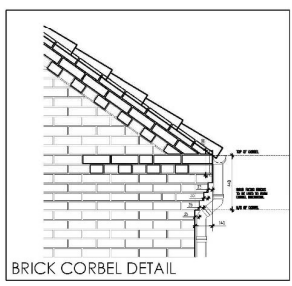
**SUBSTRUCTURE PLAN**  
RWP positions dependent on roof span. See Elevations



**GARAGE PLAN**  
RWP positions dependent on roof span. See Elevations



**ROOF PLAN**  
Design of roof trusses to be subject to confirmation by truss specialist.



**BRICK CORBEL DETAIL**

REV	DATE	DESCRIPTION

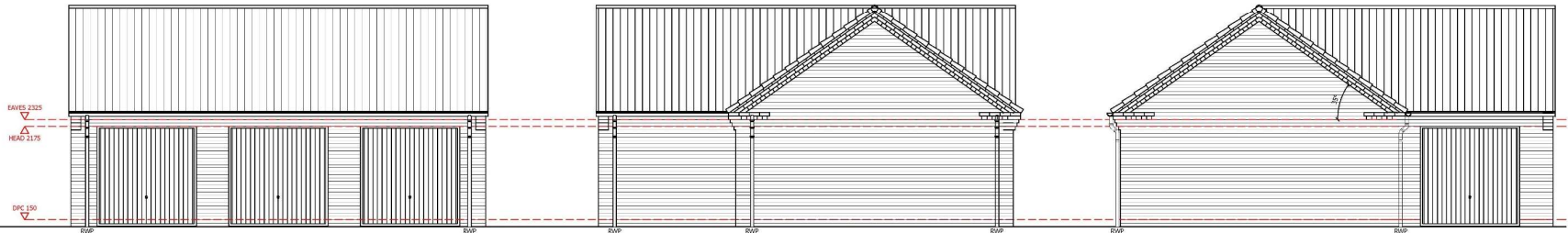
**ASHWOOD HOMES**  
1 Goodson Road, Lincs Gateway Business Park, Spalding, Lincs, PE12 6FY T: 01406 480560

PROJECT:  
PROPOSED RESIDENTIAL DEVELOPMENT AT VERNATT'S STRATEGIC URBAN EXTENSION PHASE 1 - YEWS FARM

DRAWING TITLE:  
TRIPLE SHARED GARAGE 1

SCALE: 1:50 @ A1	DATE: 12.11.2021
DRAWN: GB	REV:
DRAWING No: 074 - TSG - 005	

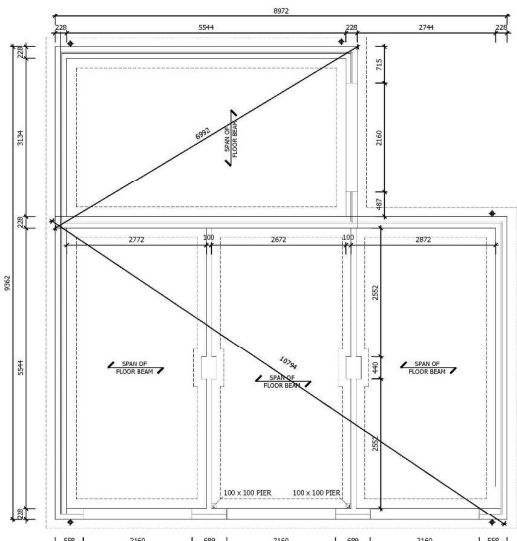
ASSOCIATED PLOTS :  
15/16/17



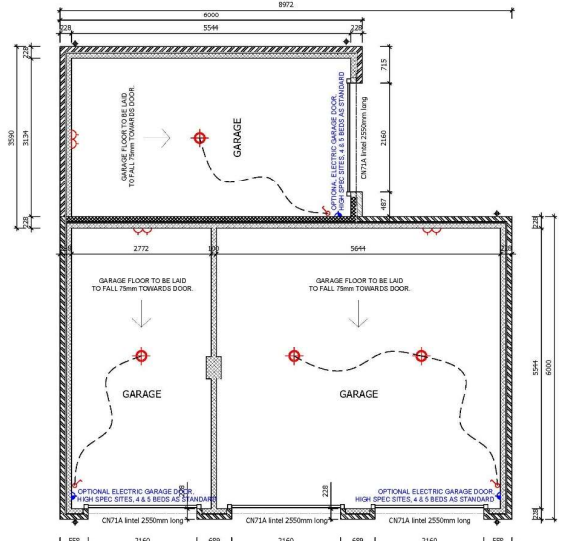
FRONT ELEVATION

REAR ELEVATION

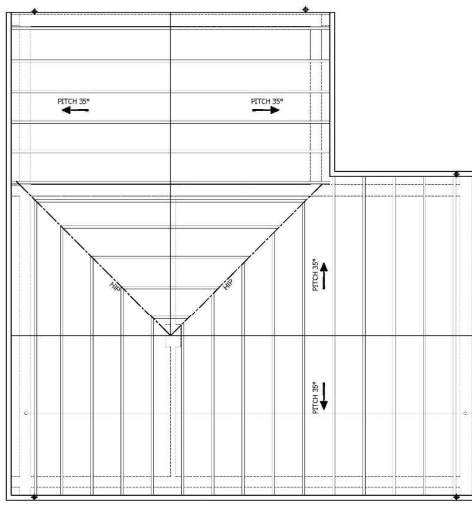
SIDE ELEVATION



SUBSTRUCTURE PLAN  
RWP positions dependent on roof span. See Elevations



GARAGE PLAN  
RWP positions dependent on roof span. See Elevations

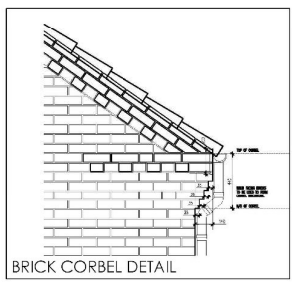


ROOF PLAN PITCH 25°  
Design of roof trusses to be subject to confirmation by truss specialist.

Note: Spandrel Panels to Sable and Purly Wall conditions with the Stopping to underside of roof to party wall.

WALL LEGEND

- EXTERNAL CAVITY
- 102.5mm FACING BRICKWORK
- 20mm CAVITY
- 100mm DUXOX SUPABLOCK



BRICK CORBEL DETAIL

REV	DATE	DESCRIPTION

**ASHWOOD HOMES**  
 1 Goodison Road, Lincs Gateway Business Park, Spalding, Lincs, PE12 6FY T: 01406 490690

PROJECT:  
 PROPOSED RESIDENTIAL DEVELOPMENT AT VERNATT'S STRATEGIC URBAN EXTENSION PHASE 1 - YEW'S FARM

DRAWING TITLE:  
 TRIPLE SHARED GARAGE 2

SCALE: 1:50 @ A1	DATE: 12.11.2021
DRAWN: GB	REV:
DRAWING No:	074 - TSG - 006

ASSOCIATED PLOTS: 23, 24, 25



























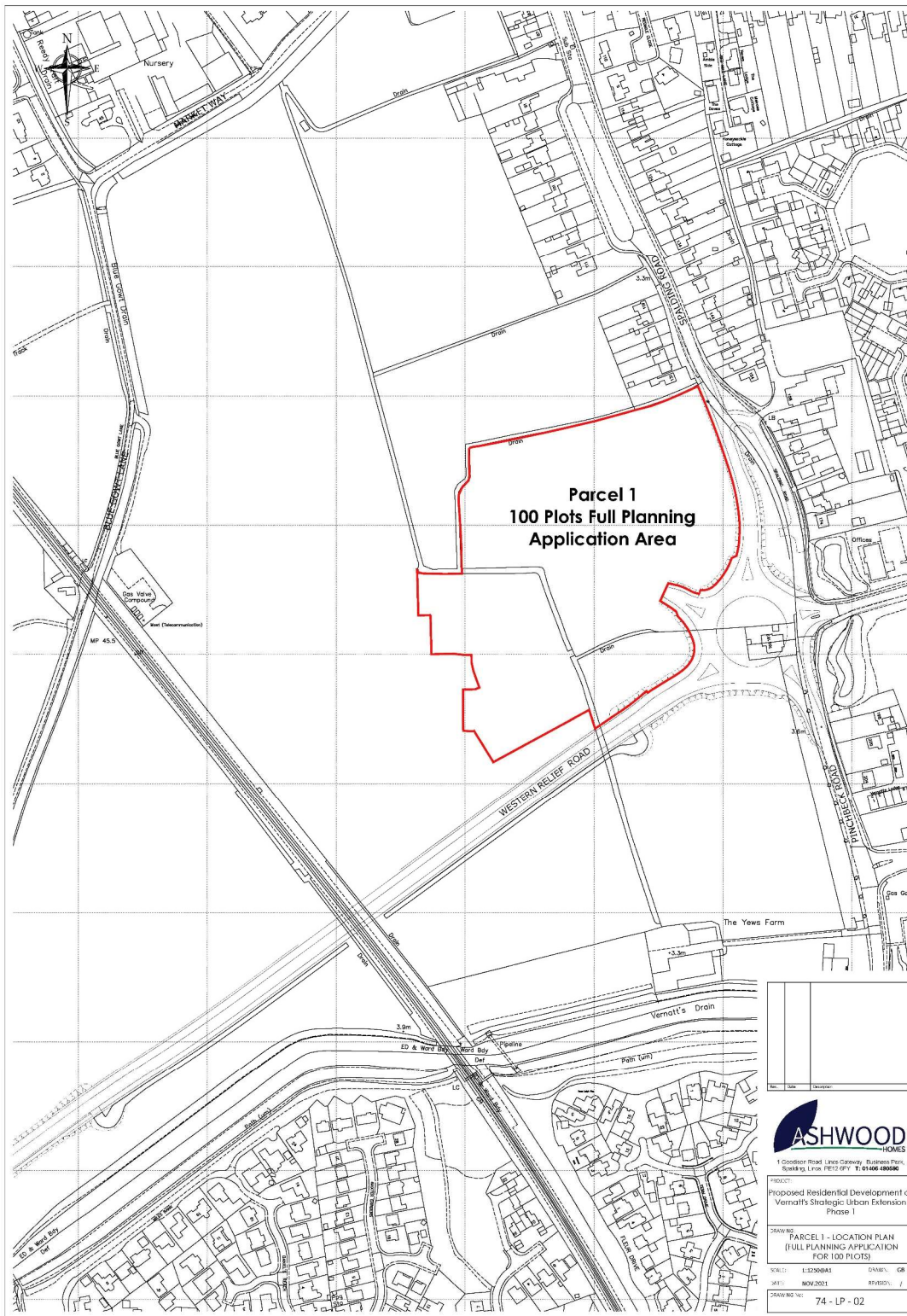












No.	Date	Revision

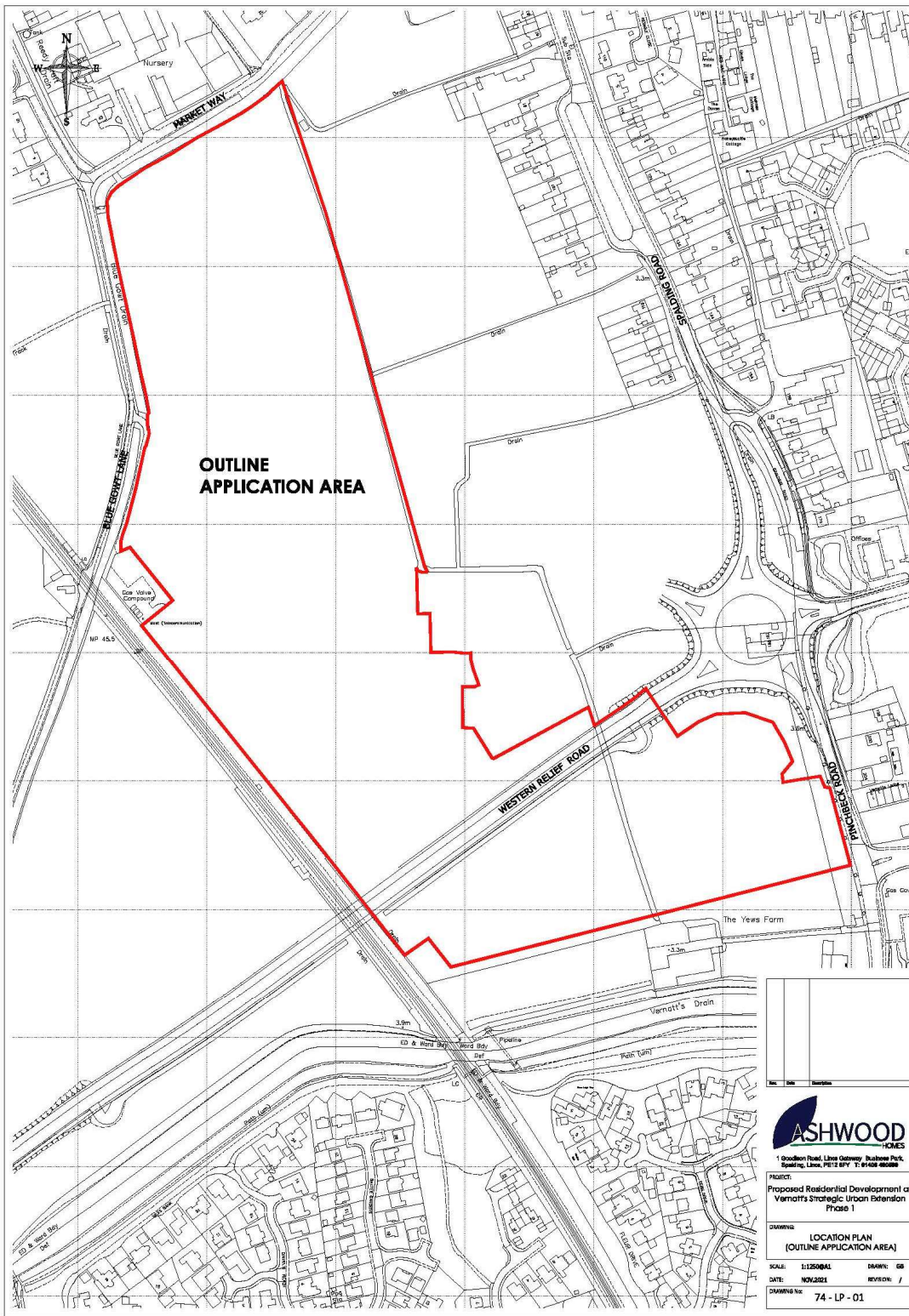
**ASHWOOD HOMES**  
 1 Goodson Road, Lincs Gateway, Business Park,  
 Skegling, Lincs PE17 0FY T: 01406 480090

PROJECT:  
 Proposed Residential Development of  
 Vermatt's Strategic Urban Extension  
 Phase 1

DRAWING NO:  
 PARCEL 1 - LOCATION PLAN  
 (FULL PLANNING APPLICATION  
 FOR 100 PLOTS)

SCALE: 1:32500000 DRAWN: GR  
 DATE: NOV/2021 REVISION: /

DRAWING NO: 74 - LP - 02



**OUTLINE  
APPLICATION AREA**

No.	Date	Description

**ASHWOOD**  
Landscape Architects

1 Goodwin Road, Limes Gateway, Bishopton Park,  
Spalding, Leics, PE12 8PY T: 01432 480088

PROJECT:  
Proposed Residential Development of  
Vernatt's Strategic Urban Extension  
Phase 1

DRAWING:  
**LOCATION PLAN  
(OUTLINE APPLICATION AREA)**

SCALE: 1:12500000 DRAWN: GB  
DATE: NOV2021 REVISION: /  
DRAWING No: 74 - LP - 01



