N

W E

S

OXFORD GARDENS

FEN ROAD

LAND FOR SCHOOL
UNDER OUTLINE
CONSENT
H09-0521-14

EXTANT PLANNING PERMISSION
H09-0331-17

ATTENUATION BASIN 1

ATTENUATION BASIN 2

PUBLIC OPEN SPACE

APPROX POSITION OF NEW BUILD BUNGALOWS

TUDOR WAY

GAMEKEEPER CLOSE

ANGLIAN WATER EASEMENT

Knowe Rise

Mowe Furlong

Private Drive

Private Shared Drive

Private Shared Drive

3m Cycle Path Link

Refuse Collection Plots 393-395

Refuse Collection Plots 409-410, EX1-EX2

Refuse Collection Plots 415-419

Refuse Collection Plots 352-354

Refuse Collection Plots 357, 360-366

Refuse Collection Plots 453-454

Refuse Collection Plots 455-456

Refuse Collection Plots 467-468

Refuse Collection Plots 484-491

Refuse Collection Plots 287-288

Refuse Collection Plots 337-339

Existing Cottages to be Retained

Existing tree to be removed

Bollard

Footpath

Swale

9.0m Drainage Easement

9m IDB Easement

9m IDB Easement

3.6m

10.0m

10.2m

KEY

- Site Boundary
- Outline Planning Boundary - H09-0521-14
- 1.8m High Brick Wall
- Filter Drains
- Anglian Water Drainage Easement
- RCP — Refuse Collection Areas
- BL — LED dusk to dawn Bollard Lights
- 7 kW Electric Vehicle Car Charger
- PV Panels to Roofs - shown indicatively. Exact PV Requirements to be determined by SAPS
- Landscaping - Shown Indicatively Refer to landscape drawings
- Existing trees to be removed

Affordable Housing

- Affordable Rent:
- Shared Ownership:
- First Homes:

SITE AREAS

Red Line Boundary	57675.5m²
Usable Public Open Space	10755m² (18.6%)

Rev.	Date	Description
F	12.12.25	General amendments to drawing
E	09.07.24	Blue line boundary amended
D	24.06.24	Updated to suit planning comments
C	30.04.24	Affordable housing mix relocated
B	18.03.24	Layout amended to LCC and planning comments
A	10.01.24	IDB Piped section amended, easement updated

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

PROJECT:
Proposed Residential Development at Holbeach Meadows

DRAWING:
Site Layout
Phase 3 - Northern Site Plots
(163 No. Plots)

SCALE: 1:500@A1 DRAWN: GB

DATE: NOVEMBER.2023 REVISION: F

DRAWING No: 137-SL-11