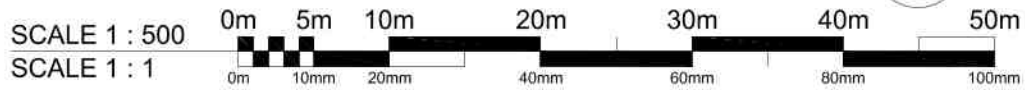


Site Layout Plan

Scale 1:500



Public Open Space Area

Total Site Area = 40703 m2
Total POS: 2469 + 825 + 2945 + 110 = 6349 = 15.6%

Area 1

Area 1 was submitted as an outline application on another application.
Reference: H14-0549-17

Surface Water Drainage System

Post flow outfall chamber with flow limiting device, surface water will flow southwards and discharge into the piped IDB drain at the junction of Milestone Lane and Surfleet Road.

Affordable Housing Contribution

Type B - 4 units
Type C - 4 units
Type P - 5 units
Type Q - 2 units
Type R - 3 units

18 total affordable units
= 29% of 63 plots

Footpath to provide pedestrian access from Green Lane to the estate
14ft gate openings for POS area maintenance vehicles

6 meter clear easement adjacent to watercourse to enable access to the Board's Bacons Lane Drain.
9 meter easement

play area
POS AREA
2469m2

Hedge adjacent to junction to be managed to ensure visibility

Junction to provide vehicular and pedestrian access from Surfleet Road to the estate

Dropped curb to allow surface runoff to drain to the soak away in the POS area

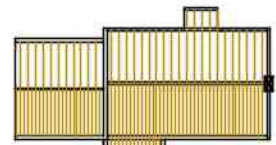
Footpath to provide pedestrian access from Surfleet Road to the estate

Underground surface water storage using geocellular water storage crates

Outfall chamber with flow limiting device

Building Types and Quantities

1 NR.



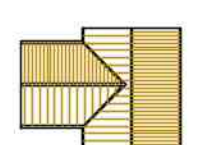
TYPE A - 3B4P Detached House
(135m2)

9 NR.



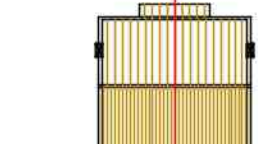
TYPE G - 5B8P Detached House
(193m2)

1 NR.



TYPE N - 3B4P Detached House
(126m2)

6 NR.



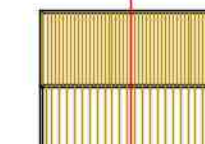
TYPE B - 2B3P Semi-detached House
Each (74m2)

6 NR.



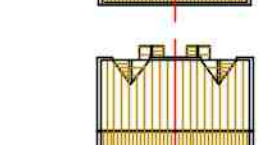
TYPE H - 3B5P Detached Bungalow
(142m2)

6 NR.



TYPE P - 3B5P Semi-detached House
Each (96m2)

6 NR.



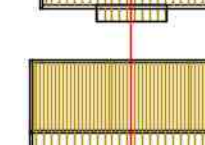
TYPE C - 2B3P Semi-detached House
Each (74m2)

9 NR.



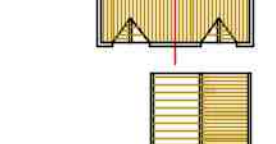
TYPE J - 2B5P Detached Bungalow
(118m2)

2 NR.



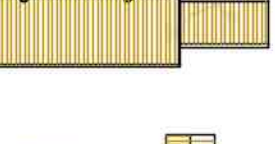
TYPE Q - 1B2P Semi-detached House
Each (52m2)

2 NR.



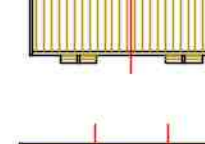
TYPE D - 4B5P Detached House
(205m2)

4 NR.



TYPE K - 3B5P Detached House
(173m2)

3 NR.



TYPE R - 2B3P Terrace House
Each (74m2)

2 NR.

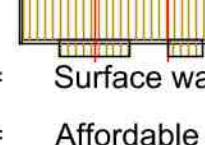


TYPE F - 5B9P Detached House
(239m2)

6 NR.



TYPE L - 2B4P Semi-detached Bungalow
Each (82m2)



- Surface water drainage with arrow depicting direction of flow
- AH Affordable Home
- bl Low Level Lighting Bollards
- Timber Fence
- Timber Fence Between Brick Piers
- Brick Wall
- Low Railing
- Hedge Row

DO NOT SCALE THIS DRAWING. THE CONTRACTOR IS DEEMED TO HAVE CHECKED ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO OGLESBY & LIMB LTD. THE CONTENTS OF THIS DRAWING ARE COVERED BY COPYRIGHT AND REMAIN THE PROPERTY OF OGLESBY & LIMB LTD. WRITTEN APPROVAL MUST BE OBTAINED FROM OGLESBY & LIMB LTD PRIOR TO DUPLICATION OR REPRODUCTION OF THIS DRAWING OR ITS CONTENTS. ANY DIMENSIONS NOT SHOWN ARE TO BE CHECKED AND AGREED WITH OGLESBY & LIMB LTD.

Rev E	12.02.2020	Increase in the size of types: B,C,P,Q and R. Adjustment to the layout of plots: 13,14,15 and 16. Adjustment to POS area. Adjustment to plots 8 and 11.	EJU
Rev D	21.11.2019	Minor adjustment to plot 2 and 3 layout. New type R. Increased allocation of affordable housing to 18 units. Increase in total plots to 63. Adjustment to POS area. Details of Boundary treatment added. Location adjustment to plot 17 and 18. Location adjustment to plot 25,26 and 27.	EJU
Rev C	20.09.2019	Minor changes to layout. Hedgerows removed from easement. New types P and Q. Removal of type M (terrace). Affordable housing allocated.	EJU
Rev A	12.07.2019	Minor changes to layout. Areas changed or affected on original layout: Plots 2,3,4,5,6,11,24,25,32,33,34,35,45,46,47,48,49,50,51,52,53,54. South East POS area increase New types M and N New drainage strategy	EJU
Ref.	Date	Description	Initial

Oglesby & Limb Ltd

Chartered Architect

Suite 1, Market Chambers
12 Market Place, Spalding, Lincs
PE11 1SL

Tel: 01775 761196

e-mail: design@o-limb.co.uk

O&L

Client:

Kirk Homes Ltd

Project:

**Proposed Residential Development,
Green Lane,
Pinchbeck,
Lincolnshire
PE11 3XT**

Drawing Title:

Site Layout Plan

As Proposed

PLANNING APPLICATION ISSUE

Date: **JAN 2019** Scale: **as shown**

Drawn by: **EJU** Checked by: **AJO**

Drawing Number: **A1273 - 10** Rev: **E**