KEY

- Site Boundary
- 0.9m Estate Railings
- 1.8m High Brick Wall
- Filter Drains
- Anglian Water Drainage Easement
- Welland and Deepings IDB 9m Easement
- Riparian Drain and Maintenance Easement
- RCP — Refuse Collection Areas (4 No. 450x450 slabs per plot)
- BL — LED dusk to dawn Bollard Lights
- PLxx — Private Street Lights (outside of Adoptable Highway)
- Landscaping - Shown Indicatively Refer to landscape drawings
- Existing Hedges and Trees to be retained

Affordable Housing

- * Affordable Rent:
- * Shared Ownership:

N W E S

GREEN LANE

PUBLIC OPEN SPACE

B 1356

SENSORY GARDEN

PUBLIC OPEN SPACE

Foul Water Pump Station

Removal bollard to LCC Standards

Knee Rail

Private Shared Drive

Refuse/recycling Collection point Plots 44-47

Refuse/recycling Collection point Plots 14-17

BROWNS LANE

MILESTONE LANE

ESS

33 29a 27a 25a 23 13 2 1 92

House Type Schedule - Open Market				
House Type	Sqft	Storeys	Beds	No of
Aire	902	2	3b 5p	5
Rutland	1081	2	3b 5p	3
Stamford	1560	2	4b 7p	2
Usk	732	2	2b 4p	2
Camellia	1260	1	3b 5p	11
Leicester	1096	1	3b 5p	11
Trent	1415	1	3b 5p	5
York	1363	1	3b 5p	6
			Total	45

House Type Schedule - Affordable Housing Rented / Shared Ownership				
House Type	Sqft	Storeys	Beds	No of
* A575	575	2	1b 2p	4
* A732	732	2	2b 4p	6
* A902	902	2	3b 5p	2
* A732(Dee)	732	2	2b 4p	2
* A902(Aire)	902	2	3b 5p	4
			Total	18

GRAND TOTAL	63

Plot Schedule		Plot Schedule	
Plot No	House Type	Plot No	House Type
1	Stamford	33	Rutland
2	Usk	34	Rutland
3	Usk	35	Rutland
4	Aire	36	Aire
5	Aire	37	Aire
6	Aire	38	* A902(Aire)
7	Leicester	39	* A902
8	Camellia	40	* A902
9	Leicester	41	* A732
10	Leicester	42	* A732
11	Leicester	43	* A732
12	York	44	* A575
13	Trent	45	* A575
14	Camellia	46	* A575
15	Leicester	47	* A575
16	Trent	48	* A732
17	Camellia	49	* A732
18	York	50	* A732
19	York	51	* A732(Dee)
20	Camellia	52	* A732(Dee)
21	Trent	53	* A902(Aire)
22	Trent	54	* A902(Aire)
23	Camellia	55	* A902(Aire)
24	Leicester	56	Stamford
25	York	57	Leicester
26	Camellia	58	York
27	Camellia	59	Leicester
28	Trent	60	Camellia
29	Camellia	61	Leicester
30	Camellia	62	Camellia
31	Leicester	63	Leicester
32	York		

* RT - Rented

* SO - Shared Ownership

Rev.	Date	Description
E	27/10/26	Sensory garden added; attenuation pond removed
D	21/09/26	House type schedule title corrected.
C	01/09/26	House type site blocks updated.
B	24/08/26	Section 106 Affordable housing mix updated.
A	11/06/26	Plots 10 and 13 amended due to drainage easement; pump station moved.

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

PROJECT:
Proposed Residential Development at Green Lane, Surfleet Road, Pinchbeck

DRAWING:
Proposed Planning Layout

SCALE: 1:500@A1 AUTHOR: GB

DATE: MAR.2026 REVISION: E

DRAWING No: 43-PL-01