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

ATTENUATION AREA

B 1356

Private Shared Drive

Knee Rail

Refuse/recycling Collection area Plots 44-47

Refuse/recycling Collection area Plots 26-29

Refuse/recycling Collection area Plots 16-17

PUBLIC OPEN SPACE

Foul Water Pump Station

Removal bollard to LCC Standards

BACON'S LANE

MILESTONE LANE

ESS

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

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 First Homes

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 No	House Type
1	Stamford
2	Usk
3	Usk
4	Aire
5	Aire
6	Aire
7	Leicester
8	Camellia
9	Leicester
10	Leicester
11	Leicester
12	York
13	Trent
14	Camellia
15	Leicester
16	Trent
17	Camellia
18	York
19	York
20	Camellia
21	Trent
22	Trent
23	Camellia
24	Leicester
25	York
26	Camellia
27	Camellia
28	Trent
29	Camellia
30	Camellia
31	Leicester
32	York

Plot Schedule

Plot No	House Type
33	Rutland
34	Rutland
35	Rutland
36	Aire
37	Aire
38	★ A902(Aire)
39	★ A902
40	★ A902
41	★ A732
42	★ A732
43	★ A732
44	★ A575
45	★ A575
46	★ A575
47	★ A575
48	★ A732
49	★ A732
50	★ A732
51	★ A732(Dee)
52	★ A732(Dee)
53	★ A902(Aire)
54	★ A902(Aire)
55	★ A902(Aire)
56	Stamford
57	Leicester
58	York
59	Leicester
60	Camellia
61	Leicester
62	Camellia
63	Leicester

★ RT - Rented ★ SO - Shared Ownership

Rev.	Date	Description
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 DRAWN: GB

DATE: MARCH.2026 REVISION: B

DRAWING No: 043-PL-01