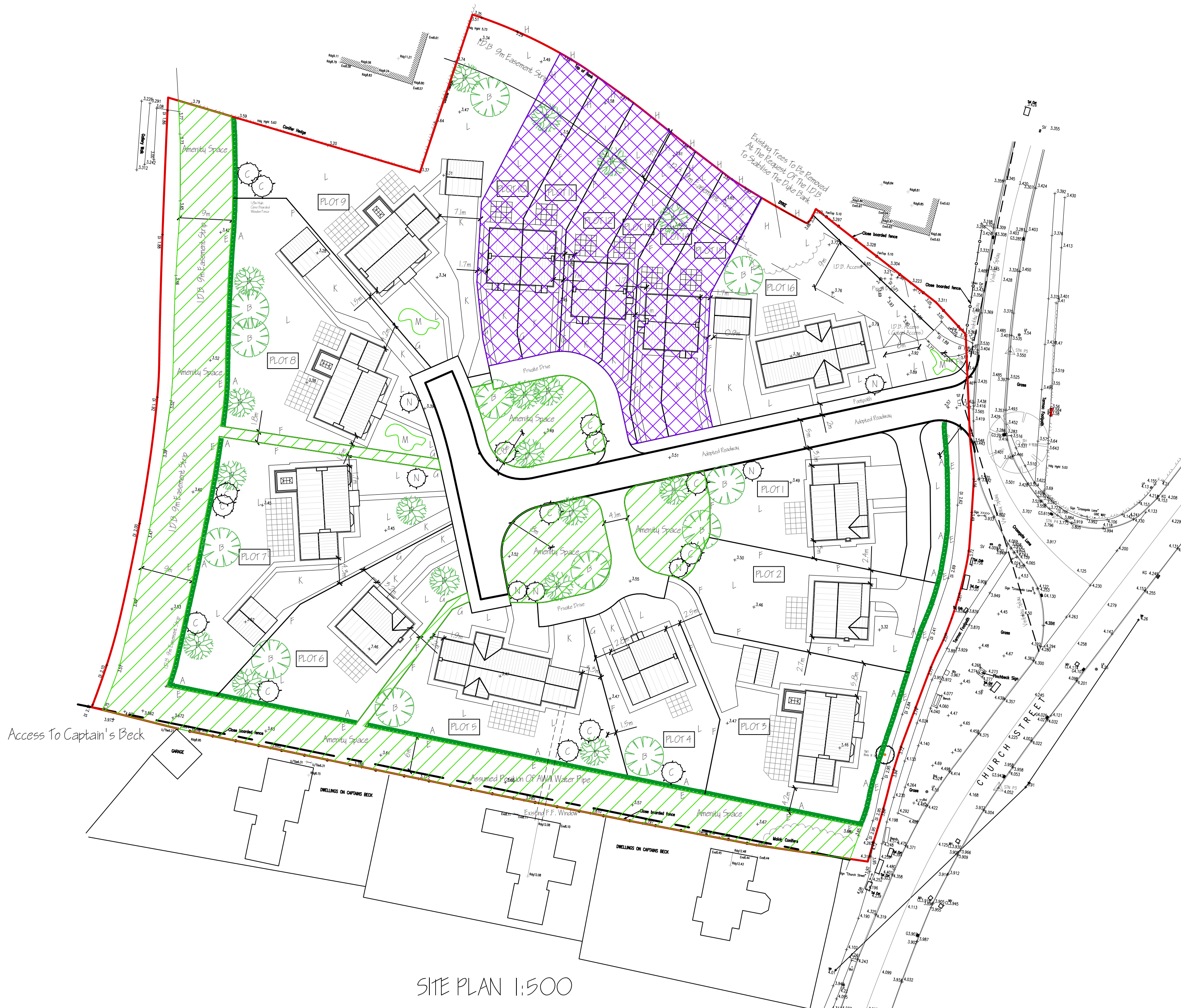
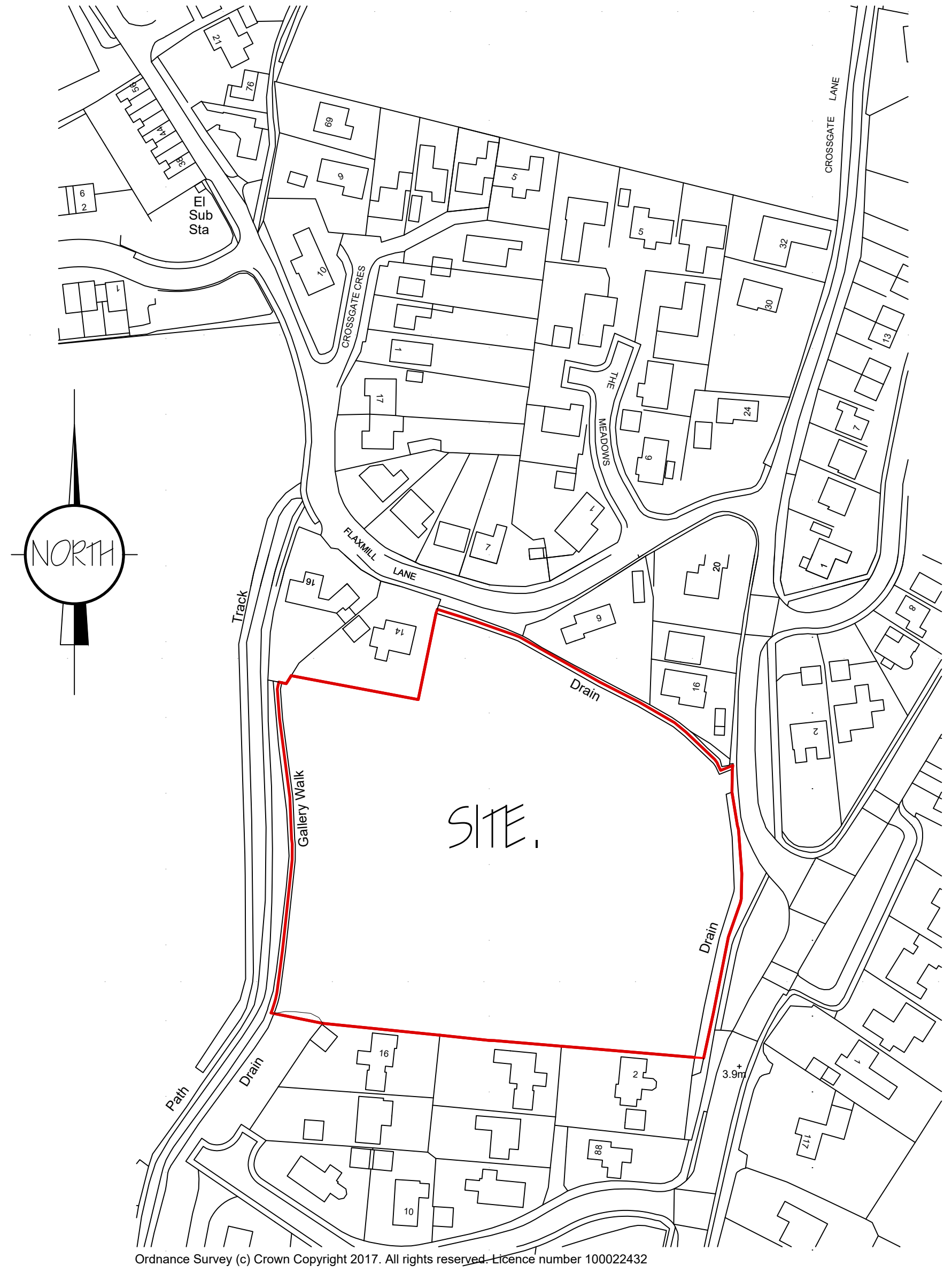


Section 106
Intermediate Housing

Amenity Space
16.63% Of Total Site Area



SITE PLAN 1:500



LOCATION PLAN 1:1250

LANDSCAPING, FENCING & TREE PLANTING SCHEME.

A - MIXED HEDGE
(a) Hawthorn (Crataegus Monogyna)
(b) Beech (Fagus Sylvatica)
(c) Blackthorn (Prunus Spinos)
(d) Buckthorn (Rhamnus Cathartica)

B - SILVER BIRCH - Feathered
C - HAWTHORN - Feathered
D - WHITEBERRY - Feathered

E - Lincolnshire Wooden Post & Rail Fence
F - 1.8m High Wooden Close Boarded Fence
G - 1.2m High Wooden Close Boarded Fence
H - 1.2m Wooden Post & Rail Fence - Demountable

K - Gravel Driveway
L - Grass
M - Mixed Shrubs
1) SPINDLE - 'CANADALE GOLD' - Euonymus Fortunei
2) MEXICAN ORANGE BLOSSOM - Choisya Ternata
3) ZEPHYRUS PLANT - Calathea Zebrina
4) FOXGLOVE PLANT - 'MYERSII' - Asparagus densiflorus

N - FLOWERING CHERRY - Prunus 'Accolade'

Planting of Hedge to be double row staggered. Distance between plants to be 300mm.
Distance between rows to be 450mm. All as specified by The Woodland Trust.

All planting to be in accordance with BS 4428:1989 and amendment No. 1 (1991)
All trees to be planted with minimum 0.6m plastic mulch mat and to be staked, tied and tubed.
1/3 to 1/2 bags of peat free tree and shrub planting compost to be incorporated into backfill for each tree hole.

Amenity Area Percentage Calculation

Total Area Of Site = 15082 m2

Amenity Area

Perimeter Amenity Space = 1764 m2
Central Amenity Space = 744 m2
2508 m2

Amenity Space Percentage

2508 m2

15082 m2

x 100 = 16.63%

In Addition:

South East Lincolnshire Local Plan 2011 - 2036
Policy 32 Community, Health and Well-Being.
States that Amenity Greenspace should be provided at a ratio of 0.75Hectares per 1000 additional persons for the development.

Therefore:

1 Hectare = 10,000 m2
0.75 Hectare per 1000 Persons = 7500 m2 per 1000 Persons
or 7500 = 7.50m2 per person
1000

Capacity Of Proposed Amenity Space:

2508 m2 = 334 persons
7.50m2

or

334 persons = 20 persons / property
16 properties

G	HAMMERHEAD RADII INCREASED	
F	SITE LAYOUT AMENDED - PLANNING	NOV 2021
E	PLOTS II - 16 AMENDED	NOV 2021
D	PLANNING AMENDMENTS - GARAGES	OCT 2021
C	PLANNING AMENDMENTS	OCT 2021
B	LANDSCAPING SCHEME ADDED	SEPT 2021
A	PLOT 4 AMENDED	SEPT 2021
ref:	revision	date
G. R. MERCHANT LTD. I.ENG AMICE FIWO ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS 4 Wrights Mews 12A Park Road, Holbeach, Spalding, Lincs. PE12 7EE Tel: 01406 490800 Fax: 01406 425744 E-Mail: gr.merchant@btconnect.com		
Project RESIDENTIAL DEVELOPMENT LAND OFF CROSSGATE LANE PINCHBECK SPALDING, Lincs.		
Client EXECUTORS OF P.J. BORST (DECEASED)		
Drawing SITE PLAN - PROPOSED LOCATION PLAN		
Job Ref.	3903-21	Drawing No. OIG
Date	AUG 2021	Drawn SLB
Scales 1:500 (Unless Otherwise Stated)		
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