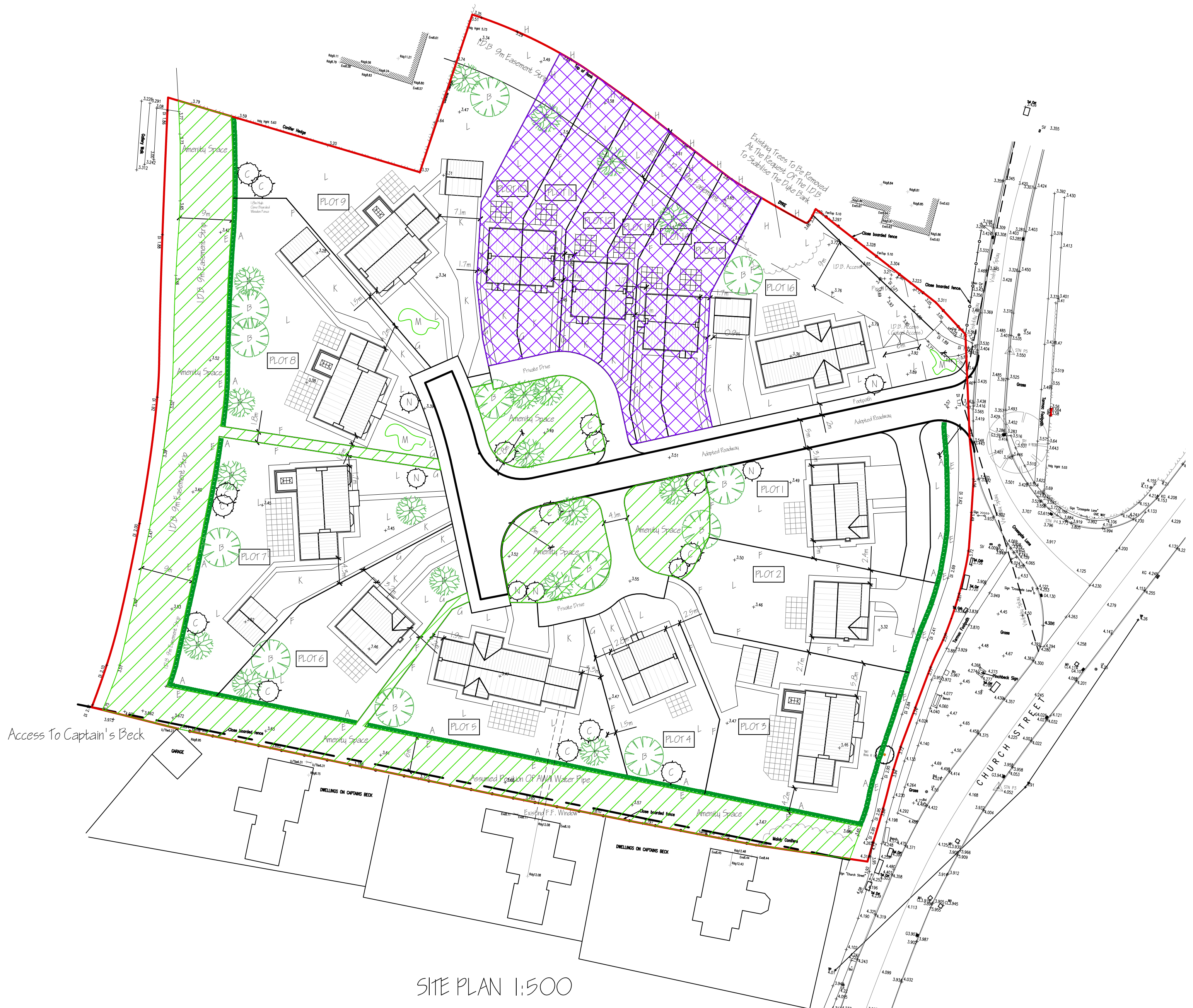
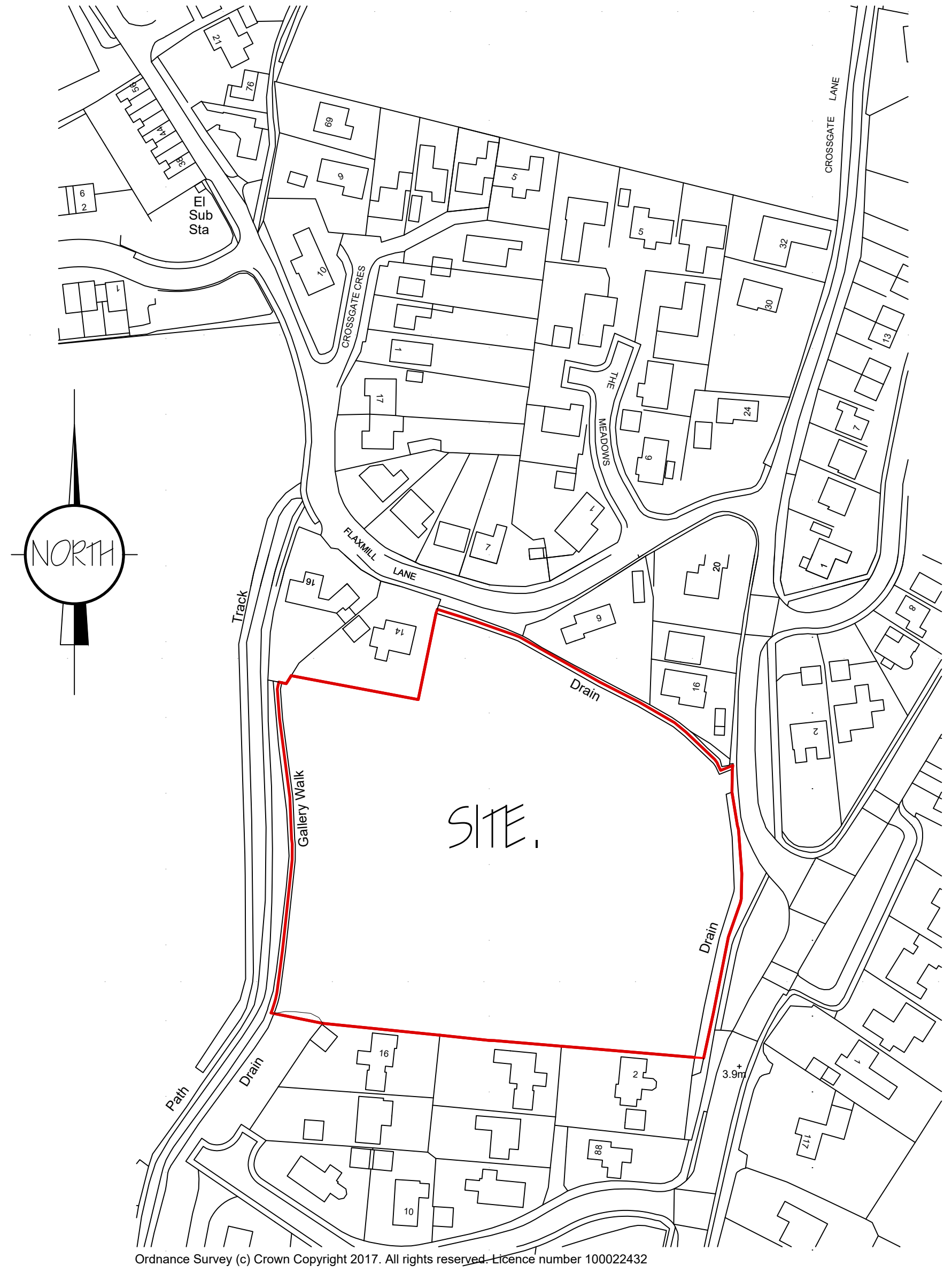


- Section 106
- 2 No 3 Bed Houses
 - 2 No 2 Bed Houses
 - 2 No 1 Bed Houses
- Amenity Space
- 16.63% Of Total Site Area



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 - WHITEBEAM - 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 - Calceolaria Zephira
 - 4) FOXGLOVE - 'MAYERSII' - 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

$$\frac{2508 \text{ m}^2}{15082 \text{ m}^2} \times 100 = 16.63\%$$

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

ref:	revision	date
H	SECTION 106 LABELS AMENDED	DEC 2021
G	HAMMERHEAD RADII INCREASED	NOV 2021
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

G. R. MERCHANT LTD.

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Project	RESIDENTIAL DEVELOPMENT LAND OFF CROSSGATE LANE PINCHBECK SPALDING, Lincs.
Client	EXECUTORS OF P.J. BORSI (DECEASED)
Drawing	SITE PLAN - PROPOSED LOCATION PLAN
Job Ref.	3903-21
Date	AUG 2021
Drawing No.	01H
Drawn	SLB
Scales	1:500 (Unless Otherwise Stated)
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