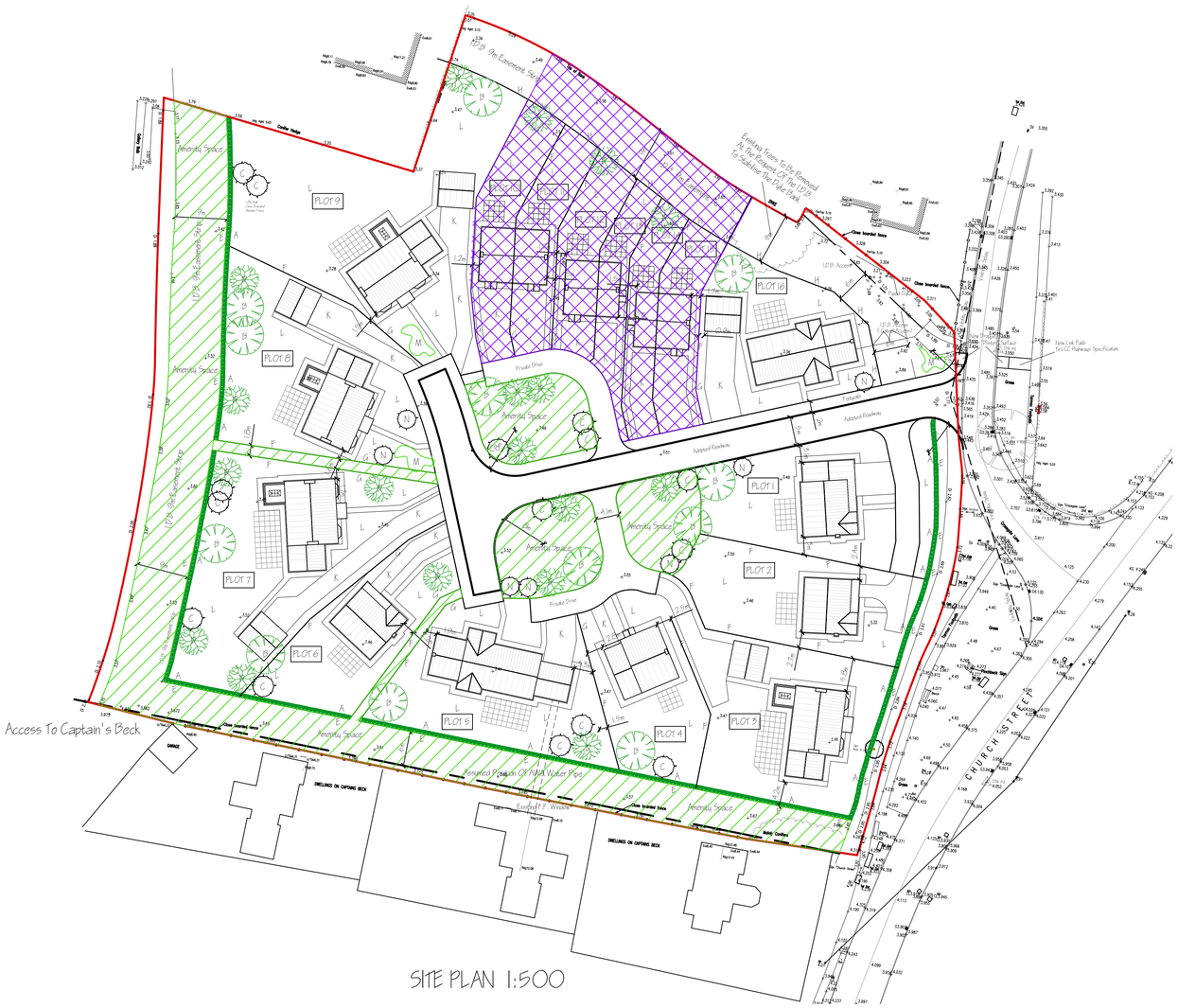
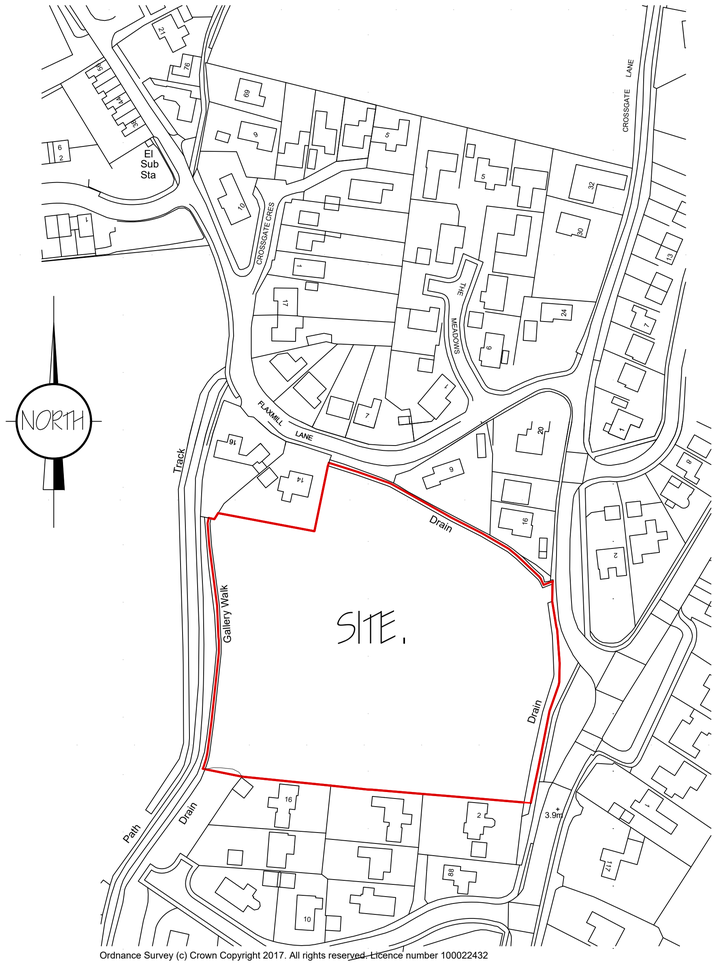
Section 106
2 No 3 Bed Houses
2 No 2 Bed Houses
2 No 1 Bed Houses

Amenity Space
16.63% Of Total Site Area



SITE PLAN 1:500



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LOCATION PLAN 1:1250

LANDSCAPING, FENCING & TREE PLANTING SCHEME.

A - MIXED HEDGE
(a) Hawthorn (Crataegus Monogyna)
(b) Beech (Fagus Sylvatica)
(c) Blackthorn (Prunus Spinosa)
(d) Buckthorn (Rhamnos 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

K - Gravel Driveway
L - Grass
M - Mixed Shrubs
1) SPINDLE - 'CANADALE GOLD' - Euonymus Fortunei
2) MEXICAN ORANGE BLOSSOM - Choisya Ternata
3) ZEBRA PLANT - Calathea Zebrina
4) FOXTAIL FERN - '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 ½ bag 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

$\frac{2508\ m2}{15082\ m2} \times 100 = 16.63\%$

In Addition:

South East Lincolnshire Local Plan 2011 - 2036
Policy S2 Comunity, Health and Well-Being.
States that Amenity Greenspace should be provided at a ratio of 0.75Hetares 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 $\frac{7500}{1000}$ = 7.50m2 per person

Capacity Of Proposed Amenity Space:

$\frac{2508\ m2}{7.50m2}$ = 334 persons

or

$\frac{334\ persons}{16\ properties}$ = 20 persons / property

ref:	revision	date
L	LCC & TDP REQUIREMENTS ADDED	JAN 2022
K	PLOTS 10, 11,12, 15, 14 & 15 AMENDED	JAN 2022
J	PLOTS 6,7, 8 & 9 AMENDED	DEC 2021
H	SECTION 106 LABELS AMENDED	DEC 2021
G	HAMMERHEAD RADIUS INCREASED	NOV 2021
F	SITE LAYOUT AMENDED - PLANNING	NOV 2021
E	PLOTS 11 - 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.
I.ENG AMICE FIWO

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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.	Drawing No.
3903-21	01L
Date	**Drawn**
AUG 2021	SLB

Scales
1:500 (Unless Otherwise Stated)

DO NOT SCALE FROM THIS DRAWING

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