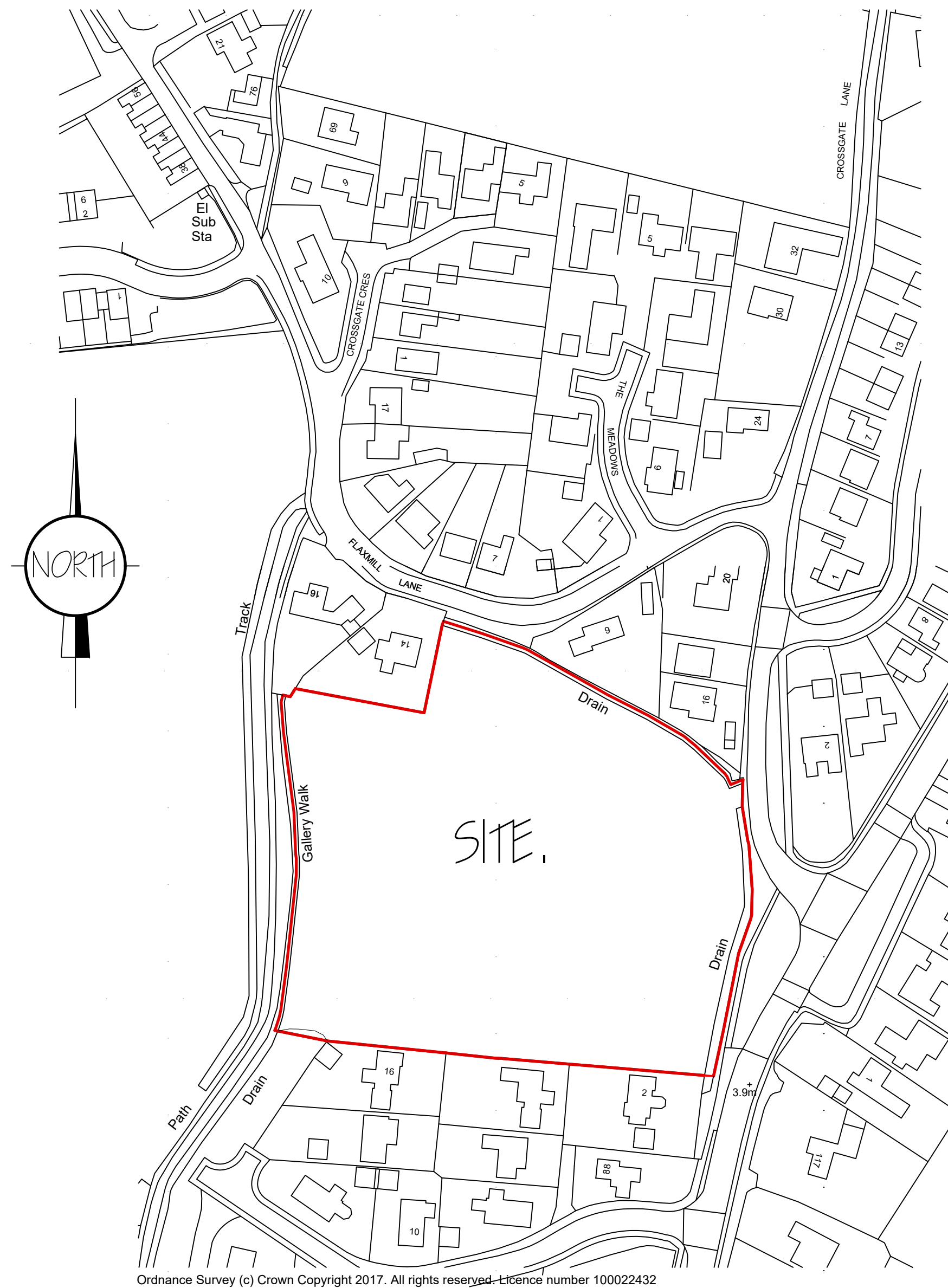
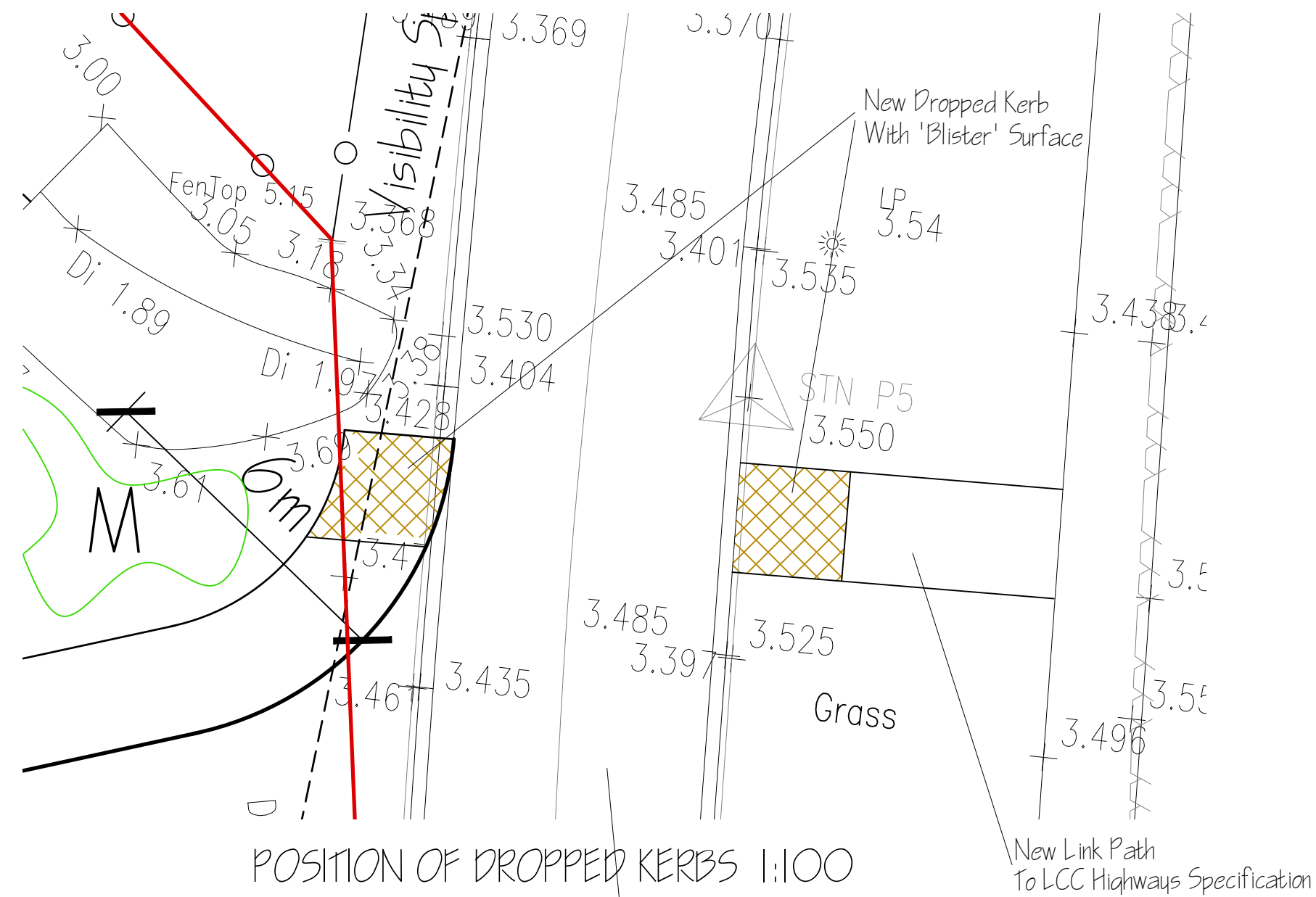


- Section 106
2 No 3 Bed Houses
2 No 2 Bed Houses
2 No 1 Bed Houses
- Amenity Space
16.63% Of Total Site Area



M	LCC LINK PATH & DROPPED KERB HIGHLIGHTED	JAN 2022
L	LCC & IDB REQUIREMENTS ADDED	JAN 2022
K	PLOTS 10, 11, 12, 13, 14 & 15 AMENDED	JAN 2022
J	PLOTS 6, 7, 8 & 9 AMENDED	DEC 2021
H	SECTION 106 LABELS AMENDED	DEC 2021
G	HAMMERHEAD RADII INCREASED	NOV 2021
F	SITE LAYOUT AMENDED - PLANNING	NOV 2021
E	PLOTS 11 - 16 AMENDED	NOV 2021
D	PLANNING AMENDMENTS - CARPAGES	OCT 2021
C	PLANNING AMENDMENTS	OCT 2021
B	LANDSCAPING SCHEME ADDED	SEPT 2021
A	PLOT 4 AMENDED	SEPT 2021

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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

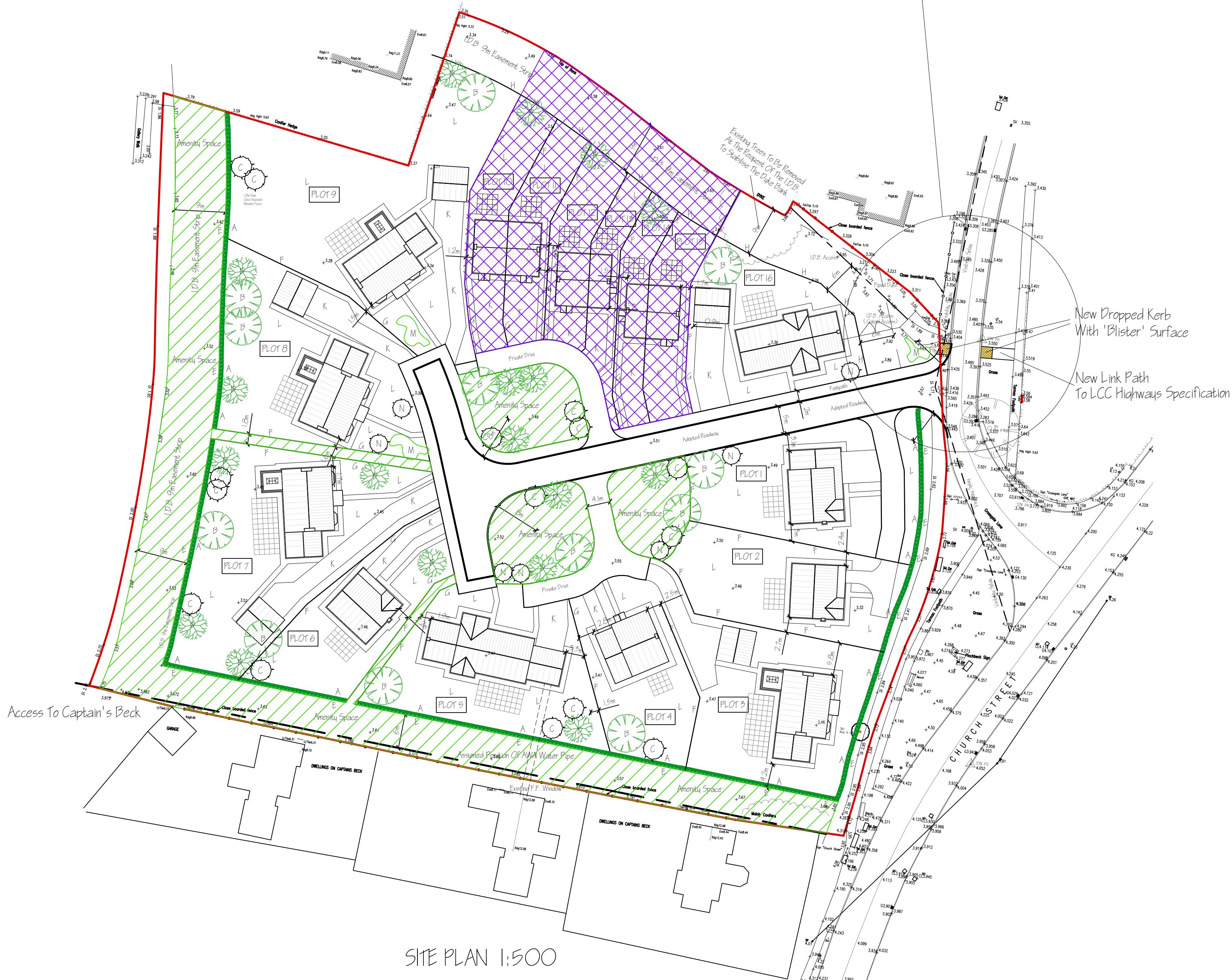
Drawing No.
OIM

Date
AUG 2021

Drawn
SLB

Scales
1:500 (Unless Otherwise Stated)

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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 Spinosus)
(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
K - Gravel Driveway
L - Grass
M - Mixed Shrubs
1) SPINDLE - 'CANADALE GOLD' - Euonymus Fortunei
2) MEXICAN ORANGE BLOSSOM - Choisya Ternata
3) ZEPHYRUS - Calceolaria Zehra
4) FOXGLOVE - 'MYERSII' - Asparagus densiflorus
N - FLOWERING CHERRY - Prunus 'Accolade'

Planting of Hedges 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 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

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

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 0.75 Hectares 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

SITE PLAN 1:500