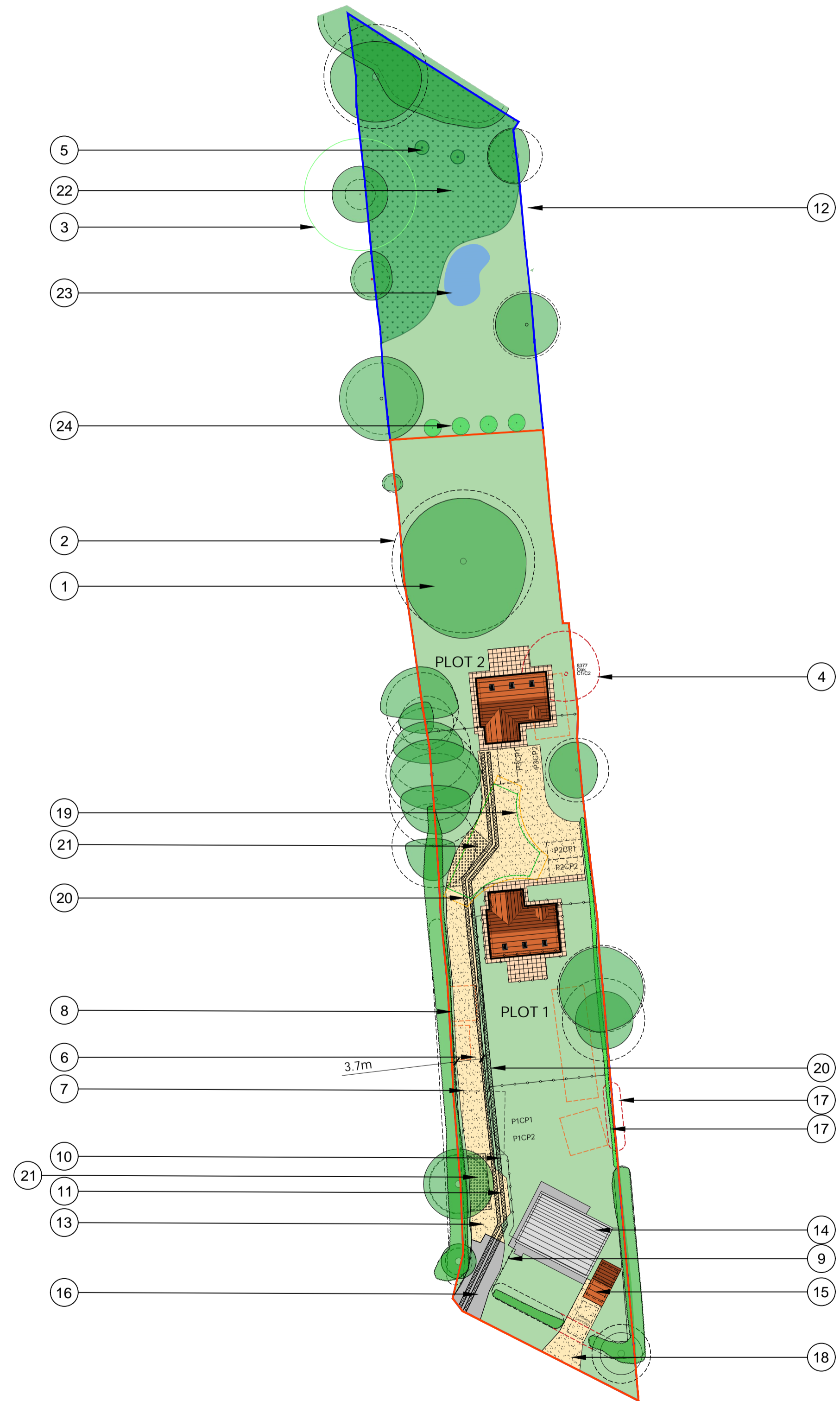




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Key	
Ref.	Description
1	Green hatch indicates tree canopy area
2	Dashed line indicates Root Protection Area of tree
3	Dashed line indicates future growth of tree (refer to tree report for more information)
4	Red dashed line indicated trees to be removed
5	To mitigate the lost of two existing oaks trees (c grade), two replacement native sapling trees will be planted on adjacent land to the North of the site (full details to be dealt with via condition)
6	Width of geoweb access track 3.7m or greater for the length of the new access. The top surface will be a resin bound gravel surface which allows for moisture to pass through.
7	Dashed line indicates location of existing concrete to be used as part of track sub-base
8	Orange dashed lines indicate existing building to be demolished
9	Existing 1.0m tall fence for house (12 Thorpe Lane) to be retained (refer to topographical survey for more details)
10	Location of proposed bin store collection for new dwellings only (two bins per plot)
11	Location of proposed passing bay
12	Approximate location Group B Leyland Cypress removed from adjacent land
13	Proposed access track leading off existing driveway for 12 Thorpe Lane
14	Existing dwelling (12 Thorpe Lane) indicatively shown (the existing dormers and porch are not shown)
15	Proposed single garage for 12 Thorpe Lane
16	The majority of the existing access off Thorpe Lane to be retained (refer to topographical survey for comparison) and upgraded in accordance with LCC Highways Specification
17	Existing hedge to be removed and replaced with new native hedge
18	Existing access for 12 Thorpe Lane to be relocated
19	Turning Area for larger vehicles (16.8m turning circle as per the diagram within the Approved Documents of the Building Regulations)
20	Indicative location of proposed service trenches. 500mm wide trench for water, telecoms and electric. 500mm wide trench for drainage.
21	Hatched area indicates no dig area (root protection area)
22	Proposed wildflower meadow planting on land to the north to promote biodiversity
23	Proposed wildlife pond on land to the north to promote biodiversity
24	Additional tree planting along boundary to promote biodiversity

Accommodation Schedule			
Ref.	Style	GIA	Parking
Plot 1	One and a Half Storey Detached	107m <sup>2</sup> approx. 4B6P.	2 car parking spaces
Plot 2	One and a Half Storey Detached	107m <sup>2</sup> approx. 4B6P.	2 car parking spaces
Existing House	no change	no change	change from a double garage to a single garage and one car parking space
Total Developable Gross Internal Floor Area:		&14m <sup>2</sup>	

Rev.	Description	Date	Checked	Rev. by
P01	Issued to PA	17/11/2023	OS	

Client  
**Michelle Robinson**

Project Title  
**Proposed Residential Development**

Site Details  
Land at 12 Thorpe Lane  
South Hykeham, Lincoln  
LN6 9NW

Title  
**PROPOSED SITE PLAN (INDICATIVE LAYOUT)**

Drawing Number  
**J2011-PL-10**

Print Size  
1:500 @ A1



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**PROPOSED SITE PLAN (FOR ILLUSTRATIVE PURPOSES ONLY)**  
1:500

