New site access to serve development and provide parking to rear of properties to minimise parking on existing streets. 2m x 2m pedestrian vis splays provided and surface water drainage provided to back edge of footpath to prevent water from dispersing on Public Highway

The new footpaths serving Plots 2, 3 & 4 will be constructed in accordance with HERCS Construction Standards due to them falling in Highway owned land

Tree to be removed allow for new footpath construction serving the new properties

New 2m wide footpath to adoptable standards constructed on Beaton's Close to provide pedestrian link

Access to 12a The Green to be maintained through new development including access to the rear garden.

BEATONS CLOSE

PLOT 1 (69.7M2 GARDEN AREA)

PLOT 2 (98.7M2 GARDEN AREA)

PLOT 3 (81.7M2 GARDEN AREA)

PLOT 4 (88.2M2 GARDEN AREA)

PLOT 5 (57.2M2 GARDEN AREA)

PLOT 6 (62.0M2 GARDEN AREA)

PLOT 7 (65.2M2 GARDEN AREA)

5000

5000

6600

3300

T1

35a

1

11

12a

STK1 A 9.029

STK2 B 8.526

SCALE BAR 1:125

0 6.25m 12.5m

2.5m 5m 7.5m 10m

N

ACCOMMODATION SCHEDULE

	PLOT No:	No OF BEDS:	PERSONS:	GIA (m2):
	1	2	3	50.53
	2	2	3	57.57
	3	2	3	57.57
	4	4	6	140.52
	5	3	5	91.17
	6	3	5	91.17
	7	3	5	91.17
TOTAL:	7	19	30	579.70

REVISION	DATE	DESCRIPTION	DRAWN
D	13.04.26	DRAINAGE GULLY TO SITE FRONTAGE AMENDED TO BEHIND HIGHWAY BOUNDARY	LRP
C	27.03.26	PLOT 4 ROOF LINES AMENDED & NOTES TO PLOTS 2,3 & 4 FOOTPATH CONSTRUCTION ADDED	LRP
B	13.01.26	GARDEN AREAS ADDED	LRP
A	28.10.25	ONE PROPERTY REMOVED FROM SCHEME, HIGHWAYS AMENDMENTS, PARKING ARRANGEMENT AMENDMENTS AND RED LINE BOUNDARY AMENDED	LRP

ORIGINAL SIZE 100MM - THIS PRINT MAY BE REDUCED

NOTE; ALL DIMENSIONS, MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH NHBC STANDARDS AND BUILDING REGULATIONS.
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE VERIFIED WITH THE LP17 DESIGN OFFICE.

LP17 DESIGN
WHERE VISION MEETS REALITY
25 FALCON WAY, BOURNE, LINCOLNSHIRE, PE10 0GT
TEL: 07872 302769 E: lee.pittam@lp17design.co.uk W: www.lp17design.co.uk

PROJECT
LAND ADJACENT TO 12A THE GREEN, YAXLEY

DRAWING TITLE
PROPOSED SITE LAYOUT

SCALE	DATE	DRAWN	APPROVED
1:125 @A1	14.02.2025	LRP	-

DRAWING NO. LP01002-SL-01

REVISION D

STATUS: PLANNING