



Notes:
 Do not scale from this drawing.
 All contractors must visit the site and be responsible for taking and checking Dimensions.
 All construction information should be taken from figured dimensions only.
 Any discrepancies between drawings, specifications and site conditions must be brought to the attention of the supervising officer.
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Key

Total Site Area = 133.578 Ha
 (Residential & Employment)

Total Residential / Education / Mixed Use Site Area = 107.125 Ha
 (North of Boundary Lane and East of S. Hykeham Road)

- Density at 35 Dph = 24.273 Ha
 - Density at 30 Dph = 33.958 Ha
 - Density at 25 Dph = 11.097 Ha
 - Mixed Use 40 Dph = 0.868 Ha
 - TOTAL RESIDENTIAL AREA = 70.196 Ha**
 - 2 Form Entry School = 1.901 Ha
 - Community Facilities = 0.404 Ha
 - Cemetery expanded = 1.479 Ha
 - Flood Zone 2
 - Play Space Catchment Zones
- Open Space Provision**
- Strategic Formal Playing Fields = 5.765 Ha
 - Children's Play Space = 4.144 Ha
 - Local Usable Greenspace = 18.985 Ha (Excluding children's play space)
 - Existing Road = 1.507 Ha
 - Proposed Primary Access Roads = 2.744 Ha

Total Employment Site Area = 26.453 Ha
 (South of Boundary lane and West of S. Hykeham road, including Boundary Lane and S. Hykeham Road)

- Existing Employment = 12.574 Ha
- Proposed Employment = 2.717 Ha
- Open Space = 5.358 Ha
- Existing Woodland and trees = 3.105 Ha
- Existing Road = 1.936 Ha
- Proposed Primary Access Roads = 0.764 Ha

NOTE: All areas have been rounded to the third decimal point

D	12.05.16	Local Usable Greenspace area reduction	AL	GP
C	04.05.16	Amendments to Key	AL	GP
B	26.04.16	Lincoln Southern Bypass Realignment	AL	GP
A	15.04.16	School area reduction	SS	GP

Rev	Date	Description	Drawn	Chkd

Drawing Status
DRAFT

Client
 Church Commissioners for England

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Project
Land at North Hykeham

Drawing Title
Land Budget Plan Option 2 b

Scale @ A1 1:5000 Job Ref 01028
 Drawing No. SK013 Revision D

