

Proposed Development | Belton Park Road | Skegness | PE25 2AF

Concept Masterplan Layout Drawing

Exclusion: Ryland Design Area
NOT Principal Designer
Unless Appointed Otherwise

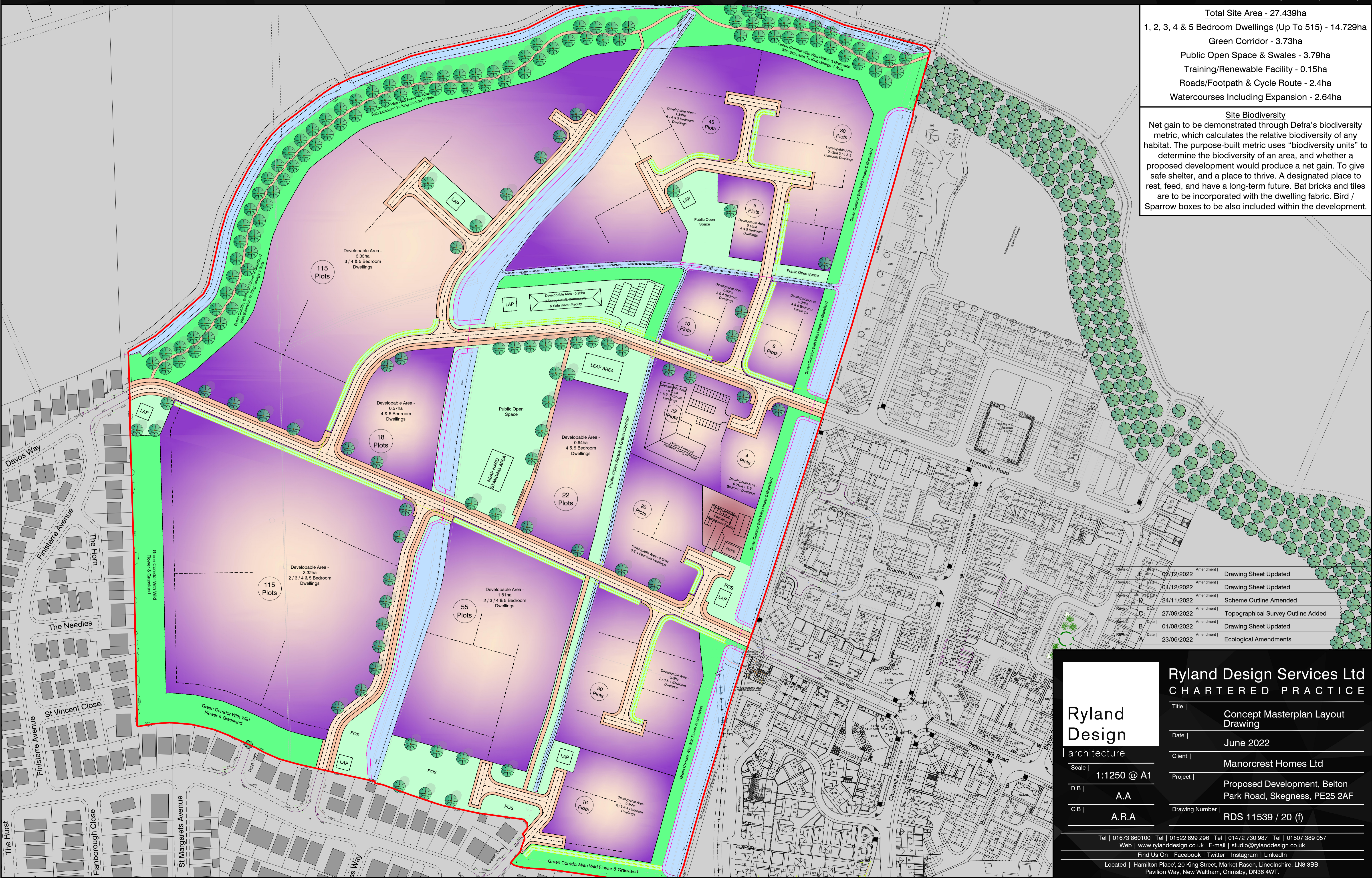
Scale 1:1250 @ A1



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Notes

- All dimensions to be verified on site prior to any fabrication or site works being commenced.
- Any discrepancies to be reported to Ryland Design before any work is put in hand.
- Do not scale from this Drawing; use figured dimensions only; contractors are responsible for taking and checking all site dimensions.
- All dimensions are in millimetres unless stated otherwise.
- This Drawing is to be read in conjunction with relevant Consultant and Specialist Drawings.
- This Drawing is to be read in conjunction with Drawing Nos.



Total Site Area - 27.439ha
1, 2, 3, 4 & 5 Bedroom Dwellings (Up To 515) - 14.729ha
Green Corridor - 3.73ha
Public Open Space & Swales - 3.79ha
Training/Renewable Facility - 0.15ha
Roads/Footpath & Cycle Route - 2.4ha
Watercourses Including Expansion - 2.64ha

Site Biodiversity

Net gain to be demonstrated through Defra's biodiversity metric, which calculates the relative biodiversity of any habitat. The purpose-built metric uses "biodiversity units" to determine the biodiversity of an area, and whether a proposed development would produce a net gain. To give safe shelter, and a place to thrive. A designated place to rest, feed, and have a long-term future. Bat bricks and tiles are to be incorporated with the dwelling fabric. Bird / Sparrow boxes to be also included within the development.

Date	Amendment	Description
02/12/2022	Amendment	Drawing Sheet Updated
01/12/2022	Amendment	Drawing Sheet Updated
24/11/2022	Amendment	Scheme Outline Amended
27/09/2022	Amendment	Topographical Survey Outline Added
01/08/2022	Amendment	Drawing Sheet Updated
23/06/2022	Amendment	Ecological Amendments

Ryland Design
architecture

Scale | 1:1250 @ A1

D.B | A.A

C.B | A.R.A

Ryland Design Services Ltd
CHARTERED PRACTICE

Title | Concept Masterplan Layout Drawing

Date | June 2022

Client | Manorcrest Homes Ltd

Project | Proposed Development, Belton Park Road, Skegness, PE25 2AF

Drawing Number | RDS 11539 / 20 (f)

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