



DRAWING LEGEND

- EXISTING KERB
- PROPOSED KERB
- PROPOSED DROPPED KERB
- DEMOLISHED
- EXISTING LINE WORK
- PROPOSED LINE WORKS
- PROPOSED EV BOLLARD - RAL 5015
- EXISTING FLOOD LIGHT
- PROPOSED FLOOD LIGHT
- EXISTING FENCE LINE
- PROPOSED FENCE LINE
- BIRD BOX
- Trees - Existing , Proposed
- Existing and Proposed Hedge
- Existing and Proposed Grass



Vivara Pro Seville 28/32mm Woodstone Nest Box (or suitable alternative)

- Ideal for Robins, Wagtails or Wrens.
- Can be hung or wall mounted.
- Predator proof made from long lasting, tough woodcrete.
- Attracts the intended bird species and has been successfully used for decades.

DRAWING NOTES

COPYRIGHT ©
This drawing and the details herein are the copyright of MBH Design Studio Ltd. and must not be reproduced, altered or passed to any third party without prior written consent.
This drawing has been produced for the project listed below, is submitted in support of this application to the Local Planning Authority and is not intended for use by any other person or for any other purpose.
Every effort has been made to ensure the accuracy of these drawings, however MBH Design Studio Ltd. accept no responsibility for any discrepancies arising from the reuse of survey information and preliminary drawings commissioned by the Applicant from others.

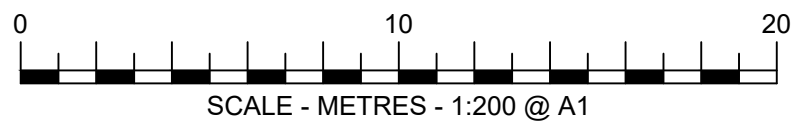
This drawing is an initial feasibility scheme and is subject to technical review and internal approvals. DNO application process may affect feasibility, provide additional information and require further review of scheme. Feasibility may be affected by other factors as the scheme progresses to working drawing stage and may also be compromised by unforeseen elements encountered on site during installation of works

Scheme Based on OS Map Dated 24.02.2026

GENERAL NOTES

- This drawing has been prepared for the sole purpose of obtaining planning permission.
- This drawing is to be read in conjunction with drawings numbered:

14314-2233-LP	Location Plan
14314-2233-BP	Block Plan
14314-2233-200	Existing Site Plan
14314-2233-201	Proposed Site Plan
14314-2233-202	Existing Sales Building Layout
14314-2233-203	Existing Sales Building Elevations
14314-2233-204	Proposed Sales Building
14314-2233-204-1	Proposed Sales Building HVAC Layout
14314-2233-205	Proposed Sales Building Elevations
14314-2233-206	Proposed Air/Water & Vac Details
- Any advertisements are indicative and are subject to a separate advertisement application
- Any neighbouring buildings shown on the elevations are diagrammatic and have been extrapolated from site photographs. They have not been measured.



B	18.08.2026	Updated Landscaping	MO/AM/NS
A	30.07.2026	GA Updated as per comments	DM/WG/JN
REV	DATE	DESCRIPTION	DRN/CHD/APPD
REVISION NOTES			

PLANNING



MBH Design Studio Ltd.
Brook House, Apex Court, Camphill Rd, West Byfleet, Surrey, KT14 6SQ.
www.mbhstd.com t: 01932 352 727 f: 01932 351 545

CLIENT



PROJECT

FS2233-HINCKLEY SERVICE STATION
NORMANDY WAY, HINCKLEY,
LEICESTERSHIRE
LE10 1YA

DRAWING TITLE

PROPOSED SITE PLAN

DRAWN BY	DATE	SCALE	PAPER SIZE
DM	29.05.2026	1:200	A1
CHECKED / APPROVED BY	DRAWING NUMBER	REV.	
WG/JN	14314-2233-201	B	