

Proposed Site Layout - Proposed Amendment Locations



Notes:

1) Root protection measures are to be installed where trees and planting are proposed to be located within private land to the back of highway.

2) Any trees are to have a clear 2m stem where located near the highway

3) Appropriate drainage infrastructure to be installed within private land to prevent surface water entering the public highway where plots / driveway gradients fall towards the highway

- Key
- Application site boundary
 - Proposed Housing (Private)
 - Proposed Housing (Affordable) Discount Market Units
 - Existing Surrounding Buildings
 - Private Rear Garden Area
 - Public Open / Green Space
 - Principal Highway / Road
 - Raised Table
 - Private Drive
 - Car Parking Spaces
 - Pedestrian Footpaths
 - Existing Tree Planting (approximate locations - pink dashed line denotes Tree Protection Zone)
 - Proposed Tree Planting (for illustrative purposes only - subject to detailed design / planting scheme by Landscape Architect)
 - Proposed Hedge / Shrub Planting (for illustrative purposes only - subject to detailed design / planting scheme by Landscape Architect)
 - Housetype - Point of Access
 - Primary Site Access
 - Pedestrian link
 - Plot affected by revision

Site Area : 33,343m² / 3.3 Ha.
Density : 26.4 DPH

Normandy Fields, Hinckley - Schedule of Accommodation

Housetype	Property Type	Market Sale	Affordable	No. of Units
JS203	2-bed semi	8	4	12
JT203	2-bed terrace	3	3	6
Sub-Total 2-bedroom units		11	7	18
S304	3-bed semi	16	8	24
JS319	3-bed semi	4	0	4
JS322	3-bed semi	4	0	4
T304	3-bed terrace	3	3	6
JD313	3-bed detached	3	0	3
JD319	3-bed detached	1	0	1
JD331	3-bed detached	9	0	9
Sub-Total 3-bedroom units		40	11	51
JD401	4-bed detached	3	0	3
JD412	4-bed detached	4	0	4
JD417	4-bed detached	1	0	1
JD411	4-bed detached	4	0	4
JD421	4-bed detached	6	0	6
Sub-Total 4-bedroom units		18	0	18
Total		69	18	87

Property Size	HBBC Minimum garden size	No. of Units	Total Garden Area (Required)	Total Garden Area (Actual)	Average Garden Size (Actual)
2-Bedroom House	60m ²	18	1,080m ²	1,281m ²	71.2m ²
3-Bedroom House	80m ²	51	4,080m ²	4,817m ²	94.5m ²
4-Bedroom House	80m ²	18	1,440m ²	3,020m ²	167.8m ²

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Source File: J112-6 28 Site Model.pln

Rev	Date	Drawn	Note
P02	24/03/2025	RM	Plot 51 highlighted

Note: This drawing contains a reproduction of the original topographical survey information provided by Bloor Homes. Any discrepancies are to be brought to the attention of brp architects immediately and before any further works commence.



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Project Title
Proposed Residential Development
Land at Normandy Fields
Hinckley

Drawing Title
Proposed Amendment Locations

Drawing Status
Planning

Scale(s) 1:500	Original Paper Size: A1
Drawn By RM	Checked By (if file copy only) Date 06.03.2025

Document Reference:
J112-BRP-00-00-DR-A-0106-P02

