

LEGEND

- Planning Boundary
- Soft Landscaping Proposals; Refer to soft landscaping proposals
- Existing Vegetation to be Retained and Root Protection Areas
- Vegetation to be Removed
- Road infrastructure - 25mm kerb face
- 1.8m High Brick Wall with Close Board Fence Boundary Wall Type 3 (DB/SD13/013)
- 1.2m high Timber Post & Rail fence (2015/DET/213)
- 1.8m high Timber Close Boarded Fence (DB/SD13/006) or gravel board (please refer to external works)
- 0.45m high Knee Rail Fence (2015/DET/216)
- 0.75m high SuDS Perimeter Fence (DB/SD13/221)
- Entrance Wall (HA656/100/09)
- Rear Access Point (1.8m high Lockable Timber Gate)
- Rear Access Point (1.8m high Timber Gate)
- BCP — Bin Collection Point
- VP — Visitor Parking Space
- Existing Street Lighting
- 5278 Street Lighting
- Proposed Street Lighting
- Plot Specific Bollard Lighting
- Collapsable Bollard
- POS paths
- Denotes block paving to adopted roads / Denotes block paving to shared private drives
- Tegram Bodpave 65
- BH BG — Sales Arena (Show Homes & Sales Garage)
- AR — Affordable Dwellings- Affordable Rent
- SO — Affordable Dwellings- Shared Ownership
- FH — Affordable Dwellings- First Homes
- PotW — Play on the Way
- LAP — Local Area for Play
- LEAP — Local Equipped Area for Play
- MUGA — Multi Use Games Area
- Key Buildings/Vista Plots
- Wall Mounted Electric Vehicle (EV) 32 amp Charger Point
- Free-Standing Electric Vehicle (EV) Charger Point
- W — Windows requiring noise mitigation; refer to Noise Report for details

PV panels to be installed on all plots. Exact locations are to be confirmed following consultation with the Building Control Body, detailed design and plot specific SAP assessment.

Site:	Hinckley North Phase 2	Code:	HA656
	19/02/2026 Dwg N°/Rev: HCK2101C Rev G	Designer:	RO/BR/CN/●

House Type	Storeys	Beds	Number of Plots	Habitable Area Sq.Ft	Total Area Sq.Ft
Kenley - End Front parking	2	2	18	624	11232
Kenley - End Side parking	2	2	3	624	1872
Kenley - Mid Front parking	2	2	4	624	2496
Maidstone - End side parking	2	3	9	830	7470
Maidstone - End front parking	2	3	15	830	12450
Maidstone - Mid front parking	2	3	2	830	1660
Moresby - Det Side Parking	2	3	4	854	3416
Moresby - Det Front Parking	2	3	12	854	10248
Moresby - Det Rear Parking	2	3	2	854	1708
Moresby - End Rear Parking	2	3	5	855	4275
Denby	2	3	13	880	11440
Lutterworth - Det Parking Spaces	2	3	2	1,000	2000
Queensbury - Det Front Parking	2	3	1	1,085	1085
Queensbury - Det Side Parking	2	3	4	1,085	4340
Queensbury - Single Garage	2	3	7	1,085	7595
Haversham - End Side Parking	3	3	2	1,166	2332
Haversham - End front parking	3	3	4	1,166	4664
Haversham - Single Garage	3	3	2	1,166	2332
Tayport - Drive Through/Side Parking	3	3	7	1,412	9884
Radleigh - Det (Single Garage)	2	4	8	1,317	11853
Hale - Det (Bd3)	2	4	7	1,316	9212
Ascot - Det	2	4	3	1,434	4302
Fallow - Det (Single Garage)	2	5	8	1,561	12488
Alfreton - Det Side Single Garage	2	4	13	1,483	19279
Brimstone - Det Side Double Garage	2.5	5	5	1,924	9070
TOTAL BARRATT HOMES OPEN MARKET:			161		160223
Type 38 Maisonette - Semi	2	1	1	497	497
Type 39 Maisonette - Semi	2	1	1	630	630
Type 50 (Cat 2 Affordable) - End Front Parking	2	2	11	749	8239
Type 50 (Cat 2 Affordable) - Mid Front Parking	2	2	4	749	2996
Midhurst 1 Bungalow - Front Parking	1	2	1	736	736
Midhurst 2 Bungalow - Front Parking	1	2	2	736	1472
Kenley - End Side Parking	2	2	4	624	2496
Type 52 (Cat 2 Affordable) - End Front Parking	2	3	4	927	3708
Type 52 (Cat 2 Affordable) - Mid Front Parking	2	3	2	927	1854
Type 55 (Cat 2 Affordable) - End Rear Parking	2	3	3	957	2871
Maidstone - End side parking	2	3	2	830	1660
Maidstone - End front parking	2	3	4	830	3320
Type 54 (Cat 2 Affordable) - End Front Parking	2	4	2	1,103	2206
TOTAL BARRATT HOMES AFFORDABLE:			41		32985
OVERALL TOTAL BARRATT HOMES:			202		201908
House Type	Storeys	Beds	Number of	Habitable	
P204 Wilford - End front parking	2	2	1	620	620
P282 Archway - End (Front Parking) 2 bed + Study	2	2	4	832	3328
P282 Archway - End (Side Parking) 2 bed + Study	2	2	2	832	1664
P341 Hadley - End with Rear Parking	2	3	1	1,001	1001
P341 Hadley - Det Corner Side Parking Spaces	2	3	3	1,001	3003
P341 Hadley - Det Corner Front/ Rear Parking Spaces	2	3	13	1,001	13013
P331 Fairway - End Corner Parking Spaces	2	3	2	1,001	2002
P331 Fairway - Det Corner Parking Spaces	2	3	4	1,001	4004
T310 Kennett - End Side Parking	2.5	3	21	1,089	22869
T310 Kennett - End Front Parking	2.5	3	7	1,089	7623
T310 Kennett - Mid Front Parking	2.5	3	1	1,089	1089
T321 Cannington - End Side Parking/Drive Through	3	3	2	1,460	2920
T321 Cannington - Mid Side Parking/Drive Through	3	3	6	1,460	8760
H303 Bardon 3 Double Bed - Det	2	3	19	1,081	20539
H457 Ashington - Det Side Parking	2	4	3	1,242	3726
H442 Kirkdale - Det (Single Garage)	2	4	10	1,354	13540
H470 Hertford - Det Corner (Side Single Garage)	2.5	4	13	1,364	17732
H470 Hertford - Det Corner (Rear Single Garage)	2.5	4	2	1,364	2728
H428 Muirden - Det (Bd3 Integral)	2	4	9	1,390	12291
H417 Bradgate - Det (Single Garage)	2	4	6	1,422	8532
H458 Elanor - Det (Bd3 Integral)	2	4	4	1,484	5936
H456 Avondale - Det Corner (Side Single Garage)	2	4	11	1,481	16401
H460 Holden - Det (Single Garage)	2	4	11	1,539	16929
H454 Shilbourne - Det (Bd3 Integral)	2	4	2	1,815	3630
H568 Henley - Det Corner (Side Double Garage)	2	5	5	1,983	9915
H597 Buckingham - Det (Double Garage)	2.5	5	2	2,145	4290
TOTAL DWH OPEN MARKET:			164		200385
Type 58 (Cat 1 NGF) Maisonette-Semi (front parking)	2	1	2	435	870
Type 59 (Cat 1 NGF) Maisonette-Semi (front parking)	2	1	2	519	1038
Type SH50 (Cat 2 Affordable) - End Front Parking	2	2	10	750	7500
Type SH50 (Cat 2 Affordable) - End Side Parking	2	2	1	750	750
Type SH50 (Cat 2 Affordable) - Mid Front Parking	2	2	2	750	1500
DWB 2-2 Bolton Bungalow - End front parking	1	2	2	723	1446
P204 Wilford - End front parking	2	2	4	620	2480
P204 Wilford - Mid (Front Parking)	2	2	2	620	1240
Type SH52 (Cat 2 Affordable) - End Front Parking	2	3	7	930	6510
Type SH52 (Cat 2 Affordable) - End Side Parking	2	3	1	930	930
Type SH55 (Cat 2 Affordable) - End Side / Front Parking	2	3	3	958	2874
P341 Hadley End Parking Spaces	2	3	1	1,001	1001
P282 Archford - End (Front Parking)	2	3	2	832	1664
P282 Archford - Mid (Front Parking)	2	3	1	832	832
TOTAL DWH AFFORDABLE:			40		30635
OVERALL TOTAL DWH:			204		239020
OVERALL TOTALS:			406		
Private Totals:			325	80.0%	
Affordable Totals:			81	20.0%	

WARNING TO PURCHASERS. Property Misdescriptions Act 1991

Images and site layout are intended for illustrative purposes only and should be treated as general guidance only.

Site layout including parking arrangements, [social/ affordable housing, community buildings, play areas and public open spaces] may change to reflect changes in the planning permission for the development. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available.

Site layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

Rev	Description	Initial	Date
E	Plot B66-B70 replanned to swap Maidstone for Hale. B147-B156 replanned to change B147 from Moresby to Alfreton. Arrangement of dwellings on road serving plots D47, D48, D71, D87, D88, D78 amended to accord with highway guidance. DWH layout reviewed to improve parking compliance. Shared driveways serving plots D79-D82 and D89-D91 now connected and changed to Management Company Lane. Garage of plots D120-D121 pushed back to accommodate Fire Appliance turning area. DWH Sales Arena; triple sales garage replaced with large double shared garage. Plots D21-D24 reconfigured; 1no. H303 Bardon replaced with 1no. H442 Kirkdale. Plot D24 show home changed from T310 Kennett to H303 Bardon.	EW	02.02.26

Rev	Description	Initial	Date
	Plots D34-D38 changed to Open Market, affordable units relocated to plots D114, D177, D178, D183, D206, D207. H538 Moreton replaced with H588 Henley (Plots D68, D77, D83, D119, D182). H538 Moreton is replaced with H456 Avondale (Plot D73, D95). Open market P204 Wilford replaced with P282 Archford. Plot D85 changed from P341 Hadley to H470 Hertford. Arrangement of Plots D78, D79, D88 updated to address compromised garden for D79. Plot D113 changed to P341 Hadley with side parking over 6m easement. Plot D118 changed from P457 Ashington to H470 Hertford and realigned to provide better screening of rear garden fence of plot D119. Plots D156-D166 replanned to remove rear parking of plots D156. P282 Archway introduced (Plot D47-48, D135-136, D164-165).		

Rev	Description	Initial	Date
F	Location of bin collect points reviewed throughout for compliance with Building Regulations Part H. Road crossings added and ramps updated to suit. SZ78 design updated to latest and easements added. Roads updated in line with engineering design. Road numbers and visibility splays added. Turning head by Plot D78 extended to allow for vehicle turning. P233/P233 Belsteed/Eastthorpe's removed from layout. Plot D10-D13 changed to T321 Cannington and H457 Ashington. D32, D33, D40-D43, D84, D85 changed to P341 Hadleys and H442 Kirkdales. D58-D62 changed to H470 Hertford and H303 Bardon. Plot D63 changed from H442 Kirkdale to H469 Holden. Plot D137-D140 changed to P331 Fairway's. Plot D134 changed from H303 Bardon to H429 Meriden.	EW	09.02.26

Rev	Description	Initial	Date
G	Plot D51-D52 changed from affordable tenure to open market. Plot D205 changed from P204 Wilford to P341 Hadley. Plot B30-B33 amended to smaller product opposite MUGA. Street lighting added throughout. Garages added to Plot B15, B31, B35, B39, B83, B84, B92, B198. Plot B21, B26, B29, B60, B145 changed from Alfreton to Brimstone. Plot B4 added as a View Home. PotW changed to Plot D92 adjusted to make room for easement required against site boundary. Plot D156-161 adjusted to improve garden compliance. Pond designs updated. Sub-station opposite Plot B22 moved over. Sewer easements added to layout. Window noise mitigation note added to Plot B22-B11, B22-B28, B56-B61, B196 and D1-D14, D16, D25, D181.	EW	27.02.26

PLANNING LAYOUT - COMPOSITE

Hinckley North, Phase 2

BARRATT HOMES | DAVID WILSON HOMES WHERE QUALITY LIVES

Drwg No.	HA656/101Ce	Rev	G
Scale	1:1000 @ A1	Date	22.09.25
Drawn by	EW	Checked by	-

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