



Total of 1344m² publicly accessible open space for 42 plots

	Allotments	Amenity Green Space	Equipped Play Provisions	Natural & Semi Natural	Parks & Gardens	Provision for Young People
Requirement per dwelling (sqm)	8	32	6	48	9	7
Amenity Common Requirement	353	1,344	252	2,016	361	200
On Site / Off Site	OFF	ON	ON	OFF	OFF	ON
Number of Dwellings	42					
Total On Site Provision	1,796					

SCHEDULE

● AFFORDABLE HOUSING @ 40% of 42 = 17

AFFORDABLE RENT @ 75% of 17 = 13

Small dwellings	-	2
1 bed apartments	-	2
2 bed bungalow	-	4
2 bed houses	-	4
TOTAL	-	8

= 47.1% of 17

Medium / large dwellings

3 bed houses	-	4
4 bed houses	-	1
TOTAL	-	5

= 29.5% of 17

● FIRST HOMES @ 25% of 17 = 4

Small dwellings	-	2
2 bed houses	-	2
TOTAL	-	2

= 11.7% of 17

Medium / large dwellings

3 bed houses	-	2
4 bed houses	-	2
TOTAL	-	2

= 11.7% of 17

TOTAL = 17

MARKET HOUSING

2 bed bungalows	-	3
2 bed houses	-	12
3 bed houses	-	7
4 bed houses	-	3
TOTAL	-	25

= 60% of 25

TOTAL DWELLINGS = 42

Total housing split

25 x smaller and medium size units = 59.5% of which 2 (7%) are flats.

17 x medium and larger family units = 40.5%

All garages to be minimum 3m x 6m internally

● Feature plot - see elevations

LANDSCAPING

● Proposed new tree planting
- total area = approx. 2187m²
= 10% of total site area

■ Proposed new BNG planting
- total area = approx. 5050m²

■ Proposed amenity space
- total area = 1796m²

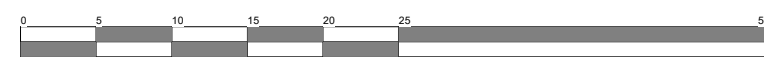
■ Root protection areas

■ Easement to existing ditch

■ Mown grass pathway

■ Children's play area

Rev.	Date	Description	By	Ckd
A	03.06.25	Total BNG area amended	ZLM	
B	30.06.25	Note added re. pedestrian link	ZLM	
C	03.07.25	Parking plot numbers added	MEG	ZLM
D	11.07.25	Amended following comments from Highways engineer	ZLM	
E	14.08.25	Plot 9 amended to avoid culverting ditch	ZLM	
F	22.08.25	Plots 1-8 moved back from road	ZLM	
G	06.02.26	Amendments in response to planning comments. Leicester house type amended to Rochester.	ZLM	
H	14.04.26	Further amendments in response to planning comments.	ZLM	
J	12.05.26	Plot 9 removed to make space for play area. Play area added near attenuation pond	ZLM	
K	18.05.26	Parking space numbers amended	ZLM	
L	08.09.26	Two plots removed and amount of open space increased	ZLM	
M	24.09.26	Key amended to show total number of dwellings at 42	ZLM	



Station Road
Bagworth

Client	Cartwright Homes	Project Title	Proposed development Station Road Bagworth	19 Station Road Hinckley Leicestershire LE10 1AW	Tel: 01455 635 685 Fax: 01455 618 971 www.hayward-architects.co.uk
Drawing Title	Block plan	Scale	1:500	Date	Dec 2024
Author	ZLM	Checked by		Sheet	A1
Job No.	24/19	Drawing No.	05m	Status	PLANNING