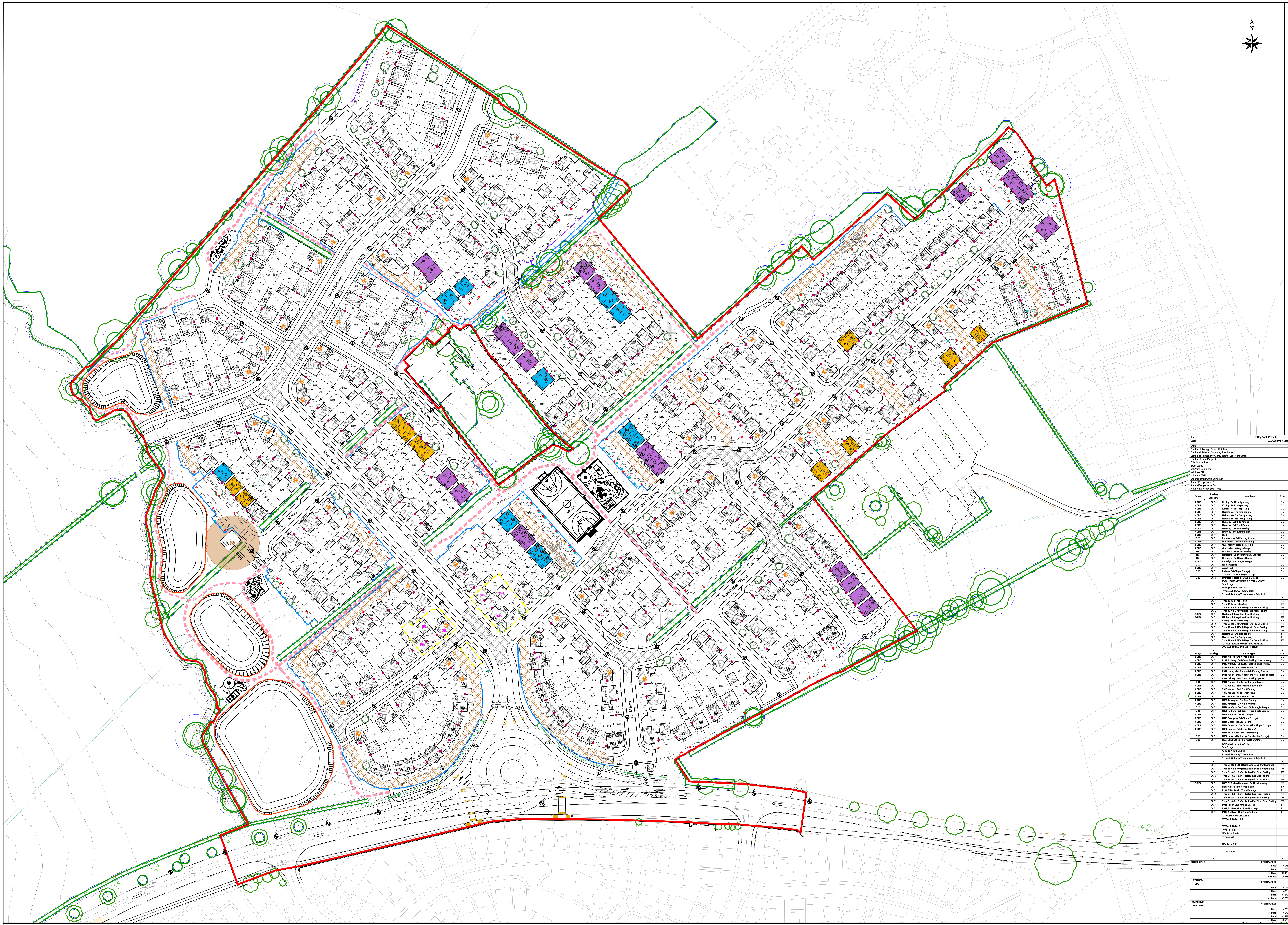

LEGEND

🟥	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
	1.8m High Brick Wall with Close Board Fence Boundary Wall Type 3 (DB/SD13/013)
	1.2m high Timber Post & Rail fence (2010/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 (2010/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
	S278 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
	Teram Bodpave 85
SH SG	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
	On plot bin storage for 3 wheeled bins

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
Date:	27.04.26	Dwg N°/Rev:	HCK2/101C Rev J	Designer:	HO'B/RC/KM

Units	408
Combined Average Private Unit Size	1149
Combined Private 2.5+ Storey Townhouses	18.0%
Combined Private 2.5+ Storey Townhouses + Detached	24.8%
Combined Core Range %	80.4%
Total Square Feet	438,944
Gross Acres	42.30
Net Acres Combined	27.76
Net Acres BH	13.17
Net Acres DWH	14.59
Square Feet per Acre Combined	15,812
Square Feet per Acre BH	15,406
Square Feet per Acre DWH	16,179
Plotting Efficiency (excl. flats)	0.90

Range	Spacing Standard	House Type	Type	Storeys	Beds	Number of Plots	%	Plot Area Sq.M.		Habitable Area Sq.Ft	
CORE	CAT 1	Kenley - End Front parking	OM	2	2	18	11.0%	159	2866	624	11232
CORE	CAT 1	Kenley - End Side parking	OM	2	2	3	1.8%	185	555	624	1872
CORE	CAT 1	Kenley - Mid Front parking	OM	2	2	4	2.5%	126	502	624	2496
CORE	CAT 1	Maidstone - End side parking	OM	2	3	10	6.1%	210	2098	830	8300
CORE	CAT 1	Maidstone - End front parking	OM	2	3	12	7.4%	185	2216	830	9960
CORE	CAT 1	Maidstone - Mid front parking	OM	2	3	2	1.2%	150	300	830	1660
CORE	CAT 1	Moresby - Det Side Parking	OM	2	3	4	2.5%	269	1076	854	3416
CORE	CAT 1	Moresby - Det Front Parking	OM	2	3	10	6.1%	255	2554	854	8540
CORE	CAT 1	Moresby - Det Rear Parking	OM	2	3	3	1.8%	344	1031	854	2562
CORE	CAT 1	Moresby - End Rear Parking	OM	2	3	7	4.3%	251	1760	855	5985
CORE	CAT 1	Denby	OM	2	3	12	7.4%	254	3043	880	10560
OCC	CAT 1	Lutterworth - Det Parking Spaces	OM	2	3	2	1.2%	183	366	1,000	2000
CORE	CAT 1	Queensbury - Det Front Parking	OM	2	3	3	1.8%	236	708	1,085	3255
CORE	CAT 1	Queensbury - Det Side Parking	OM	2	3	4	2.5%	254	1016	1,085	4340
CORE	CAT 1	Queensbury - Single Garage	OM	2	3	7	4.3%	254	1778	1,085	7595
NM	CAT 1	Northcote - End front parking	OM	2.5	3	10	6.1%	185	1849	1,208	12080
NM	CAT 1	Northcote - End Side Parking / Car Port	OM	2.5	3	10	6.1%	210	2099	1,208	12080
NM	CAT 1	Northcote - End Single Garage	OM	2.5	3	2	1.2%	210	420	1,208	2416
CORE	CAT 1	Radleigh - Det (Single Garage)	OM	2	4	7	4.3%	299	2094	1,317	9219
OCC	CAT 1	Hale - Det (6x3)	OM	2	4	5	3.1%	308	1541	1,316	6580
CORE	CAT 1	Ascot - Det	OM	2	4	4	2.5%	310	1242	1,434	5736
OCC	CAT 2	Fallow - Det (Single Garage)	OM	2	5	7	4.3%	346	2425	1,551	10857
OCC	CAT 1	Alfreton - Det Side Single Garage	OM	2	4	12	7.4%	395	4739	1,483	17796
OCC	CAT 2	Brimstone - Det Side Double Garage	OM	2.5	5	5	3.1%	417	2083	1,934	9670
		TOTAL BARRATT HOMES OPEN MARKET:				163	100%		40362		170207
		Core Range:				129	81.0%				
		Average Private Unit Size:				1044					
		Private 2.5+ Storey Townhouses:				22	13.5%				
		Private 2.5+ Storey Townhouses + Detached:				27	16.6%				
	CAT 1	Type 38 Maisonette - Semi	AFF	2	1	1	2.44%	36	36	497	497
	CAT 1	Type 39 Maisonette - Semi	AFF	2	1	1	2.44%	36	36	630	630
	CAT 2	Type 50 (Cat 2 Affordable) - End Front Parking	AFF	2	2	10	24.39%	172	1720	749	7490
	CAT 2	Type 50 (Cat 2 Affordable) - Mid Front Parking	AFF	2	2	5	12.20%	137	686	749	3745
BGLW	CAT 1	Midhurst 1 Bungalow - Front Parking	AFF	1	2	1	2.44%	345	345	736	736
BGLW	CAT 1	Midhurst 2 Bungalow - Front Parking	AFF	1	2	2	4.88%	289	579	736	1472
	CAT 1	Kenley - End Side Parking	FH	2	2	4	9.76%	185	740	624	2496
	CAT 2	Type 52 (Cat 2 Affordable) - End Front Parking	AFF	2	3	4	9.76%	191	763	927	3708
	CAT 2	Type 52 (Cat 2 Affordable) - Mid Front Parking	AFF	2	3	2	4.88%	155	309	927	1854
	CAT 2	Type 55 (Cat 2 Affordable) - End Rear Parking	AFF	2	3	3	7.32%	275	826	957	2871
	CAT 1	Maidstone - End side parking	FH	2	3	2	4.88%	210	420	830	1660
	CAT 1	Maidstone - End front parking	FH	2	3	4	9.76%	185	740	830	3320
	CAT 2	Type 54 (Cat 2 Affordable) - End Front Parking	AFF	2	4	2	4.88%	215	430	1,103	2206
		TOTAL BARRATT HOMES AFFORDABLE:				41	100%		7630		32685
		OVERALL TOTAL BARRATT HOMES:				204			47993		202892
Range	Spacing	House Type	Type	Storeys	Beds	Number of	%	Plot Area		Habitable	
CORE	CAT 1	P204 Wilford - End front parking	OM	2	2	1	0.61%	159	159	620	620
CORE	CAT 1	P282 Archway - End (Front Parking) 2 bed + Study	OM	2	2	4	2.44%	188	751	832	3328
CORE	CAT 1	P282 Archway - End (Side Parking) 2 bed + Study	OM	2	2	2	1.22%	212	423	832	1664
CORE	CAT 1	P341 Hadley - End with Rear Parking	OM	2	3	1	0.61%	271	271	1,001	1001
CORE	CAT 1	P341 Hadley - Det Corner Side Parking Spaces	OM	2	3	3	1.83%	289	868	1,001	3003
CORE	CAT 1	P341 Hadley - Det Corner Front/ Rear Parking Spaces	OM	2	3	13	7.93%	301	3914	1,001	13013
OCC	CAT 1	P331 Fairway - End Corner Parking Spaces	OM	2	3	2	1.22%	295	590	1,001	2002
OCC	CAT 1	P331 Fairway - Det Corner Parking Spaces	OM	2	3	4	2.44%	299	1197	1,001	4004
CORE	CAT 1	T310 Kennett - End Side Parking/ Car Port	OM	2.5	3	29	17.68%	210	6098	1,089	31581
CORE	CAT 1	T310 Kennett - End Front Parking	OM	2.5	3	7	4.27%	186	1305	1,089	7623
CORE	CAT 1	T310 Kennett - Mid Front Parking	OM	2.5	3	1	0.61%	152	152	1,089	1089
CORE	CAT 1	H303 Bardon 3 Double Bed - Det	OM	2	3	19	11.59%	246	4674	1,081	20539
CORE	CAT 1	H457 Ashington - Det Side Parking	OM	2	4	3	1.83%	371	1114	1,242	3726
CORE	CAT 1	H442 Kirkdale - Det (Single Garage)	OM	2	4	10	6.10%	287	2866	1,354	13540
OCC	CAT 1	H470 Hertford - Det Corner (Side Single Garage)	OM	2.5	4	13	7.93%	289	3761	1,364	17732
OCC	CAT 1	H470 Hertford - Det Corner (Rear Single Garage)	OM	2.5	4	2	1.22%	308	615	1,364	2728
CORE	CAT 1	H429 Meriden - Det (6x3 Integral)	OM	2	4	9	5.49%	307	2765	1,399	12591
CORE	CAT 1	H417 Bradgate - Det (Single Garage)	OM	2	4	6	3.66%	308	1847	1,422	8532
CORE	CAT 1	H418 Exeter - Det (6x3 Integral)	OM	2	4	4	2.44%	323	1292	1,484	5936
CORE	CAT 1	H456 Avondale - Det Corner (Side Single Garage)	OM	2	4	11	6.71%	350	3848	1,491	16401
CORE	CAT 1	H469 Holden - Det (Single Garage)	OM	2	4	11	6.71%	334	3678	1,539	16929
OCC	CAT 1	H454 Shelbourne - Det (6x3 Integral)	OM	2	4	2	1.22%	407	814	1,815	3630
OCC	CAT 1	H588 Henley - Det Corner (Side Double Garage)	OM	2	5	5	3.05%	458	2292	1,983	9915
OCC	CAT 1	H597 Buckingham - Det (Double Garage)	OM	2.5	5	2	1.22%	427	854	2,145	4290
		TOTAL DWH OPEN MARKET:				164	100.00%		46149		205417
		Core Range:				134	81.71%				
		Average Private Unit Size:				1253					
		Private 2.5+ Storey Townhouses:				37	22.56%				
		Private 2.5+ Storey Townhouses + Detached:				54	32.93%				
	CAT 1	Type 58 (Cat 1 NGF) Maisonette-Semi (front parking)	AFF	2	1	2	5.00%	34	68	435	870
	CAT 1	Type 59 (Cat 1 NGF) Maisonette-Semi (front parking)	AFF	2	1	2	5.00%	34	68	519	1038
	CAT 2	Type SH50 (Cat 2 Affordable) - End Front Parking	AFF	2	2	10	25.00%	172	1720	750	7500
	CAT 2	Type SH50 (Cat 2 Affordable) - End Side Parking	AFF	2	2	1	2.50%	199	199	750	750
	CAT 2	Type SH50 (Cat 2 Affordable) - Mid Front Parking	AFF	2	2	2	5.00%	251	502	750	1500
BGLW	CAT 1	DWB 2-2 Belton Bungalow - End front parking	AFF	1	2	2	5.00%	268	536	723	1446
	CAT 1	P204 Wilford - End front parking	FH	2	2	4	10.00%	159	634	620	2480
	CAT 1	P204 Wilford - Mid (Front Parking)	FH	2	2	2	5.00%	146	292	620	1240
	CAT 2	Type SH52 (Cat 2 Affordable) - End Front Parking	AFF	2	3	7	17.50%	191	1335	930	6510
	CAT 2	Type SH52 (Cat 2 Affordable) - End Side Parking	AFF	2	3	1	2.50%	218	218	930	930
	CAT 2	Type SH55 (Cat 2 Affordable) - End Side / Front Parking	AFF	2	3	3	7.50%	240	719	958	2874
	CAT 1	P341 Hadley End Parking Spaces	FH	2	3	1	2.50%	271	271	1,001	1001
	CAT 1	P382 Archford - End (Front Parking)	FH	2	3	2	5.00%	188	375	832	1664
	CAT 1	P382 Archford - Mid (Front Parking)	FH	2	3	1	2.50%	153	153	832	832
		TOTAL DWH AFFORDABLE:				40	100.00%		7090		30635
		OVERALL TOTAL DWH:				204			53239		236052
		OVERALL TOTALS:				408			101231		438944
		Private Totals:				327	80.1%		86511		375624
		Affordable Totals:				81	19.9%		14720		63320
		Private Split:		BH		163	49.8%		40362		170207
				DWH		164	50.2%		46149		205417
		Affordable Split:		BH		41	50.6%		7630		32685
				DWH		40	49.4%		7090		30635
		TOTAL SPLIT:		BH		204	50.0%		47993		202892
				DWH		204	50.0%		53239		236052

BH BED SPLIT		OPEN MARKET		AFFORDABLE
	1 Beds	0.0%		4.9%
	2 Beds	15.3%		53.7%
	3 Beds	60.1%		36.6%
	4+ Beds	24.5%		4.9%
DWH BED SPLIT		OPEN MARKET		AFFORDABLE
	1 Beds	0.0%		10.0%
	2 Beds	4.3%		52.5%
	3 Beds	47.6%		37.5%
	4+ Beds	47.6%		0.0%
COMBINED BED SPLIT		OPEN MARKET		AFFORDABLE
	1 Beds	0.0%		7.4%
	2 Beds	8.0%		53.1%
	3 Beds	49.2%		37.0%
	4+ Beds	42.8%		2.5%

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
F	Roads updated in line with engineering design. Road numbers and visibility splays added. Turning head by Plot D78 extended to allow for vehicle turning. P232/P233 Belstead/Easthorpe'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. D59-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. 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.	EW	09.02.26
G	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 opposite Plot D80 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 B2-B11, B22-B26, B56-B61, B196 and D1-D14, D18, D25, D181.	EW	27.02.26
H	Boundary treatments added to rear of Plot B61-B70, B71-B80, B87-B88, B95-B96, B107-B113, B118-B123, B129-B131. Plot B116/117 pushed back in line with rear elevation of Plot B118.	EW	31.03.26

Rev	Description	Initial	Date
J	Plot B196 removed as key plot. Plot B176 EVCP moved onto front elevation. Plot B195 parking moved in front of plot. B3-B26, B49-60 replanned to design out shared surface street. Plot B3-B10 changed from Tayport's to Northcote's. Plot B35-40, 43-44 changed from Haversham's to Northcote's. Plot B41 changed from Denby to Queensbury. Plot B129-134 changed from Maidstone's to Northcote's. VP removed from front of Plot B178. Plot D3-10 changed from Cannington's to Kennett's to match Barratt side of roundabout. Footway straightened out opposite Plot D200. Plot D113 removed to allow for electric pole and stays. PotW opposite Plot D11 moved out of easement and between attenuation basins.	EW	27.04.26
	Managed drives serving Plot D1-D14, D28-D33, D78-82, 39, 89-92, D147-162, 167-169 changed to severed private drives and BCPs added. Refuse turning head added in opposite 147/148. Colour added to affordable tenure for clarity. Bin store added for Plot B105-B109, B122, B179, B180, B184, B185 and D6-9, D36. Bin collection points and bin stores reviewed throughout layout and plot numbers added for clarity. Landscaped highway verges rationalised on Main Avenue. Allocated parking spaces on highway verge switched to visitor parking spaces on Main Avenue. Splay added to parking spaces in green verge along Main Avenue. Highway ramps rationalised throughout. VP removed from front of Plot B101 to allow for road surface change.		

PLANNING LAYOUT - COMPOSITE

Hinckley North, Phase 2

BARRATT HOMES

DAVID WILSON HOMES
WHERE QUALITY LIVES

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

NORTH MIDLANDS
Design & Technical Department
2 Horizon Place - Nottingham Business Park
NOTTINGHAM NG8 6PY