



Open space typology (Policy 19 Core Strategy)	Ha/1000 population	Min requirement for 44 homes	Proposed area (Ha)
Equipped children's play space	0.15ha	0.006ha	0.006ha
Casual / informal play	0.7ha	0.031ha	0.031ha
Accessible natural green space	2.0ha	0.088ha	0.088ha

SCHEDULE

● AFFORDABLE HOUSING @ 40% of 44 = 18

AFFORDABLE RENT @ 75% of 18 = 14

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

= 44.4% of 18

Medium / large dwellings	-	6
3 bed houses	-	6
TOTAL	-	6

= 33.3% of 18

● FIRST HOMES @ 25% of 19 = 4

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

= 11.1% of 18

Medium / large dwellings	-	2
4 bed houses	-	2
TOTAL	-	2

= 11.1% of 18

TOTAL = 18

MARKET HOUSING

2 bed bungalows	-	4
2 bed houses	-	14
3 bed houses	-	5
4 bed houses	-	3
TOTAL	-	26

= 31% of 26

TOTAL DWELLINGS = 44

Total housing split

28 x smaller and medium size units = **63.6%**
of which 2 (7%) are flats.

16 x medium and larger family units = **36.4%**

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

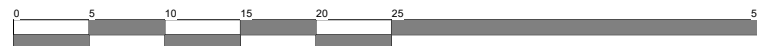
■ Root protection areas

▨ Easement to existing ditch

▨ Mown grass pathway

▨ Accessible natural green space

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 types amended to Rochdale.	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	



Station Road
Bagworth



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					PLANNING