



TOTAL DWELLINGS							313		
PRIVATE MARKET							136		
AFFORDABLE RENT							23		
AFFORDABLE S/O							14		
FUTURE HOMES							126		
GRANT AFFORDABLE							126		
PRIVATE MARKET SALE									
House Type	No.	Beds	St	GIA	sqm	sqft	Total GIA	sqm	sqft
232	SEMI	11	2	283P	2	71.25	767	763.75	8437
232	MID	4	2	283P	2	71.25	767	285	3068
341	DET	8	3	384P	2	87.9	946	703.2	7588
341	SEMI	9	3	384P	2	87.9	946	791.1	8514
342	SEMI	6	3	384P	2	87.35	940	524.1	5640
342	MID	1	3	384P	2	87.35	940		
354	DET	15	3	385P	2	106.87	1172	1633.05	17580
355	DET	3	3	385P	2	106.87	1172	326.81	3516
356	SEMI	4	3	385P	2.5	106.73	1149	426.92	4586
451	DET	6	4	486P	2	110.61	1178	663.68	7048
451	SEMI	2	4	486P	2	109.41	1178	218.82	2356
461	DET	20	4	486P	2	120.46	1297	629.2	6780
466	DET	14	4	487P	2	126.81	1367	1817.34	19558
467	DET	11	4	486P	2	127.61	1371	1513.71	16281
472	DET	14	4	487P	2	125.35	1349	1754.9	18886
591	DET	8	5	588P	2.5	179.15	1928	1433.2	15424
							155	15371.91 165302	
							155		
AFFORDABLE RENT									
House Type	No.	Beds	St	GIA	sqm	sqft	Total GIA	sqm	sqft
B1	SEMI GF	2	1	182P	2	55.63	598	111.26	1198
B1	SEMI FF	2	1	182P	2	69.18	745	136.36	1460
232	SEMI	4	2	283P	2	71.25	767	285	3068
241	SEMI	2	2	284P	2	79.48	855	159.96	1712
342	SEMI	8	3	384P	2	87.35	940	698.9	7520
342	MID	1	3	384P	2	87.35	940		
451	SEMI	2	4	486P	2	109.41	1178	218.82	2356
463	SEMI	2	4	486P	2	108.13	1164	216.26	2328
							23	1914.81 20810	
							23		
AFFORDABLE S/O									
House Type	No.	Beds	St	GIA	sqm	sqft	Total GIA	sqm	sqft
232	SEMI	10	2	283P	2	71.25	767	142.3	1534
342	SEMI	10	3	384P	2	87.35	940	873.5	9400
342	MID	2	3	384P	2	87.35	940	174.7	1880
							14	1196.7 12814	
							14		
FUTURE HOMES									
House Type	No.	Beds	St	GIA	sqm	sqft	Total GIA	sqm	sqft
232	SEMI	2	2	283P	2	71.25	767	142.3	1534
341	SEMI	6	3	384P	2	87.9	946	527.4	5676
341	MID	3	3	384P	2	87.9	946	263.7	2838
354	DET	1	3	385P	2	106.87	1172	106.87	1172
356	SEMI	2	3	385P	2.5	106.73	1149	213.46	2298
							14	1255.93 13524	
							14		
FUTURE HOMES									
House Type	No.	Beds	St	GIA	sqm	sqft	Total GIA	sqm	sqft
B1	DET GF	1	1	182P	2	55.63	598	55.63	598
B1	DET FF	1	1	182P	2	69.18	745	69.18	745
F03	APT	9	2	283P	3	62.02	667	538.16	5803
232	SEMI	27	2	283P	2	71.25	767	1923.75	20709
232	MID	5	2	283P	2	71.25	767	356.25	3835
341	SEMI	4	3	384P	2	87.9	946	351.6	3784
342	SEMI	36	3	384P	2	87.35	940	3144.6	33840
342	MID	2	3	384P	2	87.35	940	174.7	1880
354	DET	20	3	385P	2	106.87	1172	2177.4	23440
356	SEMI	8	3	385P	2.5	106.73	1149	853.84	9192
451	DET	1	4	486P	2	110.61	1178	110.61	1178
463	DET	5	4	486P	2	109.45	1164	549.65	5820
463	SEMI	4	4	486P	2	108.13	1164	432.52	4656
466	DET	3	4	486P	2	129.81	1397	399.43	4191
							126	11647.34 119871	
							126		

Rev	Date	Iss By	App By	Description
P01	06/11/25	NP	NP	Initial issue
P02	17/12/25	NP	NP	EVCP added to plot 385, gas meter position updated on type 342, and also updated to A-Ref: MD 342's updated Boundary of excluded plots updated. Bin collection points relocated to comply with drag distances. For individual changes see drawing.
P03	14/01/26	CA	CA	250830-SGP-ZZ-ST-DR-A-201009 and Bin Collection Point Changes schedule.
P04	16/01/26	CA	CA	Plot 408 needed to be an GP.
P05	30/01/26	MD/CA	MD/CA	The Black Connected, Red Line Boundary now coloured red, yellow outline removed from footpaths. 354, 466 & 591 were updated with condensate below 150. 150 gas meter (plot 407) moved to the front corner. Fence line to rear of plot 58 amended to accommodate new to plot 6 garage. Connections added to public footpath along northern boundary from road footpaths. Path redirected and wall changed to fence where path and wall clash with ditch and hedge outside. Plots 35-32 & 40. Fire tender turning head outside plot 37 moved to outside plot 35 & 40 to avoid clash with existing hedge and red hedge. Public footpath redirected to incorporate revised turning head. Public footpath redirected around turning head outside plot 134 & 135. Turning head added outside plot 317 to allow fire tender access. Public footpath redirected around turning head. Turning head added outside plot 414 to allow fire tender access. Parking bays either side of the bin store to the apartments increased by 500mm to allow required space for parking. Break in knee rail added to allow access to path of plot 466 from parking. NGAP moved to the right so plots 317 & 106 don't hit made exclusion zone.
P06	04/02/26	CA	CA	Boundary walls revised in footpath to rear of plots 55 & 14, 26, 30-34, 37 & 38, and 316-320, 345 & 341.
P07	16/02/26	MC	MC	Fire tender location access to Site revised.
P08	19/02/26	CA	CA	Plots 20 & 21 substituted for 341 & 235. Garage to plot 23 revised to larger wheel garage.
P09	20/02/26	CA	CA	Right hand side RWP to allow garage moved to front.
P10	08/03/26	CA	CA	Site windows removed from plots 2 & 37. Apartment blocks moved north to accommodate Severn Trent Water Math easement. Apartment parking reviewed to accommodate more. Stone Garage re-linked to drawing.
P11	08/03/26	CA	CA	Allocation and location of affordable plots revised.
P12	22/04/26	CA	CA	

Vistry Group

SGP

Architects + Masterplanners

Waterfront House
2a Smith Way
Grove Park
Enderbury
Leicester LE19 1SX

t: +44 (0)116 247 0557

www.stephengeorge.co.uk

Land off Stoke Road,
Hinckley

Drawing Name:
Site Layout

Drawing Stage: CONSTRUCTION

Status: S1 - For Co-ordination

SGP File Ref: 25-083-A

25-083 New 25 NP NP 1:750 @ A0 P12

SGP Project: Date: Drawn: Team: Scale: Rev:

Drawing Number:

250830-SGP-ZZ-ZZ-DR-A-201001

Project Code: Originator: F.u.B. S.f.B. Form: Date: Number:

Red Line Boundary based on OS Data and NOT confirmed as the Legal Boundary

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