



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	-	4
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
		= 69% 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

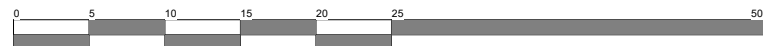
Easement to existing ditch

Mown grass pathway

Children's play area

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 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	



**Station Road
Bagworth**

Client	Cartwright Homes			hayward ARCHITECTS LTD 19 Station Road Hinckley Leicestershire LE10 1AW Tel: 01455 635 685 Fax: 01455 618 971 www.hayward-architects.co.uk	
Project Title	Proposed development Station Road Bagworth				
Drawing Title	Block plan			Job No.	Drawing No.
Scale	1:500	Date	Dec 2024	A1	24/19
Author	ZLM	Checked by	-		
THE COPYRIGHT OF THIS DRAWING IS RESERVED BY HAYWARD ARCHITECTS LTD. REPRODUCTION OR FURTHER CIRCULATION OF THIS DRAWING WITHOUT THE PRIOR WRITTEN PERMISSION OF THE COPYRIGHT HOLDER IS STRICTLY PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.				Status	PLANNING