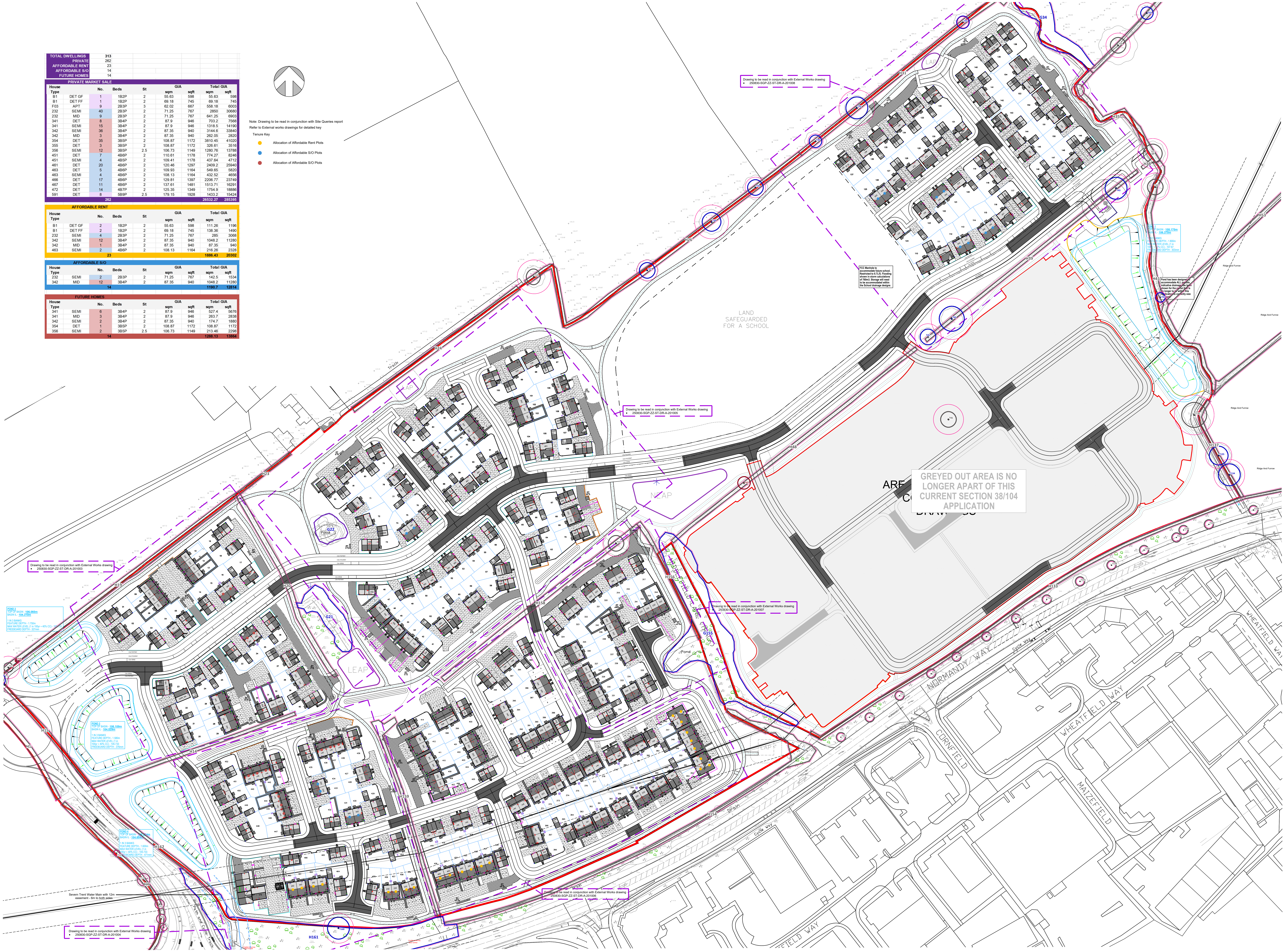

Drawing to be read in conjunction wtih External Works drawing
- 250830-SGP-ZZ-ST-DR-A-201008

Drawing to be read in conjunction with External Works drawing
- 250830-SGP-ZZ-ST-DR-A-201005

Drawing to be read in conjunction with External Works drawing
- 250830-SGP-ZZ-ST-DR-A-201003

Drawing to be read in conjunction with External Works drawing
- 250830-SGP-ZZ-ST-DR-A-201007

Drawing to be read in conjunction with External Works drawing
- 250830-SGP-ZZ-ST-DR-A-201006

Drawing to be read in conjunction with External Works drawing
- 250830-SGP-ZZ-ST-DR-A-201004

FCC Manhole to accommodate future school. Restricted to 8.7L/S. Flooding shown in storm calculations of 760m3. Storage will need to be accommodated within the School drainage designs

Pond has been designed to accommodate ALL parcels. indicative drainage has been shown for the parcel that is no longer to be within this application to correctly size pond

Severn Trent Water Main with 12m easement - 6m to both sides

TOTAL DWELLINGS	**313**
PRIVATE	262
AFFORDABLE RENT	23
AFFORDABLE S/O	14
FUTURE HOMES	14

PRIVATE MARKET SALE

House Type		No.	Beds	St	GIA sqm	GIA sqft	Total GIA sqm	Total GIA sqft
B1	DET GF	1	1B2P	2	55.63	598	55.63	598
B1	DET FF	1	1B2P	2	69.18	745	69.18	745
F03	APT	9	2B3P	3	62.02	667	558.18	6003
232	SEMI	40	2B3P	2	71.25	767	2850	30680
232	MID	9	2B3P	2	71.25	767	641.25	6903
341	DET	8	3B4P	2	87.9	946	703.2	7568
341	SEMI	15	3B4P	2	87.9	946	1318.5	14190
342	SEMI	36	3B4P	2	87.35	940	3144.6	33840
342	MID	3	3B4P	2	87.35	940	262.05	2820
354	DET	35	3B5P	2	108.87	1172	3810.45	41020
355	DET	3	3B5P	2	108.87	1172	326.61	3516
356	SEMI	12	3B5P	2.5	106.73	1149	1280.76	13788
451	DET	7	4B6P	2	110.61	1178	774.27	8246
451	SEMI	4	4B5P	2	109.41	1178	437.64	4712
461	DET	20	4B6P	2	120.46	1297	2409.2	25940
463	DET	5	4B6P	2	109.93	1164	549.65	5820
463	SEMI	4	4B6P	2	108.13	1164	432.52	4656
466	DET	17	4B6P	2	129.81	1397	2206.77	23749
467	DET	11	4B6P	2	137.61	1481	1513.71	16291
472	DET	14	4B7P	2	125.35	1349	1754.9	18886
591	DET	8	5B9P	2.5	179.15	1928	1433.2	15424
		262					**26532.27**	**285395**

AFFORDABLE RENT

House Type		No.	Beds	St	GIA sqm	GIA sqft	Total GIA sqm	Total GIA sqft
B1	DET GF	2	1B2P	2	55.63	598	111.26	1196
B1	DET FF	2	1B2P	2	69.18	745	138.36	1490
232	SEMI	4	2B3P	2	71.25	767	285	3068
342	SEMI	12	3B4P	2	87.35	940	1048.2	11280
342	MID	1	3B4P	2	87.35	940	87.35	940
463	SEMI	2	4B6P	2	108.13	1164	216.26	2328
		23					**1886.43**	**20302**

AFFORDABLE S/O

House Type		No.	Beds	St	GIA sqm	GIA sqft	Total GIA sqm	Total GIA sqft
232	SEMI	2	2B3P	2	71.25	767	142.5	1534
342	MID	12	3B4P	2	87.35	940	1048.2	11280
		14					**1190.7**	**12814**

FUTURE HOMES

House Type		No.	Beds	St	GIA sqm	GIA sqft	Total GIA sqm	Total GIA sqft
341	SEMI	6	3B4P	2	87.9	946	527.4	5676
341	MID	3	3B4P	2	87.9	946	263.7	2838
342	SEMI	2	3B4P	2	87.35	940	174.7	1880
354	DET	1	3B5P	2	108.87	1172	108.87	1172
356	SEMI	2	3B5P	2.5	106.73	1149	213.46	2298
		14					**1288.13**	**13864**

Note: Drawing to be read in conjunction with Site Queries report

Refer to External works drawings for detailed key

Tenure Key

●	Allocation of Affordable Rent Plots
●	Allocation of Affordable S/O Plots
●	Allocation of Affordable S/O Plots

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, plot 349 updated to ASHP, Mid 342's updated.Boundary of excluded plots updated. Bin collection points relocated to comply with drag distances, for individual changes see drawing 25083-SGP-ZZ-ST-DR-A-201009 and Bin Collection Point Changes schedule.
P03	14/01/26	CA	CA	Plot 408 handed to be an OP.
P04	16/01/26	CA	CA	Title Block Corrected, Red Line Boundary now coloured red, yellow outline removed from footpaths.
P05	30/01/26	MC/CA	MC/CA	354, 466 & 591 cells updated with condensate boiler - DD. B1 gas meter (plot 407) moved to the front corner. Fence line to rear of plots 59-62 amended to accommodate rwp to plot 61 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 30-32 & 40. Fire tender turning head outside plot 37 moved to outside plots 39 & 40 to avoid clash with existing hedgerow mid-hedge. Public footpath redirected to incorporate revised turning head. Public footpath redirected around turning head outside plots 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. NEAP moved to the right so plots 317 & 106 don't sit inside exclusion zone
P06	04/02/26	CA	CA	Boundary walls revised to fences to rear of plots 05 & 14; 25, 30-34, 37 & 38; and 318-320, 340 & 341.
P07	16/02/26	MC	MC	Fire tender location access to flats revised.
P08	19/02/26	CA	CA	Plots 20 & 21 substituted for 341 & 232, Garage to plot 23 revised to larger 'sales' garage.
P09	20/02/26	CA	CA	Right hand side RWP to sales garage moved to front
P10	09/03/26	CA	CA	Side windows removed from plots 2 & 37. Apartment block moved north to accommodate Severn Trent Water Main easement. Apartment parking rearranged to accommodate move.
P11	09/03/26	CA	CA	Sales Garage re-linked to drawing

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Land off Stoke Road,
Hinckley

Drawing Name:
Site Layout

Drawing Stage: CONSTRUCTION

Status: S1 - For Co-ordination

SGP File Ref: 25-083-A

SGP Project No:	Date:	Drawn:	Team:	Scale:	Rev:
25-083	Nov 25	NP	NP	1:750 @ A0	P11

Drawing Number:

Project Code	Originator	Fu.Br	Sp.Br	Form	Disc.	Number
250830-	SGP-	ZZ -	ZZ -	DR -	A -	201001

Red Line Boundary based on O/S Data and **NOT** confirmed as the Legal Boundary

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