

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/SD13/0/13)
- 1.2m high Timber Post & Rail fence (2010/DET/213)
- 1.8m high Timber Close Boarded Fence (DB/SD13/0/06) 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)
- Bin Collection Point
- Visitor Parking Space
- Existing Street Lighting
- 5278 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
- Tarmac Bodpave 85
- SH SG — Sales Arena (Show Homes & Sales Garage)
- Affordable Dwellings- Affordable Rent
- Affordable Dwellings- Shared Ownership
- 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:	29.06.26	Dwg N°/Rev:	HCK2101C Rev M
Designer:			HI/BR/CR/MI

House Type	Storeys	Beds	Number of Plots	Habitable Area Sq.Ft	Total Area Sq.Ft
Kenley - End Front parking	2	2	19	624	11856
Kenley - End Side parking	2	2	2	624	1248
Kenley - Mid Front parking	2	2	3	624	1872
Midhurst 2 Bungalow - Front Parking	1	2	2	736	1472
Maidstone - End side parking	2	3	10	830	8300
Maidstone - End front parking	2	3	10	830	8300
Maidstone - Mid front parking	2	3	2	830	1660
Moresby - Det Side Parking	2	3	4	854	3416
Moresby - Det Front Parking	2	3	10	854	8540
Moresby - Det Rear Parking	2	3	3	854	2562
Moresby - End Rear Parking	2	3	7	855	5985
Denby	2	3	12	880	10560
Lutterworth - Det Parking Spaces	2	3	2	1,000	2000
Queensbury - Det Front Parking	2	3	3	1,085	3255
Queensbury - Det Side Parking	2	3	4	1,085	4340
Queensbury - Single Garage	2	3	7	1,085	7595
Northcote - End front parking	2.5	3	10	1,208	12080
Northcote - End Side Parking / Car Port	2.5	3	10	1,208	12080
Northcote - End Single Garage	2.5	3	2	1,208	2416
Radleigh - Det (Single Garage)	2	4	7	1,317	9219
Hale - Det (6x3)	2	4	5	1,316	6580
Ascot - Det	2	4	4	1,434	5736
Fallow - Det (Single Garage)	2	5	7	1,551	10857
Alfreton - Det Side Single Garage	2	4	12	1,483	17796
Brimstone - Det Side Double Garage	2.5	5	5	1,934	9670
TOTAL BARRATT HOMES OPEN MARKET:			162		166395
*			*		*
Type 38 Maisonette - Semi	2	1	1	497	497
Type 39 Maisonette - Semi	2	1	1	630	630
Type 50 (Cat 2 Affordable) - End Front Parking	2	2	10	749	7490
Type 50 (Cat 2 Affordable) - Mid Front Parking	2	2	5	749	3745
Midhurst 1 Bungalow - Front Parking	1	2	1	736	736
Midhurst 2 Bungalow - Front Parking	1	2	2	736	1472
Kenley - End Side Parking	2	2	4	624	2496
Type 52 (Cat 2 Affordable) - End Front Parking	2	3	4	927	3708
Type 52 (Cat 2 Affordable) - Mid Front Parking	2	3	2	927	1854
Type 55 (Cat 2 Affordable) - End Rear Parking	2	3	3	957	2871
Maidstone - End side parking	2	3	2	830	1660
Maidstone - End front parking	2	3	4	830	3320
Type 54 (Cat 2 Affordable) - End Front Parking	2	4	2	1,103	2206
TOTAL BARRATT HOMES AFFORDABLE:			41		32685
OVERALL TOTAL BARRATT HOMES:			203		202080
*			*		*

House Type	Storeys	Beds	Number of	Habitable
P282 Archway - End (Front Parking) 2 bed + Study	2	2	4	832
P282 Archway - End (Side Parking) 2 bed + Study	2	2	2	832
P341 Hadley - Det Corner Side Parking Spaces	2	3	2	1,001
P341 Hadley - Det Corner Front/ Rear Parking Spaces	2	3	12	1,001
P331 Fairway - End Corner Parking Spaces	2	3	2	1,001
P331 Fairway - Det Corner Parking Spaces	2	3	2	1,001
T310 Kennett - End Side Parking/ Car Port	2.5	3	33	1,089
T310 Kennett - End Front Parking	2.5	3	7	1,089
T310 Kennett - Mid Front Parking	2.5	3	1	1,089
H303 Bardon 3 Double Bed - Det	2	3	20	1,081
H457 Ashington - Det Side Parking	2	4	3	1,242
H442 Kirkdale - Det (Single Garage)	2	4	10	1,354
H470 Hertford - Det Corner (Side Single Garage)	2.5	4	14	1,364
H470 Hertford - Det Corner (Rear Single Garage)	2.5	4	2	1,364
H429 Meriden - Det (6x3 Integral)	2	4	8	1,399
H417 Bradgate - Det (Single Garage)	2	4	6	1,422
H418 Exeter - Det (6x3 Integral)	2	4	4	1,484
H456 Avondale - Det Corner (Side Single Garage)	2	4	12	1,491
H469 Holden - Det (Single Garage)	2	4	10	1,539
H454 Shelbourne - Det (6x3 Integral)	2	4	2	1,815
H588 Hanbury - Det Corner (Side Double Garage)	2	5	5	1,983
H597 Buckingham - Det (Double Garage)	2.5	5	2	2,145
TOTAL DWH OPEN MARKET:			163	
*			*	
Type 58 (Cat 1 NGF) Maisonette-Semi (front parking)	2	1	2	435
Type 59 (Cat 1 NGF) Maisonette-Semi (front parking)	2	1	2	519
Type SH50 (Cat 2 Affordable) - End Front Parking	2	2	10	750
Type SH50 (Cat 2 Affordable) - End Side Parking	2	2	1	750
Type SH50 (Cat 2 Affordable) - Mid Front Parking	2	2	2	750
DWB 2-2 Belton Bungalow - End front parking	1	2	2	723
P204 Wilford - End front parking	2	2	4	620
P204 Wilford - Mid (Front Parking)	2	2	2	620
Type SH52 (Cat 2 Affordable) - End Front Parking	2	3	5	930
Type SH52 (Cat 2 Affordable) - End Side Parking	2	3	1	930
Type SH55 (Cat 2 Affordable) - End Side / Front Parking	2	3	5	958
P341 Hadley End Parking Spaces	2	3	1	1,001
P382 Archford - End (Front Parking)	2	3	2	832
P382 Archford - Mid (Front Parking)	2	3	1	832
TOTAL DWH AFFORDABLE:			40	
OVERALL TOTAL DWH:			203	
*			*	
OVERALL TOTALS:			406	
Private Totals:			325	80.0%
Affordable Totals:			81	20.0%

Total Area Sq.Ft
870
1038
7500
750
1500
1446
2480
1240
4650
930
4790
1001
1664
832
30691
235837
*
437917
374541
63376

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
G	Street lighting added throughout. Garages added to Plot B15, B31, B35, B39, B83, B84, B92, B198. Plot B21, B26, B50, 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, B96-B61, B196 and D1-D14, D16, 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
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 Taysort'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. Plot D1, 41, 44-46, 51, 52, 72, 149-155 & 157-159 re-planned. Plot D16 handed.	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. Spikey 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.		
K	Plot B4-B9 drives widened 100mm. House type codes removed from Plot B3-B10. Attenuation basin opposite D68-D69 updated. Plot B107 fence line pulled in line with RPA.	EW	01.06.26
L	Plot B103-104 changed from Maidstone's to Kenley's. Plot B105-B106 changed from Kenley's to Midhurst bungalows and B107 removed.	EW	17.06.26
M	Plot B106 changed from Midhurst 1 to Midhurst 2.	EW	29.06.26

PLANNING LAYOUT - COMPOSITE

Hinckley North, Phase 2

BARRATT HOMES — DAVID WILSON HOMES — WHERE QUALITY LIVES

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

NORTH MIDLANDS
Design & Technical Department
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