

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 - 25mm kerb face
- 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)
- BCP Bin Collection Point
- VP 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 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.

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
19/02/2026 | Dwg N°/Rev: HCK2/101C Rev G — Designer: HD'BIRCH'M

House Type	Storeys	Beds	Number of Plots	Habitable Area Sq.Ft	Total Area Sq.Ft
Kenley - End Front parking	2	2	18	624	11232
Kenley - End Side parking	2	2	3	624	1872
Kenley - Mid Front parking	2	2	4	624	2496
Maidstone - End side parking	2	3	9	830	7470
Maidstone - End front parking	2	3	15	830	12450
Maidstone - Mid front parking	2	3	2	830	1660
Moresby - Det Side Parking	2	3	4	854	3416
Moresby - Det Front Parking	2	3	12	854	10248
Moresby - Det Rear Parking	2	3	2	854	1708
Moresby - End Rear Parking	2	3	5	855	4275
Denby	2	3	13	880	11440
Lutterworth - Det Parking Spaces	2	3	2	1,000	2000
Queensbury - Det Front Parking	2	3	1	1,085	1085
Queensbury - Det Side Parking	2	3	4	1,085	4340
Queensbury - Single Garage	2	3	7	1,085	7595
Haversham - End Side Parking	3	3	2	1,166	2332
Haversham - End front parking	3	3	4	1,166	4664
Haversham - Single Garage	3	3	2	1,166	2332
Tayport - Drive Through/Side Parking	3	3	7	1,412	9884
Radleigh - Det (Single Garage)	2	4	9	1,317	11853
Hale - Det (BoD)	2	4	3	1,316	3948
Ascot - Det	2	4	3	1,434	4302
Falkner - Det (Single Garage)	2	5	8	1,501	12408
Alfreton - Det Side Single Garage	2	4	13	1,483	19279
Brimstone - Det Side Double Garage	2.5	5	5	1,934	9670
TOTAL BARRATT HOMES OPEN MARKET:			161		160225
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	11	749	8239
Type 50 (Cat 2 Affordable) - Mid Front Parking	2	2	4	749	2996
Midhurst 1 Bungalow - Front Parking	1	2	1	736	736
Midhurst 2 Bungalow - Front Parking	2	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		32985
OVERALL TOTAL BARRATT HOMES:			202		201908

House Type	Storeys	Beds	Number of	Habitable
P204 Willford - End front parking	2	2	1	620
P262 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 - End with Rear Parking	2	3	1	1,001
P341 Hadley - Det Corner Side Parking Spaces	2	3	3	1,001
P341 Hadley - Det Corner Front/ Rear Parking Spaces	2	3	13	1,001
P331 Fairway - End Corner Parking Spaces	2	3	2	1,001
P331 Fairway - Det Corner Parking Spaces	2	3	4	1,001
T310 Kennett - End Side Parking	2.5	3	21	1,089
T310 Kennett - End Front Parking	2.5	3	7	1,089
T310 Kennett - Mid Front Parking	2.5	3	1	1,089
T321 Cannington - End Side Parking/Drive Through	3	3	2	1,460
T321 Cannington - Mid Side Parking/Drive Through	3	3	6	1,460
H303 Bardon 3 Double Bed - Det	2	3	19	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	13	1,364
H470 Hertford - Det Corner (Rear Single Garage)	2.5	4	2	1,364
H428 Meriden - Det (BoD Integral)	2	4	9	1,399
H417 Bradgate - Det (Single Garage)	2	4	6	1,422
H418 Exeter - Det (BoD Integral)	2	4	4	1,484
H456 Avendale - Det Corner (Side Single Garage)	2	4	11	1,481
H480 Holden - Det (Single Garage)	2	4	11	1,539
H454 Shelbourne - Det (BoD Integral)	2	4	2	1,815
H568 Henley - Det Corner (Side Double Garage)	2	5	5	1,983
H587 Buckingham - Det (Double Garage)	2.5	5	2	2,145
TOTAL DWH OPEN MARKET:			164	
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
DWH 2-2 Belton Bungalow - End front parking	2	2	2	723
P204 Willford - End front parking	2	2	4	620
P204 Willford - Mid (Front Parking)	2	2	2	620
Type SH52 (Cat 2 Affordable) - End Front Parking	2	3	7	930
Type SH52 (Cat 2 Affordable) - End Side Parking	2	3	1	930
Type SH55 (Cat 2 Affordable) - End Side / Front Parking	2	3	3	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:			204	
OVERALL TOTALS:			406	
Private Totals:			325	80.0%
Affordable Totals:			81	20.0%

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Type 59 (Cat 1 NGF) Maisonette-Semi (front parking)	2	1	2	519	1038
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Type SH50 (Cat 2 Affordable) - End Side Parking	2	2	1	750	750
Type SH50 (Cat 2 Affordable) - Mid Front Parking	2	2	2	750	1500
DWH 2-2 Belton Bungalow - End front parking	2	2	2	723	1446
P204 Willford - End front parking	2	2	4	620	2480
P204 Willford - Mid (Front Parking)	2	2	2	620	1240
Type SH52 (Cat 2 Affordable) - End Front Parking	2	3	7	930	6510
Type SH52 (Cat 2 Affordable) - End Side Parking	2	3	1	930	930
Type SH55 (Cat 2 Affordable) - End Side / Front Parking	2	3	3	958	2874
P341 Hadley End Parking Spaces	2	3	1	1,001	1001
P382 Archford - End (Front Parking)	2	3	2	832	1664
P382 Archford - Mid (Front Parking)	2	3	1	832	832
TOTAL DWH AFFORDABLE:			40		39035
OVERALL TOTAL DWH:			204		239920
OVERALL TOTALS:			406		
Private Totals:			325	80.0%	
Affordable Totals:			81	20.0%	

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
F	Roads updated in line with engineering design. Road numbers and visibility splays added. Turning head by Plot D78 extended to allow for vehicle turning. P233/P233 Belstead/Easthorpe's removed from layout; Plot D10-D13 changed to T321 Cannington and H457 Ashington. D32, D33, D40-D43, D84, D85 changed to P341 Hadleys and H442 Kirkdales, D59-D62 changed to H470 Hertford and H303 Bardon. Plot D63 changed from H442 Kirkdale to H469 Holden. Plot D137-D140 changed to P331 Fairway's. Plot D134 changed from H303 Bardon to H429 Meriden.Plot D51-D52 changed from affordable tenure to open market. Plot D205 changed from P204 Willford to P341 Hadley. Plot B30-B33 amended to smaller product opposite MUGA.	EW	09.02.26

Rev	Description	Initial	Date
G	Street lighting added throughout. Garages added to Plot B15, B31, B35, B39, B83, B84, B92, B198. Plot B21, B26, B29, 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, B56-B61, B196 and D1-D14, D18, D25, D181. 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	27.02.26
H		EW	31.03.26

Rev	Description	Initial	Date

Rev	Description	Initial	Date

PLANNING LAYOUT - COMPOSITE

Hinckley North, Phase 2

BARRATT HOMES | DAVID WILSON HOMES — WHERE QUALITY LIVES

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

NORTH MIDLANDS
Design & Technical Department
2 Horizon Place - Nottingham Business Park
NOTTINGHAM NG8 6PY