

Proposed Site Layout



- Notes:
- 1) Root protection measures are to be installed where trees and planting are proposed to be located within private land to the back of highway.
 - 2) Any trees are to have a clear 2m stem where located near the highway
 - 3) Appropriate drainage infrastructure to be installed within private land to prevent surface water entering the public highway where plots / driveway gradients fall towards the highway

Key

- Application site boundary
- Proposed Housing (Private)
- Proposed Housing (Affordable) Discount Market Units
- Existing Surrounding Buildings
- Private Rear Garden Area
- Public Open / Green Space
- Principal Highway / Road
- Raised Table
- Private Drive
- Car Parking Spaces
- Pedestrian Footpaths
- Existing Tree Planting (approximate locations - pink dashed line denotes Tree Protection Zone)
- Proposed Tree Planting (for illustrative purposes only - subject to detailed design / planting scheme by Landscape Architect)
- Proposed Hedge / Shrub Planting (for illustrative purposes only - subject to detailed design / planting scheme by Landscape Architect)
- Housetype - Point of Access
- Primary Site Access
- Pedestrian link

Site Area : 33,343m² / 3.3 Ha.
Density : 26.4 DPH

Normandy Fields, Hinckley - Schedule of Accommodation

Housetype	Property Type	Market Sale	Affordable	No. of Units
JS203	2-bed semi	8	4	12
JT203	2-bed terrace	3	3	6
Sub-Total 2-bedroom units		11	7	18
S304	3-bed semi	16	8	24
JS319	3-bed semi	4	0	4
JS322	3-bed semi	4	0	4
T304	3-bed terrace	3	3	6
JD313	3-bed detached	3	0	3
JD319	3-bed detached	1	0	1
JD331	3-bed detached	9	0	9
Sub-Total 3-bedroom units		40	11	51
JD401	4-bed detached	3	0	3
JD402	4-bed detached	4	0	4
JD407	4-bed detached	1	0	1
JD411	4-bed detached	4	0	4
JD421	4-bed detached	6	0	6
Sub-Total 4-bedroom units		18	0	18
Total		69	18	87

Property Size	HBBC Minimum garden size	No. of Units	Total Garden Area (Required)	Total Garden Area (Actual)	Average Garden Size (Actual)
2-Bedroom House	60m ²	18	1,080m ²	1,312m ²	72.9m ²
3-Bedroom House	80m ²	51	4,080m ²	4,820m ²	94.5m ²
4-Bedroom House	80m ²	18	1,440m ²	3,020m ²	167.8m ²

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Source File: J112-6-27 Site Model.pln

Rev	Date	Drawn	Note
P02	21/10/22	CMW	Plots 33-35 switched with 87-89. Raised table amended to front of Plots 85-86. Affordable tenures denoted.
P03	26/10/22	CMW	Alignment of boundaries to Plots 1, 9, 59, 60 & 62 amended.
P04	20/2/23	CMW	Central section of site re-designed to create formal public square & east-west pedestrian link. Amendments to 5m buffer to west. Addition of highway notes / visibility splays. Scheme reduced to 87no. units.
P05	3/3/23	JWH	Updated Public Square and road layouts to Jelsons comments.
P06	13/3/23	JWH	Added dimensions showing distances between dwellings. Updated Schedule of Accommodation.
P07	15/3/23	JWH	Added Average Garden Area Schedule, showing compliance with HBBC Minimum Garden Sizes.
P08	31/5/23	MGW	Tree added adjacent to Plot 56.
P09	2/6/23	MGW	Plots 56-60 amended.
P10	2/6/23	MGW	Amended trees along road 4 to reflect Jelson comments.
P11	2/6/23	JWH	Added Site Area and Development Density.
P12	19/1/24	JWH	Added electric substation.
P13	31/1/24	JWH	Updated layout to show all affordable plots as "Discount Market Units"
P14	14/3/24	JWH	Removed Electrical substation. Added footpath to Western boundary along footpath U6/3.
P15	7/11/24	JWH	Updated Location of Western Boundary Red line.

Note: This drawing contains a reproduction of the original topographical survey information provided by Bloor Homes. Any discrepancies are to be brought to the attention of brp architects immediately and before any further works commence.



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Client
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Project Title
Proposed Residential Development
Land at Normandy Fields
Hinckley

Drawing Title
Proposed Site Layout

Drawing Status
Planning

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Drawn By
CMW / JWH

Checked By (if the copy only)
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