



Site: The Common, Barwell					
DWH Range	House Type	Type	Storeys	Beds	Number of Plots
CORE	H303 3DXF - Detached House	OM	2	3	2
CORE	H386 X-G7 - Detached House	OM	2	3	10
CORE	H357 X-H7 - Detached House	OM	2	3	2
CORE	H331 3DXH - Detached House	OM	2	3	14
CORE	H456 X-G7 - Detached House	OM	2	4	4
OCC	H454 X-G7 - Detached House	OM	2	4	9
OCC	H577 X-H7 - Detached House	OM	2	5	5
OCC	H588 X-G7 - Detached House	OM	2	5	11
TOTAL DWH OPEN MARKET:					57
Core Range:					32
	SH50 06G7 - End	AR	2	2	3
	SH50 06EM - End	AR	2	2	2
	SH50 XI-7- Mid	AR	2	2	3
	P282 XEH7 - End	FH	2	2	2
	P282 06G7 - End	FH	2	2	2
	P282 06EM - End	FH	2	2	2
	P282 XI-7 - Mid	FH	2	2	1
	H303 3DXF - Detached House	FH	2	3	1
	SH52 06G7 - End	SO	2	3	4
	SH52 XI-7 - Mid	AR	2	3	2
	SH52 06G7 - End	AR	2	3	3
	SH52 06EM - End	AR	2	3	3
	SH55 XEG7 - End	AR	2	3	3
	SH55 XEG7 - End	SO	2	3	2
TOTAL DWH AFFORDABLE:					33
OVERALL TOTAL DWH:					90

LEGEND

- Site Boundary
- Existing trees/hedgerows to be retained.
- Existing trees/hedgerows to be removed.
- Area of excavation to be supervised by the ACoW as per Arboricultural Assessment.
- Proposed new trees. Refer to detailed landscaping designs GL2598 LP 01-06.
- 1.8m High Close Boarded Fence
- 2.2m High Acoustic Close Boarded Fence - In line with MEC Acoustic Assessment 30795-ENV-0401
- 1.8m High Screen Brick Wall
- 2.2m High Screen Brick Wall - In line with MEC Acoustic Assessment 30795-ENV-0401
- 1.8m High Brick Piers With Close Boarded Fence Infill
- 0.45m High Timber Knee Rail
- 0.75m High Timber Picket Fence (SuDS Pond Perimeter).
- 0.45m High Timber Posts
- Affordable Rent Housing Tenure
- Shared Ownership Housing Tenure
- First Homes Housing Tenure
- Indicates Show Homes & Sales Arena

- BCP Denotes Bin Collection Points
- Denotes 1m high low level lighting bollard ducted to relevant plot. The plot will have ownership of the bollard, provide power and necessary maintenance.
- Denotes indicative allocation of PV panels. Positioning and quantity of panels subject to plot specific SAP's and detailed design.
- Denotes Easement.
- Tarmacadam Shared Driveway.
- Denotes Block Paving Surfacing. Refer to Surface Treatment Plan for further details.
- Denotes Breedon Gravel Path. Refer to Surface Treatment Plan for further details.
- Denotes Grasscrete Surfacing. Refer to Surface Treatment Plan for further details.
- Denotes render to plot elevation. Refer to Materials Layout for further details.

Rev	Description	Initial	Date
Q	Affordable housing provision increased to 35%. Plots 18-22, 28, 29, 33, 34 & 64-68 re-planned to suit. House type accommodation schedule updated accordingly. Garages removed to plots 31 & 48. Plots 16 & 17, 22 & 35-37 re-positioned and rear fence line to plots 33 & 34 re-positioned following MD's comments. H386 3DXF (Pines) replaced with H388 X-G7 (Hollinwood) to suit RMD comments. Layout updated to suit highways comments. Secondary road widths reduced to 4.8m. 1m soil verge added to eastern edge of main spine road adjacent to swale. Pedestrian crossings points added. 2x2m Pedestrian vis-spines added to shared/private driveways. Highway verges amended to min 10m, parking arrangements altered to suit. Driveway serving plots 48-54 split and separated with grasscrete surface and collapsible bollards. Quantity and positioning of speed ramps altered. Road bend widenings implemented. HV diversion easement added. Garden sizes increased to plots 6-14, 50, 51, 60-68 & 82-90 to bring in line with LPA 'Good Design Guidance'. 1.8m High Screen Brick Walls added to principle plots that front onto the main spine road and accessible POS areas. Legend updated to suit.	RL/TG	17.08.26
P	Layout updated to suit comments received from Arboricultural consultant. Alignment to plots 35-44 rotated and plots 11 & 74 moved forward to reduce impact on surrounding existing trees to be retained. Easement for existing ditch added. Detailed landscaping design added.	TG	30.01.26
N	Layout updated to reflect SDC's road layout incorporating amended swale alignment.	TG	05.12.25
M	Layout updated to suit feedback received from planners. LEAP re-positioned. Plots 23, 27, 36-44 & 48-59 re-planned to suit. Illustrative proposed woodland added in line with masterplan. Shared driveway entrances widened to 5.5m	TG	02.12.25
L	Layout updated to reflect requested house type substitutions to plots 36, 51, 61 & 62. House type accommodation schedule updated to suit.	TG	28.11.25
K	Layout updated to alter First Home house type product. House types/arrangement to plots 41, 42 & 67-73 re-planned to suit. Substation position amended following further feedback. Lighting bollards added. Speed reduction methods to main spine road altered. Proposed PV panel allocation added.	TG	20.11.25
Rev	Description	Initial	Date

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A	Green corridor reintroduced between plots 34, 35, 46, 47	RCAD	08.09.25
B	Layout amended following DWH internal comments. H421 subbed out for H487 type	RCAD	20.07.25
C	All H456 types given double garages and 1x H417 given double garage.	RCAD	07.08.25
D	Full review of the development to bring the scheme forward from a proving layout. Block paving and traffic calming added to highways. H417, H312 & H418 omitted. H469 introduced. Layout tidied to incorporate garden fences, gate positions, private footpaths & public footpaths.	RCAD	09.09.25
E		MCH	12.09.25
F		TG	10.10.25

Rev	Description	Initial	Date
H	Layout updated to amend HA cluster sizes to max 9. Plots 54-72 & 79-90 re-planned to suit. Plots 22-37 re-planned to suit amended road framework. P286 house type omitted and replaced with P282. Site access design added. Public footpaths updated. Substation design added.	TG	07.11.25
J	Plots 81-90 re-planned to pull build line away from northern boundary to mitigate constraints with levels. Plots 6-15, 22-24, 43-47 & 60-73 subsequently re-planned to suit. LEAP re-positioned. Illustrative ManCo landscape buffer added to western boundary. Substation orientation/access altered.	TG	17.11.25

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