

Wignal's Gate, Holbeach - Highways and LLFA Response Table
H09-0721-25

Lincolnshire County Council (LCC) Comment	Our Response	Drawing Reference
An edge lane should be incorporated into the layout instead of the two private drives to provide connectivity and the vehicle tracking does not work for a refuse vehicle as they should not overrun the footways. This looks to happen on several bends/turning areas.	As discussed in our call with LCC on the 1st October 2025, it's not feasible given the site area available to incorporate an edge lane linking what are the private drives. This was accepted at discussion.	
A shared surface road to the east of the site should be considered due to the vehicle access points and continuous flat kerbing.	See revised drawing.	12773-WMS-ZZ-XX-D-C-39501-S8-P3-S38_ADOPTABLE_EXTENTS-25.12.12
Remove any unnecessary areas of footway around turning heads.	See revised drawing.	102-575-001P Planning Layout
A coloured-up Section 38 drawing is required to ascertain what would be put forward for adoption.	See revised drawing.	12773-WMS-ZZ-XX-D-C-39501-S8-P3-S38_ADOPTABLE_EXTENTS-25.12.12
The parking for plot 1 is unacceptable – they will just park on the road.	This was discussed on our call, where we explained the positioning of the driveway. The size of the driveway provided is designed to encourage the residents to use it rather than parking elsewhere.	
Linear parking is to be broken up with low level planting.	This has been provided on the submitted landscaping drawings.	1969-006B Landscape Masterplan Sheet 1

Wignal's Gate, Holbeach - Highways and LLFA Response Table
H09-0721-25

		1969-007C Landscape Masterplan Sheet 2
The parking at the rear of gardens should be amended – residents will park on the road close to their front doors.	Again, we discussed this and there isn't an alternative we can provide. Generous parking provision has been shown and is in close proximity to the rear entrances.	
Garages are only classed as a parking space if they measure 3m x 6m.	There are no garages on the scheme.	
Secure cycle parking is required for every dwelling that does not have a garage, and this must be detailed.	This has been noted on the updated layout drawing as a cycle loop affixed to the rear of the dwellings.	102-575-001P Planning Layout
Footway to extend up to the red line boundary on Wignals Gate and detail a tactile crossing point over to the other side of Wignals Gate.	A tactile crossing point has been added. This can be seen on the updated drainage drawings.	12773-WMS-ZZ-XX-D-C-39201-S8-P5-DRAINAGE_LAYOUT-25.12.12 12773-WMS-ZZ-XX-D-C-39501-S8-P3-S38_ADOPTABLE_EXTENTS-25.12.12 12773-WMS-ZZ-XX-D-C-39502-S8-P2-VEHICLE_TRACKING-25.12.12
This is a major planning application therefore a full Ground Investigation report is required complete with Infiltration testing to BRE Digest	Solmek have carried out infiltration testing, and the report has been appended in the drainage strategy. Groundwater testing is ongoing, with the first readings report	12773-WMS-ZZ-XX-T-C-39201-S8-P5-DRAINAGE_STRATEGY

Wignal's Gate, Holbeach - Highways and LLFA Response Table
H09-0721-25

365, trail pits, a topographical survey, overland flow details and CBR testing.	included in the drainage strategy. Full SI report to follow.	
Groundwater levels are indicated as possibly 1.3m bgl but this has not been confirmed in a ground investigation – this has been requested above. The full investigation should include a 6months ground water monitoring period (inclusive of the Winter period) – this would be required should the developer intend the road to be adopted. Without accurate worst-case depths, it cannot be confirmed if the swales and basin will function effectively	Groundwater testing is ongoing and this matter should be capable of being controlled through appropriately worded planning conditions.	
Please provide invert levels of the basin and the levels of the top of the bank. Alternatively provide the depth of the basin.	See revised drawing.	12773-WMS-ZZ-XX-D-C-39201-S8-P5-DRAINAGE_LAYOUT-25.12.12
Please can you confirm why the basin hasn't been put forward for adoption?	The basin is being put forward for adoption.	
The gullies and swale adjacent to the basin can be removed and replaced with a natural flow into the basin. The additional pipes and drainage features are unnecessary.	See revised drawing.	12773-WMS-ZZ-XX-D-C-39201-S8-P5-DRAINAGE_LAYOUT-25.12.12
This is not a SuDS design – Oversized pipes should not be used as a method of attenuation. The	As explained in the Drainage Strategy report, it is a SuDS scheme. It is not possible to discharge to the ditch as it is	

Wignal's Gate, Holbeach - Highways and LLFA Response Table
H09-0721-25

SuDS Heirarchy should be followed with appropriate evidence as to why they can or cannot be utilised. Anglian Water state that the watercourse to the east of the site should be explored because they have the powers to cross third party land. Discharge rates should be detailed as l/s/ha.	not continuous. Discharge to the Anglian Water surface water sewer has been agreed in principle as greenfield rate.	
---	---	--