



Revision:	Date:	Drawn:	Check:
A	extended adoptable road in front of plots 9-12	03-01-24	LEN DNW
B	location of footways and service strips amended and sub station added	29-02-24	LEN DNW
C	introduced adoptable turning heading in front of plots 41-42	29-02-24	LEN DNW
D	Adoptable Roads extended to boundary, Plots 31-36 rearranged to allow for paths, Paths to LEAP removed, Substation Moved, Swale introduced.	29-02-24	LEN DNW
E	Schedule updated.	26-03-24	LEN -
F	Added Topographical Survey	15-04-24	LEN DNW
G	Amended Boundary to Title - updated layout to suit amended boundary, Plot 56 changed from 3bed to 2bed, updated Suds and LEAP position due to Drainage Strategy.	28-03-25	LEN DNW
H	Amended House type Codes, updated plots 54-57 to maisonettes, amended footprint of TYPE B & F. Moved substation and introduced Pump station.	22-04-25	LEN DNW
J	Updated roads, attenuation basin and swale, relocated substation and foul pumping station to engineers drawings.	16-05-25	LEN DNW
K	Substation relocated off private drive to south	22-05-25	LEN DNW
L	Additional parking space next to SS, introduced BCPs & BSP, PD junctions wider. Footpath extended adjacent to FPS. Play Park amended shape and renamed Active Area.	03-07-25	LEN / ADA DNW
M	Primary Road reduced to 5m. Blocked paved Shared surface introduced with traffic calming.	24-10-25	LEN DNW
N	Plots 1-8 moved south, plot 10 changed to a 2 bed house, accommodation schedule updated.	10-12-25	LEN DNW
P	Site entrance updated to match Civils drawing dated 25.12.15	16-12-25	YNM DNW
Q	Footpath to the north of the play area added. Road in front of plots 9-12 updated to match landscape proposals.	27-07-26	ZBK CRL
R	Path to gardens for plots 26, 27 and 30 updated. BCP in front of plot 12 and 20 moved south. BCP adjacent to the play area moved north.	10-08-26	ZBK DNW

KEY

Site Boundary

Note: all dwellings to have secure loops to attach cycles to on the rear elevation in a convenient location - type tbc.

ACCOMMODATION SCHEDULE										
102-575 Wignall's Gate, Holbeach						Date: 04 December 2025				
HOUSE TYPE	Beds	Persons	NUMBER	SQM	SQM Total	SQFT	SQFt total	%	sub %	
TYPE A Masionette	1	2	8	50.00	400.00	538.20	4305.60	14.0%	14.0%	
TYPE B Bungalow	2	4	2	64.00	128.00	688.90	1377.79	3.5%		
TYPE C House	2	4	24	70.40	1689.60	757.79	18186.85	42.1%		
Type H House	2	4	1	82.40	82.40	886.95	886.95	1.8%		
TYPE D House	2	4	1	82.80	82.80	891.26	891.26	1.8%	49.1%	
TYPE E House	3	5	15	82.40	1236.00	886.95	13304.30	26.3%		
TYPE F House	3	5	4	93.00	372.00	1001.05	4004.21	7.0%	33.3%	
TYPE G House	4	6	2	107.00	214.00	1151.75	2303.50	3.5%	3.5%	
TOTALS:			57		4204.80		45260.47	100%		
Total Site Area:			1.65			Hectares				
Total Site Area:			4.077			Acres				
Site Density:			34.55			DPH				
Developable Site Area:			1.24			Hectares				
Developable Site Area:			3.060			Acres				
Developable Density:			18.63			Units / Acre				
Developable Density:			45.97			Units / Hectare				
Sq. Feet/Acre Coverage			14791.00			Sq. Feet/Acre				



Project	Wignall's Gate, Holbeach
Status	Planning
Client	D Brown Building Contractors
Package	N/A
Sheet Title	Planning Layout
Scale	1/500@A1
Date	07-12-2023
Drawn by	LEN
Checked by	DNW
Drawing reference	102-575 / 001
Revision	R
London Birmingham Leicester 0203 327 0381 0121 369 0071 0116 204 5800 rg-p.co.uk - design@rg-p.co.uk	
Notes: All designs should be constructed in strict accordance with building regulations, in addition any materials, components and fittings to be connected to a facade should be non-combustible & the top story of the building is a show 1m. All dimensions to be checked on site. Do not scale off this drawing for construction purposes. This drawing is the copyright of the architect, and not to be reproduced without their permission. Ordnance Survey map information reproduced with permission of HMSO Crown Copyright reserved. rg-p Ltd. Trading as rg-p	