



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

KEY

- Site Boundary
- BCP

Bin Collection Point
- BSP

Bin Storage Point

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



Project	Wignal'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:	P

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Notes:
All designs should be constructed in strict accordance with building regulations.
In addition any materials, components and fittings in/or connected to a facade should be non-combustible if the top story of the building is above 11m.
All dimensions to be checked on site. Do not scale off this drawing for construction purposes.
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ACCOMMODATION SCHEDULE										
102-575 Wignal'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				