

FLOOD RISK ASSESSMENT

Proposed Additional Tourists Accommodation
North View Fishing Lakes
North Road,
Gedney Hill,
Spalding,
PE12 0NS
Lincolnshire.

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RMA

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FLOOD RISK ASSESSMENT NORTH VIEW FISHING LAKES, NORTH ROAD, GEDNEY HILL, SPALDING, PE12 0NS

INTRODUCTION

The Government has placed increasing priority on the need to take full account of the risk associated with flooding at all stages of the planning and development process. This seeks to reduce the future damage to property and the risk to life from incidents of flooding. Their expectations relating to flooding are contained in the National Planning Policy Framework December 2023, (NPPF), which identifies how the issue of flooding is dealt with in the drafting of planning policy and the consideration of planning applications by avoiding inappropriate development in areas at risk from flooding and to direct development away from areas at highest risk.

The NPPF provides that development in areas at risk of flooding should be avoided and seeks to direct development away from areas at highest risk. There is a sequential, risk-based approach to the location of development avoiding where possible, flood risk to people and property managing any residual risk and taking account of the impacts of climate change.

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APPLICATION SITE

The proposed site is located at North View Lakes North Road Gedney Hill, Spalding PE12 0NS within the administrative area of South Holland District Council. The National Grid Reference is TF 33922 12085. **Plan 1**

This flood risk assessment has been prepared for a planning application for the stationing of 8 Lodges and 32 Static Caravans (Some to Replace Existing Touring Caravan Pitches Resulting in a Net Gain of 18 new Units) for Use as Tourism Accommodation at the site of a well-established fishing lakes complex. **Plans 2, 3, 4 & 5**

The National Planning Policy Framework Guidance NPPG defines three levels of flood risk depending upon the annual probability of fluvial flooding occurring.

- Zone 1 – Low Probability (<0.1%)
- Zone 2 – Medium Probability (0.1 – 1.0%)
- Zone 3 – High Probability (>1.0%)

The proposed development site is shown to be within Flood Zone 3 High Probability' as detailed on the Environment Agency's Flood Zone Maps **without defences**, and as defined in Table 1 of NPPG.

Table 1: Flood Zones Definition

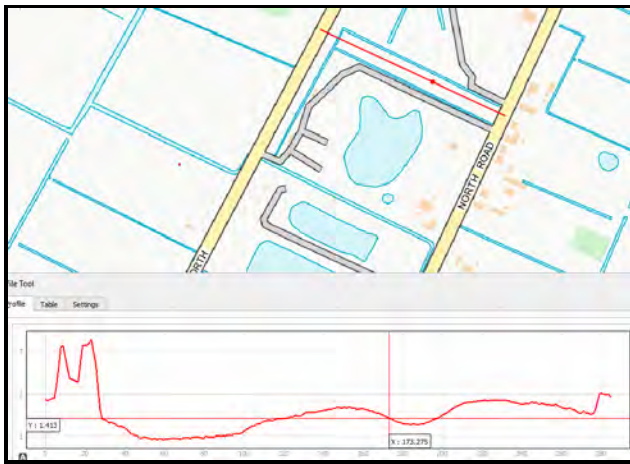
Flood Zone 3- High Probability
Definition Land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year. The water-compatible and less vulnerable uses of land are appropriate in this zone. The highly vulnerable uses should not be permitted in this zone. The more vulnerable and essential infrastructure uses should only be permitted in this zone if the Exception Test is passed. Essential Infrastructure permitted in this zone should be designed and constructed to remain operational and safe for uses in times of flood Flood Risk Assessments requirements All proposals in this zone should be accompanied by a Flood Risk Assessment. Policy aims Developers and local authorities should seek opportunities to: • reduce the overall level of flood risk in the area through the layout and form of the development and the appropriate application of sustainable drainage techniques. • relocate existing development to land with a lower probability of flooding. • create space for flooding to occur by allocating and safeguarding open space for flood storage.

Applying the Flood Risk Vulnerability Classification in Table 2 of NPPG, the existing development (sites used for short term caravans) is considered to be 'More Vulnerable'. Table 1 of NPPG states that such uses are permitted in this zone subject to a flood warning and evacuation plan.

Table 2: Flood Risk Vulnerability Classification

More Vulnerable
• Hospitals • Residential institutions such as residential care homes, children's homes, social services homes, prisons, and hostels. • Buildings used for: dwelling houses; student halls of residence; drinking establishments; nightclubs; and hotels • Non-residential uses for health services, nurseries, and educational establishments • Landfill and sites used for waste management facilities for hazardous waste. • Sites used for holiday or short-let caravan and camping, subject to a specific warning and Evacuation Plan.

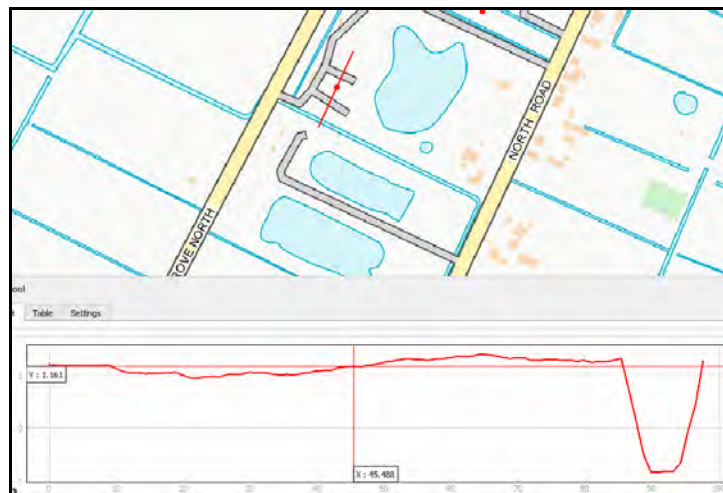
From the Lidar 1m DTM data the site is generally a level site with levels for the 18 Static Caravans averaging 1.41mODN the site for the 8 Lodges averaging 1.47mODN and the site for the 14 Static caravans averaging 1.16mODN as shown on the Lidar sections below.



Site for 18 Static Caravans



Site for 8 Lodges



Site for 14 Static Caravans

[DRAINAGE AUTHORITIES](#)

[Environment Agency](#)

The Environment Agency has permissive powers for reducing the risk of flooding from designated main rivers and from the sea.

The following potential sources of flooding affecting the development site have been identified as:

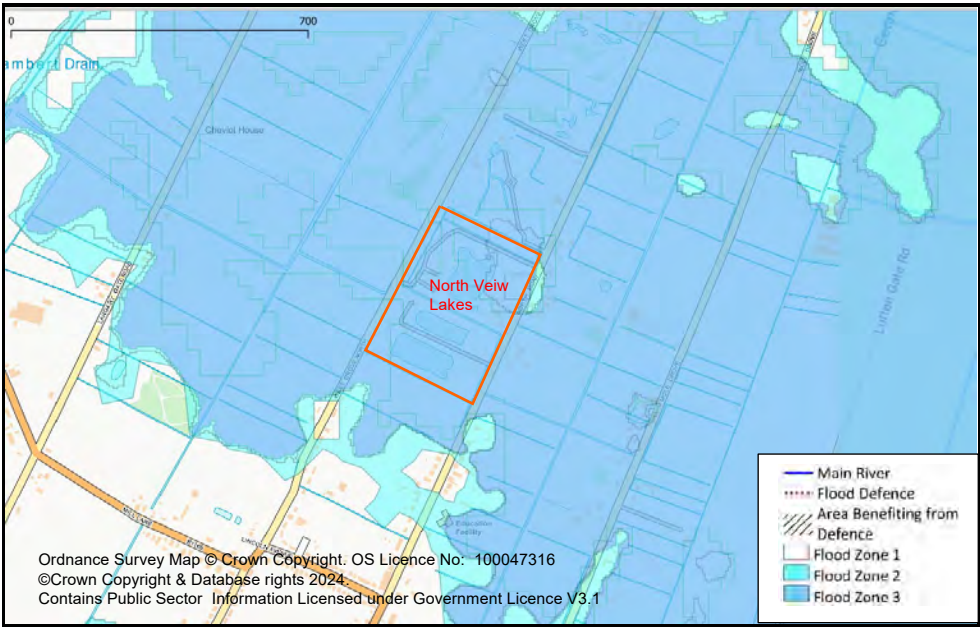
- From the River Nene (Tidal)
- The River Welland
- The Wash
- South Holland Internal Drainage Board system

The flood zone maps indicate that the area would be flooded without flood defences.). The Flood Map indicates the area at risk of flooding, **assuming no flood defences exist**, for a flood event with a 0.5% chance of occurring in any year for flooding from the sea, or a 1% chance of occurring for fluvial (river) flooding. It also shows the extent of the Extreme Flood Outline which represents the extent of a flood event with a 0.1% chance of occurring in any year, or the highest recorded historic extent if greater. In some locations, such as around the fens and the large coastal floodplains there are many kilometres of raised flood defences. To meet the requirements of the National

Planning Policy Framework, these defences are removed in their entirety to produce the Flood Map for Planning (Rivers and Sea). The map therefore shows the full extent of areas that would be at risk of flooding if no defences existed, and water could spread out across the floodplain.

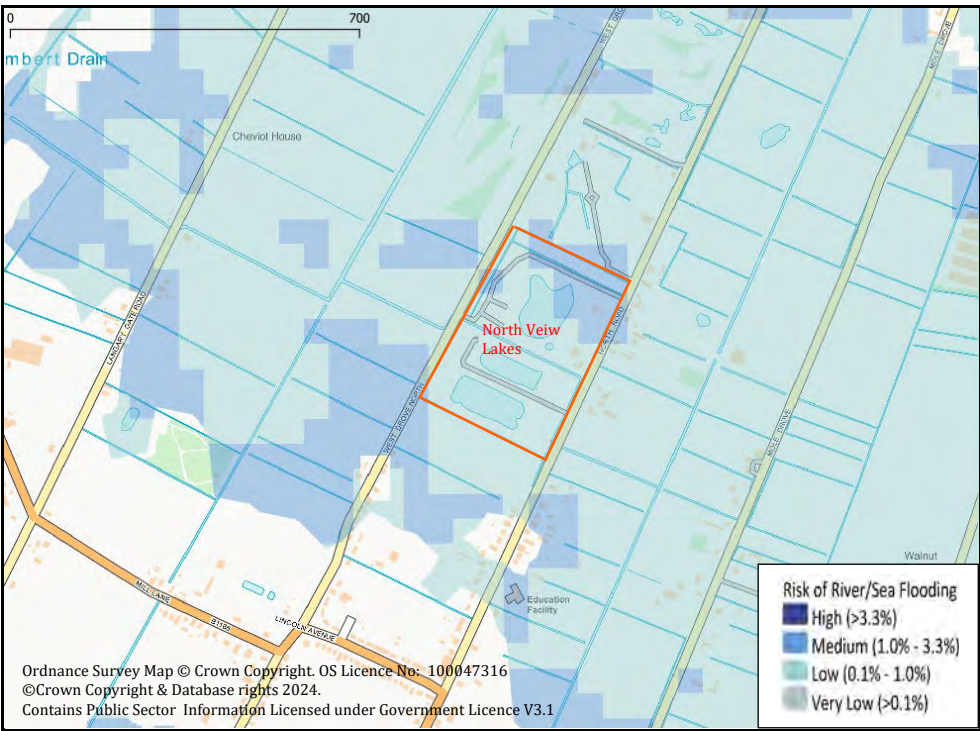
Flood Zones

These maps show that the site is considered at risk from tidal/fluviat flooding as it is all located within an area zoned as Flood Zone 3a. The maps indicate that the area would be flooded without flood defences, which are in place, (with an annual probability of more than 0.5% i.e., return frequency of less than 1 in 200 years for tidal flooding or more than 1.33% return frequency of less than 1 in 100 years for fluviat flooding).



Flood Map for Planning (Source EA)

Risk of Flooding from Rivers & Sea



Risk of Flooding from Rivers & Sea Map (Source EA)

The Risk of flooding from Rivers and Sea shows that the site for the site for the Lodges and the 14 Static Caravans is at Low risk. **Low Risk** means that each year this area has a chance of flooding of between 0.1% and 1%. Most of the site for the 18 Static caravans is shown to be at Medium risk. **Medium Risk** means that each year this area has a chance of flooding of between 1% and 3.3%. This considers the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped or fail.

River Nene, The Wash & River Welland.

With the River Nene lying some 11.0Km to the east of the site, the Wash being some 20Km to the north-east and the River Welland some 11.0Km to the west, these flooding sources have been discounted as they are too distant to affect the site.

In locations such as this, within the fens and the large coastal floodplains, showing the area at risk of flooding assuming no defences may give a slightly misleading picture in that if there were no flood defences, water would spread out across these large floodplains. This flooding could cover large areas of land but to relatively shallow depths and could leave pockets of locally slightly higher land as isolated dry islands. However, the site is protected by defences to the three major sources of flooding and the site would only be affected by these defences failing.

Taking the precautionary approach, the Hazard Rating following a breach which in Flood Risk Assessment (FD 2320) Guidance for New Development Phase 2 R & D Technical Report these are classified as low <0.75, moderate 0.75-1.25, significant 1.25-2.50 and extreme >2.50 based upon an empirical measure of velocity and depth.

$$HR = d \times (v + 0.5) + DF$$

Where V = Flood flow velocity (m/sec) D = Flood depth (m)

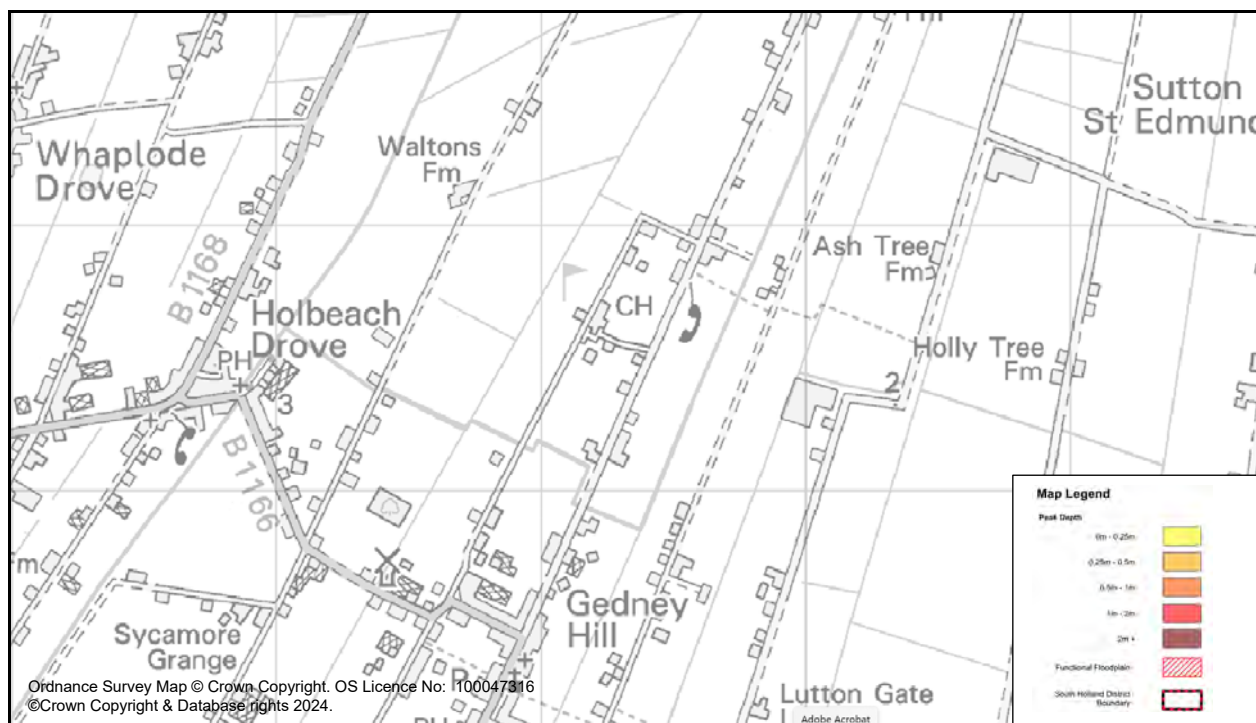
DF = A debris factor included to represent the greater damage, or risk of injury to people, that can occur if debris is swept along with the water. = 0.5 for depths <0.25 or 1.0 for depths.

For the degree of Flood Hazard to be classified as low HR must be <0.75

Flood Hazard			Description
	<0.75	Low	Caution – Flood Zone with shallow flowing water or deep standing water.
	0.75 – 1.25	Moderate	Danger for Some - (i.e. children) Danger Flood Zone with deep or fast flowing water.
	1.25 – 2.0	Significant	Danger for Most – Danger Flood Zone with deep fast flowing water.
	>2.0	Extreme	Danger for All – Extreme Danger Flood Zone with deep fast flowing water.

The 2017 Update to SHDC, SFRA has carried out a Tidal & Fluvial Hazard Mapping, for the district, following a breach to the defences. The Residual Flood Hazard, Depth and Velocity District – present day 1% Fluvial and 0.5% Tidal Event Probability Maps show that the site where the proposed development is to be located is within an area of no hazard. The Hazard, Velocity and Depth Maps, for year 2115, also shows that the site is still within

an area of no hazard.



SHDC Residual Peak Depth District - Year 2115 1% Fluvial / 0.5% Tidal Event Probability Map

Finished Floor Levels

The lodges by virtue of their design have a floor level 300mm and the static caravans have a floor level 500mm above the ground level.

With the site being at no risk from a flood defence breach flood event the floor levels will be set a minimum of 300mm above the existing ground level.

South Holland District Council

In order to inform the process of risk assessment and site selection the District Council commissioned Haskoning UK Ltd Consultants to prepare a Strategic Flood Risk Assessment in December 2002. They have carried out an update of this report and this report was published in January 2010, and this was further updated in February 2017.

This Flood Risk Assessment has taken the results of the (2017) updated South Holland Strategic Flood Risk Assessment (SHSFRA) into account in its findings.

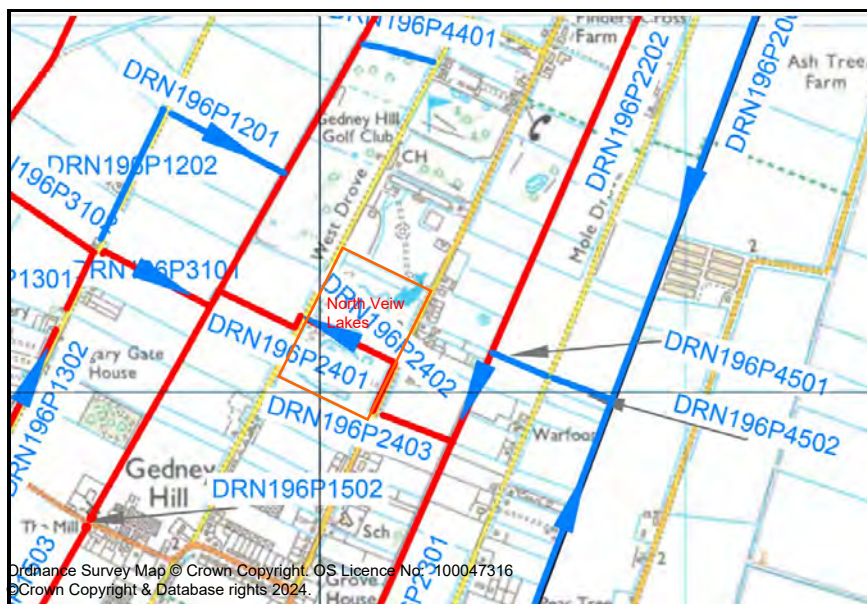
The whole of the tidal flooding information has been replaced by the mapping from the latest Environment Agency Tidal Hazard mapping. Where the mapping for an area contains both fluvial and tidal components, the more severe of the two has been presented.

South Holland Internal Drainage Board

The proposed development site is located within the catchment area of South Holland Internal Drainage Board.

The Board is responsible to operate and maintain the arterial fluvial system.

The site is within Board's catchment Fleet Fen (S) and the nearest watercourse to the site is Drain No DRN196P2402, located to the south of the site.



South Holland IDB Drainage Map

The Board's prior written consent will be required for any of the following works:

- No person without the previous consent of the Board shall erect any building or structure, whether temporary or permanent, or plant any tree, shrub, willow or other similar growth within 9 metres of the landward toe of the bank where there is an embankment or wall or within 9 metres of the top of the batter where there is no embankment or wall, or where the watercourse is enclosed within 9 metres of the enclosing structure.
- No person shall, without the previous consent of the Board, for any purpose, by means of any channel, siphon, pipeline, or sluice or by any other means whatsoever, introduce any water into the District or, whether directly or indirectly, increase the flow or volume of water in any watercourse in the District.
- The erection or alteration of any mill dam, weir or other like obstruction to the flow, or erection or alteration of any culvert within the channel of a riparian watercourse.

FLOODING FROM OTHER SOURCES

Flooding is a natural process and can happen at any time from sources other than watercourses and the sea.

- Flooding from land can occur from intense rainfall, often over short duration of time that is unable to soak into the ground or enter the drainage system. However, with the natural topographic nature of the ground having no high ground around the site this will not cause any rapid inundation of the site.
- The area is not known to suffer from any groundwater problems.

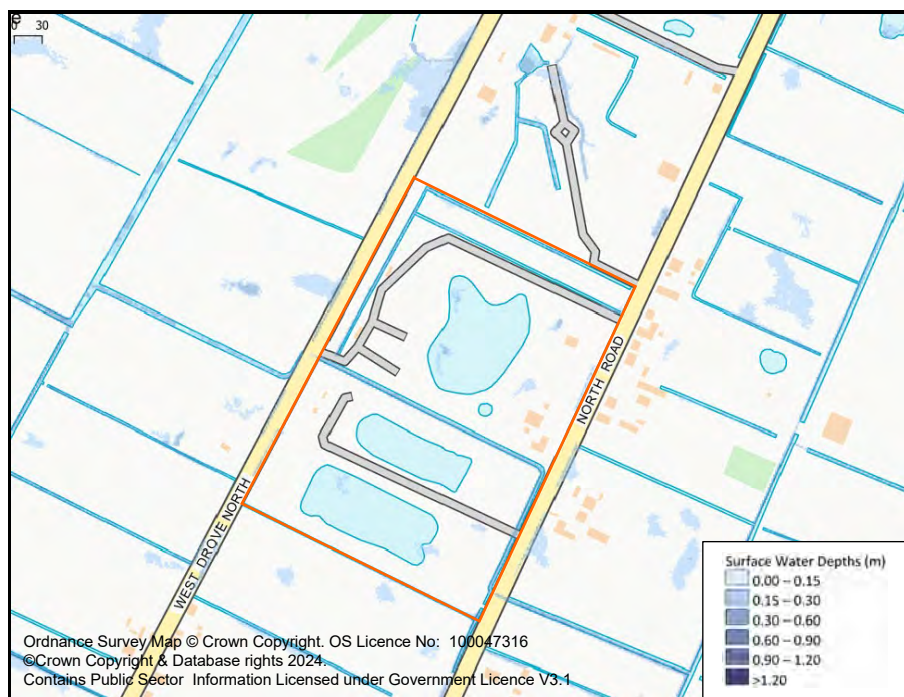
- Flooding from sewers can occur from overloading from heavy rainfall caused by blockages or having inadequate capacity. There are no public sewers within the vicinity of the site.
- Non-natural or artificial sources of flooding such as reservoirs, lakes, or canals where water is stored above natural ground level could cause flooding if the structure fails or is over topped. There are no known sources within the vicinity of the site.

SURFACE WATER FLOODING

The site is not shown on the Low-Risk scenario Surface Water flood maps, for the 1 in 1000-year event, not to be affected from surface water flooding. This type of flooding is usually short lived and associated with heavy downpours of rain, thunderstorms etc.

The maps for surface water and revised maps for river and sea flooding define the risk as High, Medium, Low and Very Low. The chance of flooding for the area defined in any given year is shown below:

- **High:** greater than 1 in 30 (3.3%).
- **Medium:** between 1 in 100 (1%) and 1 in 30 (3.3%).
- **Low:** between 1 in 1000 (0.1%) and 1 in 100 (1%).
- **Very Low:** less than 1 in 1000 (0.1%)



Risk of Flooding from Surface Water Map (Source EA)

Unlike the fluvial mapping, which is based on a detailed hydraulic model, this mapping is based purely on applying rainfall to a digital terrain model. As such this mapping serves to represent a worst-case scenario which may well overstate the actual probability of flooding in this area.

There is a caveat contained in the Environment Agency “What is the Risk of Flooding from Surface Water Map

Report version 2.0, April 2019, as to the use of these maps, which states that:- *“the map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding and to what extent.”*

The Environment Agency and the Lead Local Flood Authority (custodians of the surface water flood risk dataset) have subsequently confirmed that the published high-level data should not be used on a site-specific basis and that mapping is only suitable for National to County Scale use.

SEQUENTIAL APPROACH

When applying the sequential approach for flood risk in accordance NPPF the site would fall into Flood Zone 3 (High Probability) as the site is shown to be within the fluvial flood plain as shown on the Environment Agency's Flood Map without defences in place.

The Environment Agency categorise land into one of three Flood Zones.

- Flood Zone 1 is land outside the 0.1% floodplain (with a chance of flooding of less than 0.1% chance in any given year) (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3)
- Flood Zone 2 is land that falls between the 1 in 100-year extent and the 1 in 1000-year extent (a chance of flooding between 1% and 0.1% in any given year) (Land shown in light blue on the Flood Map)
- Flood Zone 3a is land which falls within the 1 in 100-year flood extent (has a 1% chance of a flood occurring in any given year). (Land shown in dark blue on the Flood Map)

Applying the Flood Risk Vulnerability Classification in Table 2 of NPPG, the proposed development for short term caravan lets is classified as, “More Vulnerable” with Table 1 of NPPG stating that such uses are appropriate in this zone (as summarised in Table 3 NPPG).

Table 3: Flood Risk Vulnerability and Flood Zone 'Compatibility'

Flood Risk Vulnerability Classification		Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Flood Zone	Flood Zone 1	✓	✓	✓	✓	✓
	Flood Zone 2	✓	✓	Exception Test Required	✓	✓
	Flood Zone 3a	Exception Test Required	✓	✗	Exception Test Required	✓
	Flood Zone 3b Functional Floodplain	Exception Test Required	✓	✗	✗	✗

Sequential Test and Exceptions Test

NPPF Guidance Paragraphs 157 - 179 requires development within high areas of flood risk be determined using a

sequential risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account the impacts of climate change.

The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. The NPPF states that development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. It is important to note that the Sequential Test does not specifically mean that sites such as this cannot be developed, rather that sites at less risk should be developed first.

Paragraph 88 of the NPPF indicates that planning policies and decisions should support economic growth in rural areas to create jobs and prosperity by taking a positive approach to sustainable new development. This includes.

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, beautiful new buildings.
- b) the development and diversification of agricultural and other land-based rural businesses.
- c) sustainable rural tourism and leisure developments which respect the character of the countryside.
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship

Para 89 states that planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. That said such proposals should be sensitive to their surroundings, not unacceptably impact the highway, seek opportunities to improve public transport accessibility. The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

Policy 9: of the Southeast Lincolnshire Local Plan sets out the Council's policy in Promoting a Stronger Visitor Economy. states proposals for tourism and visitor development which utilise and enrich the natural and built environment within the settlement boundary will be supported. Those outside the settlement boundary will have to be small-scale in nature, not conflict with neighbouring uses, in keeping with the character of the locality and demonstrate a functional link with an existing rural attraction.

Paragraph 8 of the NPPF relates to sustainable development states what the three overarching objectives in achieving sustainable development are:

"a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

In respect of the economic and community considerations, this proposal will generate further income which will be distributed through the local economy. Both the business itself will benefit, by creating jobs on site whilst surrounding services, facilities and settlements will also benefit from an increase in footfall, all of which will provide economic and community benefits. There will therefore be direct and indirect economic benefits arising from additional tourist to the area. The proposals also complement the aspiration to develop a mix of high-quality tourism offers to compliment the tourism economy.

The site not at risk from any tidal breach flood event.

With the proposal being for tourist accommodation the Sequential Test and Part 1 of the Exceptions Test are passed.

This Flood Risk Assessment satisfies part 2 of the Exception Test and demonstrates that the development will be safe for its lifetime, and it will not increase flood risk elsewhere.

CLIMATE CHANGE

For flood risk assessments use the Management Catchment Climate Changes for the peak river flow map. Management catchments are sub-catchments of River Basin Districts. The site is located within the Nene Management Catchment within the Anglian River Basin District, for sites within Flood Zone 2 or 3a for “More Vulnerable” land uses, the Central allowances figures, in the Table below, should be used.

The site is located within the Anglian River Basin, for sites within Flood Zone 3a and for “More Vulnerable” land uses the Higher Central and Upper End river flow allowances figures in Table 3 should be used.

Table 1 Peak river flow allowances by river basin district (1961 to 1990 baseline)				
River Basin District /Management Catchment	Allowance category	Total potential change anticipated for '2020s' (2015 to2039)	Total potential change anticipated for '2050s' (2040 to2069)	Total potential change anticipated for '2080s' (2070 to2115)
Anglian/Nene	Upper End	18%	17%	36%
	Higher central	4%	0%	13%
	Central	-2%	-7%	4%

The effect of global warming on peak rainfall allowances is given in Table 1.

Table 1 Peak Rainfall Intensity

Table 2 Peak rainfall intensity allowance in small and urban catchments (1961 to 1990 baseline)			
Applies across all of England	Total potential change anticipated for 2010 to 2039	Total potential change anticipated for 2040 to 2059	Total potential change anticipated for 2060 to 2115
Upper End	10%	20%	40%
Central	5%	10%	20%

The annual sea rise due to climate change is given in NPPF and the recommended contingency allowances are stated in Table 2.

Table 2 Peak Sea Level Rise

Table 3 Peak sea level allowance for each epoch in (mm) per year with cumulative sea level rise for each epoch in brackets (use 1981 to 2000 baseline)						
Area of England Use River Basin	Allowance	2000 to 2035	2036 to 2065	2066 to 2095	2096 to 2125	Cumulative Rise 2000 to 2125 (m)
Anglian	Higher Central	5.8 (203mm)	8.7 (261mm)	11.6 (348mm)	13 (390mm)	1.20m
Anglian	Upper End	7 (245mm)	11.3 (339mm)	15.8 (474mm)	18.1 (543mm)	1.6m

DRAINAGE STATEMENT

Surface Water Drainage

Applications for developments where the proposals will result in the increase the amount of surface water run-off require that an appropriate drainage strategy to be undertaken to ensure that the surface water discharge mimics the existing pre-development regime.

Any proposed surface water drainage system will need to be designed to account for the effects of climate change over the lifetime of the development. Based on the recommendations the proposed drainage systems should be sized for the critical 1 in 100-year storm event and to allow for a 40% increase in rainfall intensity for climate change.

In accordance with recognised guidance, Part H of the Building Regulations 2010 and National Planning Policy Framework, there is a hierarchy of where surface water should discharge. This hierarchy should be followed where practicable, and is as follows:

- 1) Infiltration
- 2) Watercourse
- 3) Public sewer

Infiltration

The rainfall run-off from the roofs of the units will discharge to ground like any other caravan or be discharged into the neighbouring lake as top up. The new roadways will be constructed with permeable materials such as hardcore with a gravel surface.

Watercourses & Sewers

There are no proposals to discharge any surface water to a watercourse or public sewer.

Foul Water Drainage

Paragraph 20 of the planning practice guidance section on Water supply, wastewater sets out a hierarchy of drainage options that must be considered and discounted in the following order:

1. Connection to the public sewer
2. Package sewage treatment plant (adopted in due course by the sewerage company or owned and operated under a new appointment or variation)
3. Septic Tank

Gedney Hill village does not have a public sewerage system and is therefore reliant on package treatment plants and although some of the proposed units will rely on existing systems on site, it is proposed to introduce further plants or to connect into the existing; to cater for the additional units and these are shown on the site plan. **Plan 2**

As there is a positive drainage system capable of receiving flows from the development there is no likely impact on neighbouring property.

FLOOD RESILIENCE CONSTRUCTION

Any impact of damage to the properties can be foreseen and mitigated against by relatively simple design and construction techniques. There are two forms of flood protection works: -

Flood-resistance or proofing works- these try to reduce the amount of water entering a building.

Flood-resilient works: - these reduce the amount of damage caused by water entering the building.

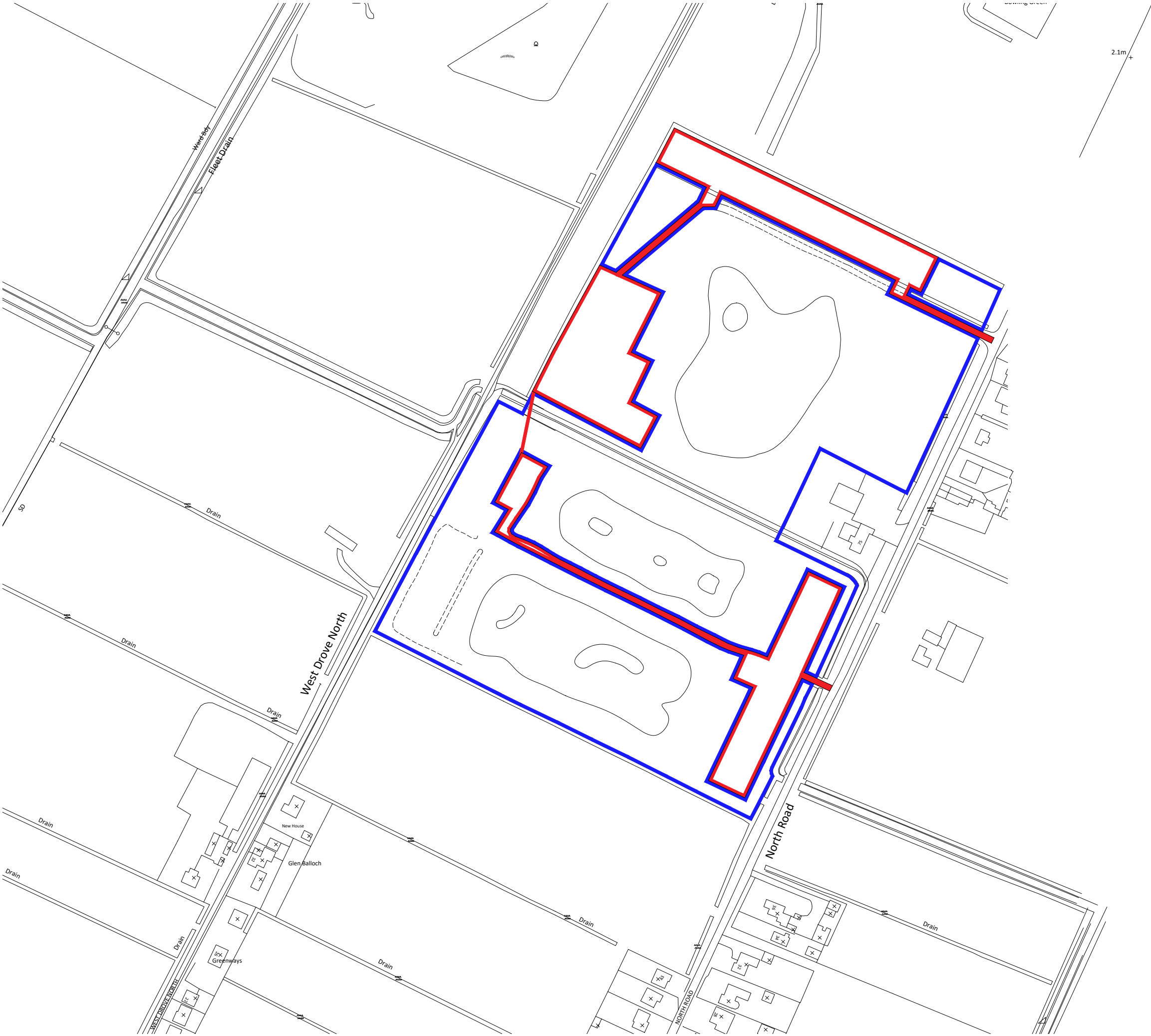
The proposed development will have the following resilient measures incorporated in the construction of the ground floor area to aid a quick recovery after a flood, in accordance with "Improving the flood performance of new buildings" CLG (2007).

- o The lodges and caravans will be securely fastened to the ground via steel chains fixed to insitu concrete pads and the finished floor level set at a minimum 300mm above ground level.
- o As this site is in an area that can receive flood warnings from the Environment Agency Floodline Warning Direct system. It is recommended that the property Owner contact the Environment Agency's Floodline on 0845 988 1188 to register the property to receive advance warning of flooding by telephone, mobile, fax, SMS text, email or pager. The Environment Agency aim to issue a 'severe flood warning' approximately 2 hours before existing defences are overtopped.

CONCLUSION

- o The site does have the protection of flood defences which are well maintained by the Environment Agency.
- o The proposed site is shown to be within Flood Zone 3 'High Probability' as detailed on the Environment Agency's Flood Zone Maps without defences.
- o The Flood Risk Vulnerability Classification in Table 2 of NPPG the proposed short term let caravan site is classified as "More Vulnerable".
- o The 2017 Update to SHDC, SFRA has carried out a Tidal & Fluvial Hazard Mapping, for the district, following a breach to the defences. The present day and for year 2115 Hazard, Velocity and Depth Maps, shows that the site is within an area of no hazard and therefore not affected by a breach from both tidal and fluvial sources.
- o No obvious constraints have been identified that may impact the proposed development and the type of mitigation measures that can be used to reduce the flood risk, there is no increase in the flood risk to others. Following the guidelines contained within the NPPF, the proposed development is therefore considered to be suitable assuming appropriate mitigation is maintained for the lifetime of the development.
- o Any impact of damage to the properties can be foreseen and mitigated against by relatively simple design and construction techniques. They will be constructed using materials which are flood resilient construction as stated in the report.
- o It is therefore concluded that the proposed development can be constructed, safely and sustainably, to meet the requirements of NPPF and South Holland District Council Local Plan policies.

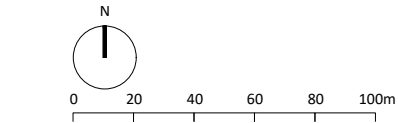
Plan 1



Notes

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Ordnance Survey Map
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Rev	Description	Date
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Lodge & Static Caravan Development
North View Lakes

Drawing
Location Plan

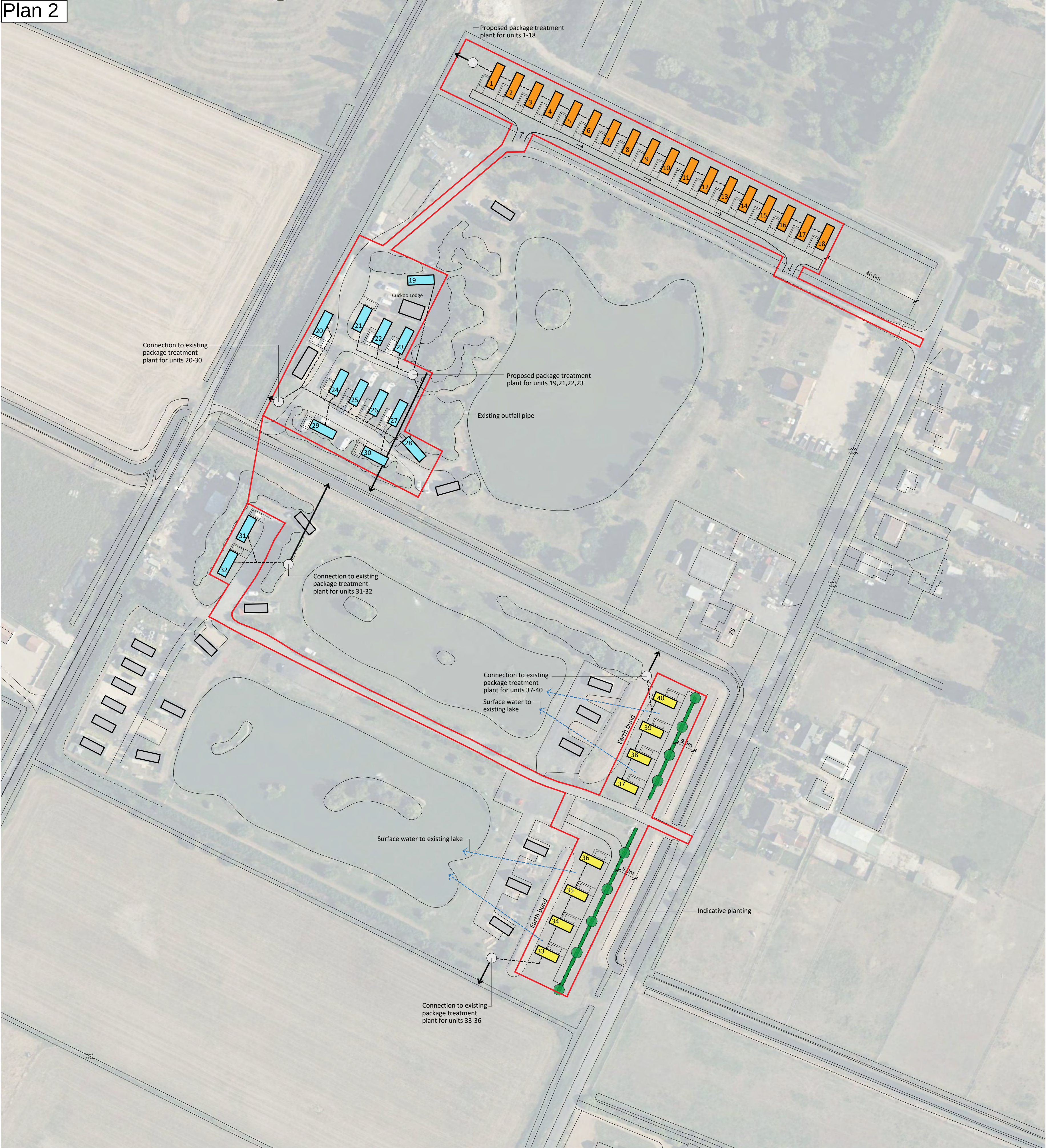
Scale @ A3 1: 2500	Date 15/11/24
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Drawn By WW	Checked By LMS
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Job Number 817-14	Status FP	Purpose of Issue Planning
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Drawing No. 817-14_FP_LP01	Rev -
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Plan 2



- Proposed units
- 18 x 4m x 12.2m Static Caravan
 - 14 x 4.3m x 12.2m Static Caravan
 - 8 x 3.9m x 10.8m Lodge

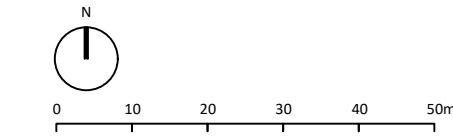
Notes

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CDM 2015
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Rev	Description	Date
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Client
Steve Kennally

Project
Lodge & Static Caravan Development
North View Lakes

Drawing		
Proposed Site Plan		
Scale @ A1	Date	
1: 1000	15/11/24	
Drawn By	Checked By	
WW	LMS	
Job Number	Status	Purpose of Issue
817-14	FP	Planning

Drawing No.	Rev
817-14_FP_SP02	-

Plan 3



Side/ Rear Elevation



Rear Elevation



Side Elevation



Front/ Side Elevation

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Steve Kennally

Project

Lodge & Static Caravan Development
North View Lakes

Drawing

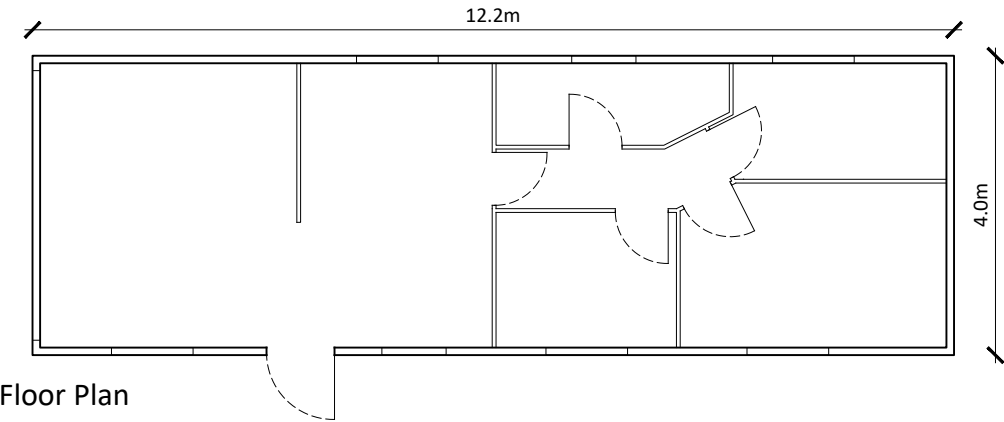
Proposed lodge

Scale @ A4 NTS		Date 15/11/24
Drawn By WW		Checked By -
Job Number 817-14	Status FP	Purpose of Issue Planning
Drawing No. 817-14_FP_GA03		Rev -

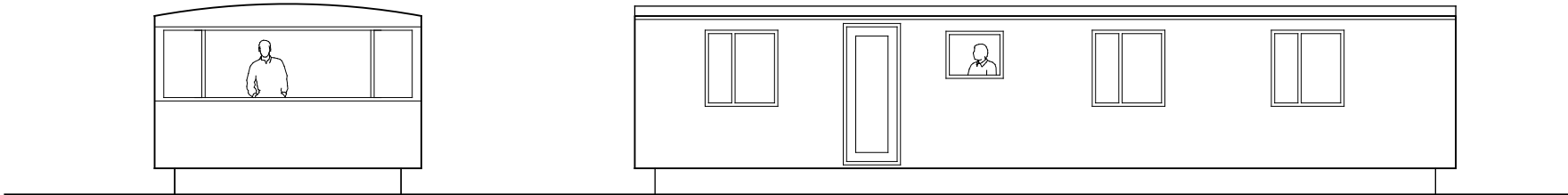
Plan 4



Roof Plan

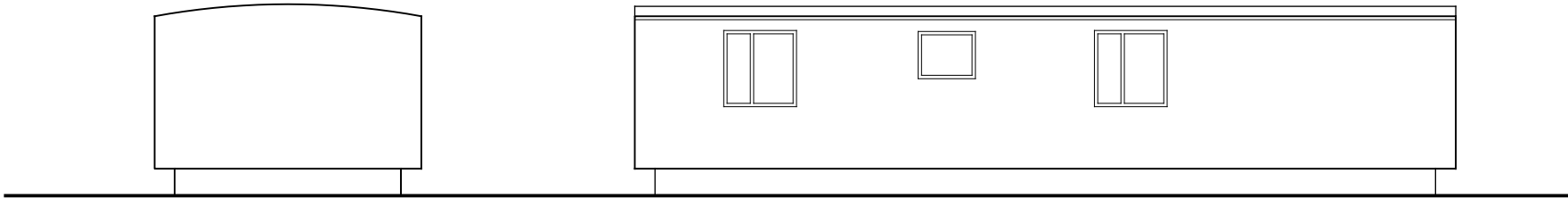


Floor Plan



Front Elevation

Side Elevation



Rear Elevation

Side Elevation

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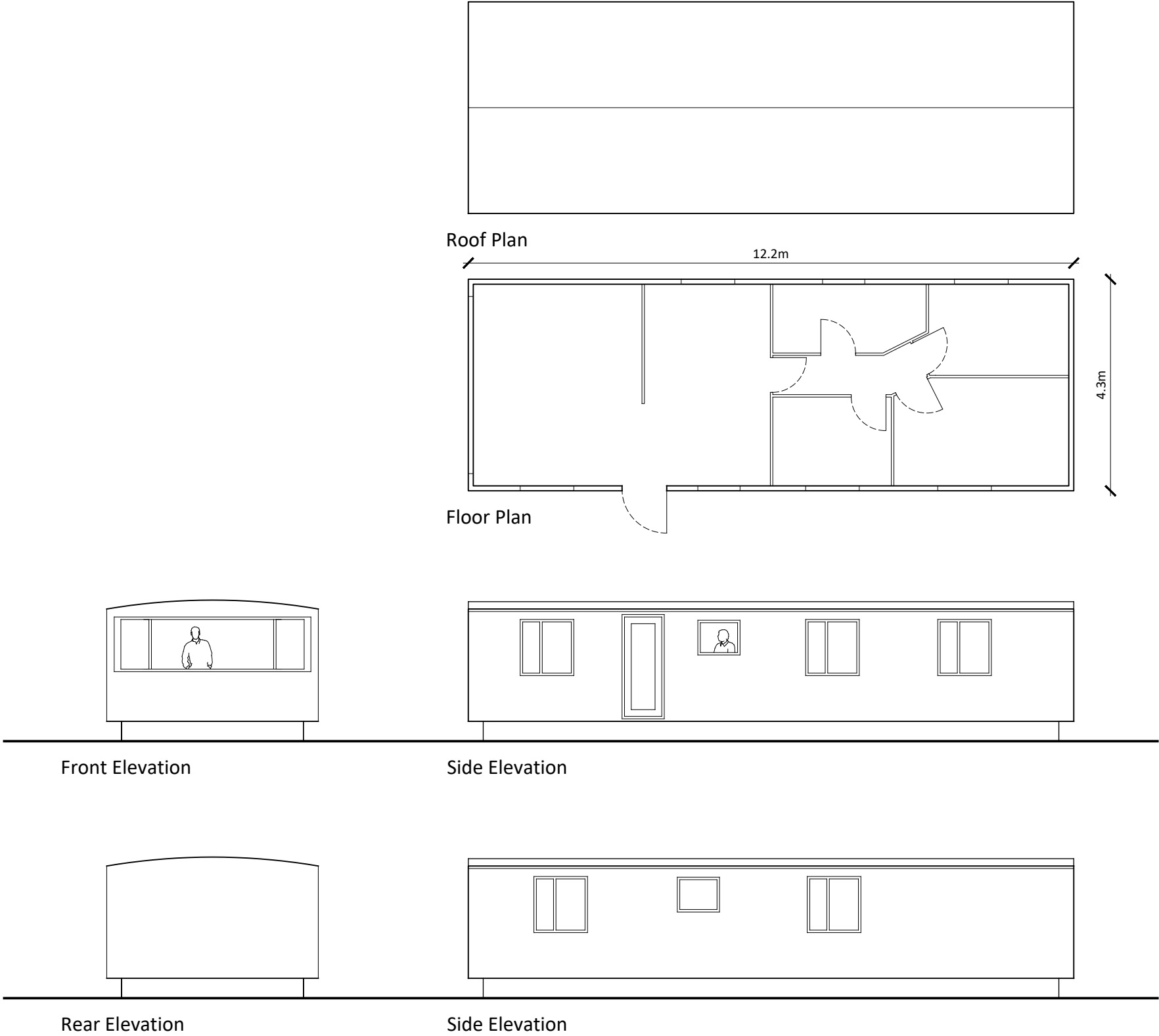
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Client Steve Kennally		
Project Lodge & Static Caravan Development North View Lakes		
Drawing Typical static caravan design - 4m x 12.2m		
Scale @ A3 1: 100		Date 15/11/24
Drawn By WW		Checked By LMS
Job Number 817-14	Status FP	Purpose of Issue Planning
Drawing No. 817-14_FP_GA01		Rev -

Plan 5



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0 1 2 3 4 5m

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Client
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Project
Lodge & Static Caravan Development
North View Lakes

Drawing
Typical static caravan design - 4.3m x 12.2m

Scale @ A3 1: 100		Date 15/11/24
Drawn By WW		Checked By LMS
Job Number 817-14	Status FP	Purpose of Issue Planning

Drawing No. 817-14_FP_GA02	Rev -
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