LDG
LINCS DESIGN GROUP

Flood Risk Assessment

Proposed Industrial Buildings,

Belchmire Lane,

Gosberton,

PE11 4HG

25.01.2023

Version 01

Station House, Church Lane, Sleaford, Lincolnshire, NG34 7DF
e: enquiries@lincsdesigngroup.com
T: 01529 415111
www.lincsdesigngroup.com

CONTENTS

1. INTRODUCTION 1
2. SITE DESCRIPTION AND PLANNING HISTORY 1
2.1. DEVELOPMENT PROPOSALS 4
3. SEQUENTIAL AND EXCEPTION TEST 5
4. FLOOD RISK SUMMARY 6
4.1. ANALYSIS OF FLOOD RISKS 7
4.1.1.RIVER AND TIDAL FLOOD RISK 7
4.1.2.SURFACE WATER FLOOD RISK 10
4.1.3.PLUVIAL FLOODING 10
4.1.4.ARTIFICIAL SOURCES 11
4.1.5.RESIDUAL FLOOD RISK 11
5. CLIMATE CHANGE 12
5.1. SEA LEVEL CHANGE 12
5.2. RAINFALL INTENSITY CHANGE 12
6. FLOOD RISK MITIGATION 13
6.1. FINISHED FLOOR LEVELS 13
6.2. SURFACE WATER DRAINAGE 13
6.3. FLOOD WARNING AND EVACUATION PROCEDURE 14
7. CONCLUSIONS AND RECOMMENDATIONS 15

APPENDIX A: PLANNING DRAWINGS

1. INTRODUCTION

Government Guidance states:

'Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.'

To demonstrate the appropriateness of any new development in areas at risk of flooding a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

The requirements for flood risk assessments are generally as set out in the National Planning Policy Framework (NPPF) and the National Planning Policy Framework Planning Practice Guidance. The FRA should be commensurate with the risk of flooding to the proposed Development, for example, where the risk of flooding to the site is negligible (e.g. 'low probability' Flood Zone 1), there is little benefit to be gained in assessing the potential risk to life and/or property as a result of fluvial (river) flooding. Rather, emphasis should be placed on ensuring that runoff from the site does not exacerbate flooding lower than in the catchment.

This assessment has been produced in accordance with ''Preparing a Flood Risk Assessment: Standing Guidance'' by DEFRA and the Environment Agency.

This Flood Risk Assessment considers the impact of the proposed development in addition to the common ways in which flooding can occur. The conditions that currently exist in the location of the site are described, together with the methods used to identify and assess potential impacts caused from the development proposals.

Instruction has been received to produce a Flood Risk Assessment in support of a planning application for proposed industrial buildings at Belchmire Lane, Gosberton, Spalding, Lincolnshire.

This report is for the sole use of the applicant and only in respect of the application for which it was prepared. The report is, in part, based upon information provided by others and on the assumption that all relevant information has been provided by those parties from whom it has been requested. Information obtained from any third party has not been independently verified unless otherwise stated in the report.

2. SITE DESCRIPTION AND PLANNING HISTORY

The site is on the south side of the B1397, Belchmire Lane, centred approximately on national grid reference TF 24009 30819, approximately 0.5km south of the centre of Gosberton village.

The site is categorised by Environment Agency flood mapping as being in Flood Zone 3.

The site is 3.939 hectares in an irregular rectangle measuring approximately 200m in depth, 160m in width at the frontage and 205m along the rear boundary. Belchmire Lane encloses the northern boundary, to the south is the Risegate Eau drain and to the east and west are agricultural fields. There is access for cars and vans at the centre of the site frontage with HGV access at the easternmost point.

The British Geological Survey identifies the bedrock geology as Oxford Clay Formation with clay and silt constituting the overlying Tidal Flat Deposits.

The site is occupied by four large industrial buildings with surrounding concrete yards and a car parking area. A small industrial building is in the south west corner. The remaining site is made up of external storage with macadam roadways intersecting unbound surfaces.

Planning permission was granted in June 2021 under reference H08-0227-21 for two class B1 industrial units on open storage land at the rear of the site; these, with associated hard standings and drainage provisions, have recently been completed.

A further area of agricultural land to the east of the site is proposed to be taken into the development

Figure 1 below shows the existing site arrangement and identifies the Risegate Eau at the southern boundary.

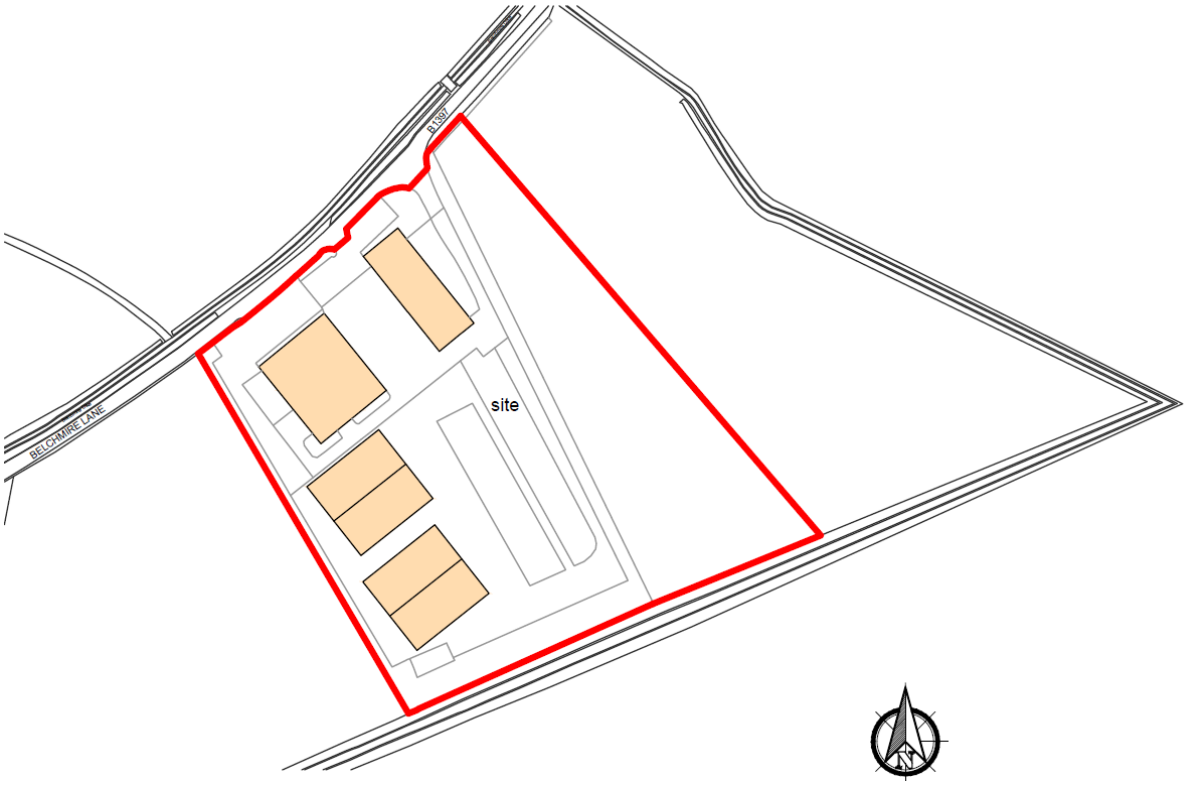


Fig.1. Site Location Plan

There and a number of watercourses in the relatively flat landscape which surrounds the site.

The closest river is Risegate Eau which starts west of the site at the South Forty Foot Drain and collects a number of smaller ordinary watercourses before reaching the River Welland at the Risegate Outfall sluice approximately 6km to the east.

The River Glen flows in an easterly direction approximately 3km to the south, joining the River Welland via a sluice at Surfleet Seas End approximately 4.5km SE of the site. The Welland is a major waterway in the South Holland Fenlands, at its closest point (Risegate Outfall) the Welland is approximately 6km from the site, it reaches the sea (The Wash) after Fosdyke Bridge, approximately 5km further downstream.

There are a number of becks and ditches in the area which are typical of the flat, fenlands in South Holland; locally these are maintained by Welland and Deepings Internal Drainage Board.

Figure 2 shows site location and identifies the main rivers.

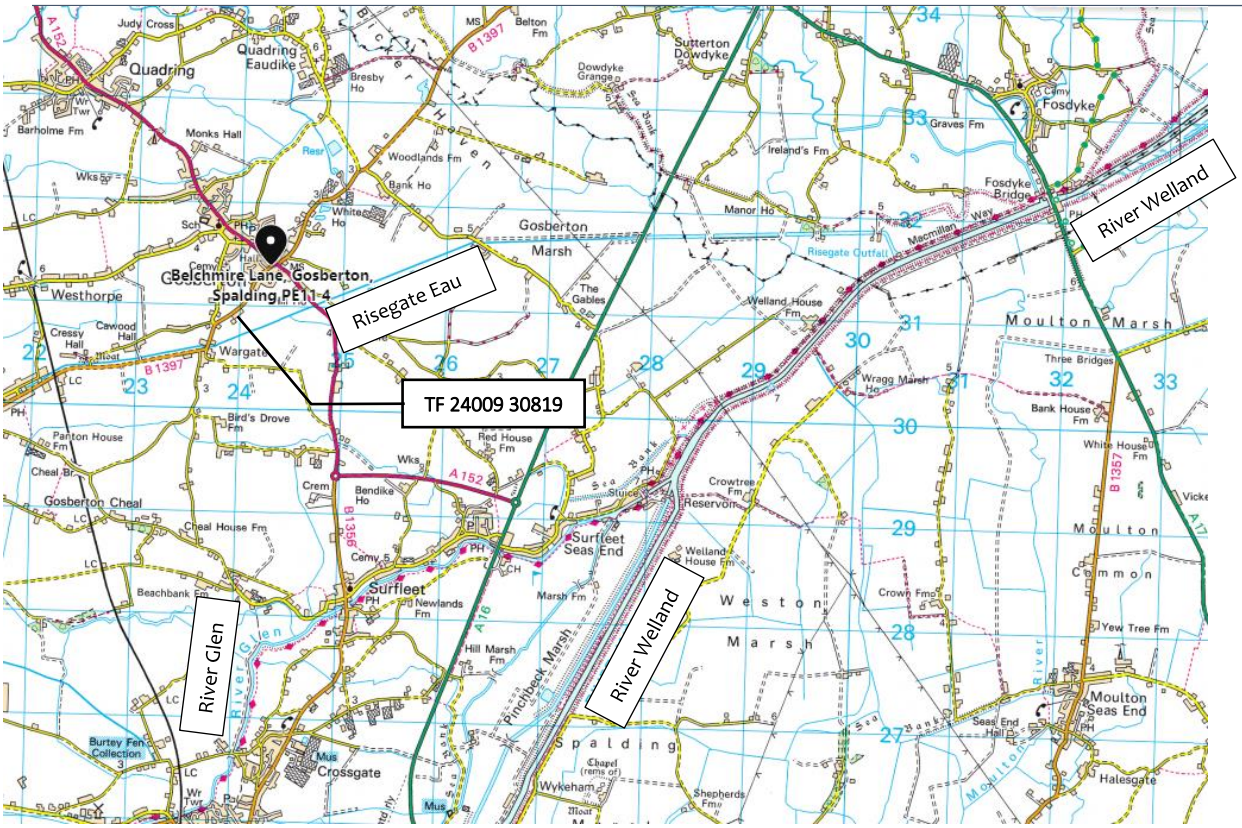


Fig.2. Site Location

Topographically the site forms part of a notionally flat landscape and is at approximately 3.5m AOD. Levels in the area range from 4m AOD in the centre of Gosberton to 2m in the surrounding fens.

2.1. DEVELOPMENT PROPOSALS

Appended to this document are the planning drawings for the proposed development.

It is proposed to construct three new industrial buildings with a new concrete apron providing access for vehicular and pedestrian traffic. The unbound open storage area is to be extended to fill the area that is enclosed by the hardstandings. Figure 3 below shows the proposed general arrangement.

The site use will fall under B1 planning use (General Industry)

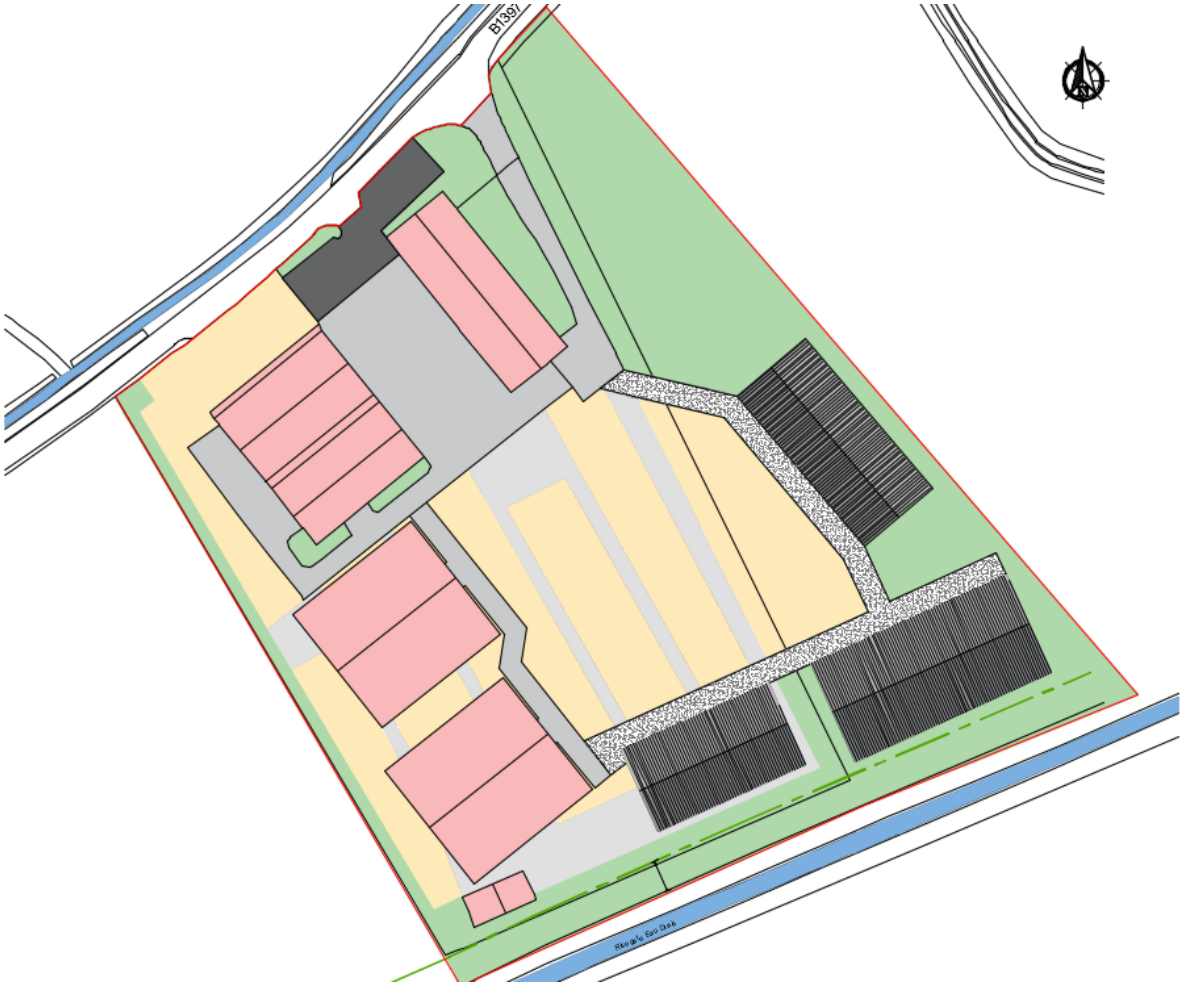


Fig.3. Proposed Development

3. SEQUENTIAL AND EXCEPTION TEST

Table 2 of NPPF is shown below and confirms that buildings used for general industry are classified as 'Less Vulnerable' in terms of flood risk.

Less vulnerable

- Police, ambulance and fire stations which are not required to be operational during flooding.
- Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'more vulnerable' class; and assembly and leisure.
- Land and buildings used for agriculture and forestry.
- Waste treatment (except landfill* and hazardous waste facilities).
- Minerals working and processing (except for sand and gravel working).
- Water treatment works which do not need to remain operational during times of flood.
- Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place.

Fig 4: Technical Guidance to the National Planning Policy Framework, Table 2 (extract)

Table 3 of the Technical Guidance to the NPPF shown below suggests that building used for general industry and storage (as characterised within table 2) are appropriate for Flood Zone 3a

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	✗	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	✗	✗	✗	✓*

Key:

✓ Development is appropriate

✗ Development should not be permitted.

Fig 5: Technical Guidance to the National Planning Policy Framework, Table 3 (extract)

4. FLOOD RISK SUMMARY

Source of Flooding	Description	Significance of risk prior to mitigation			Mitigation Measures	Significance of risk post mitigation		
		L	M	H		L	M	H
Rivers	The site is identified as at high risk from river flooding. The low-lying Fenlands are susceptible to overtopping or breaches of main rivers and the River Welland is tidally affected.			✓	Raised embankments along the major rivers in the area reduce the risk of flooding (at the defence) to a 1% (1 in 100) chance of occurring in any year. Rivers in the low-lying Fenlands are well maintained.		✓	
Water Courses	Several Water courses contribute to the IDB system but are not known to directly affect the site	✓				✓		
Tidal/Coastal	The site is in flood zone 3a however it is more than 10km inland and more than 6km from the closest tidally affected River. The Welland flood plain is to its south.	✓				✓		
Groundwater	BGS identifies the site as being at low risk	✓				✓		
Overland flow (Surface Water)	Gov.uk data shows the site generally to be at 'very low risk'		✓			✓		
Ponds/Swales	There are no notable ponds or swales which might affect the site	✓				✓		
Public infrastructure failure	No public sewers are known of in the vicinity of the site	✓				✓		
Private infrastructure failure	The proposed development is to form an extension to an existing industrial site industrial site. The existing drainage systems are to be surveyed, extended and improved.	✓				✓		
Pluvial (urban drainage)	It is proposed to increase the impermeable are at the site with new roofs and external surfaces which would exceed the drainage systems and increase overland flow.			✓	Design new surface water drainage systems in accordance with latest relevant SuDS guidance will ensure that rainwater is adequately collected and controlled	✓		
Artificial sources	Several man-made IDB drainage systems surround the site and the Risegate Eau is controlled by sluice gates downstream of the site; failure could affect the site.		✓		No evidence of flooding from IDB maintained systems or Anglian Water sewers. The local drainage networks are known to be excellently maintained	✓		

4.1. ANALYSIS OF FLOOD RISKS

4.1.1. RIVER AND TIDAL FLOOD RISK

Planning policy generally requires development to be designed to accommodate 1 in 100 (1%) annual probability flood events from rivers and pluvial sources and 1 in 200 (0.5%) annual probability flood events from seas. The figure 2 flood map below shows flood risk for rivers and seas during normal pluvial and fluvial events. This is extracted from the Government website and is stated to ignore the presence of flood defences in the area.

The Rivers Glen and Welland are shown at the south east corner of the plan. It is apparent that the defences that are in place that encourage flood water onto Weston and Moulton Marshes to the south; this means that the development site would not be reached by any tidal flooding which might affect these main rivers.

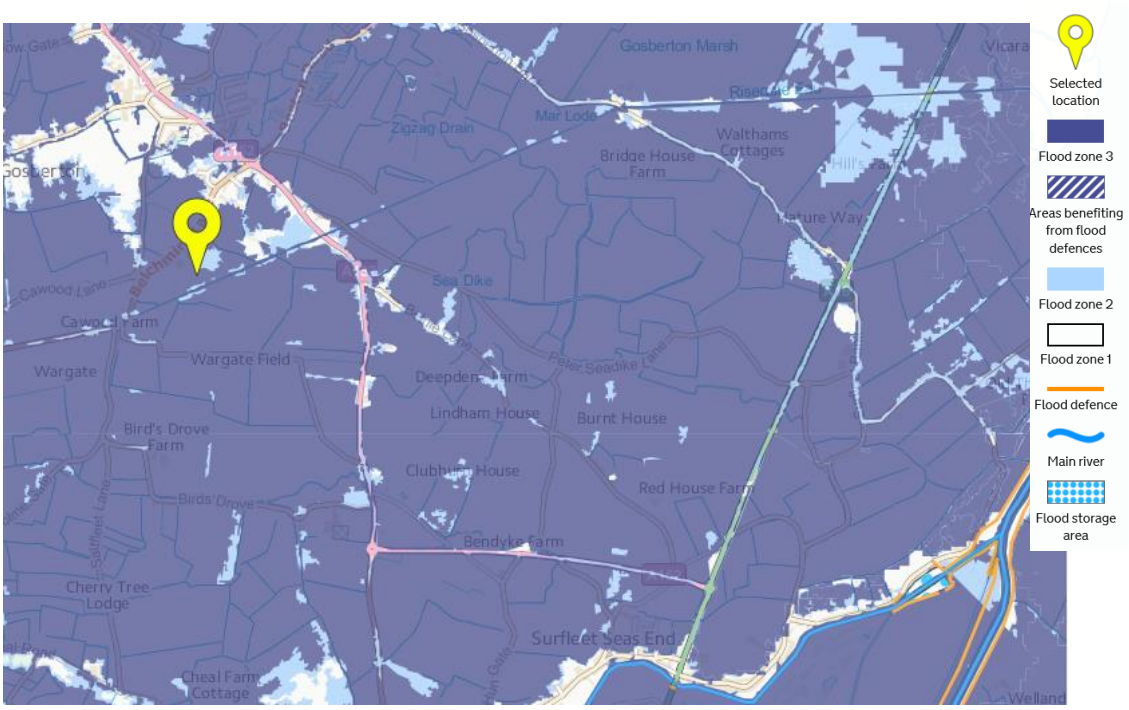


Fig.6: Flood Maps for Rivers and Seas (https://flood-warning-information.service.gov.uk)

Figure 7 below shows more detailed flood modelling which has been extracted from the Government Website and which shows the risk of flooding at the site in consideration of the local flood defences on the main rivers and tidal defences along the east coast. The map indicates that there is between a a 1% (1 in 100) and 3.3% (1 in 33) annual probability of flooding at the site from rivers or seas given the state of the local defences and this risk is therefore 'medium'.

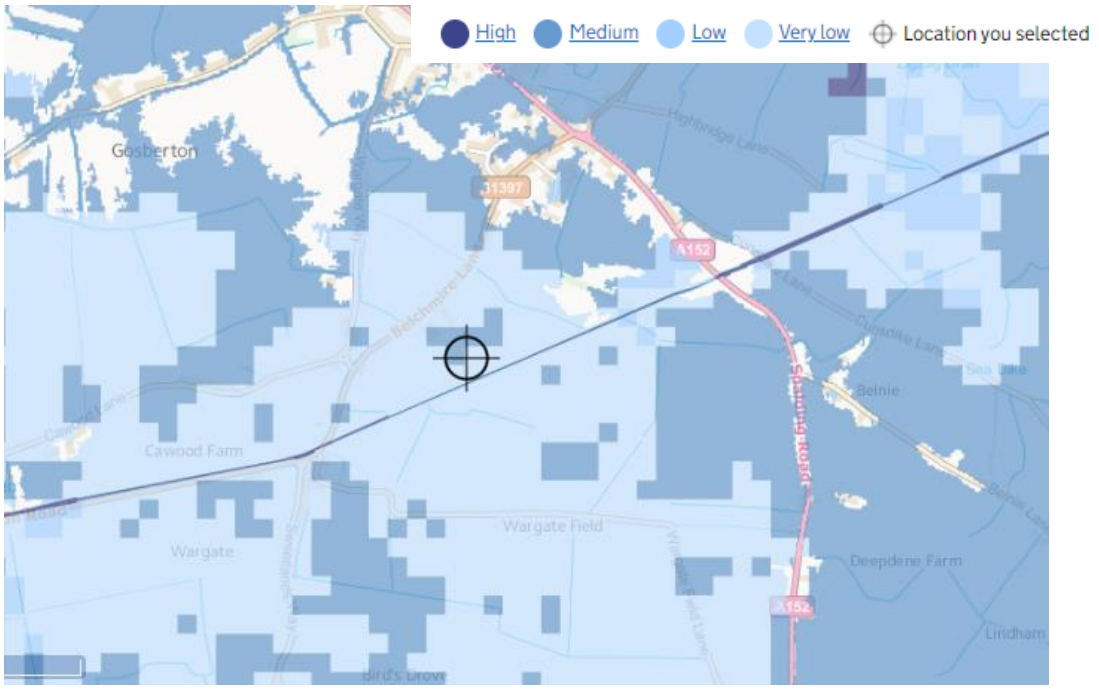


Fig.7: Flood Maps for Rivers and Seas (https://flood-warning-information.service.gov.uk

The South East Lincolnshire Strategic Flood Risk Assessment includes flood hazard mapping that identifies the flood risk to people across the district. Figure 8 below is an excerpt from the published flood hazard map which is stated to have last been updated in February 2017. It shows that the flood hazard at the site during a 1% (1 in 100) fluvial or a 0.5% (1 in 200) annual probability event for the year 2115 modelled scenario. The map shows no hazard and therefore the risk to people is 'very low'.

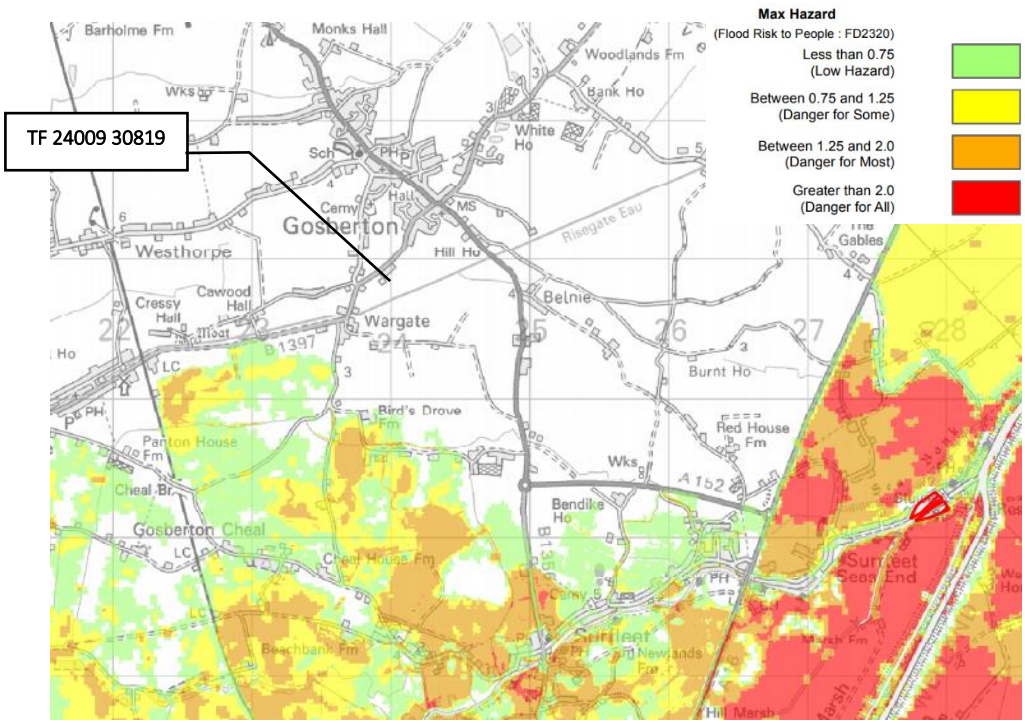


Fig.8: South Holland SFRA Flood Hazard Map. 1% fluvial/0.5% tidal 2115 scenario

Figure 9 below is an excerpt from the published flood depth map which is stated to have last been updated in February 2017. It shows no flooding at the site during 1% (1 in 100) fluvial or 0.5% (1 in 200) annual probability events for the year 2115 modelled scenario.

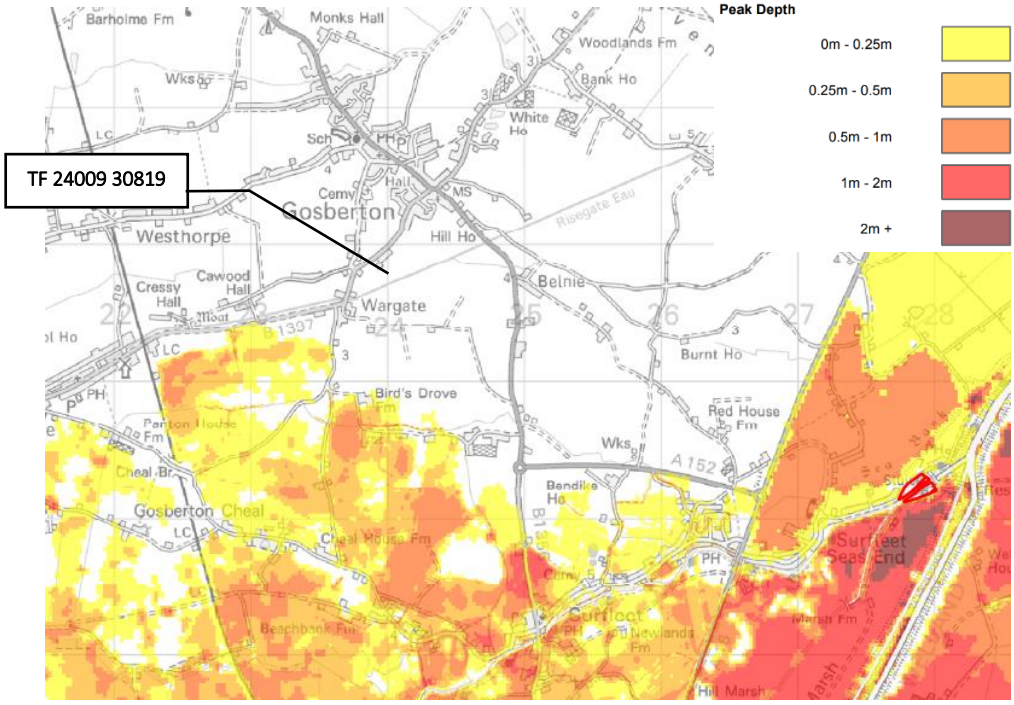


Fig.9: South Holland SFRA Flood Depth Map. 1% fluvial/0.5% tidal 2115 scenario

4.1.2. SURFACE WATER FLOOD RISK

Section 2 describes the flat topography of the site and identifies the underlying strata as silt and clay, which have low permeability. Therefore, during periods of intense rainfall, it is likely that the ground will become saturated and unable to infiltrate the volumes of water that precipitate. The resultant build-up of water will collect in depressed areas and where the natural overland flows are obstructed by obstacles such as buildings and walls.

Figure 10 below shows modelled surface water flooding at the site. All areas are showing a 'low' or 'very low' risk.

There is no anecdotal evidence of the flooding that is indicated on the surface water map and detailed design of the site levels and onsite drainage systems will ensure that the risk of this occurring is mitigated.

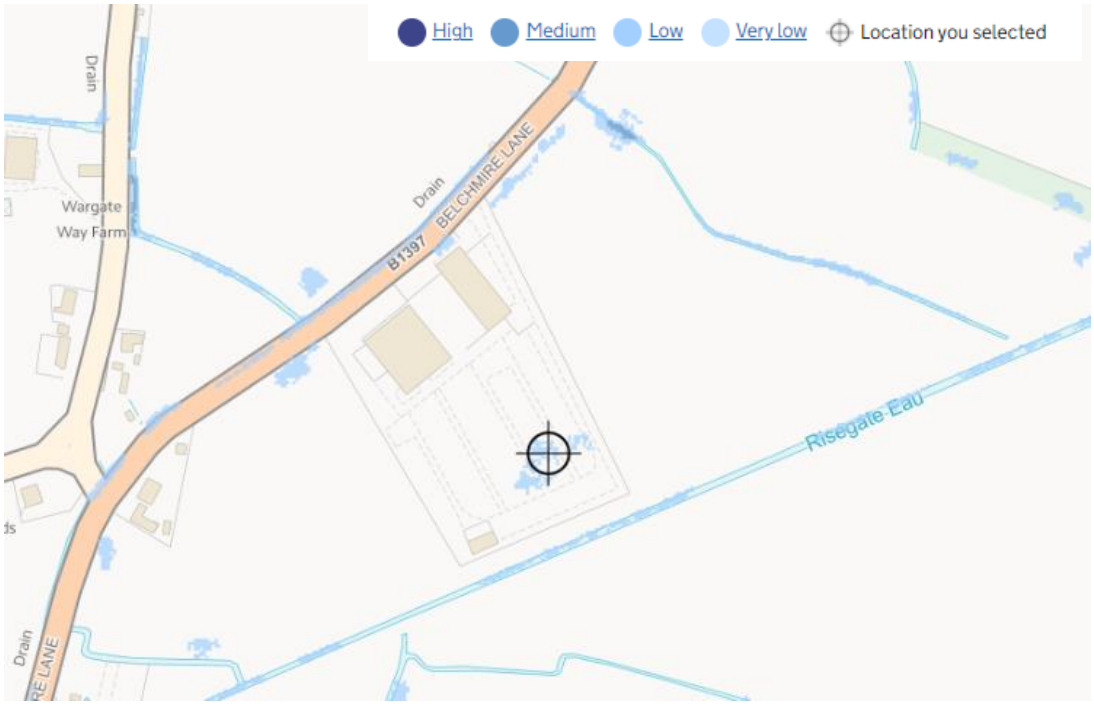


Fig 10: Surface Water Flood Extents (https://flood-warning-information.service.gov.uk)

4.1.3. PLUVIAL FLOODING

The development plans include a significant increase to the impermeable coverage of the site through the construction of new roofs and hard paved areas; therefore, a highly likely source of flooding will be as a result of rain falling directly onto its surfaces.

Figure 11 below is a tabulated area take-off from the existing and proposed site layout plans. The table identifies a net increase in impermeable area at the site of 5,515m^2.

It is unlikely that the existing drainage systems on the site will be adequate to accommodate the additional volume of runoff generated as water falls on the site and so measures should be put in place to ensure that this risk is mitigated.

Site Element	Existing Area (m^2)	Proposed Area (m^2)	Impermeable Increase (m^2)
Roofs	6530	10830	3380
Car Park	760	760	
Yards/Access Roads	7670	8350	2135
Unbound Surface	7255	8500	
Green Landscaping	17125	10950	
Total	39390	39390	5515

Fig 11: Surface Area Take-Off

4.1.4. ARTIFICIAL SOURCES

Artificial flooding sources include man made channels and structures which convey, compound or affect flows of water. These include Canals, reservoirs, dams, to name a few. South Holland and indeed much of Lincolnshire is low lying fen lands which are drained in carefully managed man-made channels which are generally pumped into higher level main rivers and these must be considered.

Welland and Deepings Internal Drainage Board maintain and control the ordinary watercourses and man-made channels that surround the site and the Environment Agency operate the sluice gates that manage the flow of water to and from the Main Rivers. The IDB have been contacted to request any information held on record of historic flooding or potential flooding sources associated with their network.

We are not aware of any historic local flooding of these networks, but we are aware that the surrounding drainage networks are regularly maintained and managed very well. Therefore, the site is not considered at risk from any IDB maintained assets or from other local artificial sources.

4.1.5. RESIDUAL FLOOD RISK

The development is proposed within flood zone 3a however the site benefits from the raised flood defences along the main rivers and east coast tidal defences. The risk of these defences being breached or overtopped is low, due to the condition of the defences and the EA's ongoing programme of maintenance of these structures, however the risk remains.

A risk remains that rain falling on the new impermeable areas at the site will not be adequately drained by the existing system. This may result in standing water on the site and overland flows which risk human safety and downstream properties.

Risk of flooding from all other sources is considered to be low without mitigation.

5. CLIMATE CHANGE

National Planning Policy Framework (which details government requirements for the management and reduction of flood risk) requires the investigation of climate change on any proposed development. The Environment Agency have produced guidance on the allowances that are to be made to mitigate the future impact of climate change.

Climate change allowances are predictions of anticipated change for:

- peak river flow
- peak rainfall intensity
- sea level rise
- offshore wind speed and extreme wave height

They are based on UK climate change projections. There are different allowances for different epochs or periods of time over the next century.

5.1. SEA LEVEL CHANGE

For less vulnerable development in flood zone 3(a) the central and higher central should be used to assess the range of allowances.

Area of England	Allowance	2000 to 2035 (mm)	2036 to 2065 (mm)	2066 to 2095 (mm)	2096 to 2125 (mm)	Cumulative rise 2000 to 2125 (metres)
Anglian	Higher central	5.8 (203)	8.7 (261)	11.6 (348)	13 (390)	1.2

Fig 12: Climate Change Guidance to the National Planning Policy Framework, Table 1 (extract)

These changes in sea level should be anticipated within the lifetime of the development and should be further considered for any future development at the site, alongside the latest flood risk guidance.

5.2. RAINFALL INTENSITY CHANGE

Due to the industrial use of the development and the type of buildings proposed, it is considered that the design life of the development is approximately 50 years and therefore the on-site drainage design and flood risk mitigation measures must ensure climate change of 20% is taken into account in accordance with figure 13, below.

Applies across all of England	Total potential change anticipated for the '2020s' (2015 to 2039)	Total potential change anticipated for the '2050s' (2040 to 2069)	Total potential change anticipated for the '2080s' (2070 to 2115)
Upper end	10%	20%	40%
Central	5%	10%	20%

Fig 13: Climate Change Guidance to the National Planning Policy Framework, Table 2 (extract)

6. FLOOD RISK MITIGATION

6.1. FINISHED FLOOR LEVELS

To mitigate risk to occupants, wherever possible, buildings should be designed with floor levels and resilient measures such that occupied areas are not inundated during 1% (1 in 100) annual probability + climate change fluvial events and 0.5% (1 in 200) annual probability + climate change tidal events.

Environment Agency standing advice requires finished floor levels (FFLs) to be set to the highest of 300mm above the general ground level or 600mm above the 1% (1 in 100) annual probability + climate change fluvial flood level. Where this is not possible due to local constraints, guidance states that suitable flood resilience measures should be incorporated into the building design.

The South East Lincolnshire Strategic FRA flood maps show that the site would not be affected during the above-mentioned events based on 2017 modelling of a year 2115 scenario.

The nature of the development is such that level access is required between the proposed buildings and external pavements for mechanical handling equipment (forklifts etc). Therefore, there is not the ability to significantly raise the FFL's within the site.

Review of the existing site levels in comparison with the adjacent arable fields indicates that the construction of the existing buildings, roadways and storage surfaces has demonstrably raised the finished surfaces above the surrounding fields. It is anticipated, therefore, that the new buildings will be more than the recommended 300mm above the general ground levels in the vicinity of the site.

6.2. SURFACE WATER DRAINAGE

Wherever possible SuDS should be used on the scheme in compliance with building regulations Part H, NPPF and the CIRIA SUDS manual.

Development should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible in line with the following drainage hierarchy:

1. Store rainwater for future use
2. Use infiltration techniques, such as porous surfaces and soakaway drainage.
3. Attenuate rainwater in ponds or open water features for gradual release to a watercourse
4. Attenuate rainwater by storing in tanks or sealed water features for gradual release to a watercourse.
5. Discharge rainwater direct to watercourse
6. Discharge rainwater to a surface water drain
7. Discharge rainwater to the combined sewer

It is proposed that the impermeable area at the site will be increased and it is therefore recommended that a surface water drainage system for the site is designed in accordance with this hierarchy.

Section 2.0 describes the underlying geology as comprising silt and clay and it is therefore anticipated that infiltration drainage (soakaways) will be ineffective at the site. This should be investigated and through site testing before other options are designed.

It is highly likely that surface water will need to be collected and stored on site before being gradually released into an adjacent watercourse. The EA and IDB will accept restricted flows into their networks subject to the appropriate control measures being put in place and the appropriate permissions being sought.

We advise that the drainage systems at the site are surveyed to allow an understanding of the existing drainage regime to be gained by the drainage engineer. This would inform the most effective solution for the new development.

Through the design of an effective surface water drainage system for the new development it is considered the risk of flooding to properties downstream of the site would be unaffected by the development.

6.3. FLOOD WARNING AND EVACUATION PROCEDURE

The site is shown on EA mapping to lie within Flood Zone 3a. Therefore, occupants may find themselves unable to leave the site for an extended period of time during a flood event.

The owners/occupants should sign up to flood warnings using Flood Warning Information service operated by the Government. Using this, they will be provided a warning of high-water levels within the catchment, thereby providing advanced warning of flood waters reaching the site. Local flood information is available from the Government Flood Warning Information website or obtained by their 'Quickdial' recorded information service.

It is recommended that a Flood Warning and Evacuation Plan (FWEP) is produced which would inform the occupants of actions to take before, during and after a flood event to ensure their safety, and to ensure their development will not impact on the ability of the local authority and the emergency services to safeguard the current population.

The FWEP should include:

1. How flood warning is to be provided, such as:

- Availability of existing flood warning systems;
- Where available, rate of onset of flooding and available flood warning time; and
- How flood warning is received.

2. What will be done to protect the development and contents, such as:

- How easily damaged items (including parked cars) or valuable items will be relocated;
- How services can be switched off (gas, electricity, water supplies);
- The use of flood protection products (e.g. flood boards, airbrick covers etc);
- The availability of staff/occupants/users to respond to a flood warning, including preparing for evacuation, deploying flood barriers across doors etc; and
- The time taken to respond to a flood warning.

3. Ensuring safe occupancy and access to and from the development, such as:

- Occupant awareness of the likely frequency and duration of flood events, and the potential need to evacuate;
- Safe access route to and from the development;
- If necessary, the ability to maintain key services during an event;
- Vulnerability of occupants, and whether rescue by emergency services will be necessary and feasible; and
- Expected time taken to re-establish normal use following a flood event (clean up times, time to re-establish service etc).

The Government provide a Personal Flood Plan template which should be kept up to date by the owner of the development. Further guidance on the creation of a personal flood plan can be found using the following link:

https://www.gov.uk/government/publications/personal-flood-plan

7. CONCLUSIONS AND RECOMMENDATIONS

Based on the work carried out in preparation of this report the following summary, conclusions and recommendations are made:

1 From publicly available flood data and in the context of NPPF, the site is classified as lying within Flood Zone 3a and has a high (1% or 1 in 100 annually) probability of flooding due to flooding from rivers or tidal overtopping/breach of defences.

2 There is an increase proposed to the impermeable coverage of the site; it is therefore recommended that a suitable surface water drainage system is designed in accordance with the SuDS hierarchy to mitigate the risk to people and downstream property.

3 Risk of flooding from all other sources is considered to be low.

4 The sequential test is passed in accordance with NPPF. The development is therefore considered appropriate within Flood Zone 3a.

5 The site owner should sign up for the government Flood Warning Service

6 It is recommended that a Flood Warning and Evacuation Plan (FWEP) is created for the development.

7 The site owner should develop, and keep up to date, a Personal Flood Plan for the property

8 Maintenance the buildings and associated drainage infrastructure should be carried out as detailed within this report and in accordance with all manufacturer recommendations.

9 It is recommended that advice is sought from insurers on the insurability of the proposed development.

APPENDIX A: PLANNING DRAWINGS

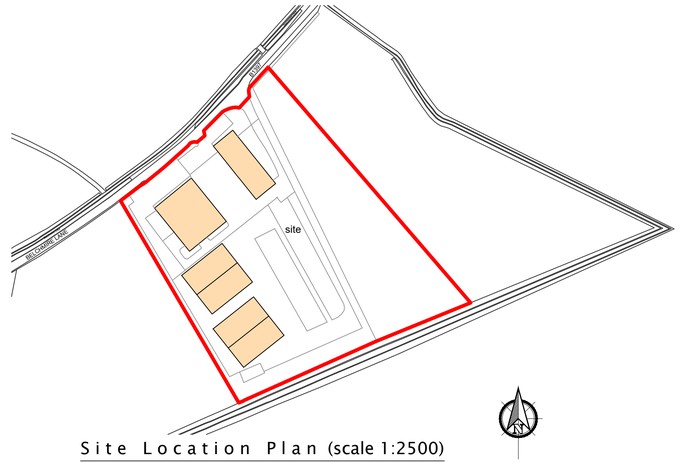
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Existing Visuals (n.t.s)

Existing Site Plan (scale 1:500)



Site Location Plan (scale 1:2500)

REV	DESCRIPTION	DATE

CLIENT	DUNSER HOUSE LTD.
PROJECT	DUNSTER HOUSE BELCHMIRE LANE, GOSBERTON
TITLE	EXISTING SITE PLAN EXISTING VISUALS
SCALE	1:500 @ A1
DATE	DEC 22
DRG No.	LDG/22/1587/100
REV.	
STATUS	
DRAWN	CH
APPROVED	MO

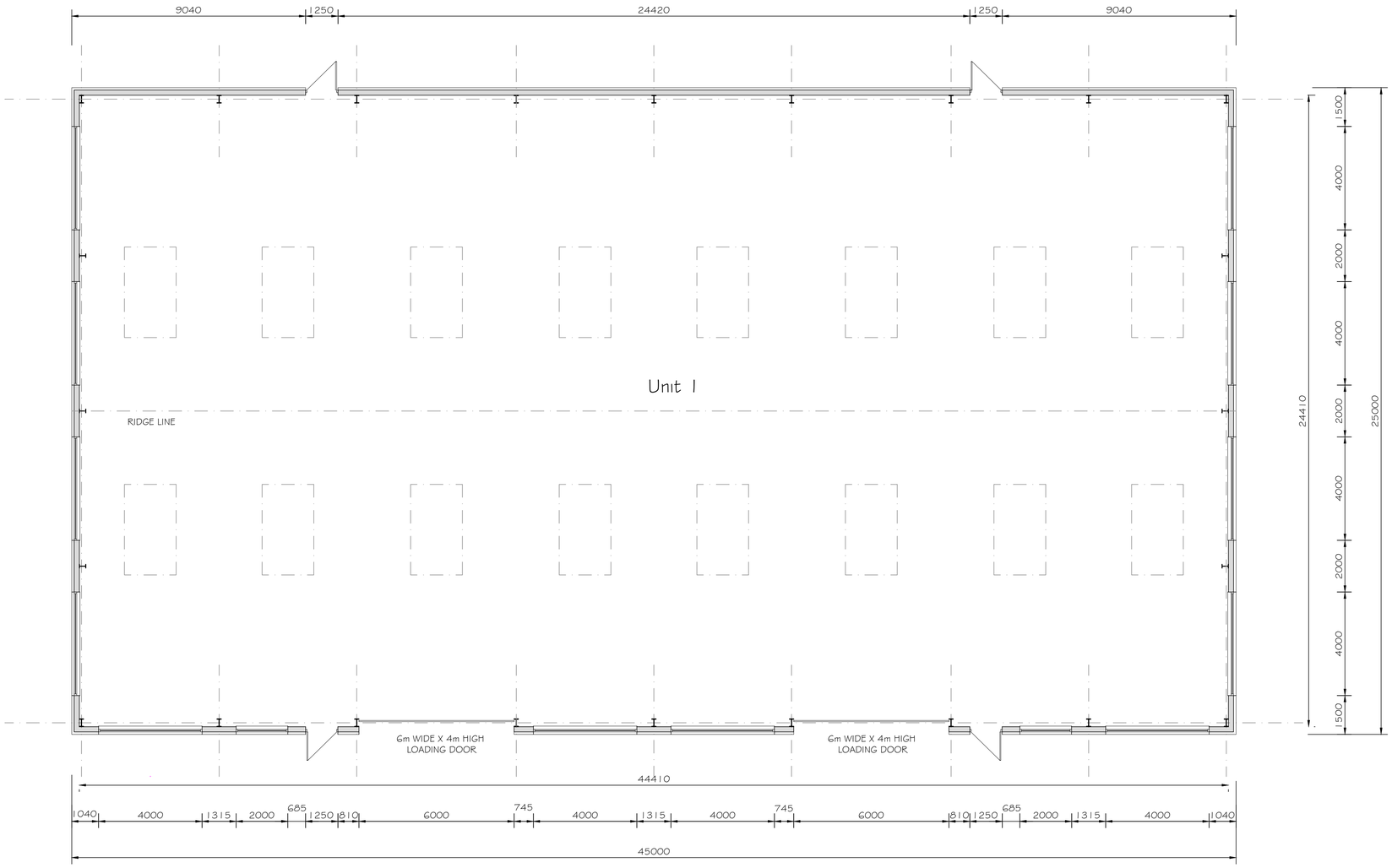
LINCS DESIGN GROUP
STATION HOUSE,
CHURCH LANE,
SLEAFORD,
NG34 7DF

t: 01529 415111

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Unit 1 - Floor Plan (scale 1:100)



Key Plan - Unit 1 (scale 1:1250)

REV	DESCRIPTION	DATE

CLIENT	DUNSER HOUSE LTD.
PROJECT	DUNSTER HOUSE BELCHMIRE LANE, GOSBERTON
TITLE	UNIT 1 PROPOSED FLOOR PLAN
SCALE	1:100 @ A1 DATE DEC 22
DRG No.	LDG/22/1587/101 REV.
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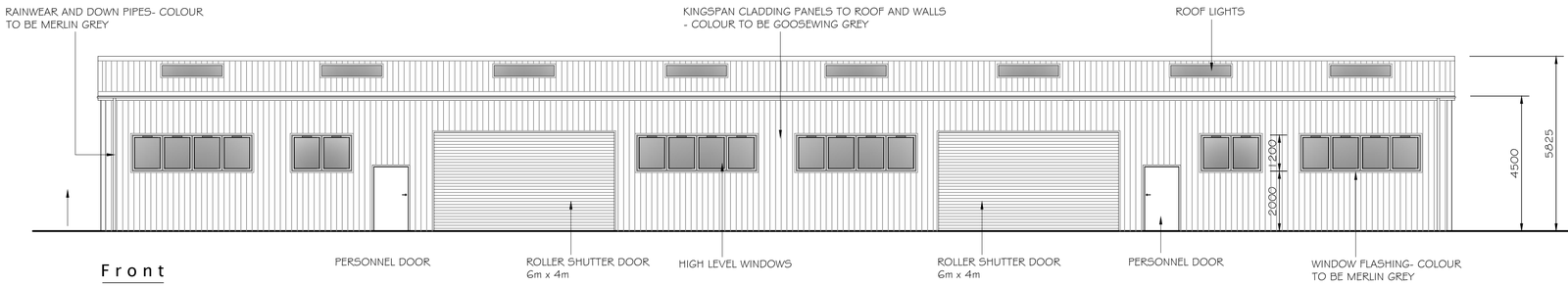
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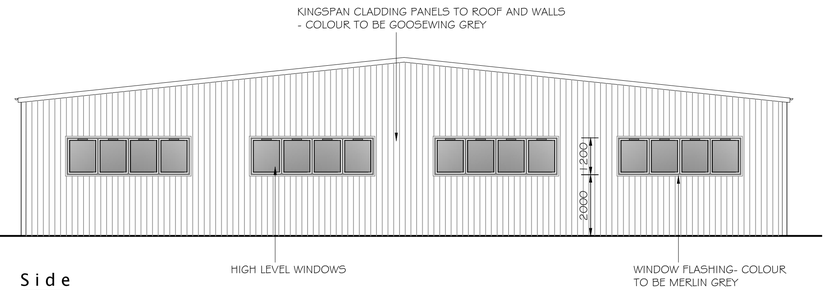
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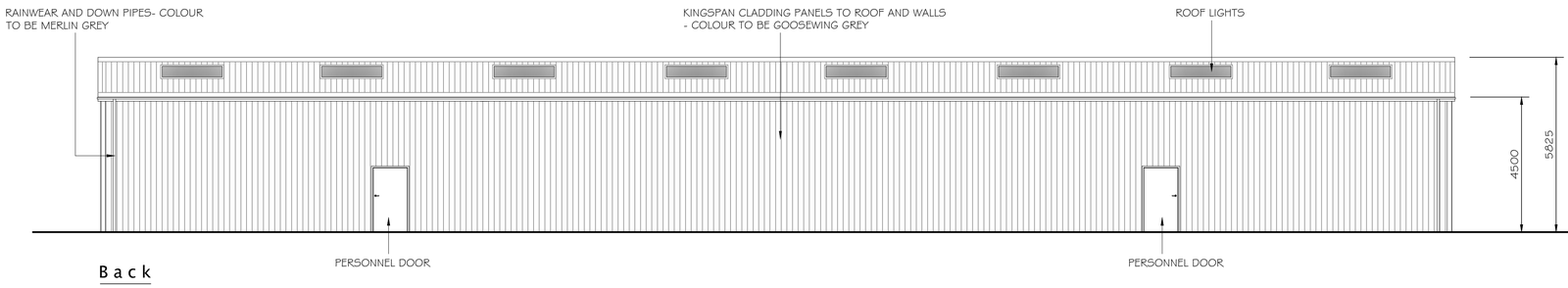


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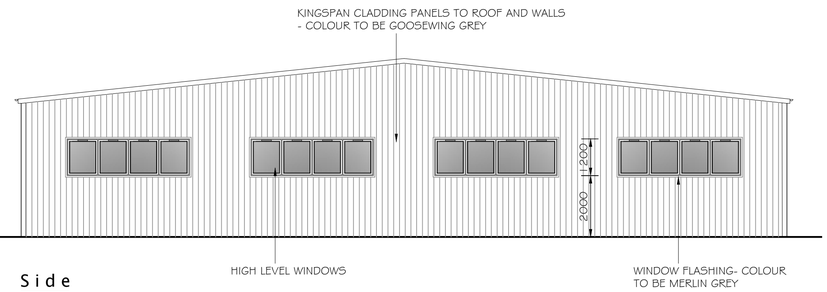


Side

Unit 1 - Elevations (scale 1:100)



Back



Side





Proposed Visuals (n.t.s)

REV	DESCRIPTION	DATE

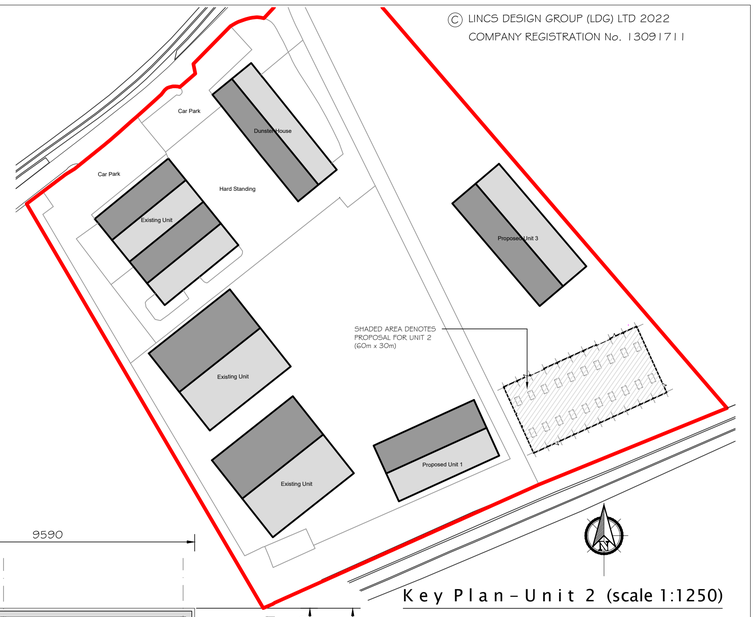
CLIENT	DUNSER HOUSE LTD.
PROJECT	DUNSTER HOUSE BELCHMIRE LANE, GOSBERTON
TITLE	UNIT 1 PROPOSED ELEVATIONS
SCALE	1:100 @ A1 DATE DEC 22
DRG No.	LDG/22/1587/102 REV.
STATUS	
DRAWN	CH APPROVED MO

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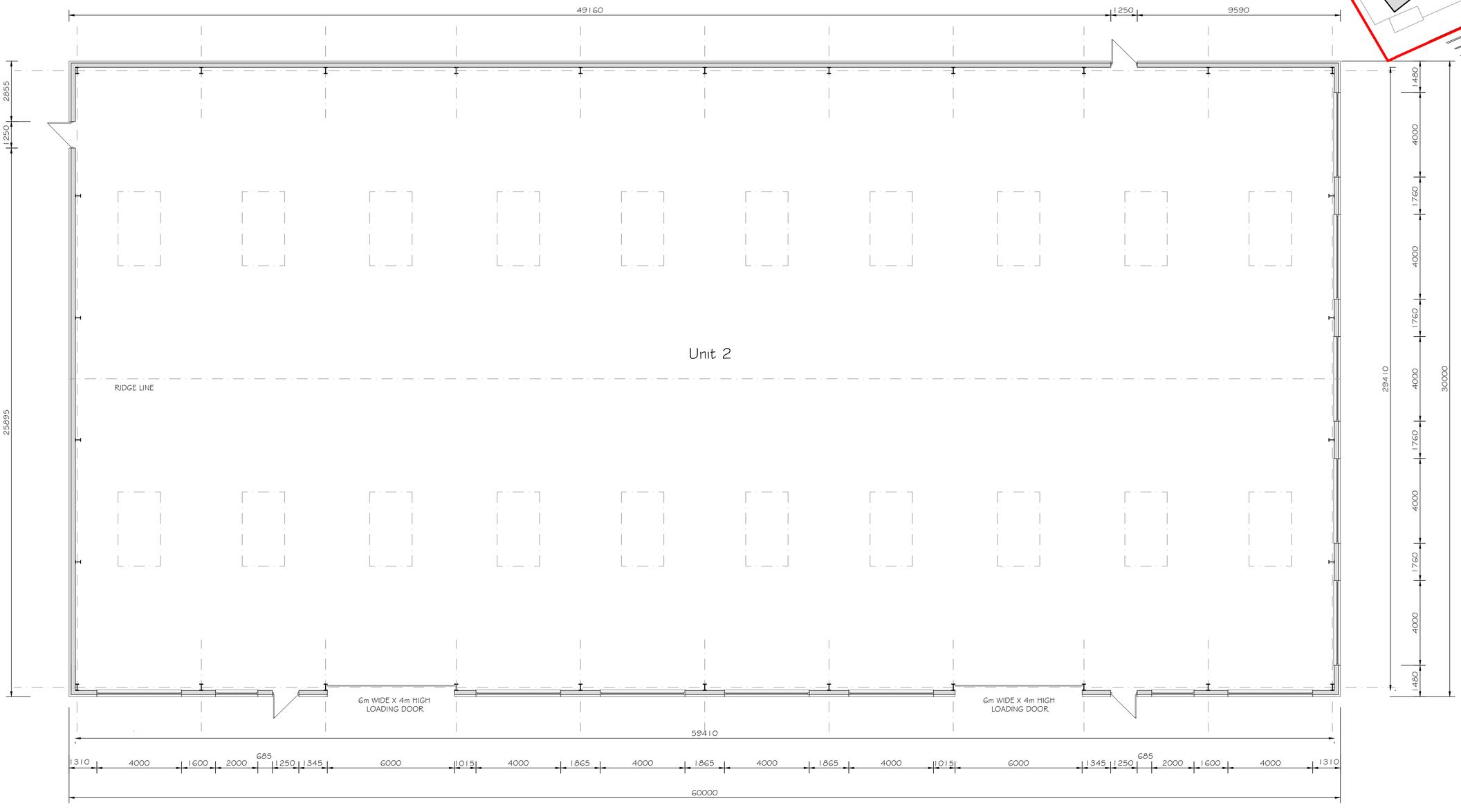
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Key Plan - Unit 2 (scale 1:1250)



Unit 2 - Floor Plan (scale 1:100)

REV	DESCRIPTION	DATE

CLIENT	DUNSER HOUSE LTD.
PROJECT	DUNSTER HOUSE BELCHMIRE LANE, GOSBERTON
TITLE	UNIT 2 PROPOSED FLOOR PLAN
SCALE	1:100 @ A1 DATE DEC 22
DRG No.	LDG/22/1587/103 REV.
STATUS	
DRAWN	CH APPROVED MO

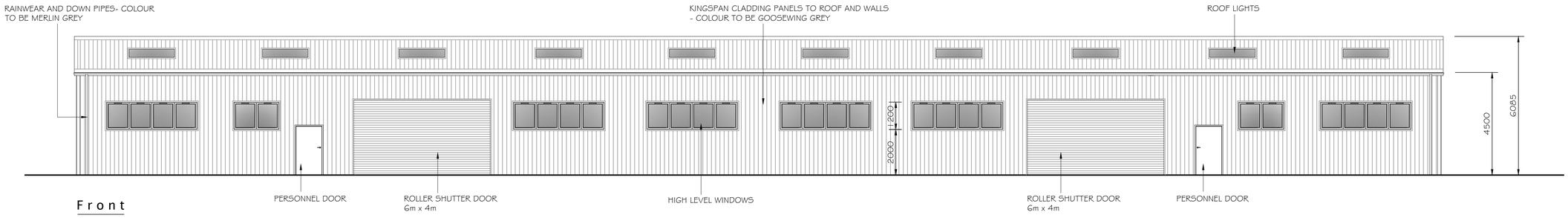
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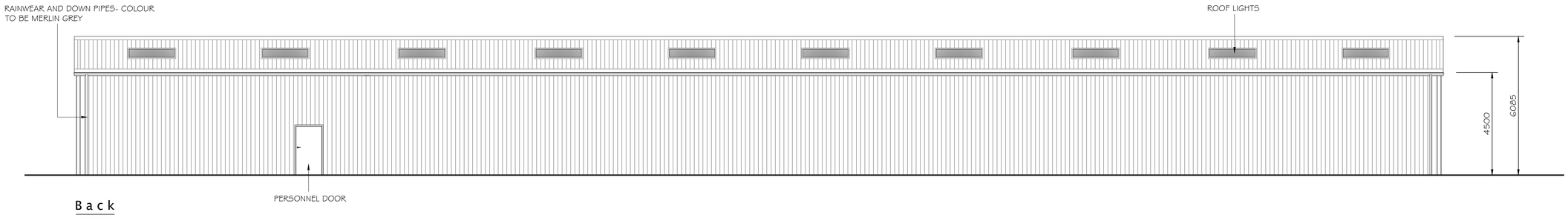
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Front

Unit 2 - Elevations (scale 1:100)

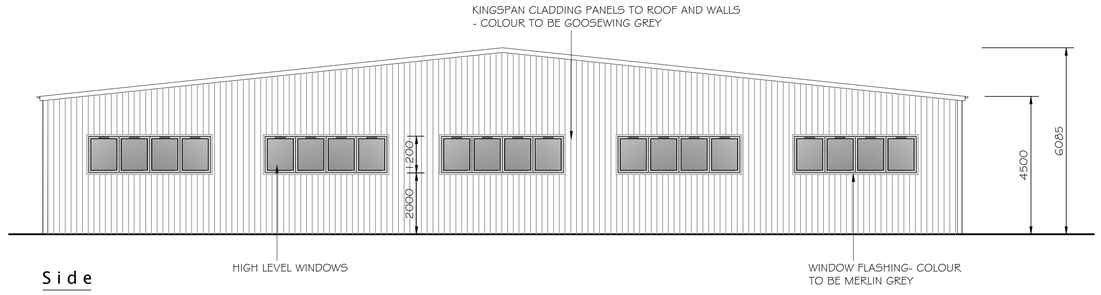


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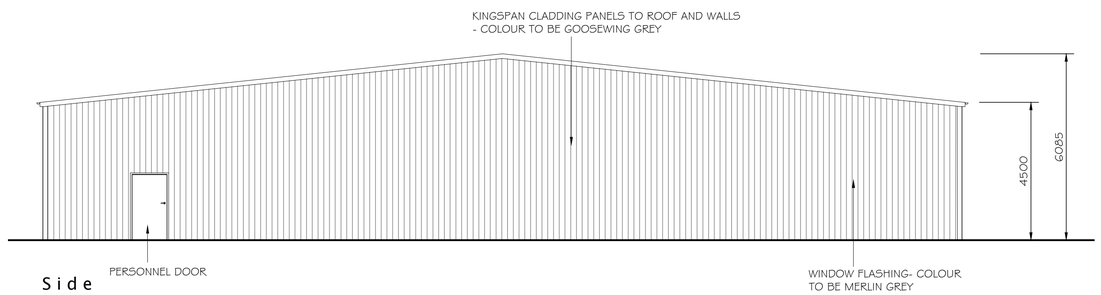




Proposed Visuals (n.t.s)



Side



Side

REV	DESCRIPTION	DATE

CLIENT	DUNSER HOUSE LTD.
PROJECT	DUNSTER HOUSE BELCHMIRE LANE, GOSBERTON
TITLE	UNIT 2 PROPOSED ELEVATIONS
SCALE	1:100 @ A1 DATE DEC 22
DRG No.	LDG/22/1587/104 REV.
STATUS	
DRAWN	CH APPROVED MO

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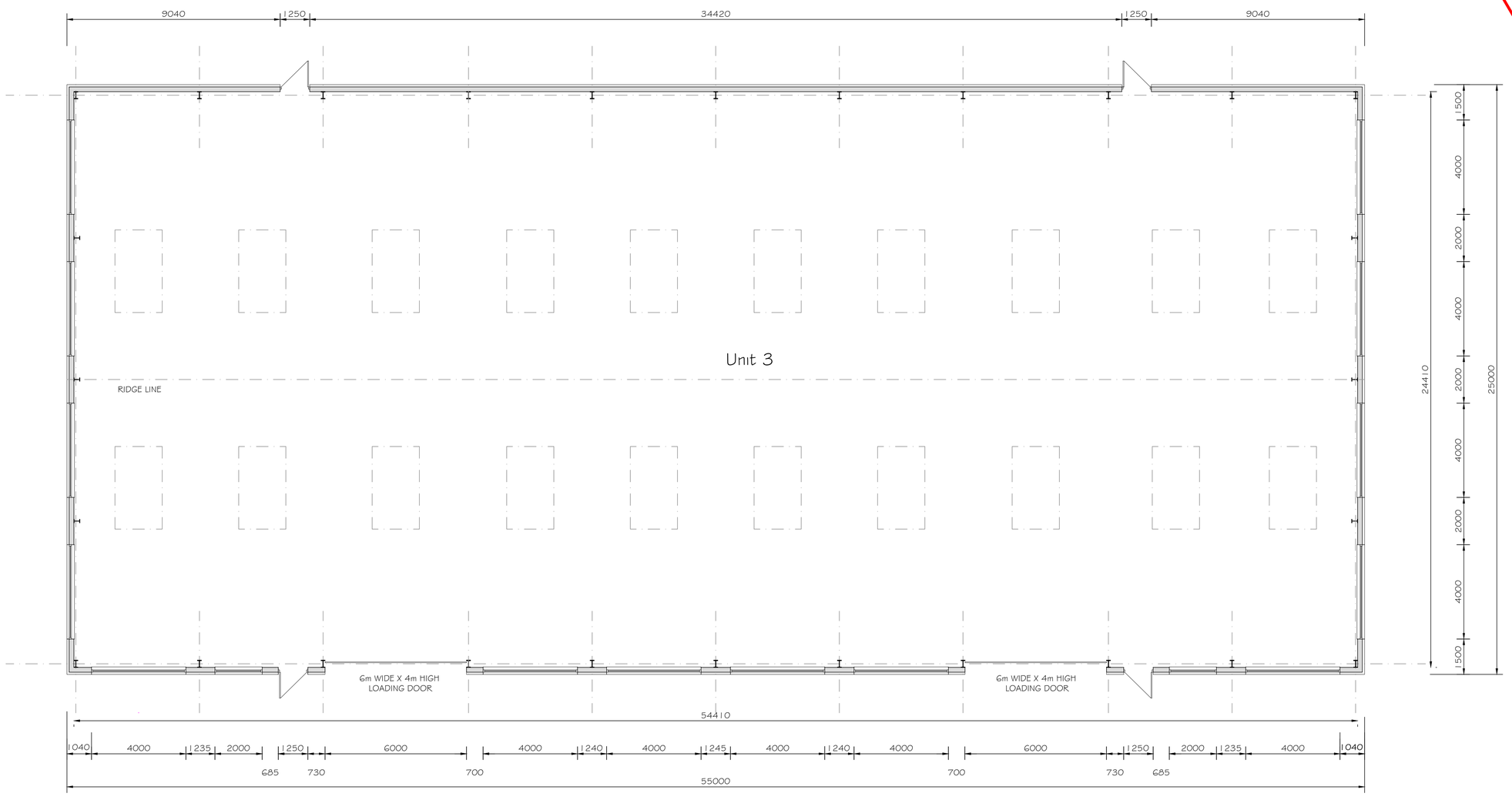
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Key Plan - Unit 3 (scale 1:250)



Unit 3 - Floor Plan (scale 1:100)

REV	DESCRIPTION	DATE

CLIENT	DUNSER HOUSE LTD.
PROJECT	DUNSTER HOUSE BELCHMIRE LANE, GOSBERTON
TITLE	UNIT 3 PROPOSED FLOOR PLAN
SCALE	1:100 @ A1 DATE DEC 22
DRG No.	LDG/22/1587/105 REV.
STATUS	
DRAWN	CH APPROVED MO

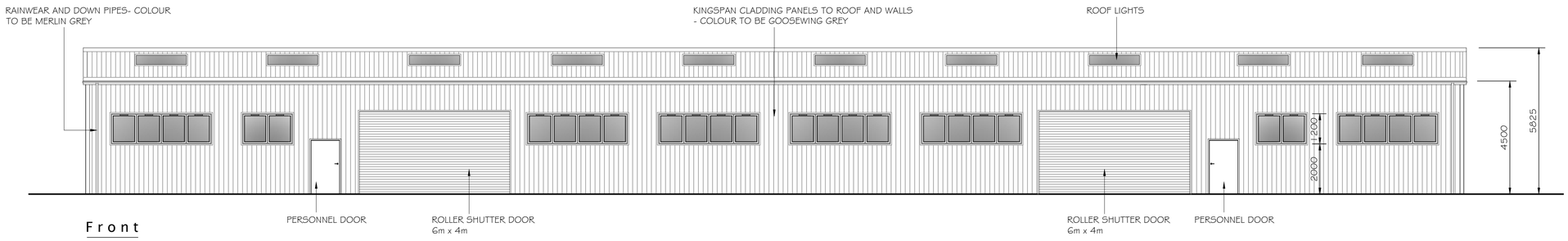
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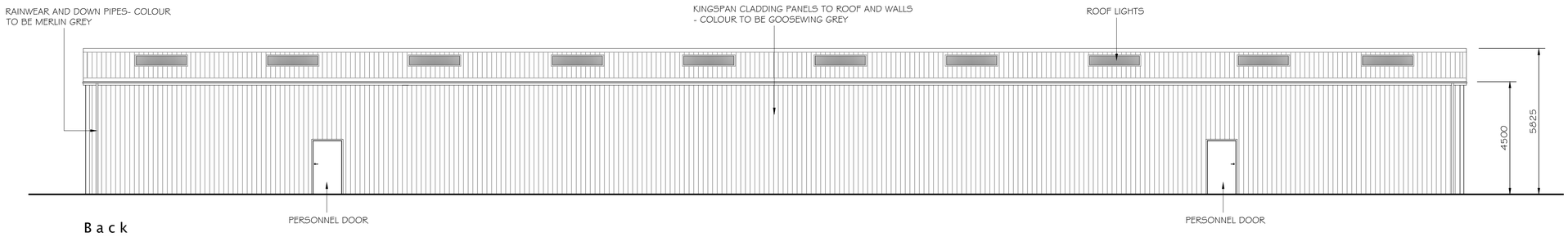
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Front

Unit 3 - Elevations (scale 1:100)

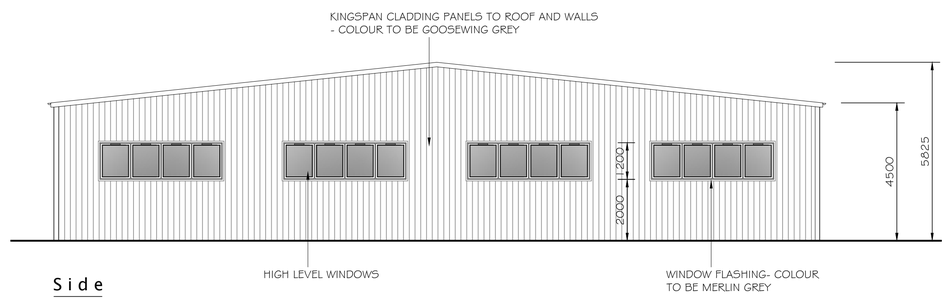


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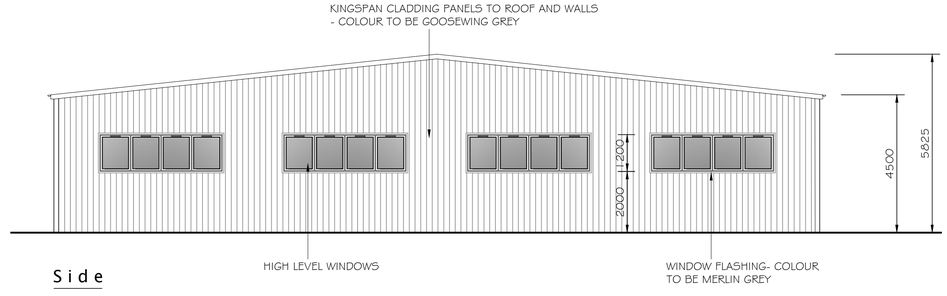




Proposed Visuals (n.t.s)



Side



Side

REV	DESCRIPTION	DATE
CLIENT	DUNSER HOUSE LTD.	
PROJECT	DUNSTER HOUSE BELCHMIRE LANE, GOSBERTON	
TITLE	UNIT 3 PROPOSED ELEVATIONS	
SCALE	1:100 @ A1 DATE DEC 22	
DRG No.	LDG/22/1587/106 REV.	
STATUS		
DRAWN	CH APPROVED MO	

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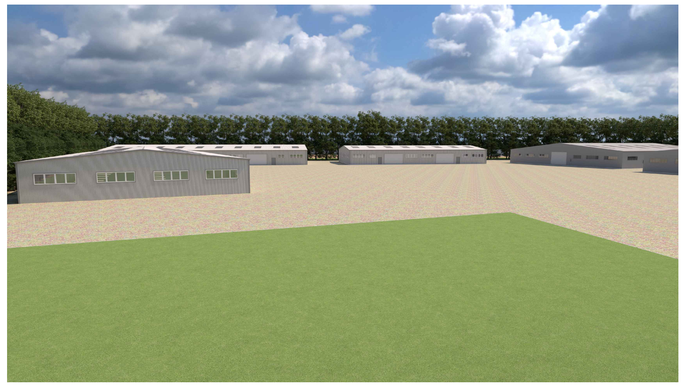
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Proposed Visuals (n.t.s)



Proposed Visuals (n.t.s)

Proposed Site Plan (scale 1:500)

REV	DESCRIPTION	DATE

CLIENT	DUNSER HOUSE LTD.
PROJECT	DUNSTER HOUSE BELCHMIRE LANE, GOSBERTON
TITLE	PROPOSED SITE PLAN PROPOSED VISUALS
SCALE	1:100 @ A1 DATE DEC 22
DRG No.	LDG/22/1587/107 REV.
STATUS	
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