FLOOD RISK ASSESSMENT

Proposed Modifications to Existing Caravan Site,
Lake Ross,
Dozens Bank,
West Pinchbeck
Spalding.
PE11 3NA



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RMA

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FLOOD RISK ASSESSMENT PROPOSED MODIFICATIONS TO EXISTING CARAVAN SITE, LAKE ROSS, DOZENS BANK, WEST PINCHBECK, SPALDING, PE11 3NA.

EXECUTIVE SUMMARY

Summary of Possible Sources of Flooding		
Source	Significant	Comment
Fluvial (Main River)	Medium	The site may be at risk from Fluvial sources in the form of residual risk due to the failure of flood management infrastructure such as a breach of a raised flood defence. scenario, today or with an allowance for climate change
Tidal	Medium	The site may be at risk from Tidal sources in the form of residual risk due to the failure of flood management infrastructure such as a breach of a raised flood defence. scenario, today or with an allowance for climate change
Pluvial	Low	Shown on Flooding from Surface Water Maps to be affected for the 0.1% event
Ground Water	No	Unlikely due to ground conditions
Overland flow	No	No high ground surrounding the site
Blockage	Low	Riparian watercourse close to the site
Infrastructure	No	No Public sewers in the vicinity of the site
Reservoirs	No	Site is not shown to be affected by the Dry or Wet Day Scenario
Lakes & Canals	No	No lakes or canals close to the site

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 site is located at Lake Ross, Dozens Bank, West Pinchbeck, Spalding, PE11 3NA, within the South Holland District Council's administrative area. The National Grid Reference for the centre of the site is TF21133 22221. What 3 Words///large rents them. **Plan LPC-416-02**

The site is a well-established caravan holiday park and fishing lake.

This flood risk assessment has been prepared for a retrospective planning application for a modification of the existing holiday park permissions:

(i) Planning permission was granted for the site for 4 static caravans, 11 hard standing touring pitches, and 7 soft touring pitches. Total of 22

(ii) Currently on site there are 7 static caravans, 12 hard standing touring pitches, and 4 soft touring pitches. Total of 23. That's an additional 3 static caravans and 1 hard standing with a reduction of 3 soft standing pitches. All other buildings and the lake are unchanged. **Plan LPC-416-01**

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 an area of 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 proposed holiday use for the site is

classified as “More Vulnerable,” in accordance with Table 1, “More Vulnerable” uses, as set out in Table 2, are appropriate 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.

Site Levels

Information from the topographical survey to OS datum, reveals that the site is reasonably a level site, with an average of 1.75mODN. Dozen Bank at the site entrance 3.37mODN**. Plan LPC-416-01**

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:

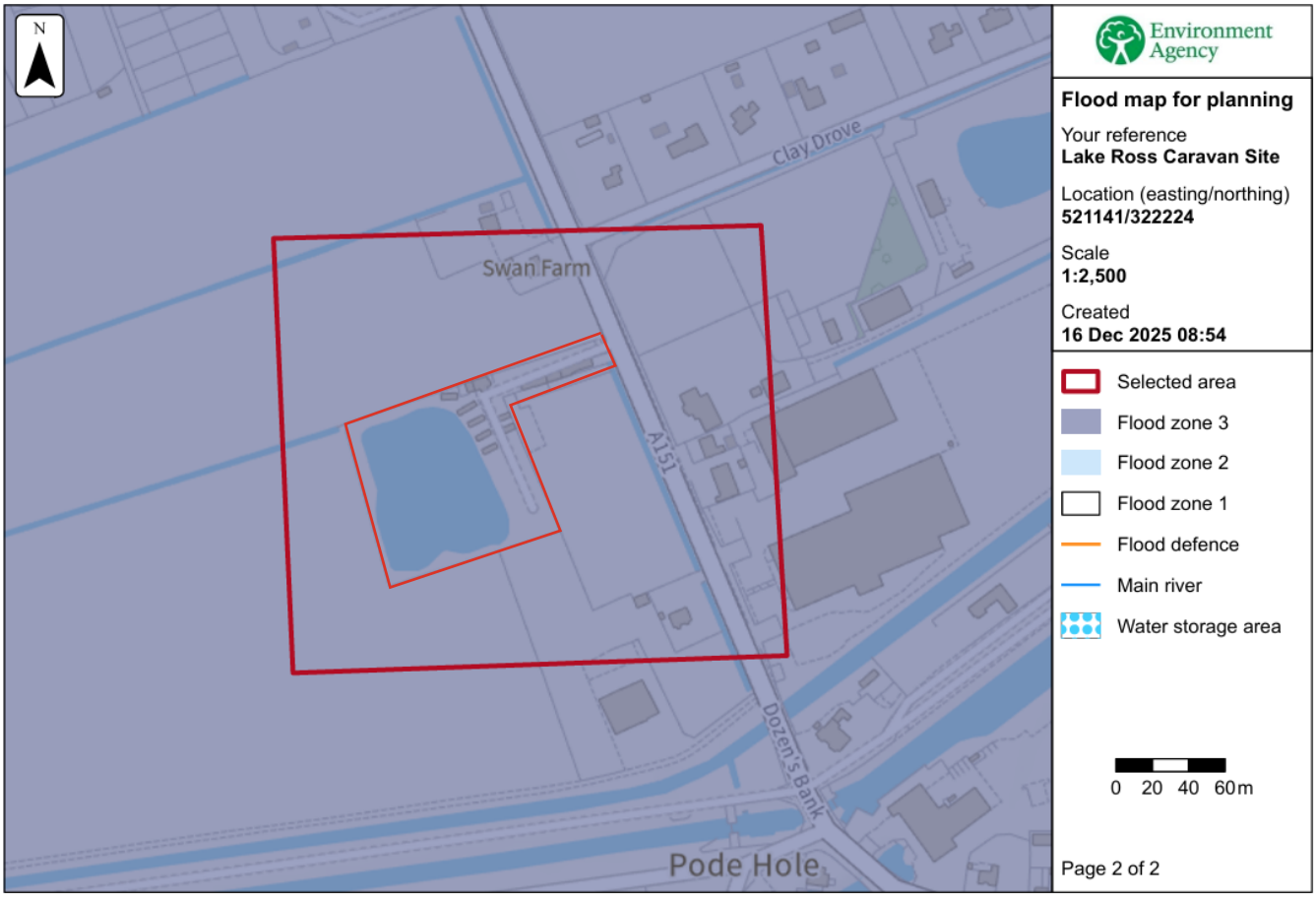
- River Welland (Fluvial)
- River Glen (Fluvial)
- Welland & Deepings IDB watercourses

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 were updated on the 25th March 2025 and show that the site is considered at risk from either or tidal/fluvial flooding as it is all located within an area zoned as Flood Zone 2.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 fluvial flooding).

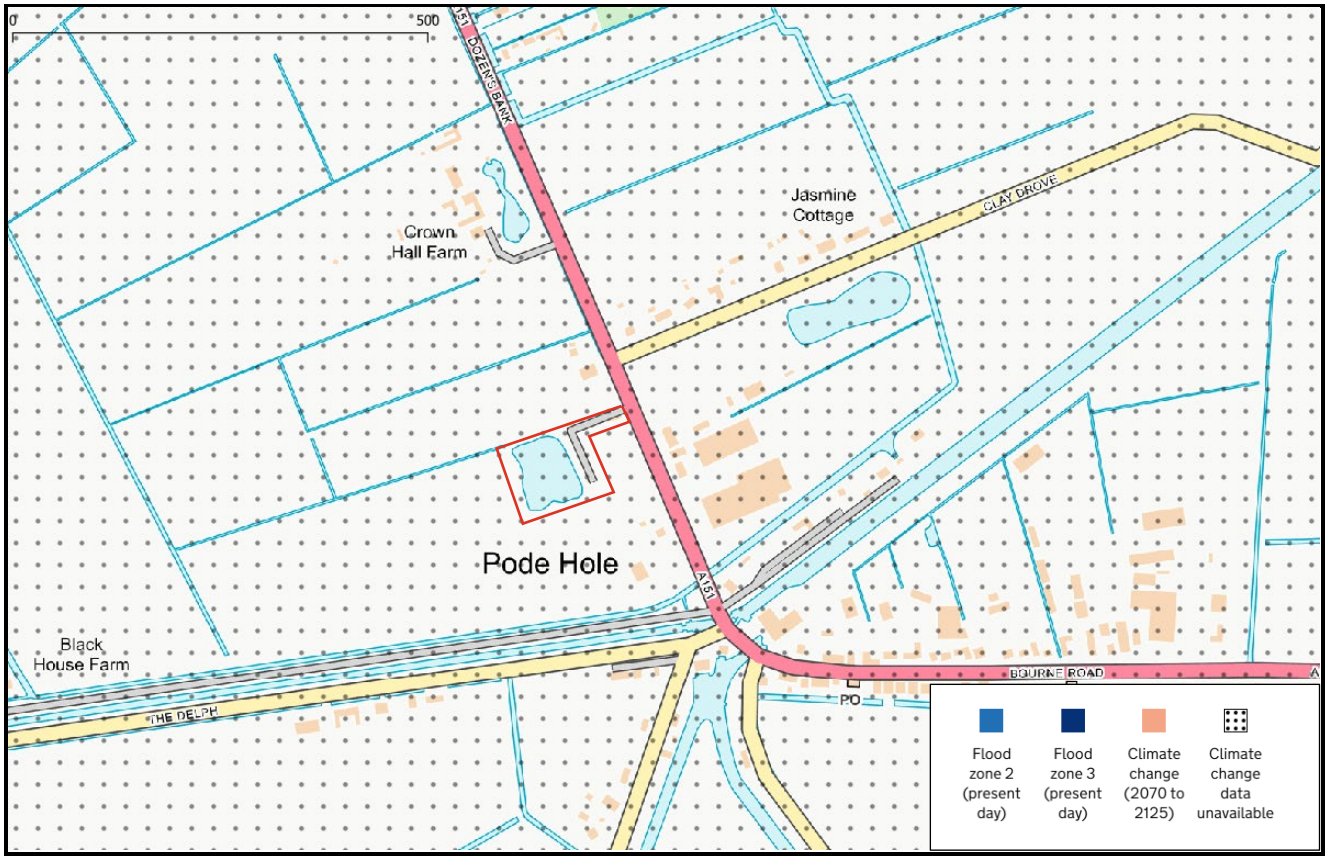


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Flood Map for Planning (Source EA)

On the 27 August 2025 the Environment Agency added a new layer on “Flood Map for Planning Flood Zones plus Climate Change”, which shows how the combined extent of Flood Zones 2 and 3 could increase with climate change over the next century. Flood zone 1 sites that are within the ‘flood zones plus climate change extent should be treated as if they were in flood zone 2.

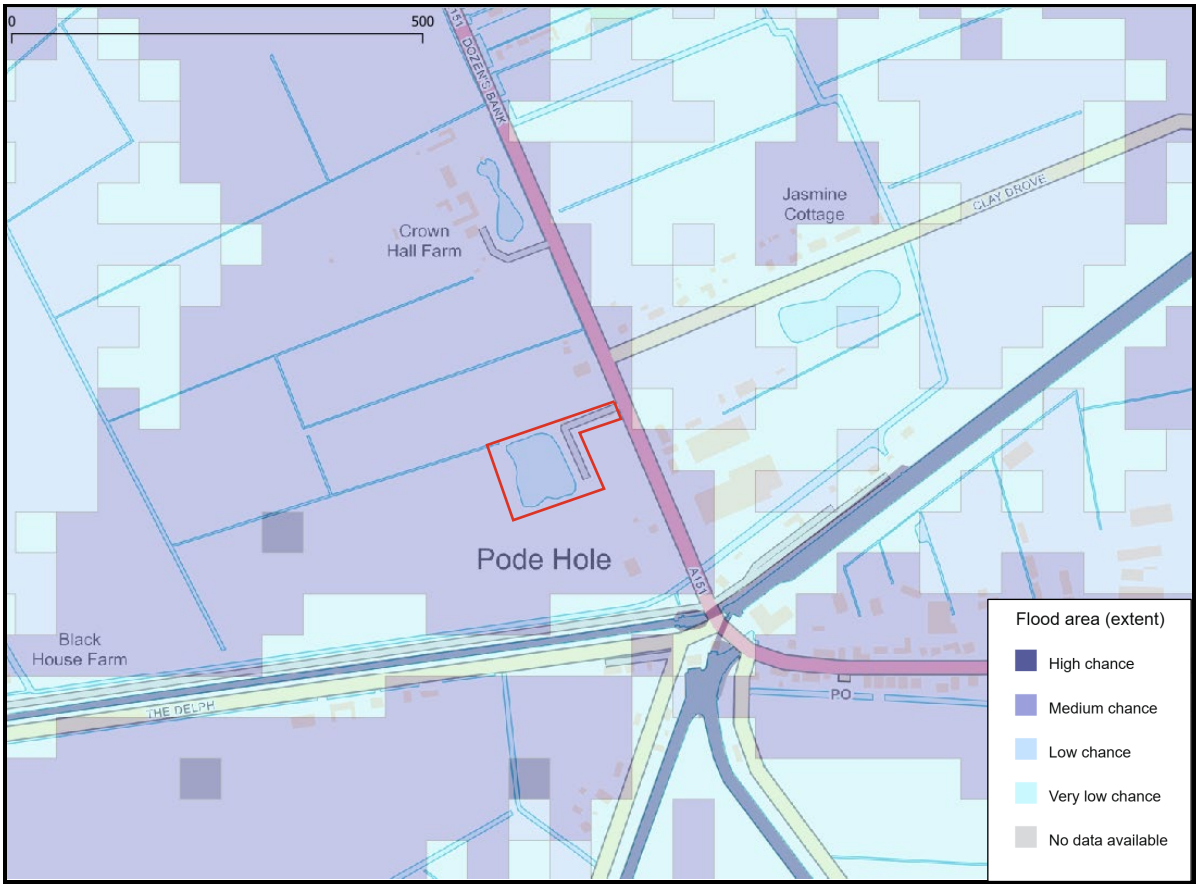
In this location, all or part of the site is included in an area where flood zones plus climate change data is not currently available while the Environment Agency makes important improvements to their data.



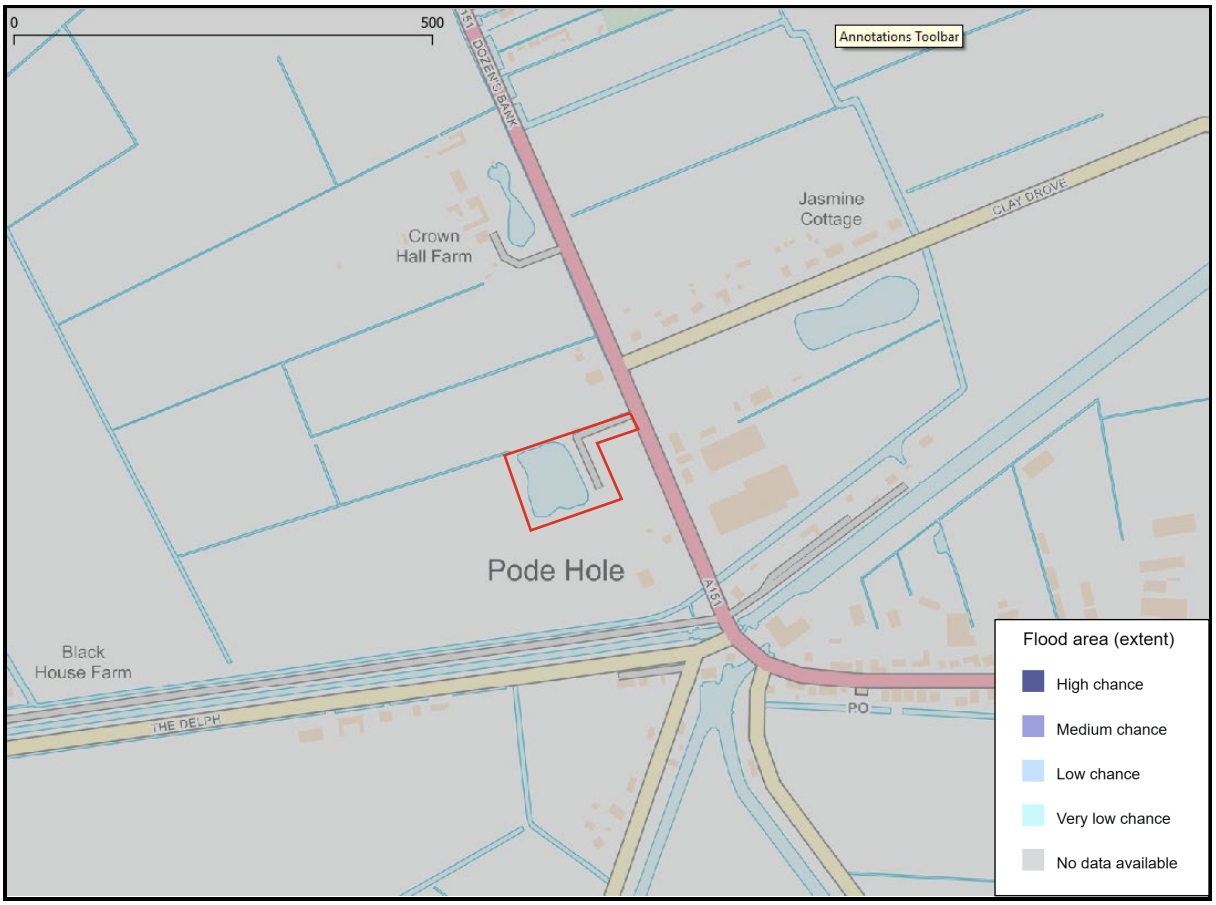
Flood Map for Planning with Climate Change (Source EA)

Risk of Flooding from Rivers & Sea

The Risk of flooding from Rivers and Sea map was updated 24th January 2025 and for the present day shows the site for the development, to be at Medium Chance. Medium means that each year, this area has a chance of flooding between 1 in 100 (1%) and 1 in 30 (3.3%). In this location, all or part of the site is included in an area where flood zones plus climate change data is not currently available while the Environment Agency makes important improvements to their data.



Risk of Flooding From River & Sea Map Present Day (Source EA)



Risk of Flooding From River & Sea Map with Climate change (Source EA)

Schemes in the Area

There are no ongoing capital projects to reduce or sustain the current flood risk to this site.

STRATEGIC FLOOD RISK ASSESSMENT

The Strategic Flood Risk Assessment for the South Holland District Council (SHDC) in 2010 provided details of the actual flood risk in the Council's area. This information was updated in 2017 to give the information for the actual flood risk and hazard, depth of flooding and velocity of flow at the site for the 1% fluvial event and 0.5% tidal event.

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

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 x (v + 0.5) +DF

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

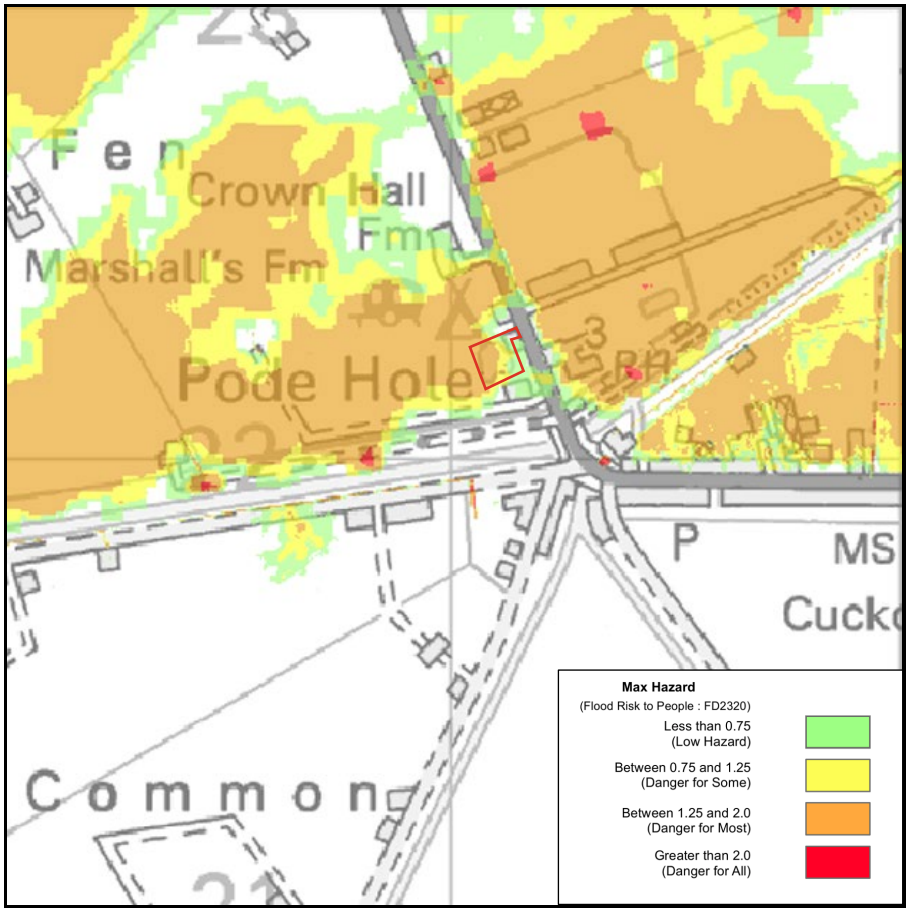
DF = A debris factor included to represent the greater damage, or risk of injury to people, that can occur if debris is swept along with the water. = 0.5 for depths <0.25 or 1.0 for depths.

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

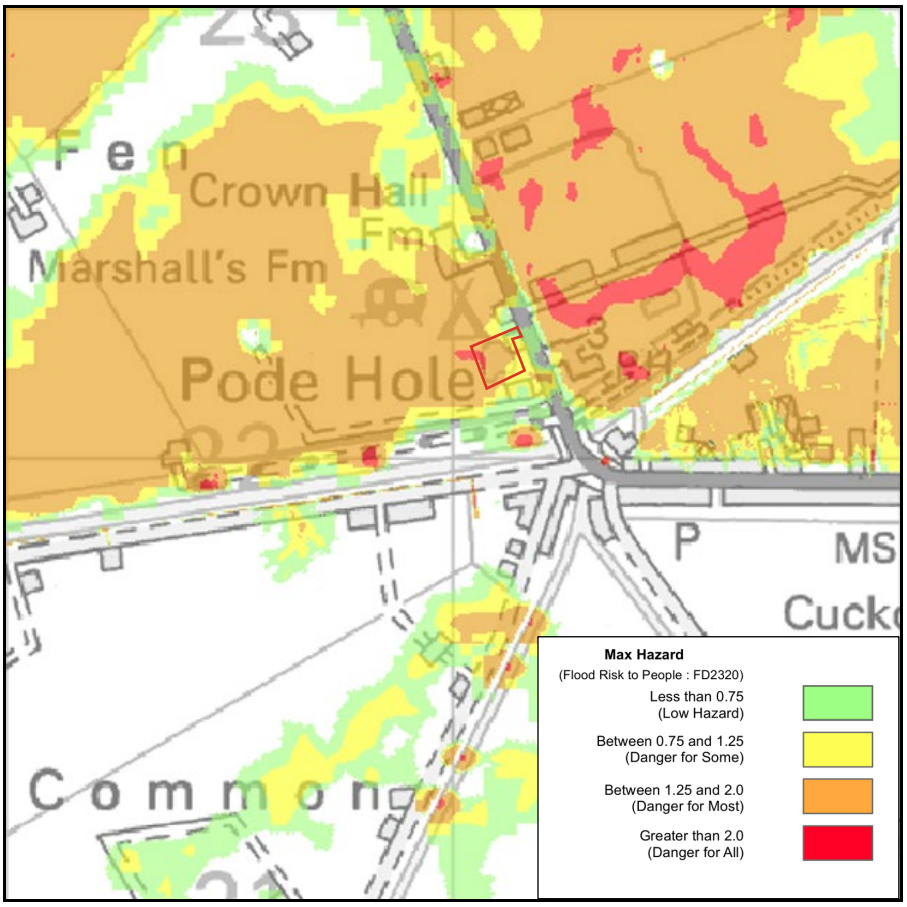
Flood Hazard			Description
	<0.75	Low	**Caution –** Flood Zone with shallow flowing water or deep standing water.
	0.75 – 1.25	Moderate	**Danger for Some -** (i.e. children) Danger Flood Zone with deep or fast flowing water.
	1.25 – 2.0	Significant	**Danger for Most –** Danger Flood Zone with deep fast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

The 2017 Update to SHDC, SFRA provided Tidal & Fluvial Hazard Mapping, for the district, following a breach to the defences. The present-day for the Residual Flood Hazard, Depth and Velocity - Spalding–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 Low hazard rating of less than 0.75 , depth 0 – 0.25m, velocity 0 – 0.3m/sec.

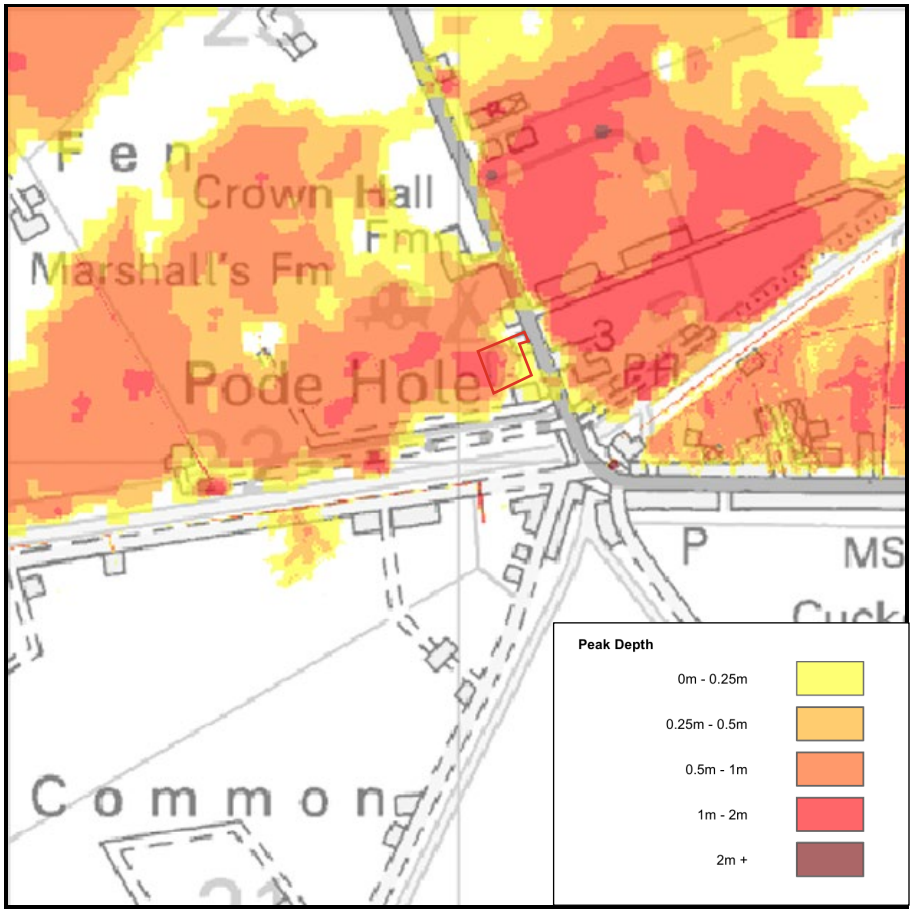
With climate change the maps show that the site where the proposed development is to be located is within an area of hazard rating of between 0.75 – 1.25 (Danger for Most), depth 0.25 – 0.5m, velocity 0 – 0.3m/sec.



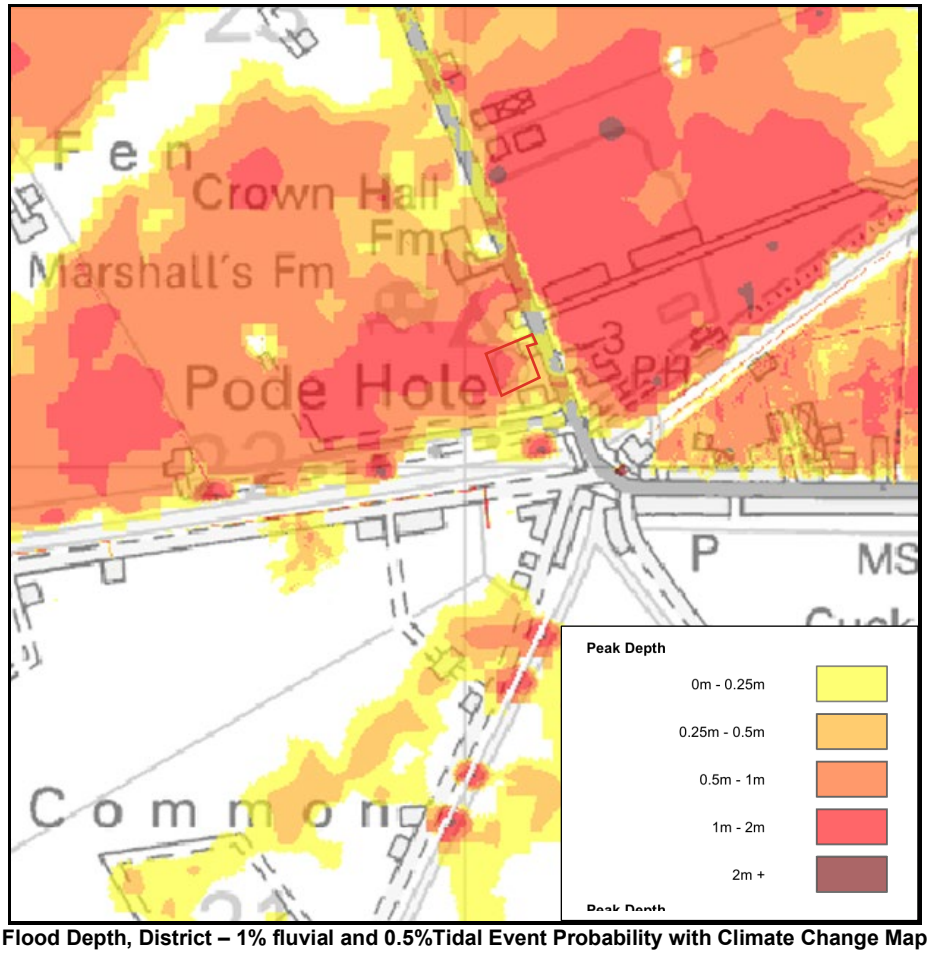
Flood Hazard, District – 1% fluvial and 0.5%Tidal Event Probability Map Present Day Map



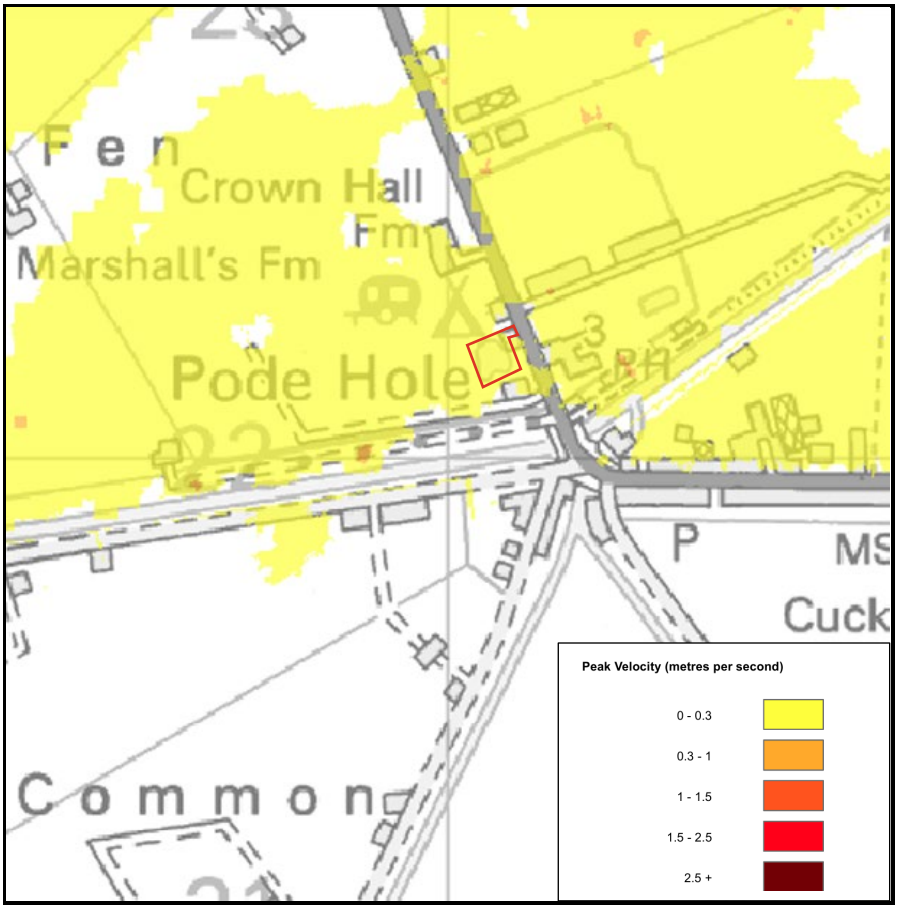
Flood Hazard, District – 1% fluvial and 0.5%Tidal Event Probability with Climate Change Map



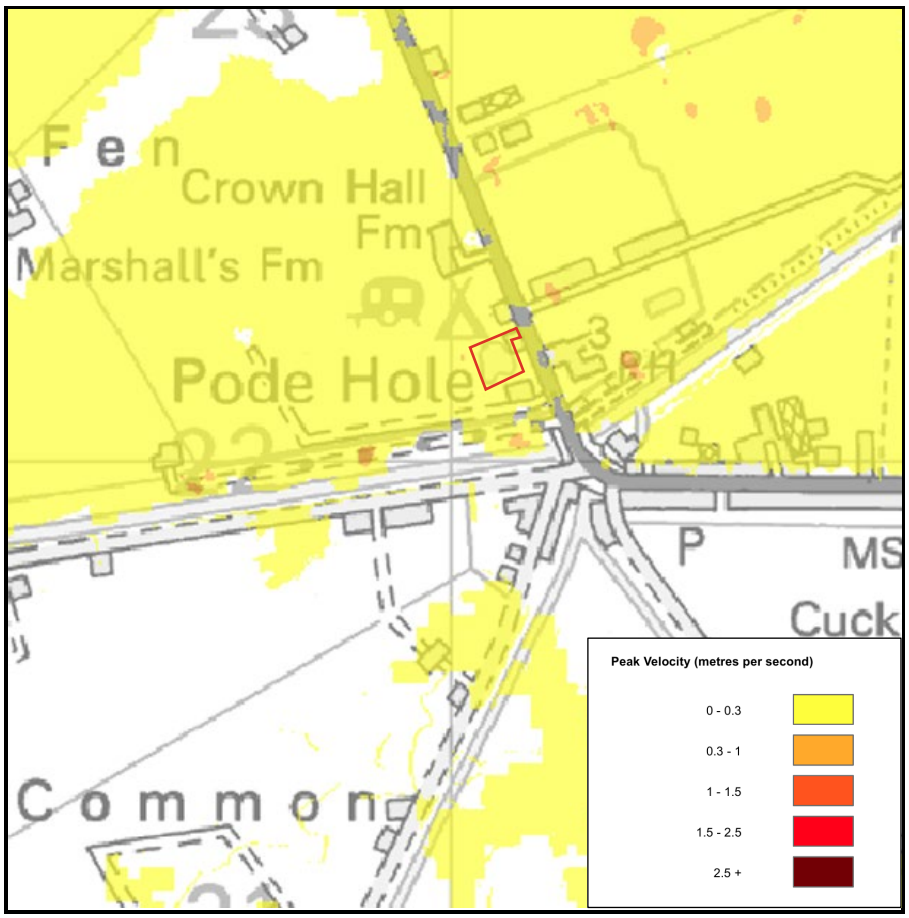
Flood Depth, District – 1% fluvial and 0.5%Tidal Event Probability Present Day Map



Flood Depth, District – 1% fluvial and 0.5%Tidal Event Probability with Climate Change Map



Flood Velocity District – 1% fluvial and 0.5%Tidal Event Probability Present Day Map



Flood Velocity District – 1% fluvial and 0.5%Tidal Event Probability Present Day Map

FINISHED FLOOR LEVELS

The proposed development is classified as “More Vulnerable” development and therefore it can be considered in accordance with details contained in the Standard Advice Matrix in the South East Lincolnshire Local Plan. With the site being within Flood Zone 3 (with no defences), but within a hazard zone between 0.75 – 1.25 (Danger for Some) following a breach to the defences, the site can be considered to be in cell E6.

Cell E6 States that the NPPG requires that the proposals for short term camping and caravan sites are accompanied by a flood warning and evacuation plan undertaken and agreed with the LPA’s Emergency Planning Officer.

With the Breach depth map showing that the depth on site is between 0.25 – 0.5m, the FFL for the caravans is raised a minimum of 0.5m above the ground level which complies with standing advice.

WELLAND & DEEPING INTERNAL DRAINAGE BOARD

Whilst the proposed development site is located within the Fourth District catchment area of Welland & Deepings Internal Drainage Board. The Board do have a maintained watercourse close to the site, the nearest one is Drain No 99 Main Drain, which is some 63m south of the site.

IDB drains were designed to provide at least a 1 in 10-year standard of service with a freeboard of at least 900mm. This normally provides at least a 1 in 50-year standard of service against overtopping and in many cases a 1 in 100-year standard at the present time.



Welland & Deepings IDB Drainage Map

The Board’s Byelaws and their consent under the Land drainage Act will apply for the following,

a) The Boards consent will be required to erect any building or structure (including walls and fencing) whether temporary or permanent, or plant any tree, shrub, willow, or similar growth within 8 metres of the top edge of any Board maintained watercourse.

b) The Boards consent is required for any works, whether temporary or permanent, in, over or under, any Board maintained watercourse or culvert.

c) The Board's consent is required for any works that increases the flow of any volume of water to any watercourse within the Board's district (other than directly to a main river for which the consent of the Environment Agency will be required).

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 being flat, with no high ground around the site this will not cause any rapid inundation of the site and is likely only lead to local ponding of shallow depth and low velocity. The ground floor level for the caravans is raised 500mm above the existing ground level. It is concluded that flooding from this source is limited to minor isolated cases and is not of strategic significance as regards to flood risk.

- Groundwater flooding occurs when groundwater levels increase sufficiently for the water table to intersect the ground surface. Groundwater flooding can occur in a variety of geological settings including valleys, in areas underlain by chalk, and in river valleys with thick deposits of alluvium and river gravels. 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.

- 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.

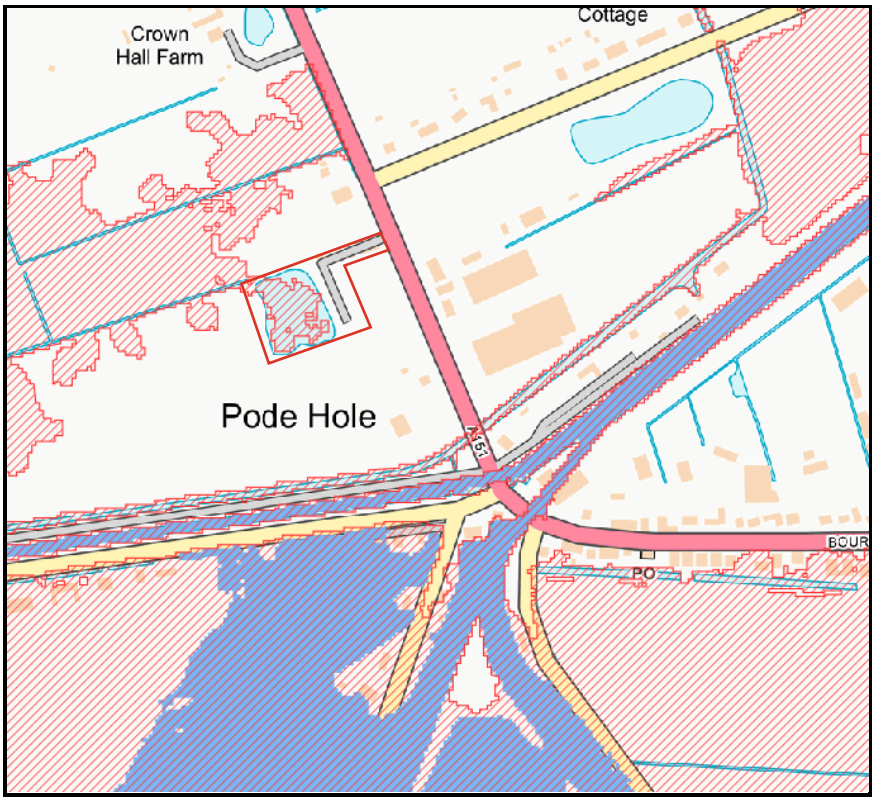
Reservoirs

The EA has prepared reservoir failure flood risk mapping to show the largest area that might be flooded if a reservoir were to fail and release the water it holds. The mapping displays two scenarios as follows:

Dry this is the extent when the river levels are normal,
Wet this is the extent when there is also flooding from rivers.

The mapping displays a worst-case scenario and is only intended as a guide. The site for the caravans is shown to be at no risk of flooding due to the failure of a large, raised reservoir in both the dry and wet day scenarios. However,

given the legal requirement to design, construct, inspect and maintain a reservoir under the Reservoirs Act this type of failure is very unlikely and therefore the risk of flooding is low.



Risk of Flooding from Reservoirs Wet Day Scenario Map

Canals and or Artificial Water Bodies.

The site is not at risk of flooding from canals and or Artificial Water Bodies.

RESIDUAL RISKS

There is always a possibility of a flood more than that allowed for which might conceivably cause some flooding to the properties. However, such an event would have a very low probability and the risk of flooding to the properties would be extremely small. It is therefore considered that the residual risks associated with flooding are not significant.

SURFACE WATER FLOODING

The risk of flooding from surface water maps were updated in January 2025 and for the climate change scenario the map shows the proposed location for the development, to be at a medium chance of flooding for both the present-day scenario and with climate change.

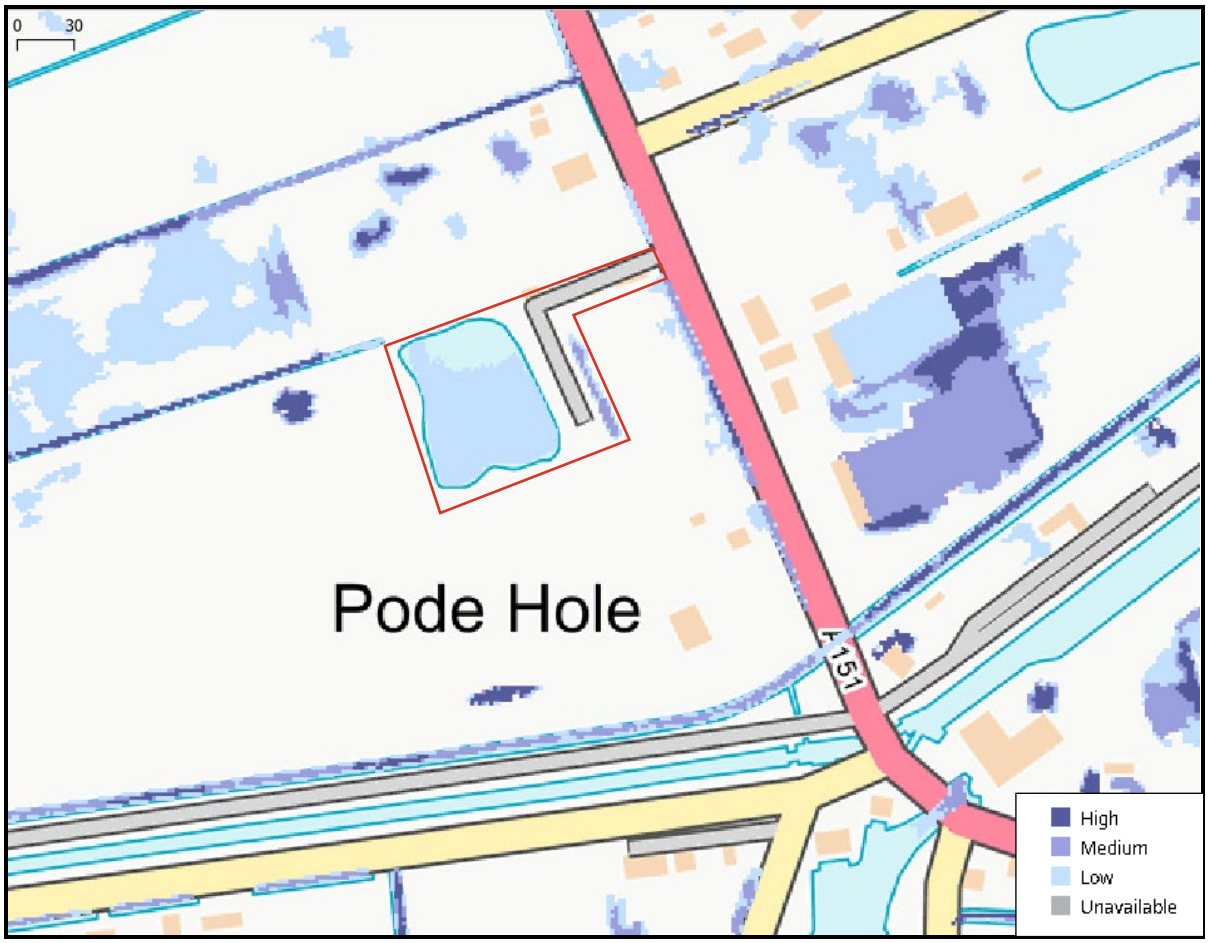
The chance of flooding for the area defined in any given year is shown below:

- **High:** greater than 1 in 30 (3.3%).

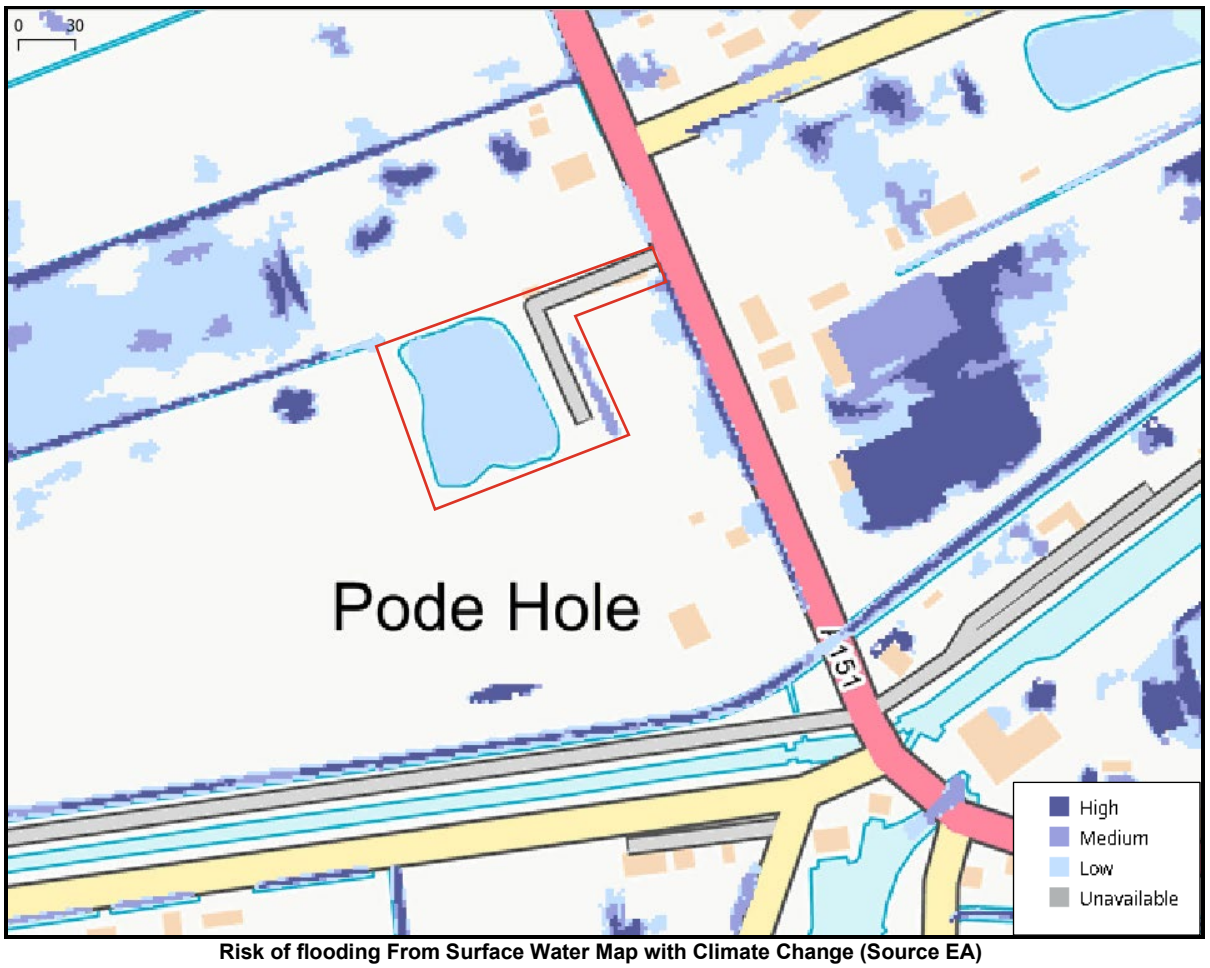
- **Medium:** between 1 in 100 (1%) and 1 in 30 (3.3%).
- **Low:** between 1 in 1000 (0.1%) and 1 in 100 (1%).
- **Very Low:** less than 1 in 1000 (0.1%)

The RoFSW products are an assessment of where surface water flooding may occur when rainwater does not drain away through the normal drainage systems or soak into the ground but lies on or flows over the ground instead. It includes information about flooding extents and depths.

There is a caveat contained in the Environment Agency's "Product description for the risk of flooding from surface water." *RoFSW outputs are generally not suitable for property level assessment; instead, they estimate flood risk to an area of land. The method used does not provide information relating to when the floodwater may be deep enough to start causing damage or disruption to homes, roads or other infrastructure.*



Risk of flooding From Surface Water Map Present Day (Source EA)



Risk of flooding From Surface Water Map with Climate Change (Source EA)

A near-term epoch (2040 – 2060 "2050s" epoch) and central allowances are being used initially, to support short and medium-term decisions informed by the highest flood likelihood projections.

SEQUENTIAL APPROACH

When applying the sequential approach for flood risk in accordance NPPF the site of the development would fall into Flood Zone 3 (High Probability) as the site is shown to be within the tidal/fluvial floodplain 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)
- 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)
- 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).

Applying the Flood Risk Vulnerability Classification in Table 2 of NPPG, the proposal for Sites used for holiday or

short-let caravan and camping use 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

NPPF Paragraphs 161 - 186 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 proposal is for an expansion of the existing established business, and the expansion of the business cannot be located on land at lower risk of flooding as to locate it outside of the site boundaries would not be an expansion that can benefit from existing visitor amenities i.e., the fishing lake and the onsite clubhouse, it would not be practical in terms of managing two separate sites. It is therefore concluded that the expansion can only reasonably take place within the land holding of the applicant all of which is within FZ3a and to site it elsewhere would be nonsensical. The sequential test is therefore passed.

The Exception Test

The application of the exception test should be informed by a strategic or site-specific flood risk assessment, depending on whether it is being applied during plan production or at the application stage. For the exception test to be passed it should be demonstrated that:

> *a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and*
> *b) 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.*
> *Both elements of the exception test should be satisfied for development to be allocated or permitted.”*

Part a of the exception test and the need to demonstrate wider community benefits. The proposal to expand the existing tourist site, whilst modest on their own, would support limited local employment, both directly and indirectly via visitor spend and such a development would also likely have a positive effect on the local economy as a result of visits to the wider local area.

This FRA in support of the development and indicates that the second part of the Exceptions test is satisfied, and that the development would be safe for the lifetime of the development (100 years) and not increase flood risk elsewhere.

The exception test is therefore passed.

CLIMATE CHANGE

Global warming is now recognised that it is likely to affect the frequency and severity of extreme events as both tidal and fluvial flooding. The Climate change allowances in the NPPF Guidance were updated on the 20th of July 2021.

The site is located within the Welland Management Catchment within the Anglian River Basin District, for sites within Flood Zone 2 or 3a and for "More Vulnerable" land uses, the Central allowances figures, in the Table below, should be used.

Peak River Flow Allowances

The results have a climate change increase of 20% added to the peak river flows whereas the updated guidance (20 July 2021) the Central allowance (17%) should be used for "More Vulnerable" uses in flood zone 3a should be added for developments in Anglian RBD/ Welland management catchment.

Peak River flow allowances within the Management Catchment Allowances				
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/ Welland	Upper End	22%	26%	57%
	Higher Central	10%	10%	28%
	Central	5%	10%	17%

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

Table 1 Peak Rainfall Intensity

Table 1 Peak rainfall intensity allowance in small and urban catchments (1961 to1990 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 2 Peak Sea level allowance for each epoch in (mm) per year with cumulative sea level rise for each epoch in brackets (use 1981to 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

SUSTAINABLE DRAINAGE STRATEGY

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.

The rainwater from the roofs of the static caravans will discharge to a shallow French drain around the perimeter will be provided, any excess water will flow into the lake.

Foul Drainage

Foul drainage system serving the additional static caravans will be collected in underground pipes and discharge into the existing foul drainage system.

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 building 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 building will have the following resilient measures incorporated in the construction in accordance with “Improving the flood performance of new buildings” CLG (2007).

- The ground floor level for the caravans is raised a minimum of 500mm above the existing ground level.

- The static caravans will be secured to the ground with chains and ground anchors, to avoid becoming buoyant in an extreme flood event.

- As this site is in an area that is capable of receiving flood warnings from the Environment Agency Floodline Warning Direct system. It is recommended that the property owners contact the Environment Agency’s Floodline on **0345 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

- The site is shown to be within Flood Zone 3 ‘High Probability' as detailed on the Environment Agency's Flood Zone Maps without defences.

- The site does have the benefit of protection from flooding by the existing defences which are properly maintained to a standard of protection from flooding both now and for the lifetime of the development.

- The ground floor level for the caravans is raised a minimum of 500mm above the existing ground level which complies with Cell E6 of the SEL Standing Advice Matrix.

- Any impact of damage to the property 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 outlined in the report.

- Flooding from other sources is unlikely to affect the site.

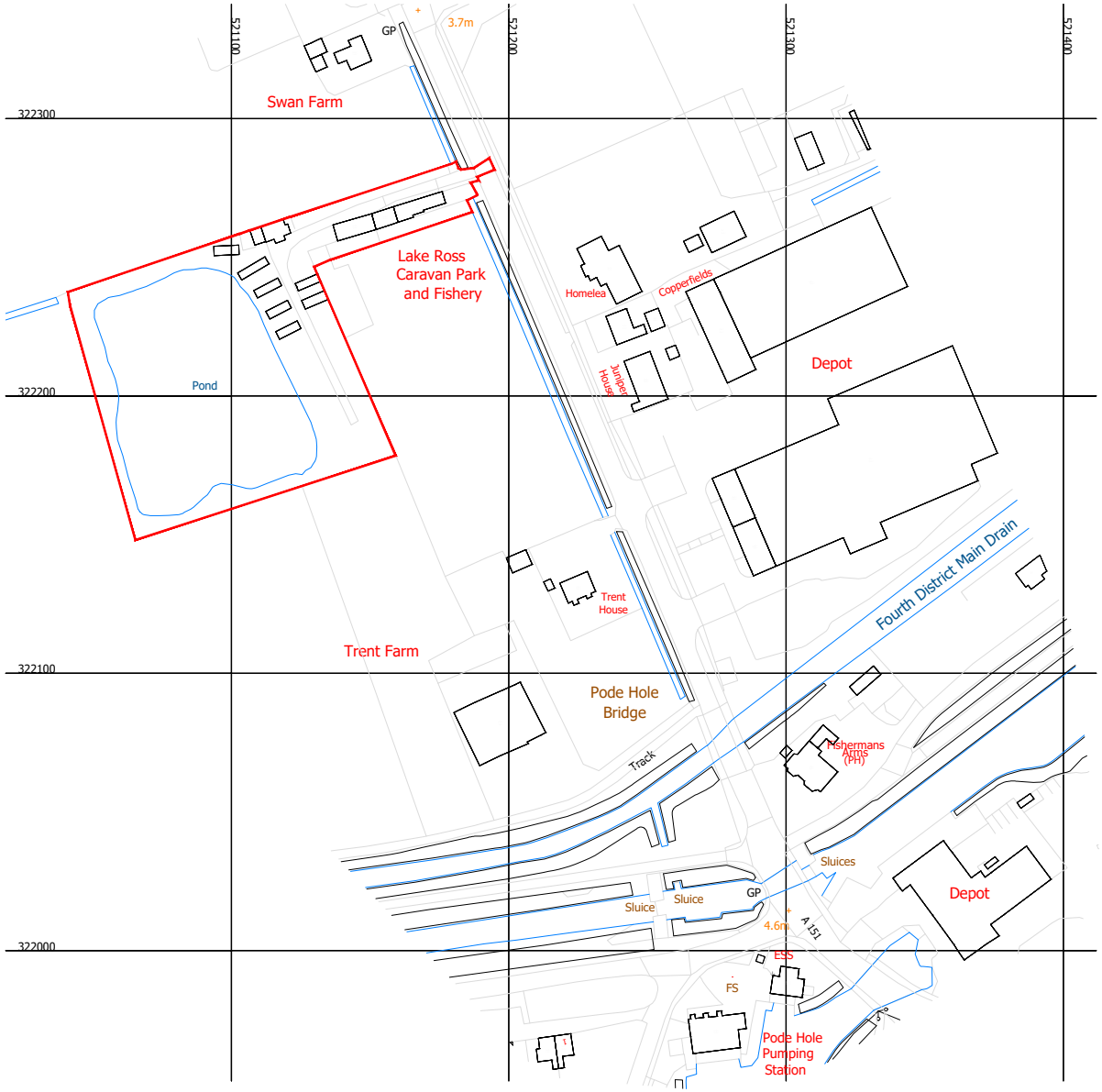
- No obvious constraints have been identified that may impact the proposed development and the type of mitigation measures that can be used to reduce the flood risk, there is no increase in the flood risk to others.

- It is therefore concluded that the proposed development can be constructed, safely and sustainably, to meet the requirements of the South Holland District Council Development Plan Policies, and the National Planning Policy Framework.

NOTES :
ALL STRUCTURAL WORKS INCLUDING NEW SUPPORT BEAMS, LINTELS AND MASONRY PANELS TO BE CHECKED AND INSTALLED IN ACCORDANCE WITH MANUFACTURES AND /OR STRUCTURAL ENGINEER DETAILS AND SPECIFICATIONS. DETAILS TO BE PROVIDED TO BUILDING CONTROL BEFORE WORKS COMMENCE.

AN APPROVAL GRANTED DOES NOT CONSTITUTE PERMISSION TO MAKE FURTHER CONNECTIONS TO THIS DRAINAGE SYSTEM BY WAY OF ENCROACHMENT OF ADJOINING PROPERTIES.

TO BE READ IN CONJUNCTION WITH PLANNING, BUILDING REGULATION APPROVALS AND STRUCTURAL ENGINEERS DETAILS AND SPECIFICATION AS NECESSARY



LOCATION PLAN

Copyright L.P.C Architectural Design.
Do Not Scale This Drawing

Notes:
- All dimensions to be checked & confirmed on site prior to commencement of works
- All structural elements to be checked & installed strictly in accordance with structural engineers & manufactures details & specifications.
- All foul & surface water drainage systems to checked & confirmed on site prior to commencement of works.

REV	Note	Date
A	XXXXXX	00-00-2020

ARCHITECTURAL DESIGN
07930 915730 lee@lpcdesign.co.uk
www.lpcdesign.co.uk

Project/Site
CARAVAN SITE & FISHING LAKE

Lake Ross, Dozens Bank, West Pinchbeck, Spalding, Lincolnshire, PE11 3NA

Client
Mrs M Breaker

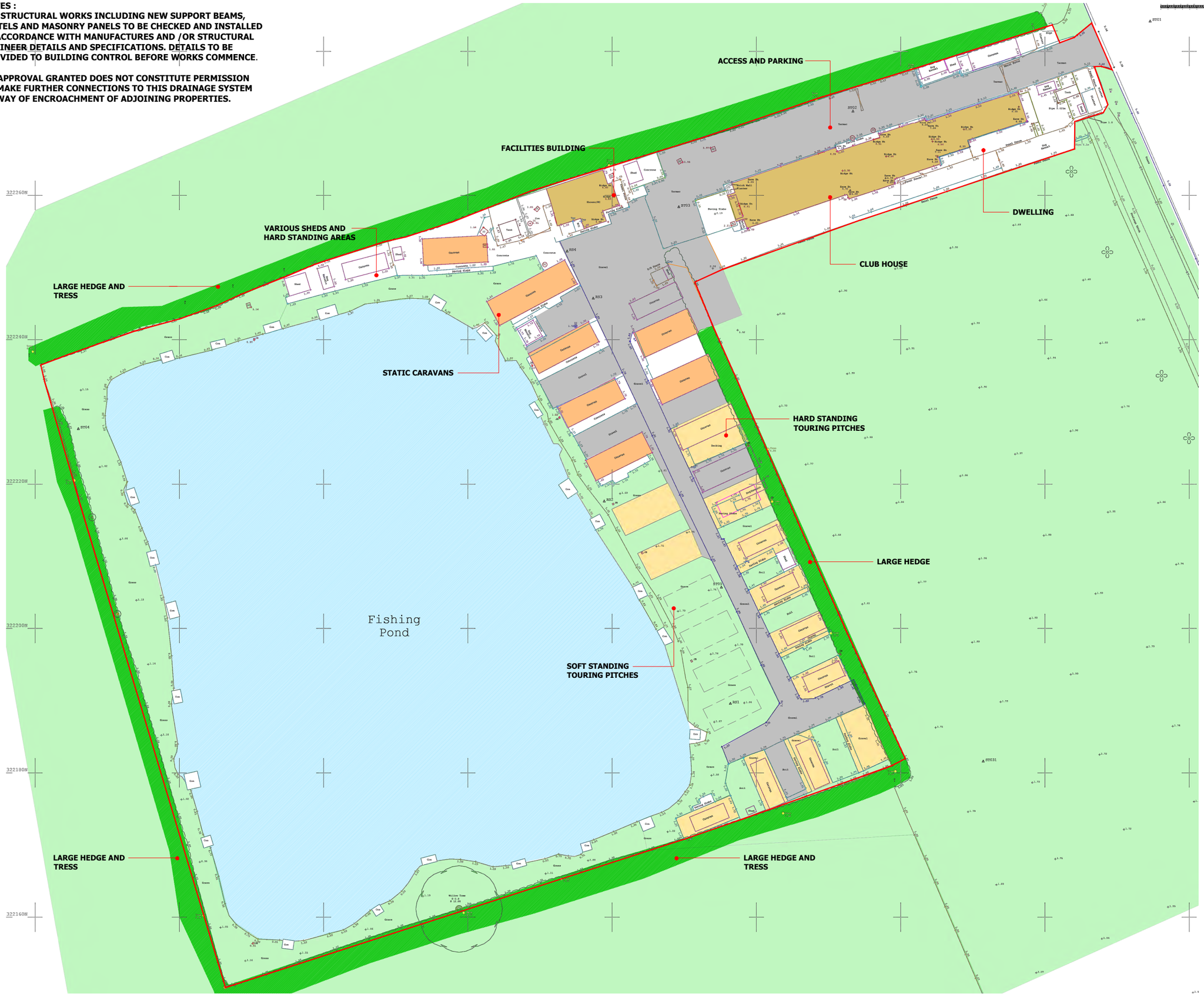
Dwg Title
LOCATION PLAN

Date	NOVEMBER 2025	Scale	1:2500 @ A4
Dwg No	LPC-416-02	Revision	--

Drawing Status
PLANNING APPLICATION

NOTES :
ALL STRUCTURAL WORKS INCLUDING NEW SUPPORT BEAMS, LINTELS AND MASONRY PANELS TO BE CHECKED AND INSTALLED IN ACCORDANCE WITH MANUFACTURES AND /OR STRUCTURAL ENGINEER DETAILS AND SPECIFICATIONS. DETAILS TO BE PROVIDED TO BUILDING CONTROL BEFORE WORKS COMMENCE.

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- All foul & surface water drainage systems to checked & confirmed on site prior to commencement of works.

TOTAL - 23 PITCHES

- Used for 11 months only (1st Feb - 31st Dec)
- For holiday purposes only,
- No permanent living onsite

As per the following original granted planning condition.

"The caravans here by permitted shall not be used for purposes other than holiday letting purpose, For the purpose of this condition holiday letting means letting to person, groups of persons or family for period not exceeding a total of 28 days in any one financial year. The caravans shall not be used as main residence of any occupant"

4 SOFT STANDING (GRASS) TOURING PITCHES

12 HARD STANDING (GRAVELED) TOURING PITCHES

7NO STATIC CARAVANS

OTHER BUILDINGS

GRAVEL, TARMAC - ACCESS, PARKING AREAS

REV	Note	Date
A	XXXXXX	00-00-2020

ARCHITECTURAL
.uk

Project/Site
CARAVAN SITE & FISHING LAKE

Lake Ross, Dozens Bank, West Pinchbeck, Spalding, Lincolnshire, PE11 3NA

Client: Mrs M Breaker

Dwg Title
SITE / BLOCK PLAN

Date	NOVEMBER 2025	Scale	1:500 @ A3
Dwg No	LPC-416-01	Revision	--

Drawing Status
PLANNING APPLICATION

SITE / BLOCK PLAN - 1:500

TO BE READ IN CONJUNCTION WITH PLANNING, BUILDING REGULATION APPROVALS AND STRUCTURAL ENGINEERS DETAILS AND SPECIFICATION AS NECESSARY