3 HOLBEACH ROAD,

SPALDING,

PE11 2HJ

FLOOD WARNING & EVACUATION PLAN

APRIL 2026

FW2474-FEP-001-V4

REVISION HISTORY

Revision	Reason for Issue	Author	Checker	Approved	Date
V1	First Issue.	TB	AP	RMM	07/07/2025
V2	Updates to suit client comments received 22.08.2025 & to include latest development layout received 20.11.2025	JR	RMM	GP	03/12/2025
V3	Updates to suit client comments received 11.12.2025 & to include the latest Class MA development plans received 07.04.2026	JR	JR	CF	14.04.2026
V4	Updates to suit client comments received 14.04.2026.	JR	JR	CF	16.04.2026

Document Control
All stakeholders of the plan are asked to inform the above of any changes in circumstances that may materially affect the plan in anyway. Details of any changes should be sent to the residents. This plan should be reviewed: • On first site occupation • Every 3 years following first occupation or; • As a result of lessons identified following a flood event or exercise, or; • Following changes of ownership/use of the property or; • Following changes to the Flood Warning process.

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1.0 INTRODUCTION

1.1.1 The Flood Management & Evacuation Plan has been compiled for the proposed development at 3 Holbeach Road, Spalding, PE11 2HJ and is classified as being within flood zone 3a.

1.1.2 The objective of this plan is to raise awareness of the risk of flooding in the location specified below, to detail the Flood Warnings and estimated lead time available, and to detail how the plan is triggered by who and when, and what actions are required by those people in the area.

1.1.3 After reviewing the modelled flood levels received from the EA, a 1 in 100 year + 20%CC flood event is shown at 4.68m with existing flood defences of naturally high ground ranging from 5.13m – 5.69m, therefore the site is actually protected.

1.1.4 An FRA has also been produced and can be found under 2474-FWL-XX-XX-RP-Z-0001-V4.

1.1.5 This plan describes the evacuation procedure and need for safe refuge.

2.0 SITE DETAILS

2.1 SITE LOCATION

2.1.1 The proposed development site is located at 3 Holbeach Road, Spalding, PE11 2HJ, and is approximately 1.5km north east of Spalding Town Centre.

2.1.2 The site location is bounded by Holbeach Road to the south eastern boundary with the River Welland to the north west. To the south the site is bound by a Chinese takeaway and vegetation to the north with residential units beyond.

2.1.3 The site is classified as brownfield.

2.1.4 A site location plan is included within Appendix A and the development proposals can be found within Appendix B.

3.0 FLOOD RISK

3.1 TIDAL OR COASTAL

3.1.1 The ground levels on the site are recorded to OS datum as 4.66 to 5.09mAOD with the topography within the area generally falling from south-west to north-east.

3.1.2 A copy of the topographical survey can be located within Appendix D.

3.1.3 The River Welland is located to the western boundary of the site. The River Welland is tidally dominated in this location.

3.1.4 The area is shown to be surrounded by Environment Agency maintained flood defences. Interrogation of the Environment Agency online asset management system confirms the western boundary of the site is formed from a flood defence comprising of naturally high ground ranging from 5.13m-5.69mAOD.

3.2 FLUVIAL

3.2.1 The site lies in the River Welland catchment classified as a main river and falls under the administrative jurisdiction of the Environment Agency.

3.2.2 The Environment Agency have derived flood maps of England from which it is possible to initially identify whether a site is located within an area that is at risk of fluvial flooding. The maps, which are available on the Environment Agency' s website, categorise land as being within Flood Zone 1, Flood Zone 2 or Flood Zone 3, with Flood Zone 1 being all land falling outside of the flood plain and Flood Zones 2 and 3 being all land within the floodplain. Flood Zone 3 is split into two further categories, namely Flood Zone 3a and Flood Zone 3b with Flood Zone 3b considered to be the functional floodplain.

3.2.3 The definitions of the Flood Zones extracted from the National Planning Policy Framework (NPPF) are described below:

- Flood Zone 1 – low probability. This zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding (<0.1%).
- Flood Zone 2 – medium probability. This zone comprises land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (15 – 0.1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5% - 0.1%) in any year.
- Flood Zone 3a – high probability. This zone comprises 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.
- Flood Zone 3b – the functional floodplain. This zone comprises land where water has to flow to be stored in times of flood. Typically, land which would flood with an annual probability of 1 in 20 (5%) or greater in any year or is designed to flood in an extreme (0.1%) flood.

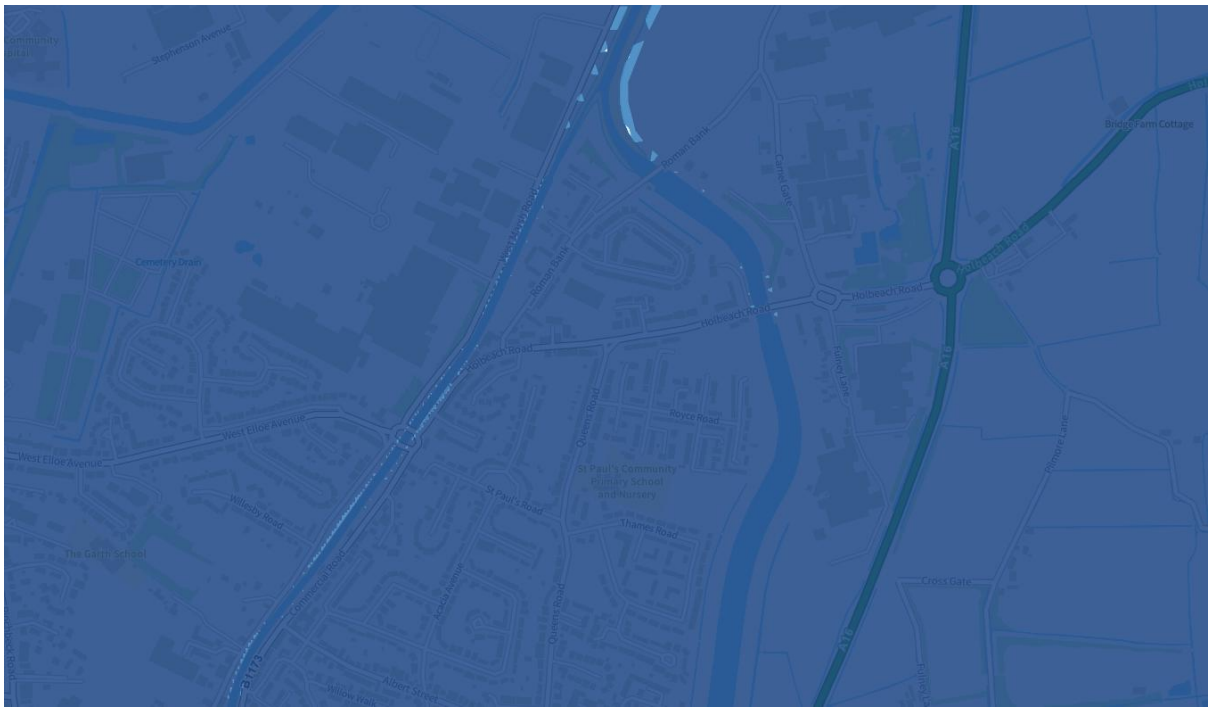


Figure 1 – Extract from EA Flood Map for Planning (June 2025)

3.2.4 The extent of flooding on main rivers is indicated on the Environment Agency website and an extract from the indicative flood maps can be seen in Figure 1. The areas of dark blue identify flooding probability of 1 percent (1 in 100 year) and the light blue areas are areas of extreme flood between the 1 percent and 0.1 percent (1 in 1000 year) probability.

3.2.5 It is identified on the EA indicative planning flood mapping that the site lies wholly within Flood Zone 3.

3.2.6 Based on Table 1 of the NPPF and the EA extent of flood mapping, the site has a high probability of flooding due to main rivers.

3.2.7 As the building is existing, no change to the FFL would be required, but mitigation measures would be required which may include:

- Temporary flood barriers in the event of a flood warning
- All external service penetrations to the buildings to be sealed.
- Boilers, control and water storage installed 600mm above the finished ground level
- Plumbing insulation of closed-cell design
- Non return valves fitted to all drain and sewer outlets
- Anti-syphon fitted to all toilets

3.3 GROUNDWATER

3.3.1 On the basis that the site is underlain by tidal clays and silts as defined by the BGS website, the potential for groundwater rising is considered to be low.

3.3.2 The Environment Agency mapping classifies the risk of groundwater flooding in the site as unlikely.

3.4 ARTIFICIAL SOURCES

3.4.1 The EA online data indicates that the site is unlikely to be at risk of flooding from reservoirs as there are no reservoirs or artificial water bodies within the vicinity of the site.

3.4.2 The failure of the water mains running along the southern boundary of the development site is considered statistically remote.

3.4.3 We conclude that the risk of failure of the water main is remote. It must however be noted that for a failure adjacent to the site the nature of the escape and probable pressurized column of water could itself cause some local flood damage, but this is beyond practical mitigation.

4.0 FLOOD SAFETY

4.1 SAFE ACCESS

4.1.1 In accordance with current guidance and DEFRA FD2320 safe access is to be provided for residents in the event of flooding. Where safe access cannot be provided measures are to be implemented to ensure the residents' safety until the emergency services have been able to reach them.

4.1.2 In extreme flood events above the 1 in 1000-year (0.1%) storm event the development would operate a 'stay put' approach in extreme flooding events for residents categorised as more vulnerable. They would be advised to stay within the development and await assistance from emergency services.

Table 13.1 Danger to people for different combinations of depth and velocity

Velocity (m/s)	Depth of flooding (m)											
	0.05	0.10	0.20	0.30	0.40	0.50	0.60	0.80	1.00	1.50	2.00	2.50
0.00												
0.10												
0.25												
0.50												
1.00												
1.50												
2.00												
2.50												
3.00												
3.50												
4.00												
4.50												
5.00												

Key:
- Danger for some
- Danger for most
- Danger for all

Figure 2 – Extract from DEFRA FD2320 showing Table 13.1

4.1.3 To ensure all residents are informed of the flood risk which may impact upon access/egress from the site, this site-specific Flood Management and Evacuation Plan has been detailed confirming where flood warning information can be found and what to do in the event that flooding affects the access/egress to the site. This document should be provided to residents prior to occupation.

4.1.4 By utilising the flood warning systems available it is anticipated that the residents will be able to egress from the site in a safe manner in advance of an extreme (1.0 – 0.1 percent probability) storm event occurring.

4.2 FLOOD WARNINGS

4.2.1 The Environment Agency operate a flood forecasting and warning service in areas at risk of flooding from rivers or the sea, which relies on direct measurements of rainfall, river levels, tide level, in house predictive models, rainfall radar data and information from the Met Office. This service operates 24 hours a day, 365 days a year.

4.2.2 When flooding is forecast, warnings are issued using a set of easily recognisable codes. A description of the codes is shown below withing 4.2.11.

4.2.3 The residents are to sign up to Flood Warnings Direct (FWD) which is a free service operated by the Environment Agency that provides flood warnings direct by telephone, email, mobile, Alexa Skills, SMS text message and fax.

4.2.4 The residents are responsible for activating this plan and are required to register with Flood Warnings Direct (FWD) to receive a direct warning through the system.

4.2.5 Flood Warnings Direct documentation is to be provided to all residents upon moving in.

4.2.6 Flood warnings are published by the Met Office http://www.metoffice.gov.uk/public/weather/flood-warnings/#?tab=floodWarnings or the Environment Agency http://apps.environment-agency.gov.uk/flood/3days/125305.aspx.

4.2.7 The Met Office Flood Forecasting Centre in conjunction with the Environment Agency publishes Flood Guidance Statements containing:

- General overview of the flood risk
- Assessment of the flood risk
- Weather warnings and flood warnings
- Specific area of concern map.

4.2.8 The Met Office uses a Flood Risk Matrix (see Figure 3) to assess the likelihood against the potential impact and assigns a risk colour and level.

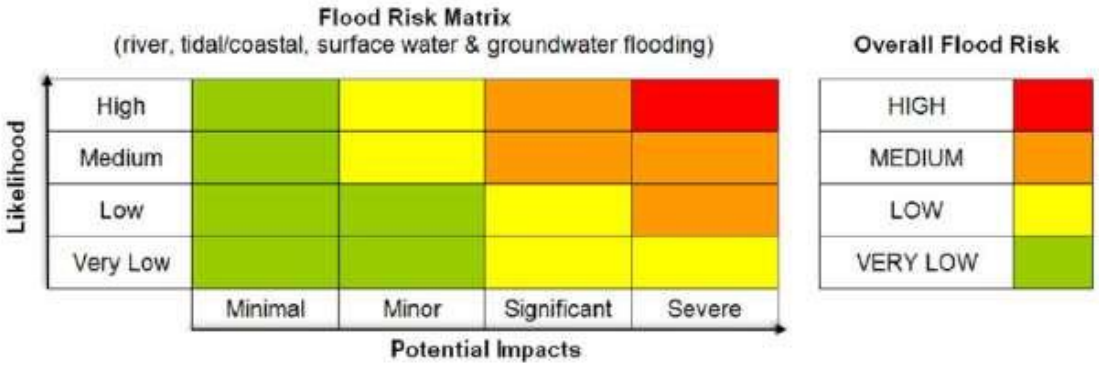


Figure 3 – Flood Risk Matrix

4.2.9 Typical examples of impacts from flooding aligned with the flood risk matrix are shown in Table 1.

Flood Impacts Table			
Minimal Impacts	Minor Impacts	Significant Impacts	Severe Impacts
Generally, no impact, however there may still be Isolated and minor flooding of low-lying land and roads Isolated instances of spray/wave overtopping on coastal promenades Little or no disruption to travel although wet road surfaces could lead to difficult driving conditions	Localised flooding of land and roads – risk of aquaplaning Localised flooding could affect individual properties Individual properties in coastal location affected by spray and/or wave overtopping Localised disruption to key sites identified in flood plans (e.g. Railways, utilities) Local disruption to travel – longer journey times	Flooding affecting properties and parts of communities Damage to buildings/structures is possible Possible danger to life due to fast flowing/deep water/wave overtopping/wave inundation Disruption to key sites identified in flood plains (e.g. railways, utilities, hospitals) Disruption to travel is expected. A number of roads are likely to be closed	Widespread flooding affecting significant numbers of properties and whole communities Collapse of buildings/structures is possible Danger to life due to fat flowing/deep water/wave overtopping/wave inundation Widespread disruption or loss of infrastructure identified in flood plans (e.g. railways, utilities, hospitals) Large scale evacuation of properties may be required Severe disruption to travel. Risk of motorists becoming stranded.

Table 1 – EA Flood Impact Table

4.2.10 The Environment Agency constantly monitors rainfall, river levels and sea conditions to forecast the possibility of flooding. If necessary, the Environment Agency can be contacted.

- Incident hotline 0800 80 70 60 (24Hrs)
- Floodline 0345 988 1188

4.2.11 The Environment Agency Flood Warning Levels:

Warning type		Meaning	When it is used
	**Flood Alert**	Flooding is possible. Be prepared.	Two hours to two days in advance of flooding
	**Flood Warning**	Flooding is expected. Immediate action required	Half an hour to one day in advance of flooding
	**Severe Flood Warning**	Severe Flooding. Danger to life.	When flooding poses a significant threat to life.

Table 2 – Environment Agency Flood Warning Levels

4.3 ESTIMATED FLOOD WARNING TIMES

4.3.1 For this location the estimated lead time provided by the Environment Agency is 6 hours, a more accurate estimation will be provided when the warning is made.

4.4 LOW LYING AREAS DESIGNED TO FLOOD

4.4.1 Not applicable to this site.

4.5 DECISION MAKING

4.5.1 Once a Flood Warning has been received people will be required to know what the levels of flooding mean:

- Flood Alert: Flooding is possible, and a flood kit is to be prepared in case you need to leave your home. The flood kit should contain items such as phone numbers, insurance documents, bank cards & money, medicine & medical devices, hearing aid batteries, glasses & contact lenses, clothing, toothbrush, and personal items. If you have a baby pack nappies, clothing, and baby food.
- Flood Warning: Flooding is expected and immediate action to evacuate is required.
- Severe Flood Warning: Severe flooding. Danger to life.

4.5.2 In the event that immediate flooding is forecast and the opportunity to safely evacuate is gone, pre-emptive flood protection tasks must be implemented (if time allows) and the order given for moving to the area of safe refuge, see below.

Who Makes this decision?

The residents.

4.5.3 The warning and subsequent decisions will be communicated to the residents in the location covered by this plan by knocking on doors, smartphone notifications and SMS text messages.

4.5.4 Utility meters are situated external to the property and in the event of a flooding warning electricity is to be turned off at the fuse box, water is to be switched of using stop tap located in the kitchen and gas is to be turned off at the tap in the meter box.

4.6 SITE EVACUATION PROCEDURES & ROUTES

4.6.1 No safe refuge can be provided at ground level or the surrounding area and therefore the residents must adopt a ‘stay put approach’.

4.7 DEPLOYING FLOOD PROTECTION

4.7.1 The proposed site usage is for a residential development, and the levels of the dwellings are to stay as existing. Although the site is defended and will not flood in the 1in1000year flood event, temporary barriers could be provided to ensure safety should a breach occur.

4.8 SAFE REFUGE

4.8.1 As the building is existing, no change to the FFL would be required, but mitigation measures would be required which may include:

- Temporary flood barriers in the event of a flood warning
- All external service penetrations to the buildings to be sealed.
- Boilers, control and water storage installed 600mm above the finished ground level
- Plumbing insulation of closed-cell design
- Non return valves fitted to all drain and sewer outlets
- Anti-syphon fitted to all toilets

4.9 REOCCUPATION OF THE SITE

4.9.1 Do not enter flood water unless absolutely essential, take care if you must enter flood water as there may be hidden dangers like sharp objects or raised manhole covers.

4.9.2 Only return to your home when essential repairs and cleaning have been completed.

4.9.3 Do not turn on gas or electrics if they may have become wet during the flood and only turn them on once they have been checked by a qualified technician.

4.9.4 Do not use petrol or diesel generators to dry indoor spaces, and ensure good cross ventilation is available when using indoor heating appliances.

4.9.5 Contact your water company or local authority to ask if your water is safe to drink and wash in.

4.9.6 Do not eat or drink anything which may have touched, and been contaminated, by flood water.

4.9.7 Wash hand regularly and use rubber gloves during the clean-up.

4.10 TRAINING & EXERCISING

4.10.1 All individuals who live at the proposed development off Holbeach Road, Spalding should be made aware of this plan and briefed / trained accordingly. Exercising of this plan / personnel capability is essential to ensure all individuals have knowledge of what to do.

4.10.2 This Plan should form part of the Deeds of the land/property and the developer / builder is to place a hard copy of the Flood Evacuation Plan in the flat prior to occupation.

4.11 ROLES & RESPONSIBILITIES

4.11.1 There are many organisations that will play a part in response to a major flooding incident; emergency services, utility companies and voluntary agencies to name but a few. Below are the roles and responsibilities of some of the principal organisations that will be involved in the early stages of a response.

Environment Agency (EA)

- Predicting flooding from statutory main rivers and the sea including the location, timing and magnitude
- Issuing of Flood Warnings to partner agencies and ensuring that the public are warned and informed
- Maintenance and operation of sea and river flood defences. Check defences and undertake essential repairs as required.
- Monitor and clear blockages of culverts and repair breaches of defences
- Support the Police and Local Authority by providing materials, equipment and manpower as far as resources and other duties permit.
- Advisory role in dealing with pollution issues as a result of flooding

MET Office

- The Met office issues severe weather warnings for heavy rain, snow, severe gales etc. These warnings are delivered directly to local authorities, the emergency services and the media.

Lincolnshire Police

- Co-ordination of the emergency services at a major flood event, as well as helping to save lives and protect property
- Establishment of cordons where practical to facilitate the work of the emergency services
- In conjunction with other emergency services, to evacuate people from properties at risk, if necessary
- Collation and dissemination of casualty information

Lincolnshire Fire & Rescue

- Saving life and rescuing trapped persons
- Provide monitoring procedures in respect of health and safety of those persons operating within an established cordon
- Carry out essential damage control measures including pumping out flood water and salvage work
- Rendering humanitarian services in support of the local authority

Local Authority

- Providing support to the emergency services
- Mitigation of the effects of an emergency on people, including emergency feeding, accommodation and welfare.
- Co-ordination of the voluntary sector response
- Information services to the public and media
- Flood alleviation measures where possible
- Environmental health advice
- Rehabilitation of the community and restoration of the environment

Utility Companies

- In the event of a flood, will secure their services and equipment to ensure continuity of supply
- Repair services disrupted by flood
- Provide alternative means of supply during service disruption if life and death health risks are identified

4.12 EMERGENCY CONTACT DETAILS

Emergency Services Number: 999

Non-Emergency Health Concerns: 111

Floodline Number : 0345 988 1188

Flooding: 0845 988 1188

Gas Emergency Number: 0800 111 999

HSE Gas Safety Advice Line: 0800 300 363

Electricity Emergency Number: 0800 6783 105 or 105

Water Emergency Number: 0800 783 4444

Telecommunications Emergency Number: 0330 1234 150 or 150

4.13 SOURCES OF USEFUL INFORMATION

EA Flood Warning Codes

http://www.environment-agency.gov.uk/homeandleisure/floods/31620.aspx

Flood Warnings Direct

http://www.environment-agency.gov.uk/homeandleisure/floods/38289.aspx

Business Flood Checklist

http://www.environment-agency.gov.uk/business/topics/flooding/32358.aspx

Make an Emergency Flood Plan for your Home

http://www.environment-agency.gov.uk/homeandleisure/floods/38329.aspx

Preparing your home or business for flooding

http://www.environment-agency.gov.uk/homeandleisure/floods/31644.aspx

Before, During and After a Flood – Advice Guide

http://www.environment-agency.gov.uk/homeandleisure/floods/114724.aspx

Flood Protection Association

http://www.floodprotectionassoc.co.uk/

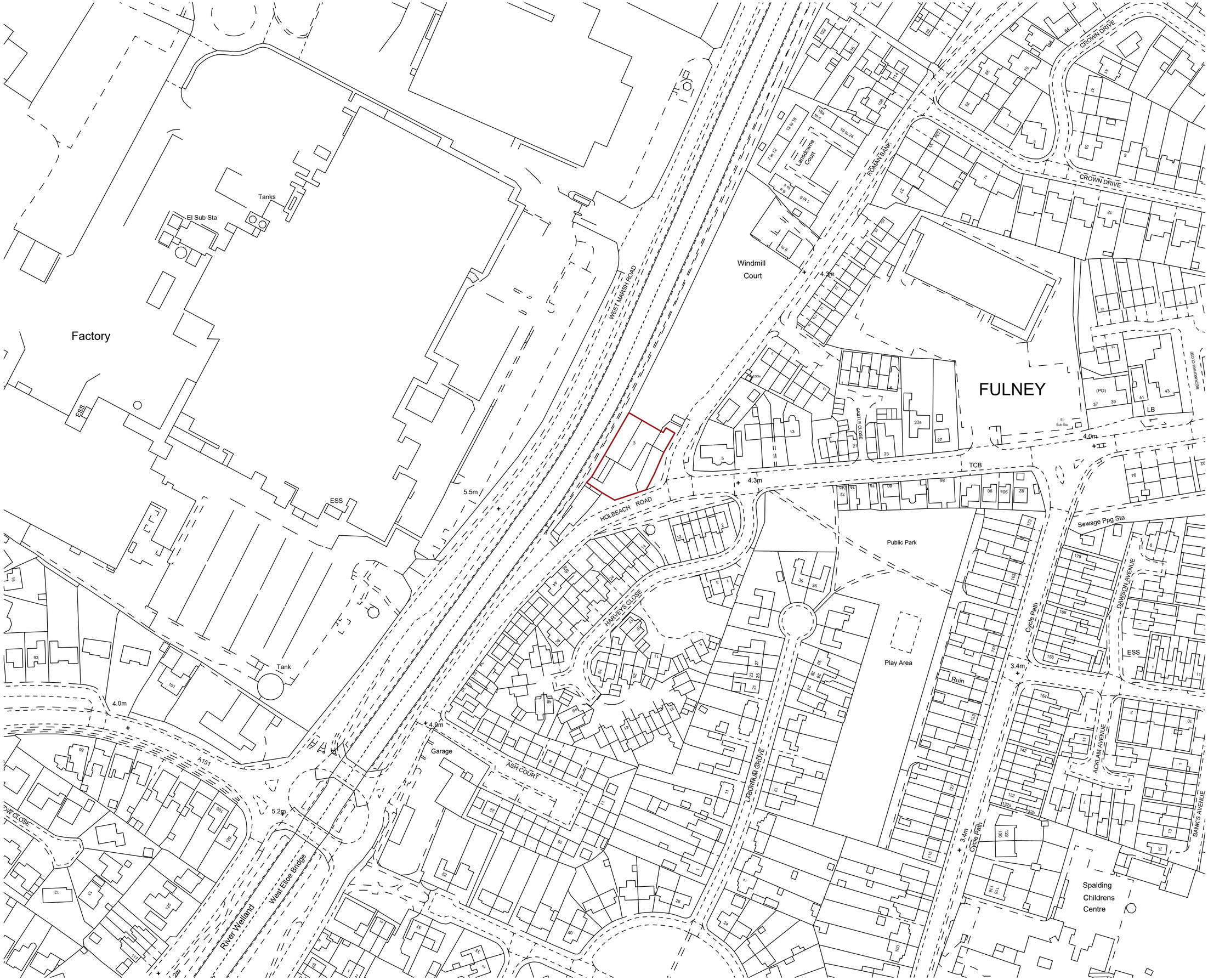
Direct Gov Preparing for Emergencies

http://www.direct.gov.uk/en/Governmentcitizensandrights/Dealingwithemergencies/Preparingforemergencies/index.htm

UK Resilience

http://interim.cabinetoffice.gov.uk/ukresilience.aspx

APPENDIX A – SITE LOCATION PLAN



Rev	Date	Revision Details	Auth
P05	01/04/2026	Planning Issue - MA	ZM
P04	26/01/2026	Planning Issue	ZM
P03	18/11/2025	Planning Issue	ZM
P02	24/04/2025	Planning issue	ME
P01	07/04/2025	Planning issue	ME

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DRAWING STAGE

FEASIBILITY		PLANNING	■
TENDER		BUILDING REGULATIONS	
CONSTRUCTION		AS BUILT	

Client Name
Mr. K. Ahmad

Project Address
3 Holbeach Road, Spalding, PE11 2HJ

Project Description
Class MA Prior Notification application to change the first floor from a class E to a one flat two bed Class C3

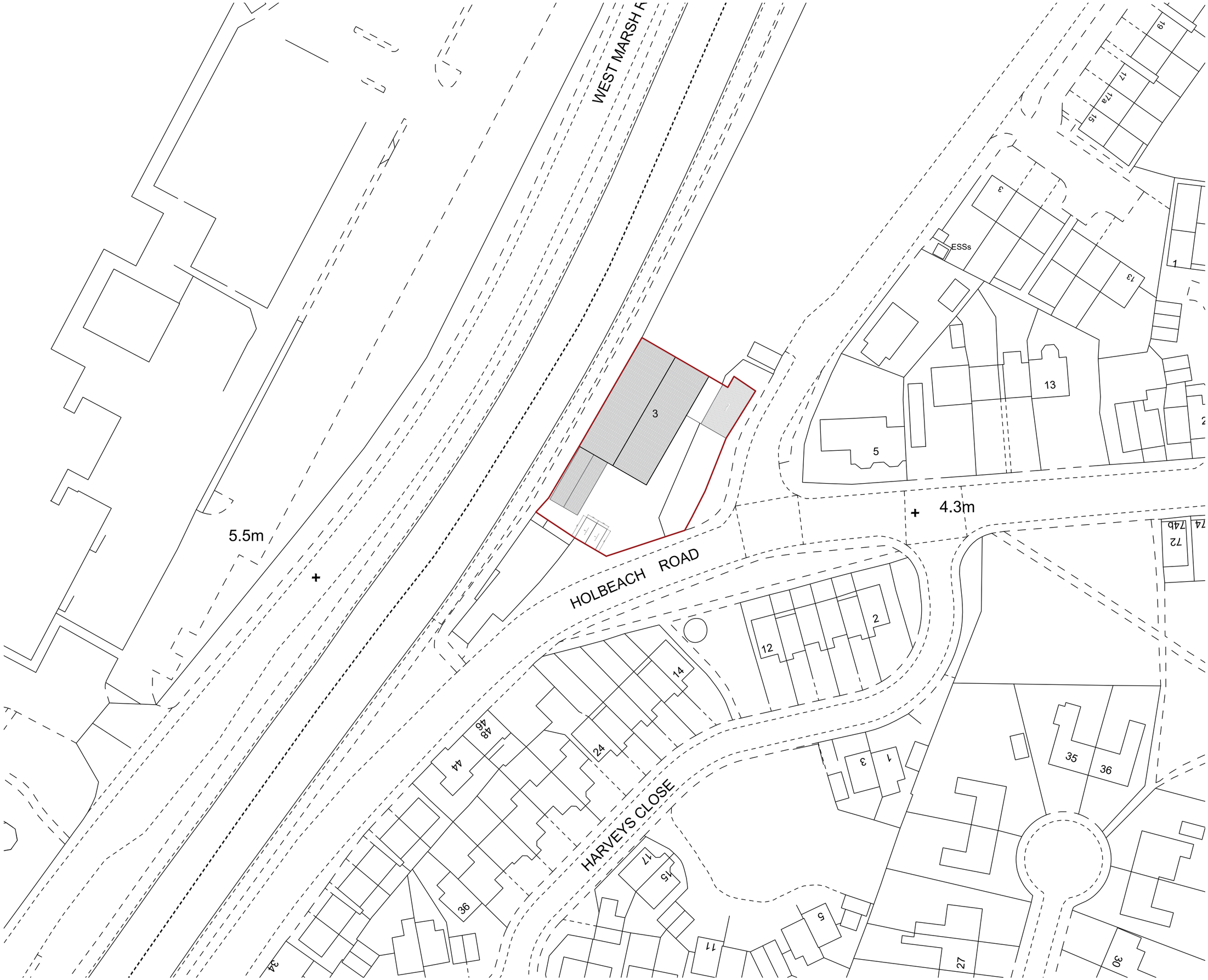
Drawing Title
Location Plan

Drawing Number	Revision
1428 - MPD - PLA - DR - 0001 (Project Ref - Originator - Work Stage - File Type - Drawing No)	P 05

Drawn	Checked	Date	Scale	
ZM	RK	Apr 2026	1:1250	@ A2

MASTERPLAN DESIGN
(0116) 319 3870
www.masterplandesign.co.uk
info@masterplandesign.co.uk
259 London Road, Leicester, LE2 3BE

APPENDIX B – DEVELOPMENT PROPOSALS



N

Rev	Date	Revision Details	Auth
P06	01/04/2026	Planning issue - MA	ZM
P05	26/01/2026	Planning issue	ZM
P04	18/11/2025	Planning issue	ZM
P03	01/05/2025	Planning issue	ME
P02	24/04/2025	Planning issue	ME
P01	07/04/2025	Planning issue	ME

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DRAWING STAGE

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TENDER		BUILDING REGULATIONS	
CONSTRUCTION		AS BUILT	

Client Name
Mr. K. Ahmad

Project Address
3 Holbeach Road, Spalding, PE11 2HJ

Project Description
Class MA Prior Notification application to change the first floor from a class E to a one flat two bed Class C3

Drawing Title
Proposed Block Plan

Drawing Number	Revision
1428 - MPD - PLA - DR - 1100 (Project Ref - Originator - Work Stage - File Type - Drawing Ref)	P 06

Drawn	Checked	Date	Scale	
ZM	RK	Apr 2026	1:500	@ A2

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(0116) 319 3870
www.masterplandesign.co.uk
info@masterplandesign.co.uk
259 London Road, Leicester, LE2 3BE

PROPOSED GROUND FLOOR PLAN
SCALE 1:100

Flood Protection Note:
Required temporary flood defence level = 5.28mAOD.
Proposed finished floor level = 5.11mAOD (min.).
Required barrier height = 5.28mAOD − 4.91mAOD = 0.37m.

The lowest existing access level is 4.91mOAD and the anticipated flood levels for the 1in100 year + 20%CC storm event are 4.68mAOD. So the proposed flood barrier should be set to a level 600mm above the anticipated flood levels and therefore the top of the flood barrier will be 5.28mAOD.

The minor alterations to enable the temporary flood barrier to be installed have already been approved under planning permission H16-1276-25 (granted by South Holland District Council on 24th February 2026)



Area Schedule

Reference	Location	Area	Total Area	Type
Ground Floor				
Flat 1 Class C3	Lobby	5.74m²	79.50m²	2 Bed Flat
Retail Class E	Store	25.06m²	557.10m²	Retail
	Storage	93.45m²		
	Shop Floor	392.40m²		
	Lobby	20.22m²		
	Ofiice	11.27m²		
	Toilet	4.26m²		
	Store	2.34m²		
	Office	8.10m²		

Rev	Date	Revision Details	Auth
P06	01/04/2026	Planning issue - MA	ZM
P05	26/01/2026	Planning Issue	ZM
P04	20/11/2025	Planning Issue	ZM
F01	18/07/202	Initial Issue	ZM
P03	01/05/2025	Planning issue	ME
P02	24/04/2025	Planning issue	ME
P01	07/04/2025	Planning issue	ME

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FEASIBILITY		PLANNING	■
TENDER		BUILDING REGULATIONS	
CONSTRUCTION		AS BUILT	

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Drawing Title
Proposed GF. Plan

Drawing Number					Revision
1428 -	MPD -	PLA	- DR -	1200	P 06
Project Ref	Originator	Work Stage	File Type	Drawing Ref	

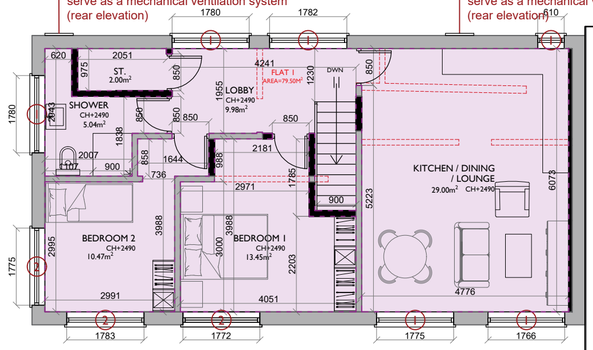
Drawn	Checked	Date	Scale	
ZM	RK	Apr 2026	1:100	@ A2

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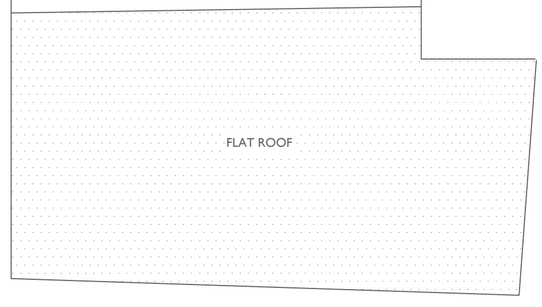
PROPOSED FIRST FLOOR PLAN
SCALE 1:100

New powder-coated aluminium ventilation louvres to match existing brickwork and will serve as a mechanical ventilation system (rear elevation)

New powder-coated aluminium ventilation louvres to match existing brickwork and will serve as a mechanical ventilation system (rear elevation)







(1) New White UPVC double glazed window
Glazing to provide attenuation of at least 31 Rw (-4 Ctr)
Trickle vents to provide attenuation of at least 42 Dn,e,w (-2 Ctr)
Solar control product to be applied to all glazing

(2) New White UPVC double glazed window
Glazing to provide attenuation of at least 40 Rw (-6 Ctr)
Trickle vents to provide attenuation of at least 42 Dn,e,w (-2 Ctr)
Solar control product to be applied to all glazing

Please note: All External alterations including the new windows and louvres have already been approved under planning permission H16-1276-25 (Granted by South Holland District Council on 24th February 2026

Area Schedule				
Reference	Location	Area	Total Area	Type
First Floor				
Flat 1	Lobby	9.98m²	79.50m²	2b3p Flat
	Store	2.00m²		
	Shower	5.04m²		
	Lounge / Kitchen / Dining	29.00m²		
	Bedroom 1	13.45m²		
	Bedroom 2	10.47m²		

Rev	Date	Revision Details	Auth
P06	01/04/2026	Planning issue - MA	ZM
P05	26/01/2026	Planning Issue	ZM
P04	18/11/2025	Planning issue	ZM
P03	01/05/2025	Planning issue	ME
P02	24/04/2025	Planning issue	ME
P01	07/04/2025	Planning issue	ME

NOTES:

1. Do not scale, plotted dimensions are to be undertaken as current information. All dimensions are to be checked and confirmed on site prior to any works undertaken by the contractor. Any discrepancies found are to be immediately reported to the consultants, if in doubt please ask.

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DRAWING STAGE

FEASIBILITY		PLANNING	■
TENDER		BUILDING REGULATIONS	
CONSTRUCTION		AS BUILT	

Client Name
Mr. K. Ahmad

Project Address
3 Holbeach Road, Spalding, PE11 2HJ

Project Description
Class MA Prior Notification application to change the first floor from a class E to a one flat two bed Class C3

Drawing Title
Proposed FF. Plan

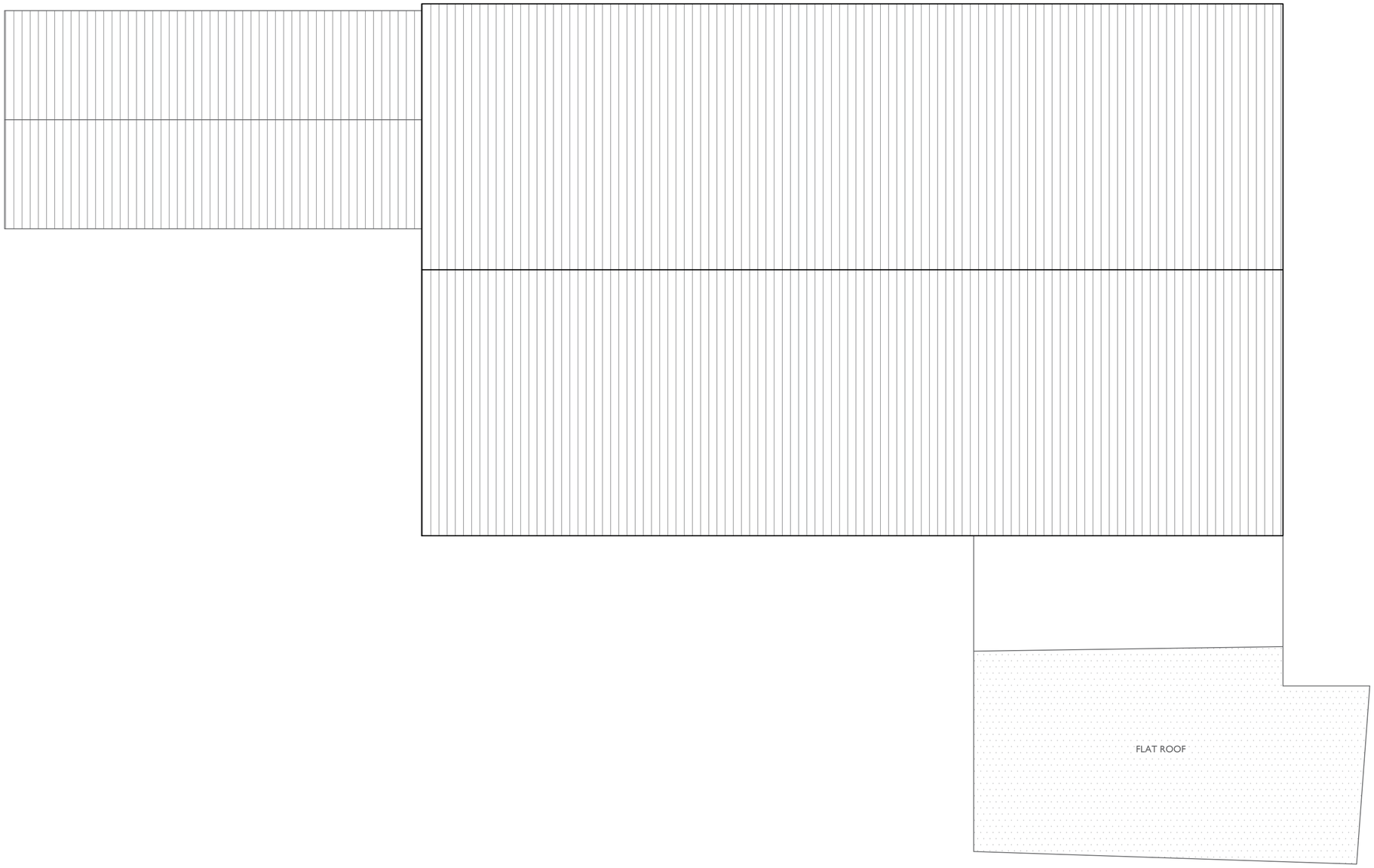
Drawing Number						Revision
1428	MPD	PLA	DR	1201		P 06
Project Ref	Originator	Work Stage	File Type	Drawing Ref		

Drawn	Checked	Date	Scale
ZM	RK	Apr 2026	1:100 @ A2

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PROPOSED ROOF PLAN
SCALE 1:100



Rev	Date	Revision Details	Auth
P04	01/04/2026	Planning issue - MA	ZM
P03	26/01/2026	Planning Issue	ZM
P02	18/11/2025	External Alterations	ZM
P01	07/04/2025	Planning issue	ME

NOTES:

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DRAWING STAGE

FEASIBILITY		PLANNING	■
TENDER		BUILDING REGULATIONS	
CONSTRUCTION		AS BUILT	

Client Name
Mr. K. Ahmad

Project Address
3 Holbeach Road, Spalding, PE11 2HJ

Project Description
Class MA Prior Notification application to change the first floor from a class E to a one flat two bed Class C3

Drawing Title
Proposed Roof Plan

Drawing Number						Revision
1428	- MPD	- PLA	- DR	- 1300		P 04
Project Ref	Originator	Work Stage	File Type	Drawing Ref		

Drawn	Checked	Date	Scale	
ZM	RK	Apr 2026	1:100	@ A2

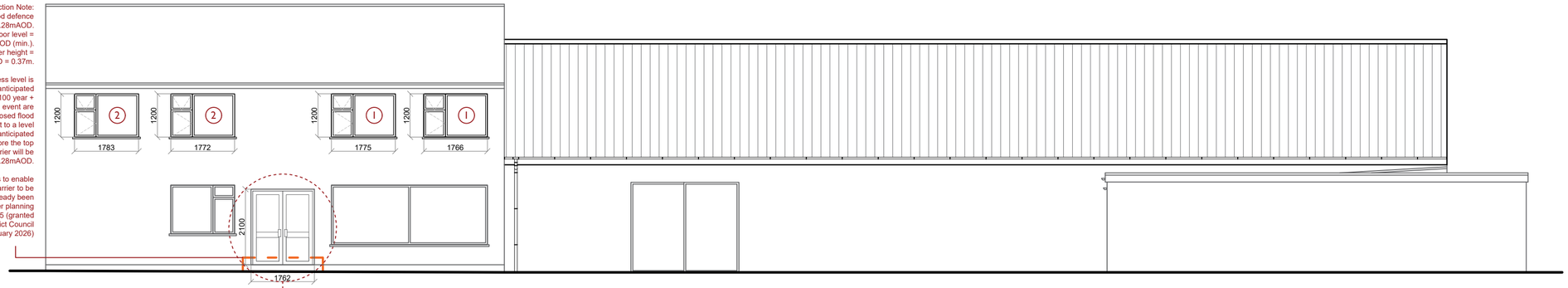
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Flood Protection Note:
Required temporary flood defence level = 5.28mAOD.
Proposed finished floor level = 5.11mAOD (min.).
Required barrier height = 5.28mAOD − 4.91mAOD = 0.37m.

The lowest existing access level is 4.91mOAD and the anticipated flood levels for the 1in100 year + 20%CC storm event are 4.68mAOD. So the proposed flood barrier should be set to a level 600mm above the anticipated flood levels and therefore the top of the flood barrier will be 5.28mAOD.

The minor alterations to enable the temporary flood barrier to be installed have already been approved under planning permission H16-1276-25 (granted by South Holland District Council on 24th February 2026)



PROPOSED FRONT ELEVATION
SCALE 1:100

! Flood Defence Note:
Temporary demountable flood boards to be installed at external door thresholds.

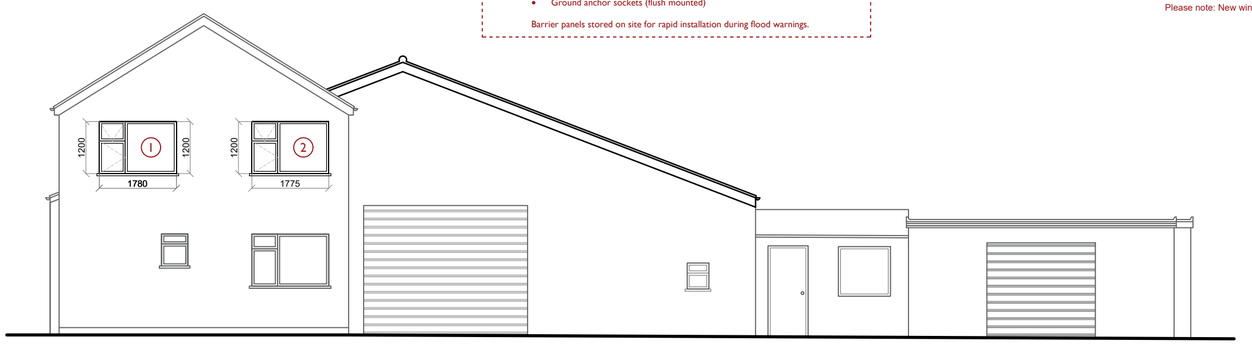
Permanent equipment to be installed includes:
- Wall-mounted channels/brackets at door reveals
- Sealing strips/base plates at threshold
- Ground anchor sockets (flush mounted)

Barrier panels stored on site for rapid installation during flood warnings.

1 New White UPVC double glazed window
Glazing to provide attenuation of at least 31 Rw (-4 Ctr)
Trickle vents to provide attenuation of at least 42 Dn,e,w (-2 Ctr)
Solar control product to be applied to all glazing

2 New White UPVC double glazed window
Glazing to provide attenuation of at least 40 Rw (-6 Ctr)
Trickle vents to provide attenuation of at least 42 Dn,e,w (-2 Ctr)
Solar control product to be applied to all glazing

Please note: New windows have already been approved under planning permission H16-1276-25 (Granted by South Holland District Council on 24th February 2026

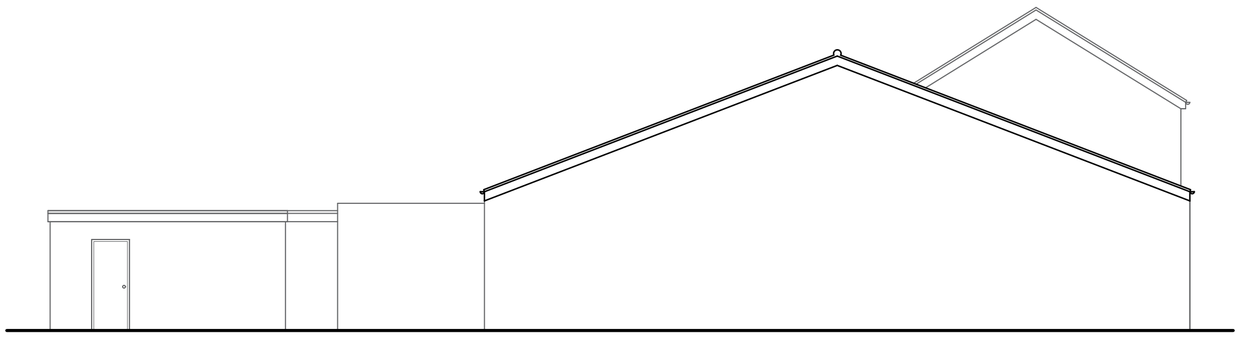


PROPOSED SIDE ELEVATION
SCALE 1:100

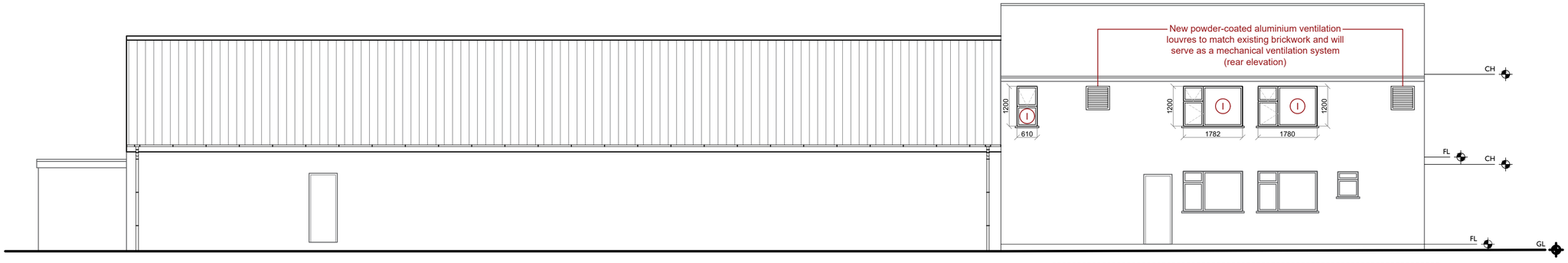
1 New White UPVC double glazed window
Glazing to provide attenuation of at least 31 Rw (-4 Ctr)
Trickle vents to provide attenuation of at least 42 Dn,e,w (-2 Ctr)
Solar control product to be applied to all glazing

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Solar control product to be applied to all glazing

Please note: New windows have already been approved under planning permission H16-1276-25 (Granted by South Holland District Council on 24th February 2026



PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED REAR ELEVATION
SCALE 1:100

1 New White UPVC double glazed window
Glazing to provide attenuation of at least 31 Rw (-4 Ctr)
Trickle vents to provide attenuation of at least 42 Dn,e,w (-2 Ctr)
Solar control product to be applied to all glazing

Please note: New windows and louvres have already been approved under planning permission H16-1276-25 (Granted by South Holland District Council on 24th February 2026

Please note: All External alterations including the new windows and louvres have already been approved under planning permission H16-1276-25 (Granted by South Holland District Council on 24th February 2026

Rev	Date	Revision Details	Auth
P07	01/04/2026	Planning issue	ZM
P06	26/01/2026	Planning Issue	ZM
P05	20/11/2025	Planning issue	ZM
P04	03/06/2025	Window desgin added	SN
P03	01/05/2025	Planning issue	ME
P02	24/04/2025	Planning issue	ME
P01	07/04/2025	Planning issue	ME

NOTES:

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DRAWING STAGE

FEASIBILITY		PLANNING	■
TENDER		BUILDING REGULATIONS	
CONSTRUCTION		AS BUILT	

Client Name
Mr. K. Ahmad

Project Address
3 Holbeach Road, Spalding, PE11 2HJ

Project Description
Class MA Prior Notification application to change the first floor from a class E to a one flat two bed Class C3

Drawing Title
Proposed Elevations

Drawing Number					Revision
1428 -	MPD -	PLA	- DR -	1400	P 07
Project Ref	Originator	Work Stage	File Type	Drawing Ref	

Drawn	Checked	Date	Scale	
ZM	RK	Apr 2026	1:100	@ A2

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APPENDIX C – ENVIRONMENT AGENCY 'ADVICE FOR THE PUBLIC'

Public Health England

Environment Agency

FLOODS DESTROY BE PREPARED

Flooding: Advice for the Public







This document contains advice on:

- **planning for flooding before it happens,**
- **what to do during a flood,**
- **recovering and cleaning up after a flood**

Public Health England has more information about health and flooding: www.hpa.org.uk/Flooding

The Environment Agency has more information about flooding: www.environment-agency.gov.uk/homeandleisure/floods/

The Food Standards Agency has more information about food safety during flooding: www.food.gov.uk/policy-advice/microbiology/flood

This document has been prepared by Public Health England in collaboration with the Environment Agency (England) within the EU project Public Health Adaptation Strategies to Extreme weather events (PHASE contract number EAHC20101103).

For more information call: Floodline 0345 988 1188 or 0845 988 1188 for flooding; NHS '111' for non-urgent health concerns; Food Standards Agency 020 7276 8829 for food safety.

Think about flooding before it happens

Your local authority or the Environment Agency can tell you about the dangers of flooding where you live. Find out BEFORE a flood happens.



If available for your neighbourhood, **sign up for free flood warning messages** from the Environment Agency to receive phone, text or email messages about when flooding is expected.

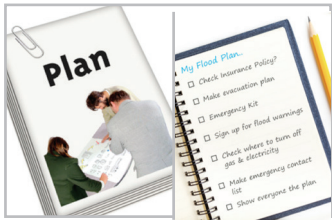


Know what the levels of flood warning mean:

- **Flood Alert**: Flooding is possible. Be prepared
- **Flood Warning**: Flooding is expected. Immediate action required
- **Severe Flood Warning**: Severe flooding. Danger to life



Make a personal Flood Plan for what you will do if there is a flood. Advice on how to make a plan and a self-complete template is available from the Environment Agency website.



Prepare your home in case there is a flood. Advice on how to reduce damage (e.g. flood proofing, flood boards and airbrick covers) is available from the Environment Agency website.

Buy **flood insurance** to protect your home and your belongings.



For more information call: Floodline 0345 988 1188 or 0845 988 1188 for flooding; NHS '111' for non-urgent health concerns; Food Standards Agency 020 7276 8829 for food safety.

If a flood has been forecast

If flooding has been forecast where you live, listen to local radio or check the Environment Agency's website for updates and news.

Phone Floodline or your local authority if you have questions.



Pack a "flood kit" in case you need to leave your home.



Phone numbers, insurance documents, bank cards and money



Medicines and medical devices, hearing aid batteries, glasses and contact lenses



Clothing, toothbrush and personal items



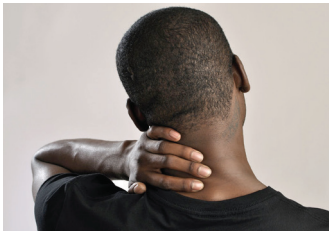
If you have a baby, pack nappies, clothing and baby food

Know how to turn off your gas, electricity and water before flood water enters your home.

Phone your local suppliers if you are unsure how to do this.



Be careful not to hurt yourself when preparing your home and moving important things to a higher place.



For more information call: Floodline 0345 988 1188 or 0845 988 1188 for flooding; NHS '111' for non-urgent health concerns; Food Standards Agency 020 7276 8829 for food safety.

During a flood

Accidents happen in fast flowing floodwater. Avoid walking or driving in or near floodwater. Driving in floodwater significantly increases risk of drowning. Do not let children play in floodwater.



Move your family, pets and floodkit to a high place with means of escape.

Stay safe, listen to the advice of the emergency services and evacuate when told to do so.



Don't touch sources of electricity if you are standing in water



Remember that **flooding is stressful**. It is normal to feel anxious or upset.

Take care of yourself and your family and **check on elderly and vulnerable** friends and neighbours.



Avoid contact with floodwater and wash your hands regularly.

Swallowing floodwater or mud can cause diarrhoea, fever or abdominal pain. **Mention the flood if you see your GP within 10 days for abdominal complaints**.



For more information call: Floodline 0345 988 1188 or 0845 988 1188 for flooding; NHS '111' for non-urgent health concerns; Food Standards Agency 020 7276 8829 for food safety.

After a flood

Take care if you must go into flood water. There could be hidden dangers like sharp objects, raised manhole covers and pollution.



Ensure good ventilation if using portable indoor heating appliances to dry out indoor spaces. **Do not use petrol or diesel generators** or other similar fuel-driven equipment indoors: the **exhaust gases contain carbon monoxide, which can kill.**



Do not turn on gas or electrics if they may have got wet. Only turn them on when they have been checked by a qualified technician.



Feeling tired, anxious and having difficulty sleeping is normal after you have been flooded.

Contact friends and family for support as it can take a long time for life to return to normal.



Phone your water company or local authority to **ask if your water is safe** to drink and wash in.



For more information call: Floodline 0345 988 1188 or 0845 988 1188 for flooding; NHS ‘111’ for non-urgent health concerns; Food Standards Agency 020 7276 8829 for food safety.

After a flood

For **food safety advice** after flooding, including **how to make baby food** without mains water, contact the Food Standards Agency.

FOOD STANDARDS AGENCY

Do not eat food that has touched flood water and don't eat fresh food from the fridge or freezer if your electricity has been turned off.



Wash your hands regularly and **clean work surfaces before and after preparing food.** If water is not available use hand sanitising gel or wet wipes.



Make sure your family take their **medicines** and attend **scheduled medical appointments.**

Dial '111' if you have non-urgent health concerns.



Stay with friends or family, or ask your local authority to help you **find alternative accommodation if your home has been damaged by floodwater.** Only return to your home when essential repairs and cleaning have been completed.



For more information call: Floodline 0345 988 1188 or 0845 988 1188 for flooding; NHS '111' for non-urgent health concerns; Food Standards Agency 020 7276 8829 for food safety.

Cleaning up after a flood

Call your insurance company as soon as possible and follow its advice.

Take photographs before you start cleaning and ask your insurer before discarding items that cannot be cleaned (eg mattresses and carpets).



Wear rubber boots, gloves and masks to clean up.

Wash clothes used for cleaning on a separate cycle from your other clothes.



Clean all **hard surfaces** (eg walls, floors) with **hot water and detergent**.

Wash **soft items** (eg clothing, bedding and children's toys) on a 60°C cycle with detergent.



Place **rubbish** in hard bins or in rubbish bags. Dispose of **dead rodents and pests** in a plastic bag, wearing rubber gloves.



Heating, dehumidifiers and good ventilation can help dry out your home.

Mould **should disappear** as your home dries out but if it persists, contact a specialist cleaner.



For more information call: Floodline 0345 988 1188 or 0845 988 1188 for flooding; NHS '111' for non-urgent health concerns; Food Standards Agency 020 7276 8829 for food safety.

Useful local phone numbers

Please write your local phone numbers in the space provided for easy reference in the event of a flood.

 council	Local authority	
	Local police	
	Gas and electricity company	
	Insurance company and policy details	
	Doctor	
	Electrician	
	Gas safe engineer	
	Plumber	
	Builder	

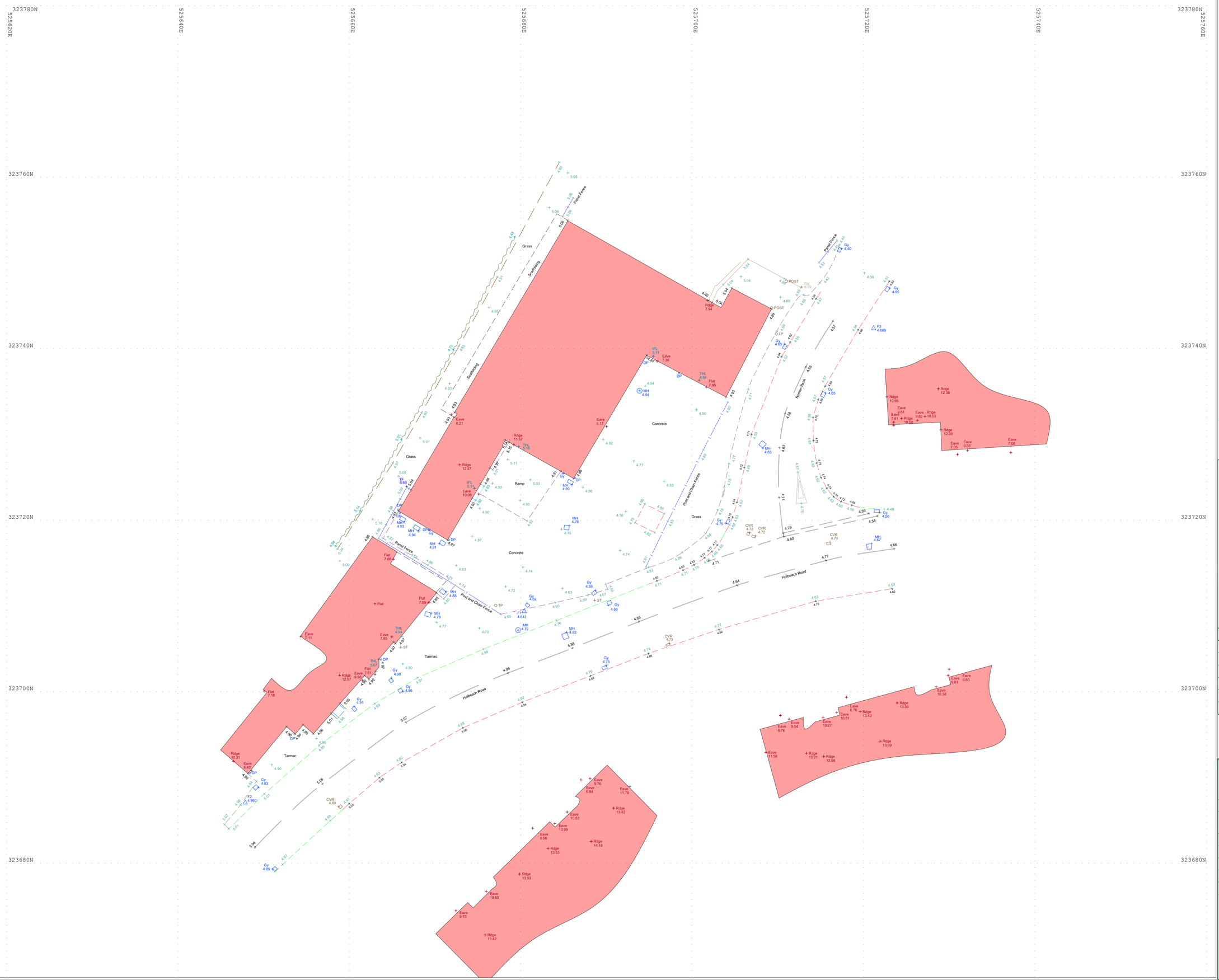
Public Health England is committed to producing widely accessible public materials and the format of this leaflet has been prepared in consultation with Improving Health and Lives, the Learning Disabilities Public Health Observatory.

photosymbols®

For more information call: Floodline 0345 988 1188 or 0845 988 1188 for flooding; NHS '111' for non-urgent health concerns; Food Standards Agency 020 7276 8829 for food safety.

PHE publications gateway number: 2013287

APPENDIX D – TOPOGRAPHICAL SURVEY



Site Notes:

Survey Legend:

Buildings	Concrete edge	Fl Flood light	IFL Internal floor level
Conifers	Tarmac edge	Lp Lamp post	THL Threshold level
Wall	Grass	Tp Telegraph post	Sp Sign post
Low Hedging	Verge	Ep Electricity post	TH Trialhole
Centre line	Kerb	Tl Traffic light	BH Borehole
Kerb line	Water	Bus Bus stop	ELC Electric
Drop kerb	Top of Bank	Sv Stop valve	BT British Telecom
Overhead Cable	Bottom of Bank	St Stop tap	CTcle Control box
Fence	Rockery	Er Earth rod	TT Tactile
Open Fence	Hedge	Wm Water meter	BP Brick paved
Panel Fence		Gas Gas valve	CPS Concrete paving slabs
Secure Fence		Av Air valve	CVR Cover
Gate		ICU Unidentified inspection	IC Inspection chamber
MH Manhole		Wo Wash out	Rwall Retaining wall
IC Inspection Chamber		Re Rodding eye	UTL Unable to lift
CVR Cover		BB Bollrdia beacon	Station and Name
CL Cover level		CTV Cable tv	100.000 Station Level
IL Invert level		Mkr Marker post	Pillar Shaft Sighting
Pillar Pipe invert		Gmkr Gas marker post	Area of Vegetation
Qty Gully		Su Soffit	TCCL Tree canopy lever
Rg Back gully		Bold Bollard	D Tree Trunk Diameter
Dp Drain pipe		IB Illuminated bollard	MG Multi grill
Pipe Pipe above ground		Rb Rubbish bin	MB Multi Bore
WL Water level		Vp Vent pipe	Strop Tree Stump
Ridge Ridge Levels		Grl Ground light	TW Top of Wall
Eaves Eaves Level		Lbox Letter box	THe Top of Hedge
Flat Flat Roof Level		Ldr Ladder	TF Top of Fence
		Sty Stile	

Station	Easting (m)	Northing (m)	Level (m)
F1	525680.406	323709.395	4.613
F2	525647.862	323687.077	4.960
F3	525721.174	323742.404	4.669

FOSSE SURVEYING

Fosse Surveying Limited
The Old Vicarage, Market St, Castle Donington, DE74 2JB
Tel: 0116 2305169
Mobile: 07940 147244
Email: mail@fossesurveying.co.uk -Website: www.fossesurveying.co.uk

Client: MasterPlan Design

Project: 48 Holbeach Rd, Spalding, PE11 2HQ

Title: Topographical Survey

Surveyed: ASE Date: 07.11.25

Quality Ref: 3475 Scale: 1:200@A1

Level Datum: OS GNSS Grid: OS GNSS

Job No. 3475 Rev.

Comments:
The survey has been orientated to the Ordnance Survey (OS) National Grid (OSGB36) via a GPS and the OS active network.
No Scale factor has been applied to the survey therefore the coordinates shown are arbitrary and not true OS which has a scale factor applied.
Trees are positioned accurately unless stated, Boles & Canopys are indicative unless otherwise stated where possible.
Some services may have been omitted due to dense vegetation, parked vehicles or site access issues.
All critical dimensions to be verified on site before design - construction takes place. All dimensions shown are in meters.
No liability will be taken for this drawing if passed onto a third party without written permission of Fosse Surveying.