

FLOOD RISK ASSESSMENT

Proposed Padel and Pickleball Centre,
Land off Bourne Road,
Spalding.
PE11 3LJ

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FLOOD RISK ASSESSMENT FOR PROPOSED PADEL AND PICKLEBALL CENTRE, LAND OFF BOURNE ROAD, SPALDING

EXECUTIVE SUMMARY

Summary of Possible Sources of Flooding		
Source	Significant	Comment
Fluvial (Main River)	Low/ Medium	The site may be at risk from fluvial rivers 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	Low/Medium	The site may be at risk from tidal rivers 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	Small area shown on Flooding from Surface Water to be affected for the 1% event
Ground Water	No	Unlikely due to ground conditions
Overland flow	No	No high ground surrounding the site
Blockage	Low	Riparian watercourse alongside northern boundary
Infrastructure	No	No Public sewers in the vicinity of the site
Reservoirs	No	No reservoirs close to the site
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 August 2026, (NPPF), which identifies how the issue of flooding is dealt with in the drafting of planning policy and the consideration of planning applications by avoiding inappropriate development in areas at risk from flooding and to direct development away from areas at highest risk.

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

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APPLICATION SITE

The proposed site is located on Land off Bourne Road, Spalding. The National Grid Reference at the centre of the site is TF02885 77383 (what3words location:///bubble.nobody.vines. **Plan 1**

This flood risk assessment has been prepared for a planning application for the construction of a Padel and Pickleball Centre. **Plans 2 3 & 4**

The Site would be classed as Major Development applying the National Planning Policy Guidance (NPPG) as the site is to be developed for more than 1.0 Hectare.

Most of 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 Annex 5 NPPF.

Table 1 Annex 5 NPPF: Flood zones (risks from river and sea flooding)

Flood Zone	Definition
Zone 1 Low probability	Land having a less than 0.1% annual probability of river or sea flooding (all land outside Zones 2, 3a and 3b).
Zone 2 Medium probability	Land having between a 1% and 0.1% annual probability of river flooding; or land having between a 0.5% and 0.1% annual probability of sea flooding (land shown in light blue on the Flood Map for Planning).
Zone 3a High probability	Land having a 1% or greater annual probability of river flooding; or Land having a 0.5% or greater annual probability of sea flooding (land shown in dark blue on the Flood Map for Planning).
Zone 3b Functional floodplain	This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. Functional floodplain will normally comprise: • Land having a 3.3% or greater annual probability of flooding, with any existing flood risk management infrastructure operating effectively; or • Land that is designed to flood (such as a flood attenuation scheme), even if it would only flood in more extreme events (such as 0.1% annual probability of flooding). Local planning authorities should identify in their strategic flood risk assessments areas of functional floodplain and their boundaries accordingly, in agreement with the Environment Agency (not separately distinguished from Zone 3a on the Flood Map).

Applying the Flood Risk Vulnerability Classification in Table 2, Annex 5 NPPF, the proposed use is classified as “Less Vulnerable,” Table 3 Annex 5 NPPF states that such use is permitted in this zone.

Table 2 Annex 5 NPPF: Flood risk vulnerability classification

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

Site Levels

The topographical survey to OS datum shows that the land undulates with high spots around 2.50mODN and low spots 2.14mODN with an average level of 2.30mODN, Bourne Road is much higher averaging 3.90mODN. **Plan 5**

DESIGN FLOOD

Para 002 PPG states that the design flood for the planning process should be; -

This is a flood event of a given annual flood probability, which is generally taken as:

- river flooding likely to occur with a 1% annual probability (a 1 in 100 chance each year); or
- tidal flooding with a 0.5% annual probability (1 in 200 chance each year); or
- surface water flooding likely to occur with a 1% annual probability (a 1 in 100 chance each year),

plus, an appropriate allowance for climate change.

Paragraph: 002 Reference ID: 7-002-20220825

Revision date: 25 08 2022

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 are.

- River Welland
- River Glen
- 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. 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

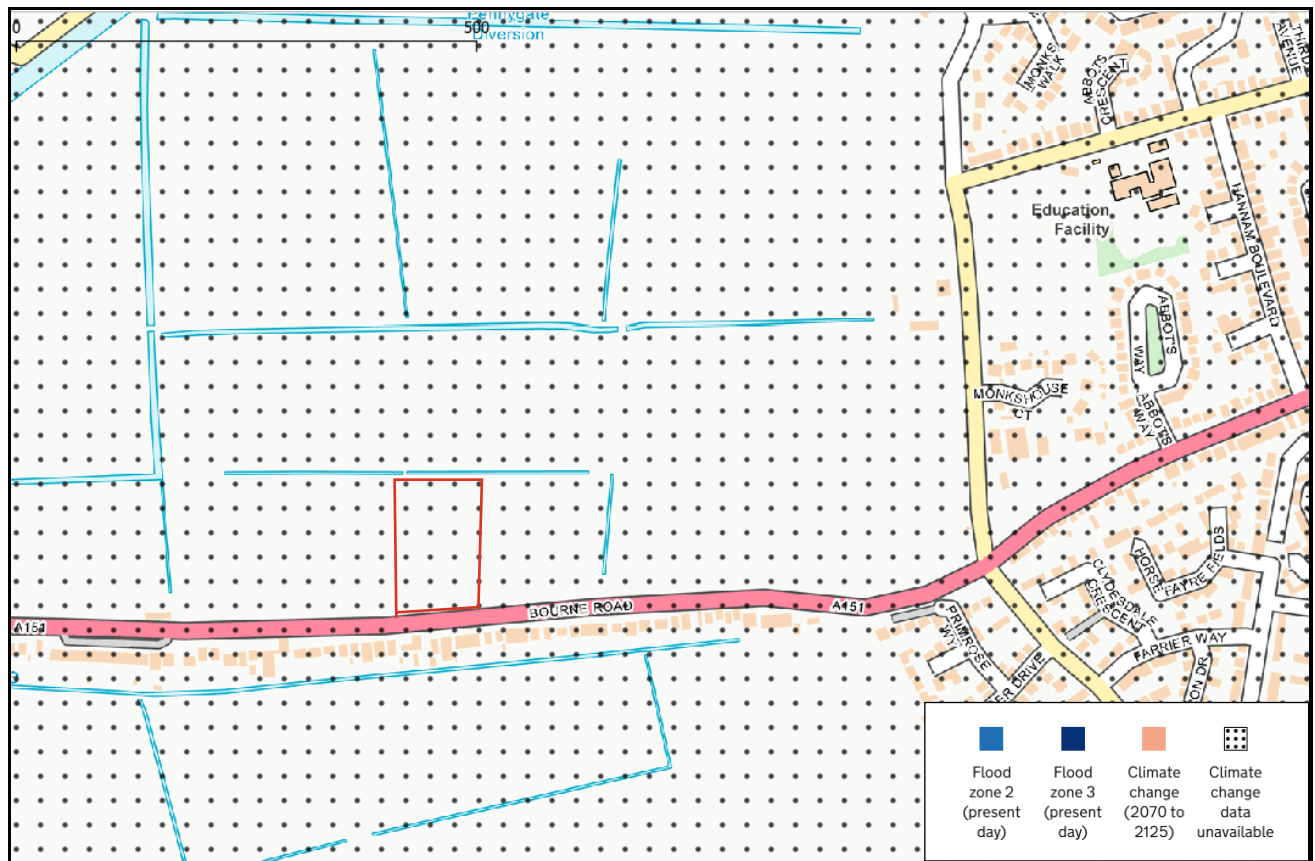
These maps were updated on the 25th March 2025 and show that site is considered to be at some risk from tidal/fluviial flooding as it is located within an area zoned as Flood Zone 3a. The maps indicate that the area would be flooded without flood defences, which are in place, (with an annual probability of more than 0.5% i.e., return frequency of less than 1 in 200 years for tidal flooding or more than 1.33% return frequency of less than 1 in 100 years for 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.

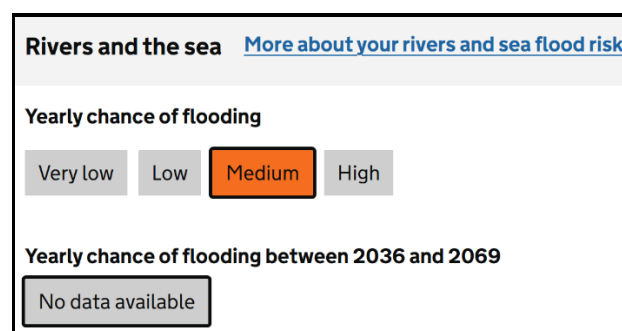


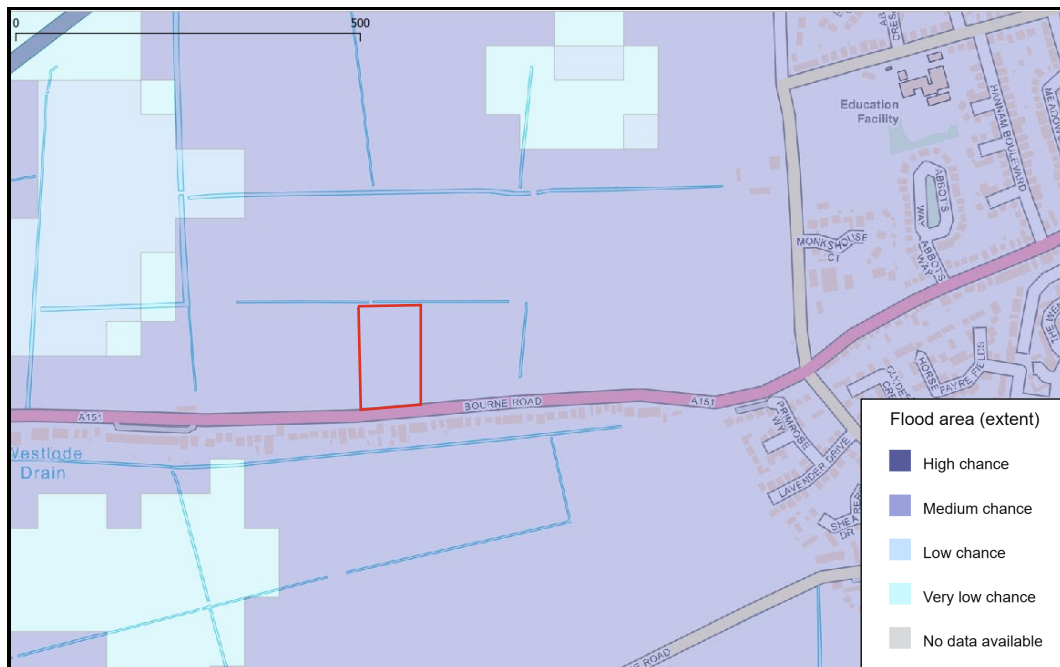
Flood Map for Planning with Climate Change (Source EA)

The Environment Agency does not have at present any published data for climate change for this area. The dataset only provides an estimate of where flooding could occur in the future and when this dataset is available it will be for reference only and not to be used on a standalone basis to inform planning decisions on individual planning application. The site remains in Flood Zone 3a.

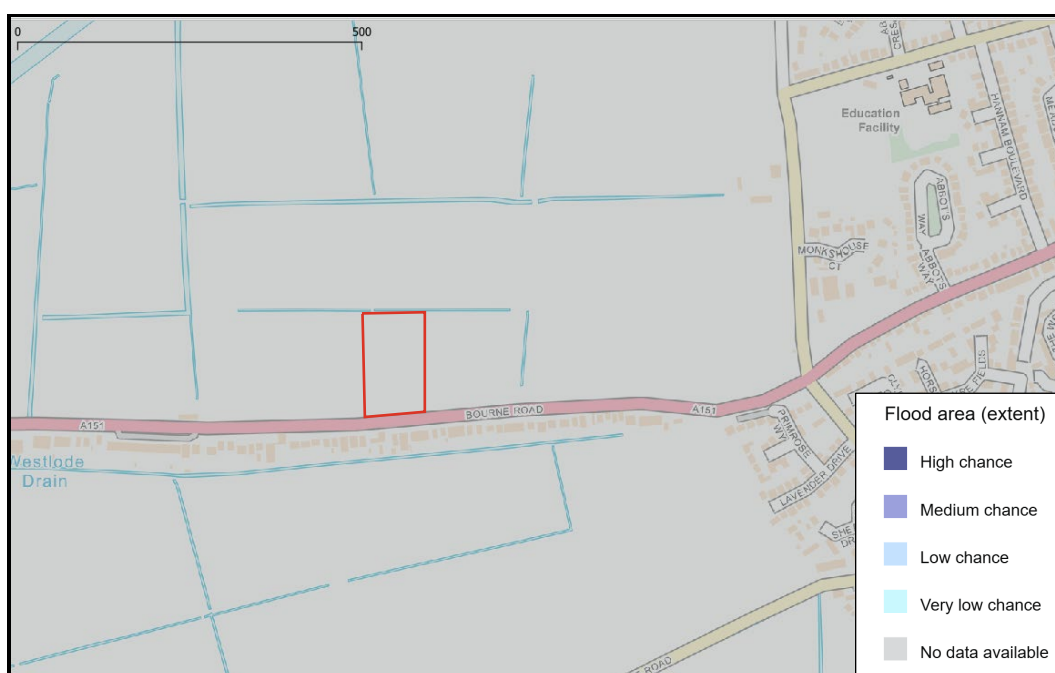
Risk of Flooding from Rivers & Sea

The Risk of flooding from Rivers and Sea map was updated in January 2025 and for the present day shows that the site for the replacement buildings, to be at a Medium chance of flooding. This takes into account the effect of any flood defences that may be in this area. Flood defences reduce, but do not completely stop the chance of flooding as they can be overtopped or fail.





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



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

Schemes in the Area

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

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.

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

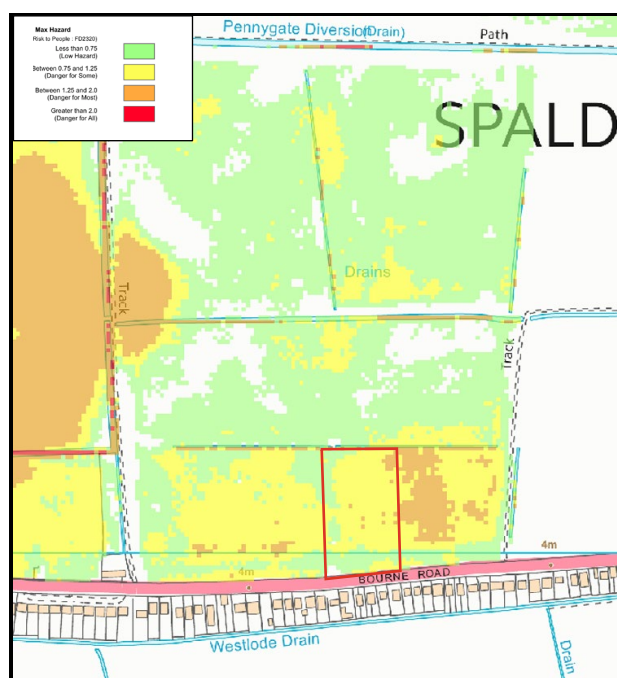
Where V = Flood flow velocity (m/sec) D = Flood depth (m)

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

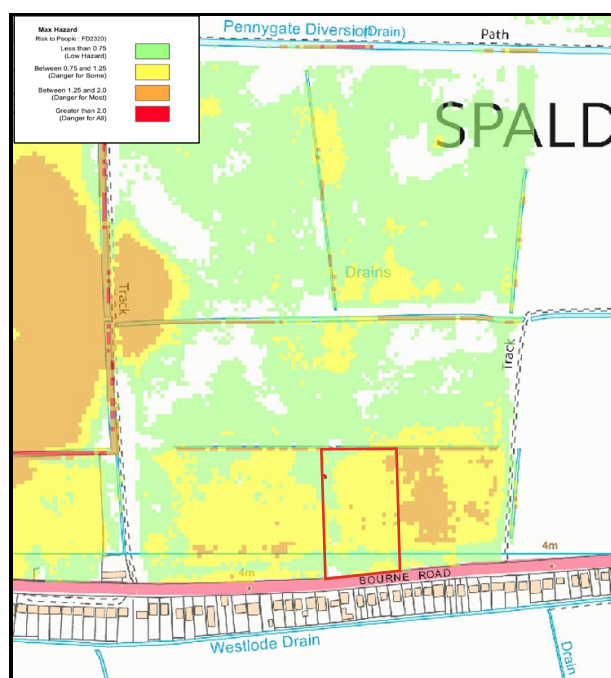
For the degree of Flood Hazard to be classified as low HR must be <0.75

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

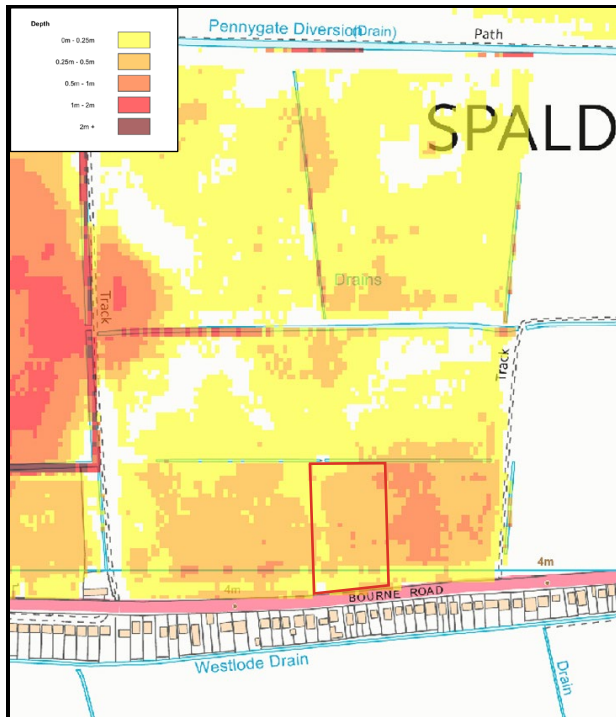
The 2017 Update to SHDC, SFRA provided Tidal & Fluvial Hazard Mapping, for Spalding, following a breach to the defences. Both for the present-day and with climate change the Residual Flood Hazard, Depth and Velocity - Spalding–1% fluvial and 0.5% Tidal Event Probability maps, show that the site where the proposed development is to be located is within an area of hazard rating of between 0.75 – 1.25 (Danger for some), depth 0.25 – 0.5m, velocity 0 – 0.3msec.



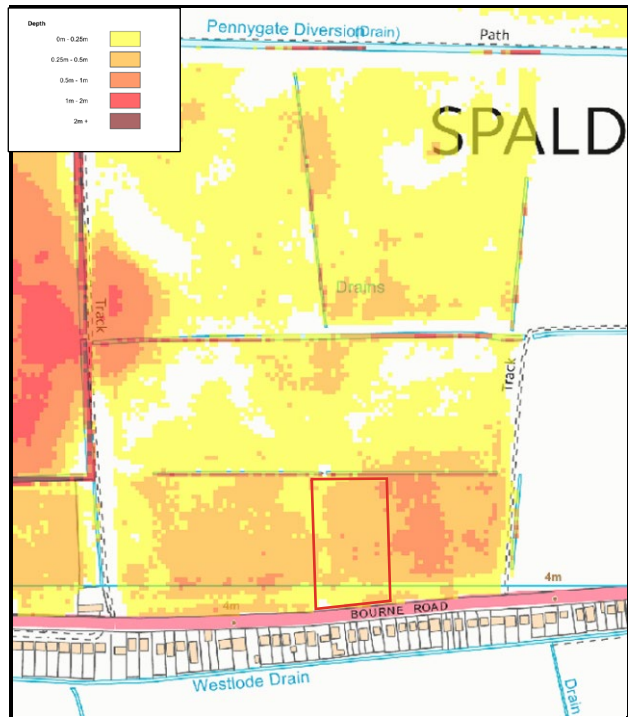
Flood Hazard, Spalding– 1% fluvial and 0.5% Tidal Event Probability Present Day



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



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



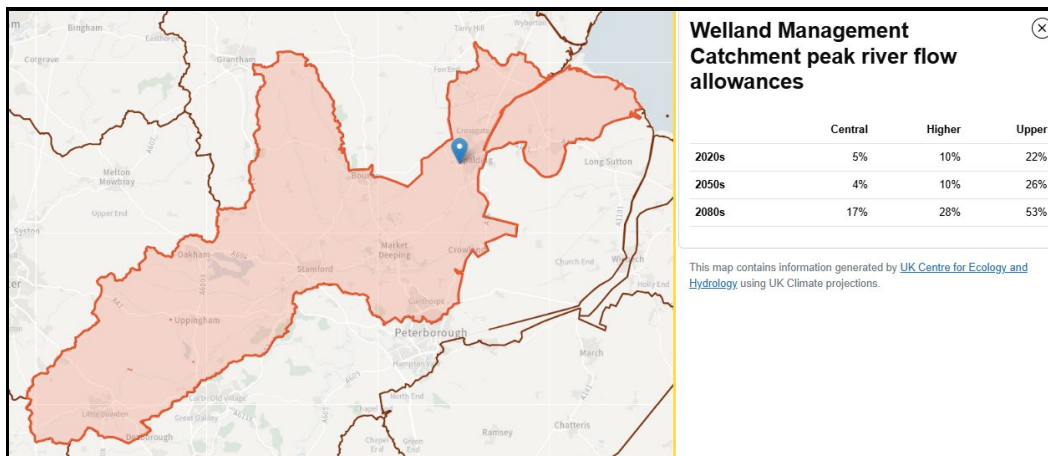
Flood Depth, Spalding – 1% fluvial and 0.5% Tidal Event Probability with Climate Change Map

Climate Change

The site lies within the Welland Catchment within the Anglian River Basin District. Peak River flows should be adjusted to reflect the latest climate change allowances. For sites within this catchment the Central Peak River allowance for the total potential change anticipated for '2080s'. (2070 to 2115) is 21% increase, where as the model has included for a 20% increase.

The updated climate change allowances for the site are as follows

- 17% (central)
- 28% (higher central),
- 53% (upper)



MITIGATION

The proposed development is classified as “Less Vulnerable” leisure 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 E4.

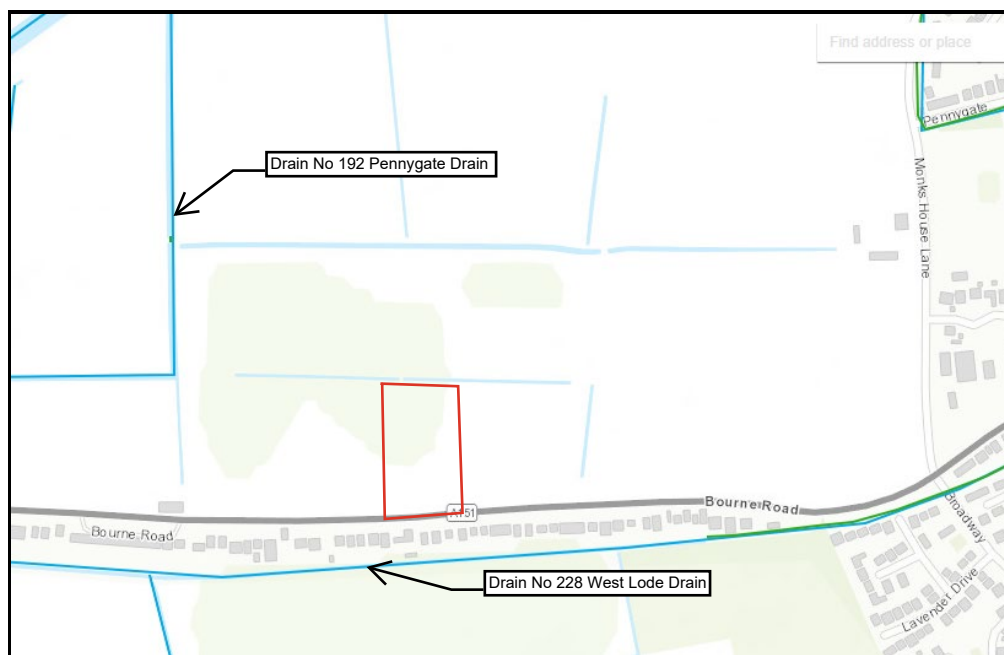
Cell E4 requires that single storey buildings should be built with FFL's above the predicted flood level (Refer to the 2115 1.0% fluvial or the 0.5% tidal Max Depth Map). If this is not practicable an area of safe refuge should be provided, or an appropriate flood warning and evacuation plan will need to demonstrate how will be managed.

With the climate change breach depth map showing that the depth on site is between 0.25 – 0.5m the FFL for the building will be raised a minimum of 0.5m above the existing ground level which complies with standing advice.

WELLAND & DEEPING INTERNAL DRAINAGE BOARD

Whilst the proposed development site is located within the Deeping Fen catchment area of Welland & Deepings Internal Drainage Board. The Board do not have any maintained watercourses close to the site, the nearest ones are Drain No 228 West Lode Drain, which is some 63m south of the site and Drain No 192 Pennygate Drain, some 500m west 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. 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. Groundwater flooding can be disregarded as a significant flood risk in this area.
- Flooding from sewers can occur from overloading from heavy rainfall caused by blockages or having inadequate capacity. There are public sewers close to the site which are well maintained by Anglian Water Ltd. Flooding from sewers can be disregarded as a significant flood risk in this area
- 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 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. All large reservoirs must

be inspected and supervised by reservoir panel engineers as detailed by the enforcement authority for the Reservoirs Act 1975 in England. The EA are responsible to ensure that reservoirs are inspected regularly, and essential safety work is carried out. As such, the risk of flooding from this source is relatively low.

Canals and or Artificial Water Bodies.

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

RESIDUAL RISKS

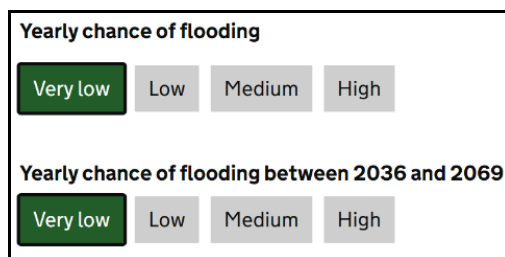
There is always a possibility of a flood more than that allowed for which might conceivably cause some flooding to the property. However, such an event would have a very low probability and the risk of flooding to the property would be extremely small. It is therefore considered that the residual risks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

HISTORIC FLOODING

The site is not shown on the historic flood map to have been affected by previous flood events.

SURFACE WATER FLOODING

On 28th May 2026 the Environment Agency added surface water climate change extents and banded depth layers to the Flood Map for Planning. the climate change scenario map shows, that the site is at a very Low risk from surface water flooding for both the present day and with climate change.



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

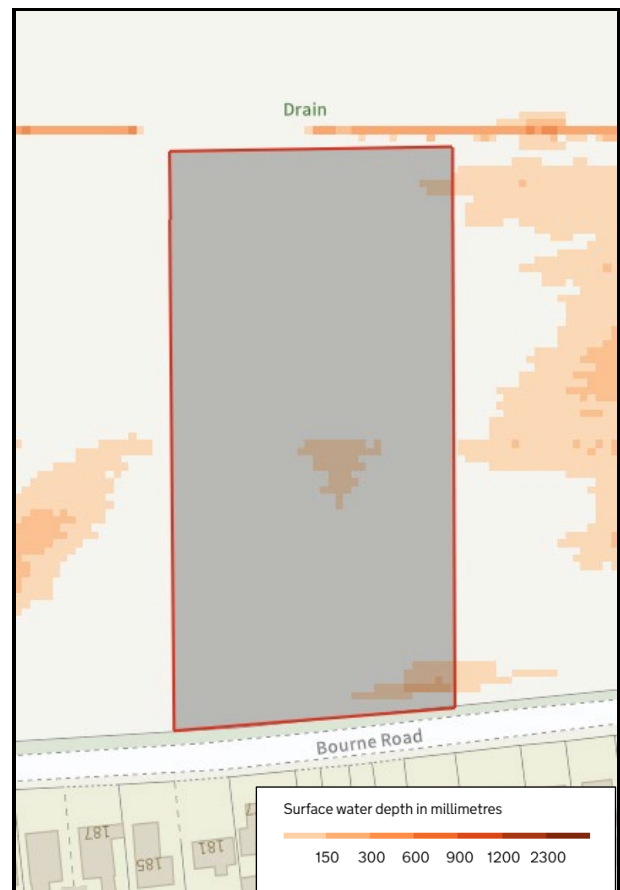
- **High:** greater than 1 in 30 (3.3%).
- **Medium:** between 1 in 100 (1%) and 1 in 30 (3.3%).
- **Low:** between 1 in 1000 (0.1%) and 1 in 100 (1%).
- **Very Low:** less than 1 in 1000 (0.1%)

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.

Surface water information tells you the flood risk of the land around a building and cannot tell you if individual buildings are at risk. 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.



**Risk of flooding From Surface Water Map
1 in 100year Present Day (Source EA).**



**Risk of flooding From Surface Water Map
1 in 100year 2061 - 2125 (Source EA).**

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 flood plain as shown on the Environment Agency's Flood Map without defences in place.

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

- Flood Zone 1 is land outside the 0.1% floodplain (with a chance of flooding of less than 0.1% chance in any given year)
- 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 3 Annex 5 NPPF, both the existing and the proposed use is classified as, “More Vulnerable” with Table 3 Annex 5 NPPF stating that such uses are appropriate in this zone.

Table 3 Annex 5 NPPF: Flood Risk Vulnerability and Flood Zone ‘Incompatibility’

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 & Exception Test

NPPF Paragraph F5:1 The aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Where the test applies, development proposals should not be located in areas at risk of flooding where alternative sites, appropriate for the development, are reasonably available in areas with a lower risk of flooding. The area to which the test is applied should not be greater than the anticipated catchment of the development in terms of its likely occupiers or users.

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

A sequential test has been prepared by the Robert Doughty Consultancy for the site and for the purpose of this FRA it is deemed to have passed.

With the proposal being for a Less Vulnerable use, the Exception Test is not required, as shown in Table 3 Annex 5 NPPF.

CLIMATE CHANGE

Global warming is now recognised that it is likely to affect the frequency and severity of extreme events for both tidal and fluvial flooding. The Climate change allowances in the NPPF Guidance were updated, for sea level rise on the 17 December 2019, the peak river flows on the 20th of July 2021 and peak rainfall allowances 10th of May 2022. For flood risk assessments use the Management Catchment Climate Changes for the peak river flow map. Management catchments are sub-catchments of River Basin Districts.

The site is located within the 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 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%	53%
	Higher Central	10%	10%	28%
	Central	5%	4%	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

DRAINAGE STATEMENT

Surface Water Drainage

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

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

Foul Water Drainage

Government guidance contained within the National Planning Practice Guidance (Water supply, wastewater and water quality – considerations for planning applications, paragraph 20) sets out a hierarchy of drainage options that must be considered and discounted in the following order:

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

A foul water & surface water drainage strategy has been prepared Jackson Consulting Engineers and should be read in conjunction with this FRA.

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

FLOOD RESILIENCE CONSTRUCTION

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

- **Flood-resistance or proofing works-** these try to reduce the amount of water entering a building.
- **Flood-resilient works:** - these reduce the amount of damage caused by water entering the building.

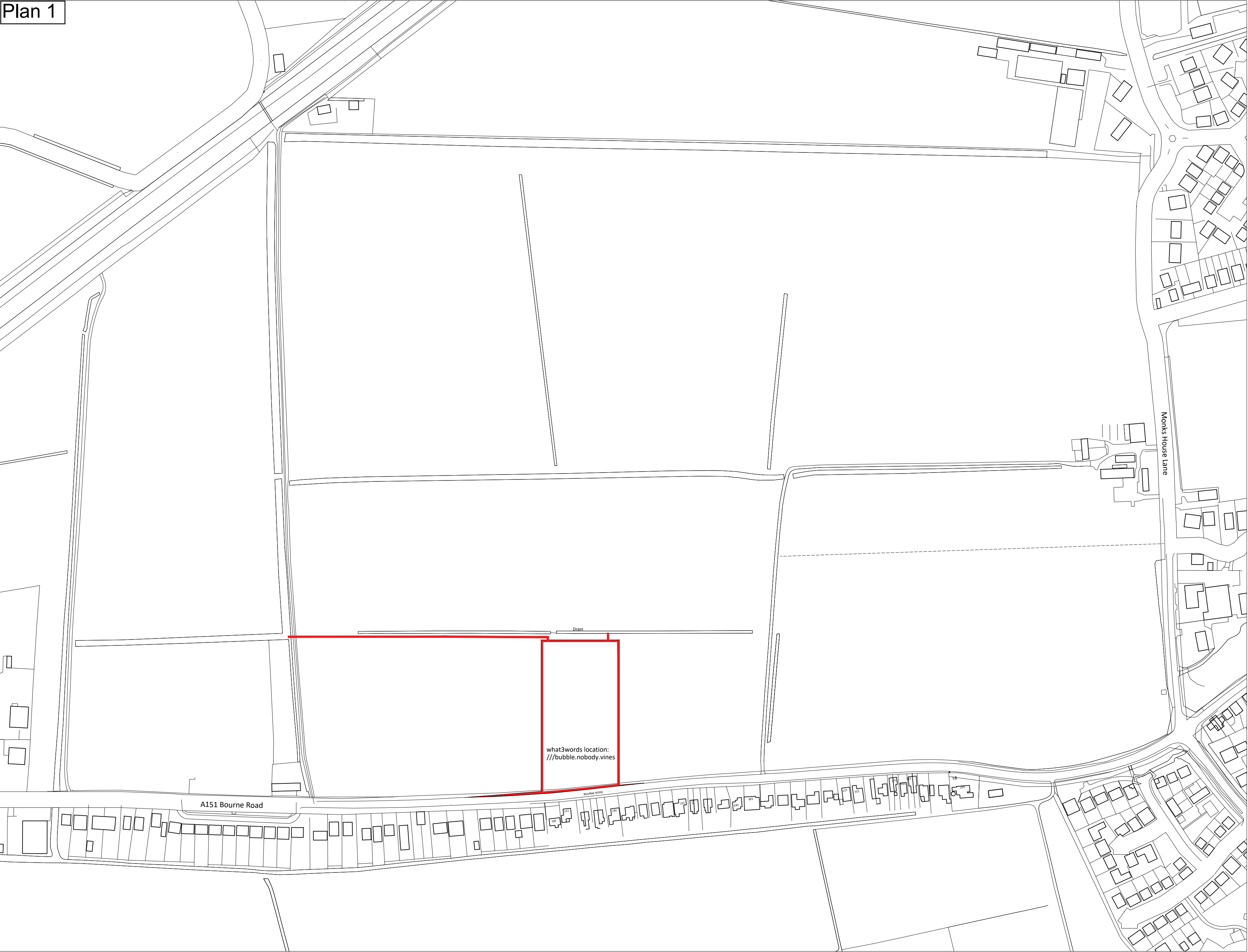
The proposed development will have the following resilient measures incorporated in the construction, in accordance with “Improving the flood performance of new buildings” CLG (2007).

- The ground floor level for the building will be raised a minimum of 500mm above the existing ground level. The outside courts will remain at existing ground level.
- Avoid the use of mineral fibre insulation to the ground floor and use a rigid closed cell material as these retain integrity and have low moisture take-up.
- Where possible, all service entries should be sealed (e.g., with expanding foam or similar closed cell material). Closed cell insulation should be used for pipes which are below the predicted flood level.
- The ground floor for the building to be constructed with a solid concrete floor with no voids beneath and no low-level wall vents.
- Water, electricity, and gas meters: should be located above the predicted flood level. Electrical services: electrical sockets, heating systems: boiler units and ancillary devices should be installed at least 500mm above the ground floor level to minimise damage to electrical services Electric ring mains should be installed at high level with drops to ground floor sockets and switches.

- 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 does have the protection of flood defences which are well maintained by the Environment Agency.
- The long-term flood risk maps for the site show that it is at a medium risk of flooding from rivers and sea and at very low risk from surface water flooding, no risk from ground water and not affected by a reservoir failure.
- 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 ground floor level for the building will be raised a minimum of 500mm above the existing ground level which complies with Cell E4 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.



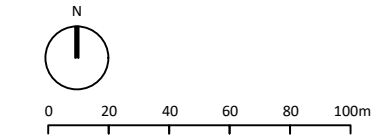
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-	-	-	-
Rev	By	Description	Date
Current revision checked by: -			

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Client
Racquet Space

Project
Proposed Padel Centre
Land off Bourne Road, Spalding

Drawing		
Location Plan		
Scale @ A2 1:2500		Date 25/08/26
Drawn By WW		Checked By -
Job Number 1648-2	Status SK	Purpose of Issue Discussion

Drawing No. 1648-2_SK_LP01	Rev -
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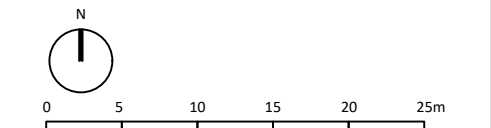
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B	WW	Red line revised	25.08.26
A	WW	Revised following client meeting	24.08.26
Rev	By	Description	Date

Current revision checked by: -

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Client
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Project
Proposed Padel Centre
Land off Bourne Road, Spalding

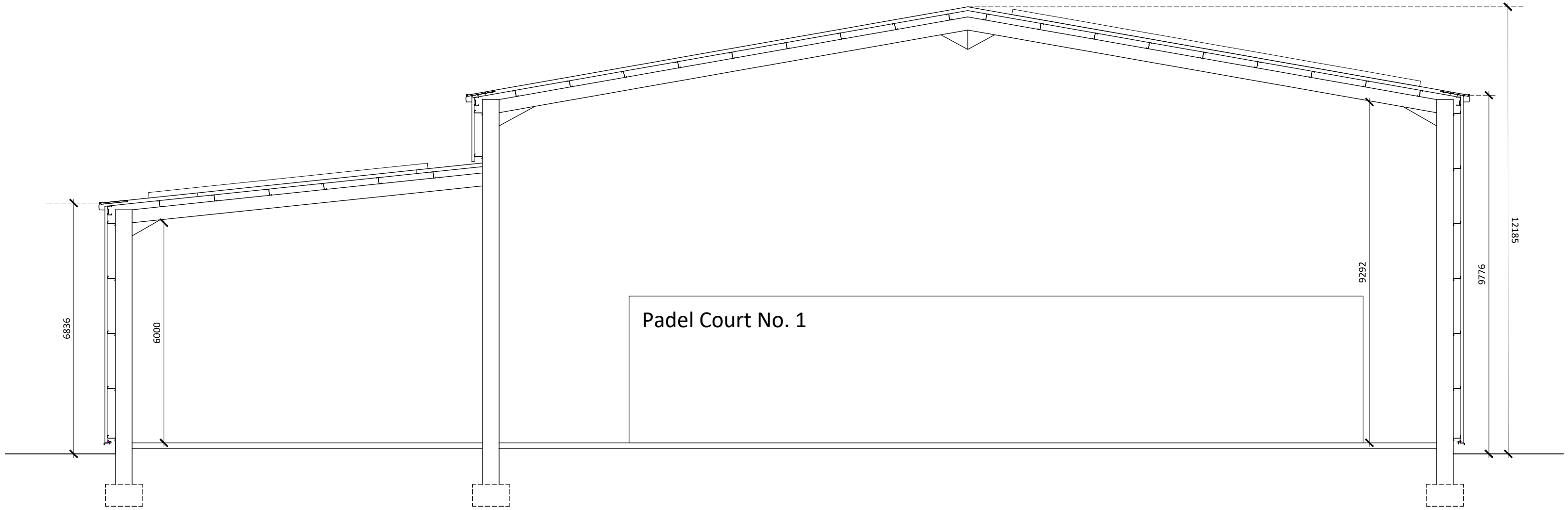
Drawing
Proposed site plan

Scale @ A2 1:500	Date 21/08/26
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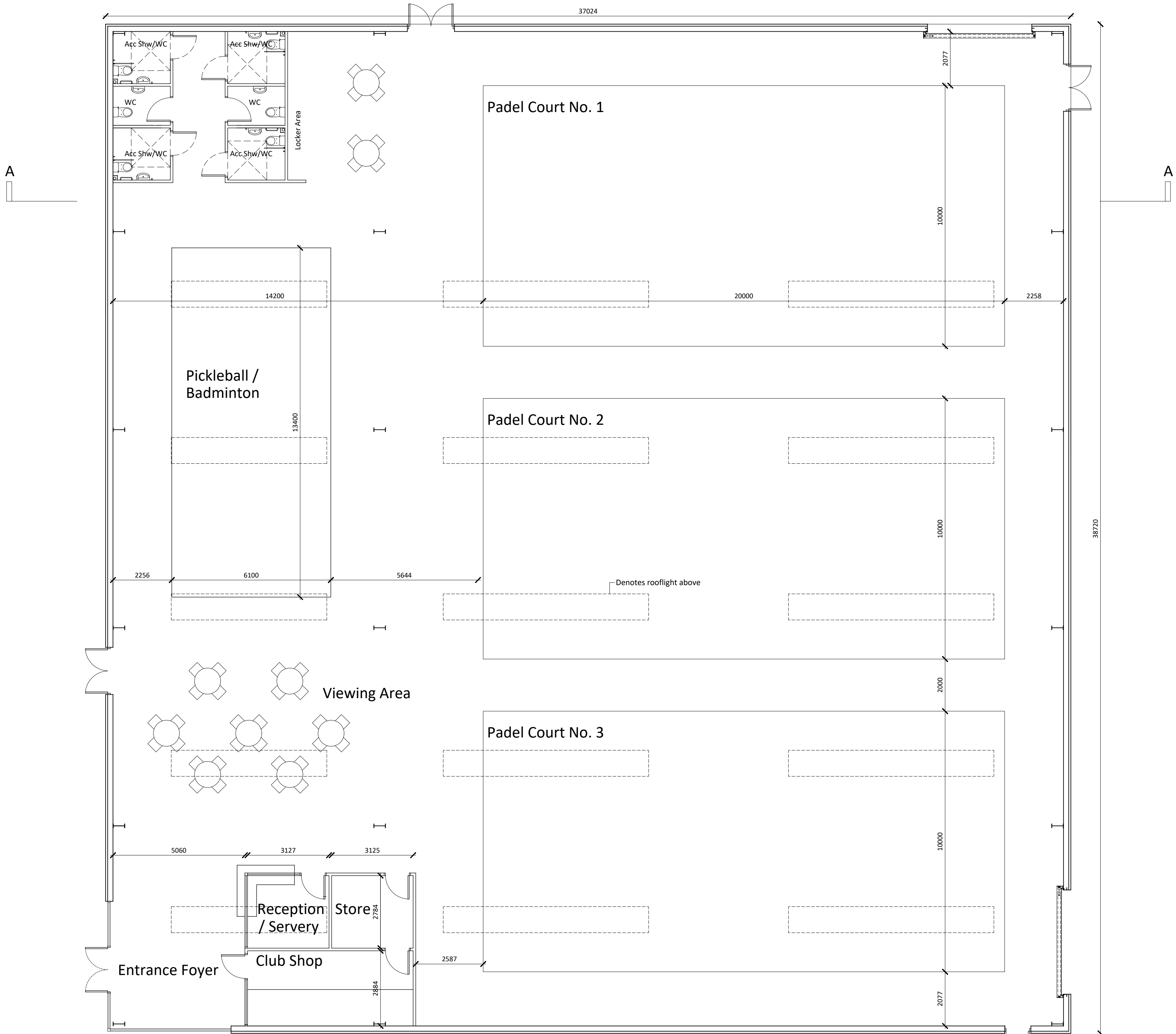
Drawn By WW	Checked By -
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Job Number 1648-2	Status SK	Purpose of Issue Discussion
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Drawing No. 1648-2_SK_SP03	Rev B
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Proposed Section A-A



Proposed Ground Floor Plan

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B	WW	Minor revisions following client comments	25.08.26
A	PSS	Layout updated following client comments	20.08.26
Rev	By	Description	Date

Current revision checked by: -

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Client
Racquet Space

Project
Proposed Padel and Pickleball Centre
Land off Bourne Road, Spalding

Drawing
Proposed Floor Plan and Sections

Scale @ A1
1: 100

Date
06/08/26

Drawn By
PSS

Checked By
-

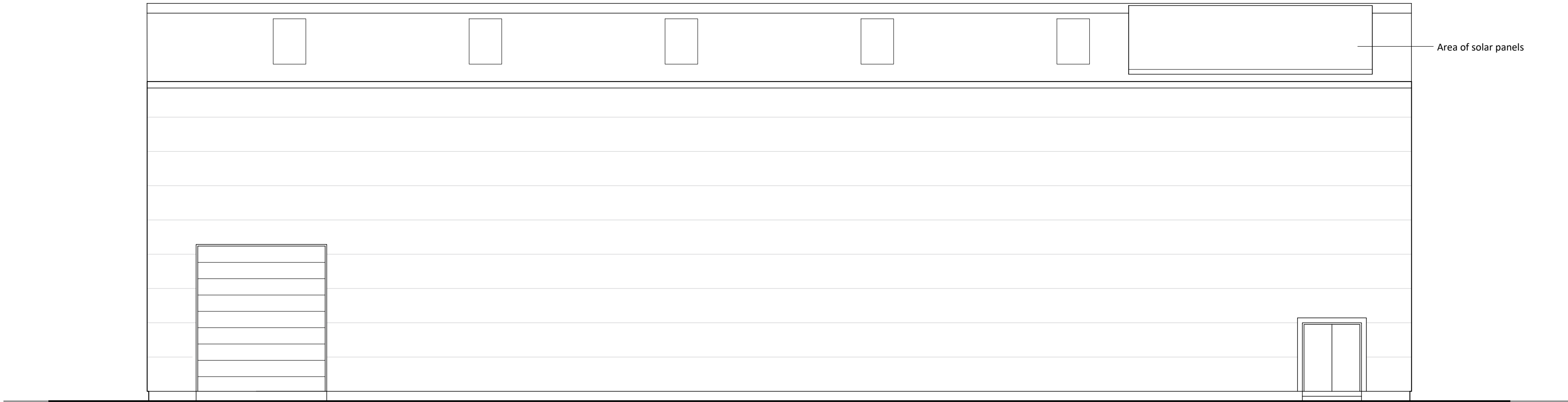
Job Number
1648-2

Status
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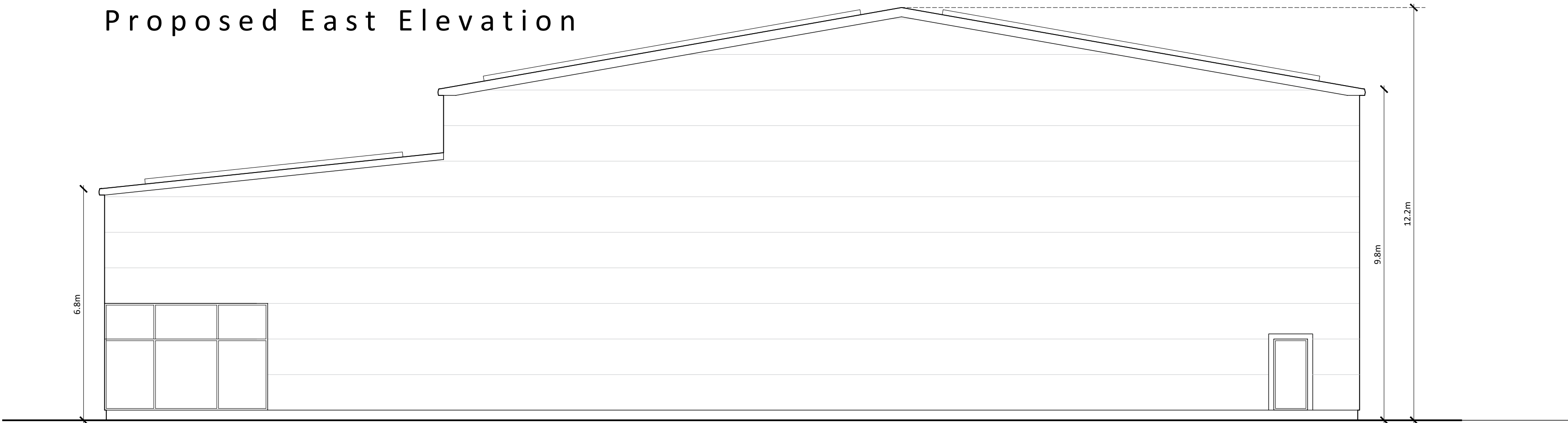
Purpose of Issue
Client discussion

Drawing No.
1648-2_SK_PL01

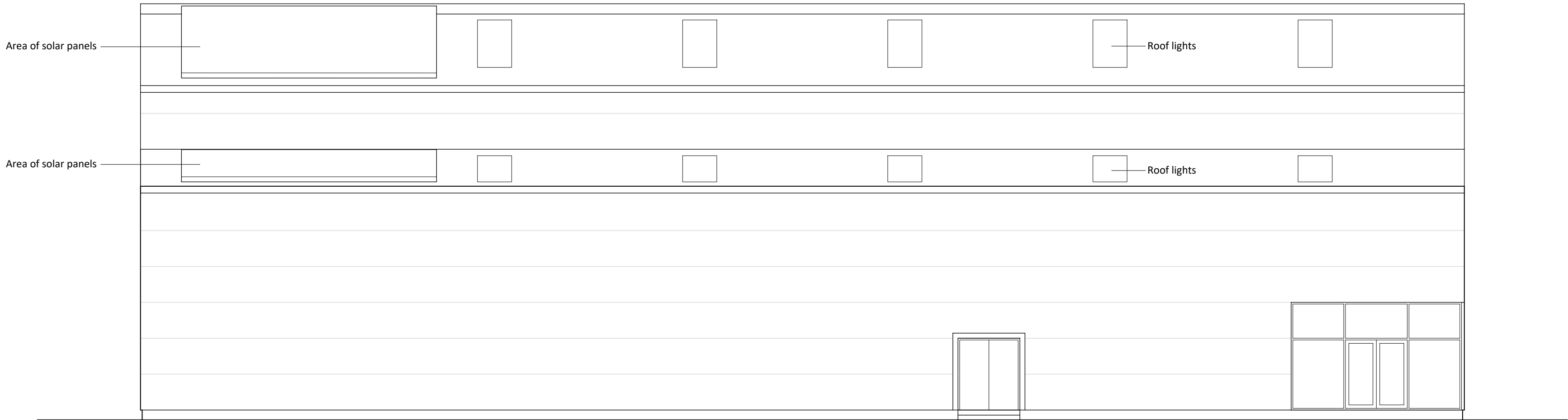
Rev
B



Proposed East Elevation



Proposed South Elevation



Proposed West Elevation



Proposed North Elevation



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B	WW	Minor revisions following client comments	25.08.26
A	PSS	Layout updated following client comments	20.08.26
Rev	By	Description	Date
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Client

Racquet Space

Project

Proposed Padel and Pickleball Centre
Land off Bourne Road, Spalding

Drawing

Proposed Elevations

Scale @ A1

1: 100

Date

06/08/26

Drawn By

PSS

Checked By

-

Job Number

1648-2

Status

SK

Purpose of Issue

Client discussion

Drawing No.

1648-2_SK_EL01

Rev

B

