# FLOOD RISK ASSESSMENT

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

RMA

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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 | Shown on Flooding from Surface Water 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 alongside southern 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 December 2024, (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 ///bubble.nobody.vine). The site area is approximately 1.4Ha. **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 than1.0 Hectare.

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

Zone 1 – Low Probability (<0.1%)

Zone 2 – Medium Probability (0.1 – 1.0%)

Zone 3 – High Probability (>1.0%)

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

**Table 1: Flood Zones Definition**

| **Flood Zone 3- High Probability** |
|---|
| **Definition**<br>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.<br><br>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.<br><br>**Flood Risk Assessments requirements**<br>All proposals in this zone should be accompanied by a Flood Risk Assessment.<br><br>**Policy aims.**<br>Developers and local authorities should seek opportunities to:<br>• 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.<br>• relocate existing development to land with a lower probability of flooding.<br>• create space for flooding to occur by allocating and safeguarding open space for flood storage. |

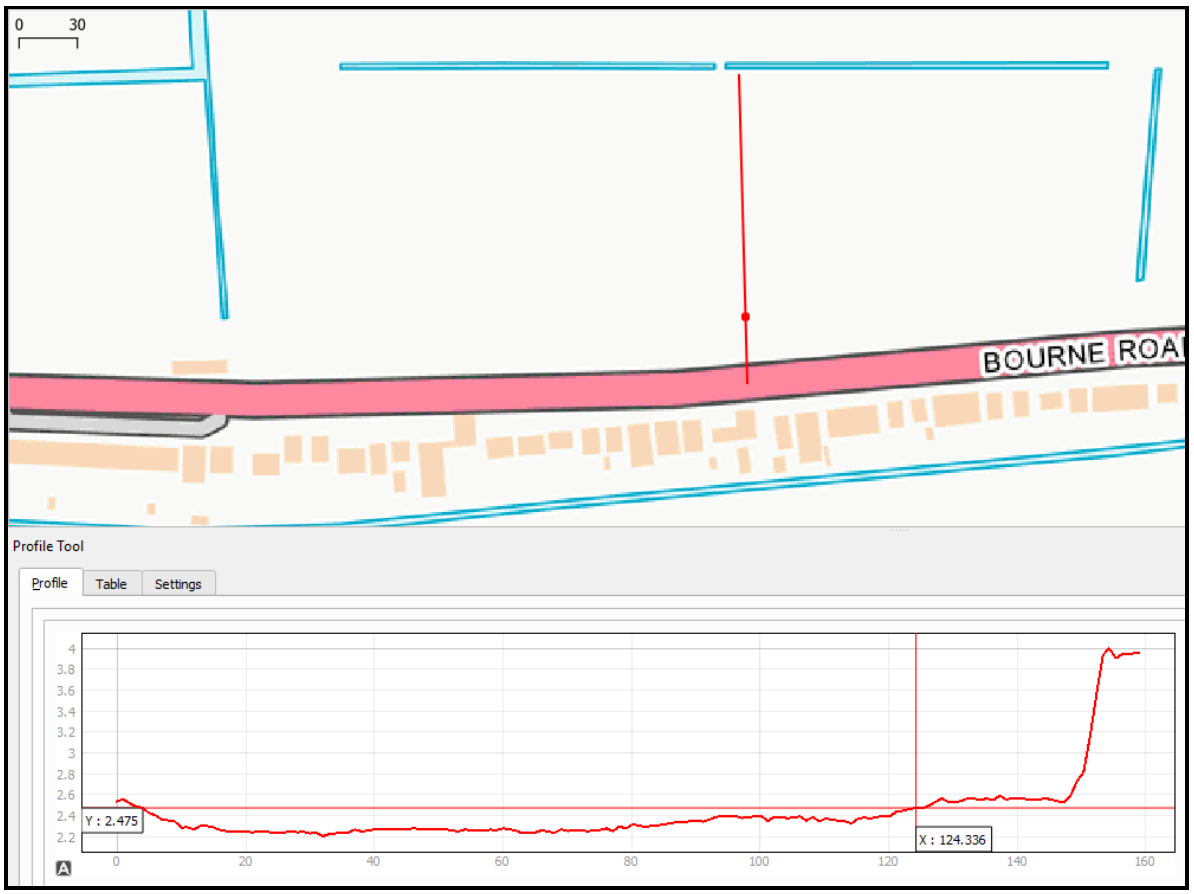
Applying the Flood Risk Vulnerability Classification in Table 2 of NPPG, the proposed leisure use for the site is classified as "Less Vulnerable," Table 1 of NPPG states that such uses are permitted in this zone.

**Table 2: Flood Risk Vulnerability Classification**

| Less Vulnerable |
|---|
| • Police ambulance and fire stations that are not required to be operational during flooding.<br>• 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.<br>• Land and buildings used for agricultural and forestry.<br>• Waste treatment (except land fill and hazardous waste facilities).<br>• Minerals working and processing (except for sand and gravel working).<br>• Water treatment works that do not need to remain operational during times of flood.<br>• Sewage treatment works (if adequate measures to control pollution and manage sewage during flood events are in place). |

## Site Levels

Lidar 1m DTM Data to OS Datum reveals that the site for the proposed building is generally regular in gradient with some local undulations with a crossfall south to north (circa 2.47mODN to 2.27mODN) with Bourne Road much higher at 3.92mODN. **Plan 5**




Lidar Section A - B

# DRAINAGE AUTHORITIES

## Environment Agency

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

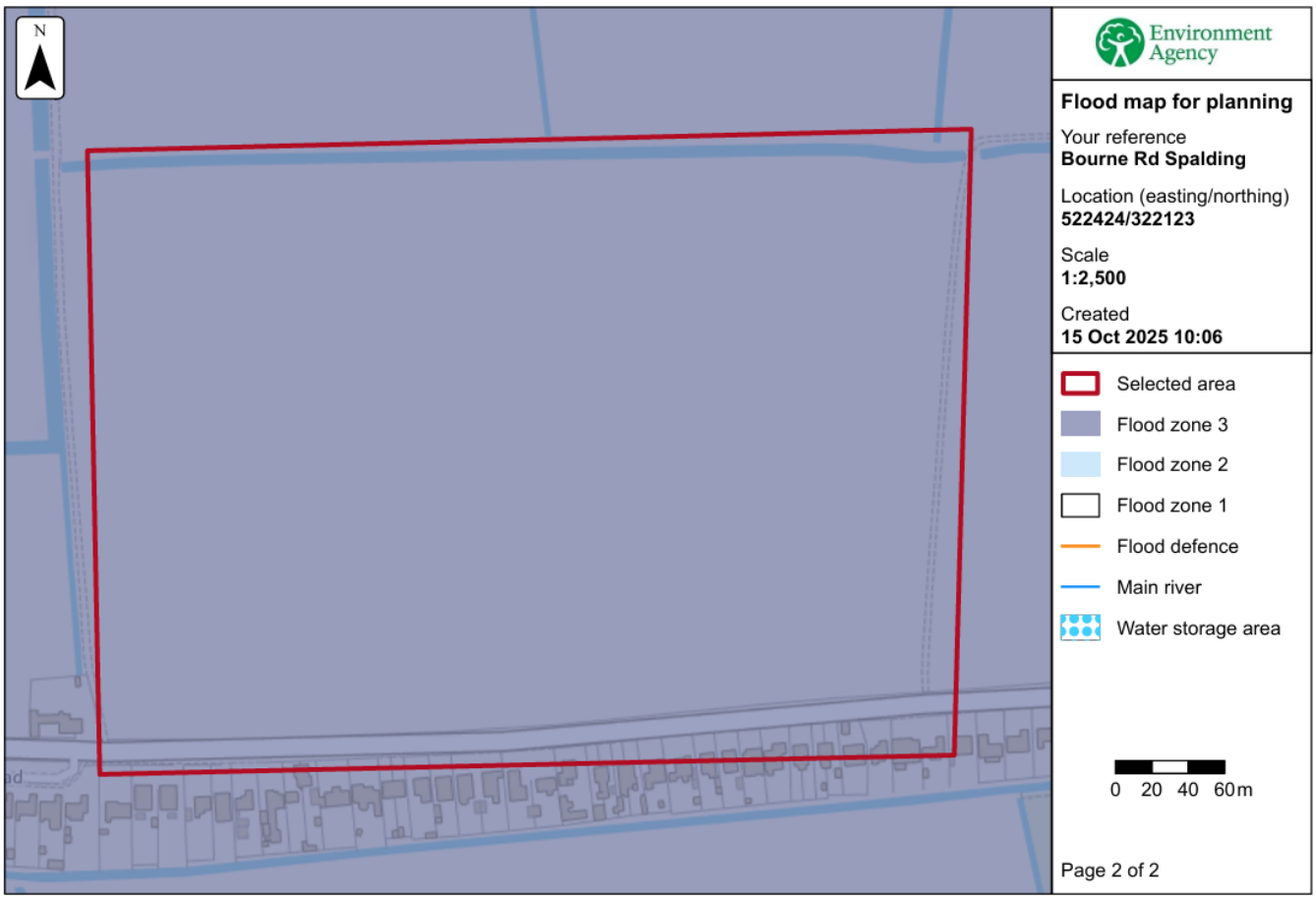
The following potential sources of flooding affecting the development site are.

- 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. 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

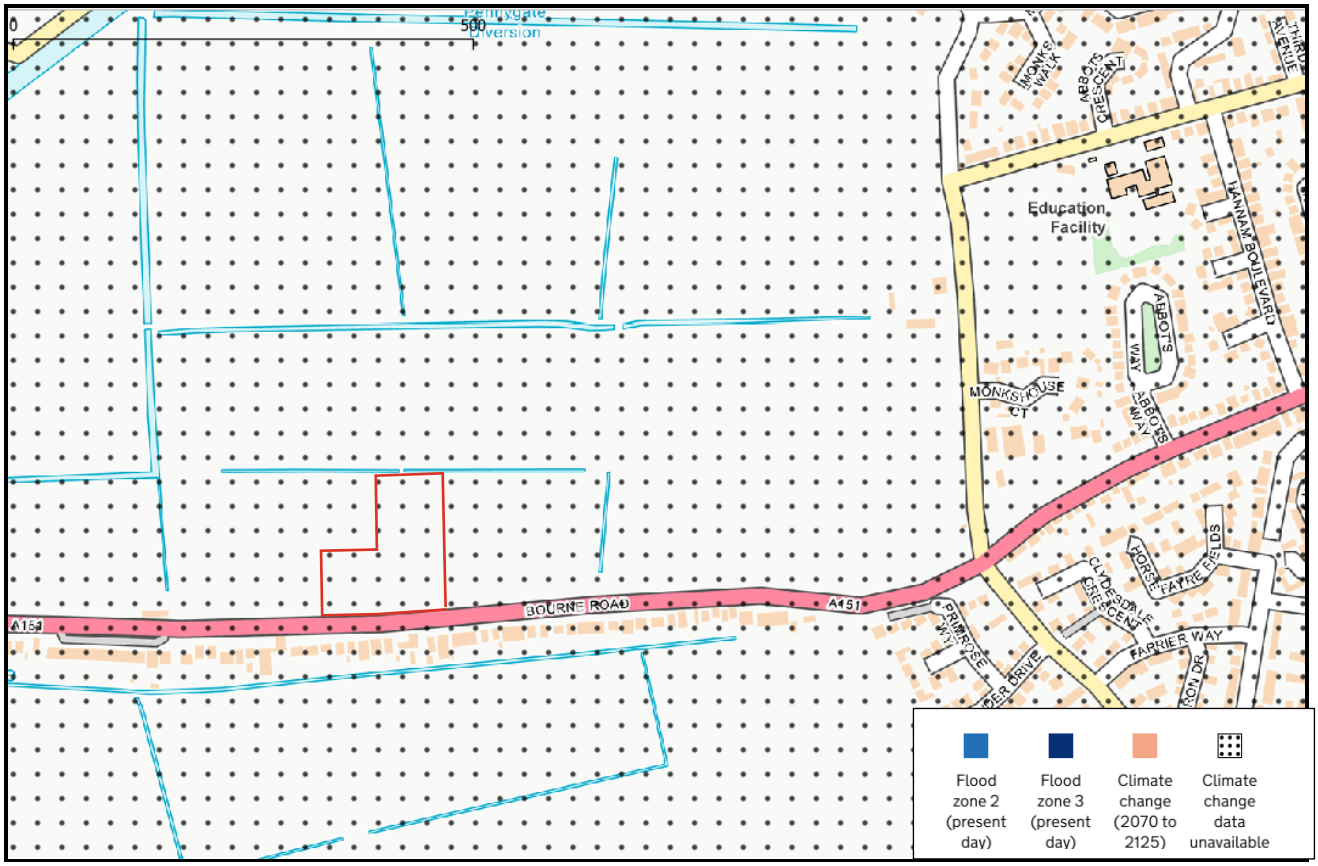
These maps were updated on the 25th March 2025 and show that the site is considered at **no** risk from tidal/fluvial flooding as it is all located within an area zoned as Flood Zone 3.The maps indicate that the area would be flooded, without flood defences, which are in place, (with an annual probability 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).




**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.

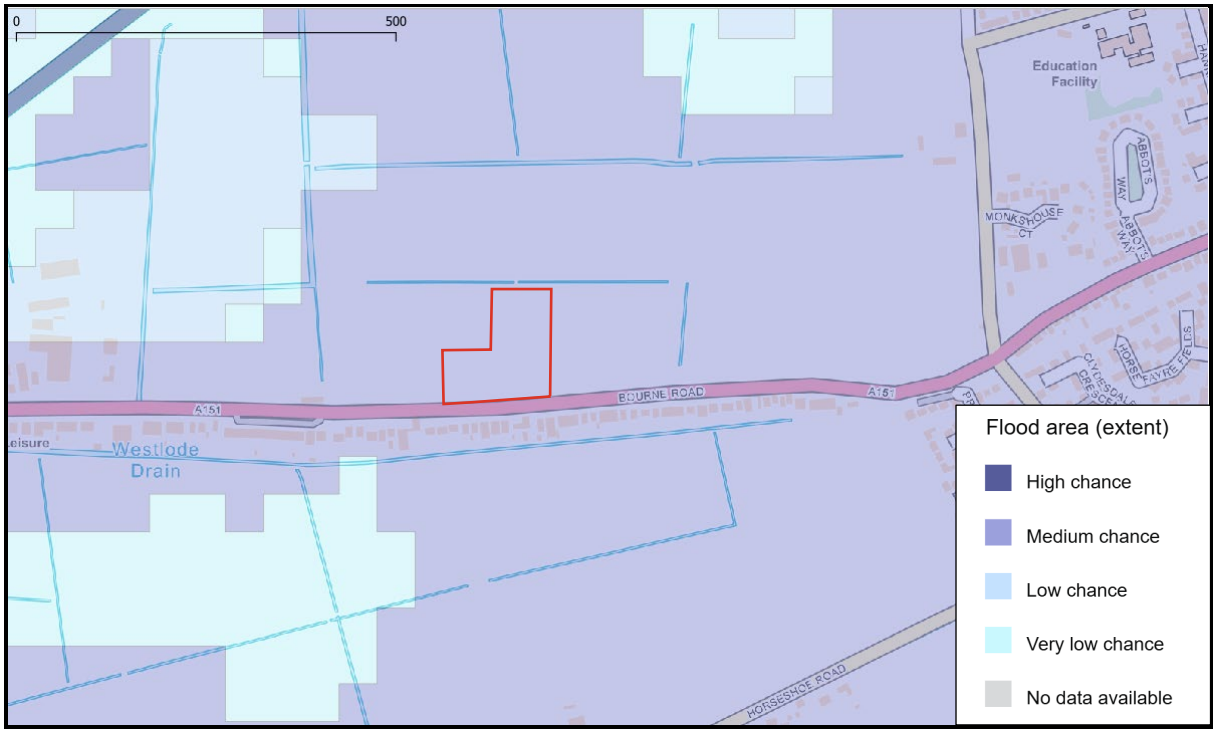
In this location, all or part of the site is included in an area where flood zones plus climate change data is not currently available while the Environment Agency makes important improvements to their data.




**Flood Map for Planning with Climate Change (Source EA)**

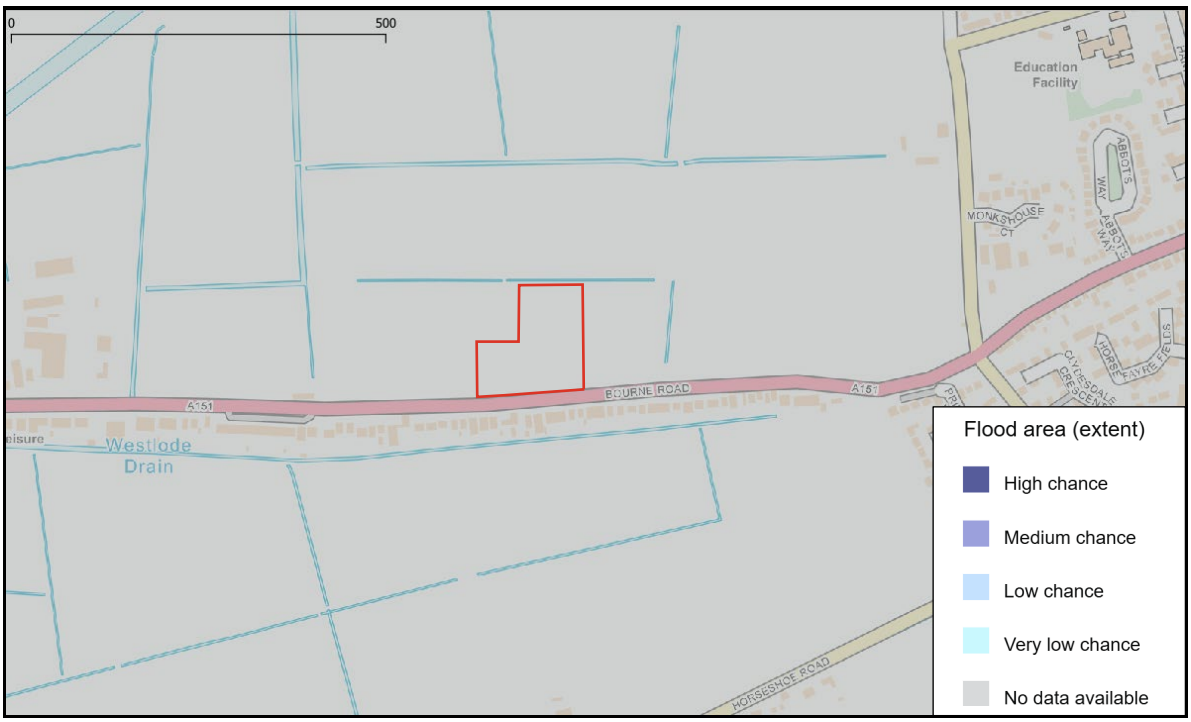
## Risk of Flooding from Rivers & Sea

The Risk of flooding from Rivers and Sea maps were updated in January 2025 and for the present day these show that the site for the development, 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 and Sea Map Present Day (Source EA)**

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




**Risk of Flooding from Rivers and 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**

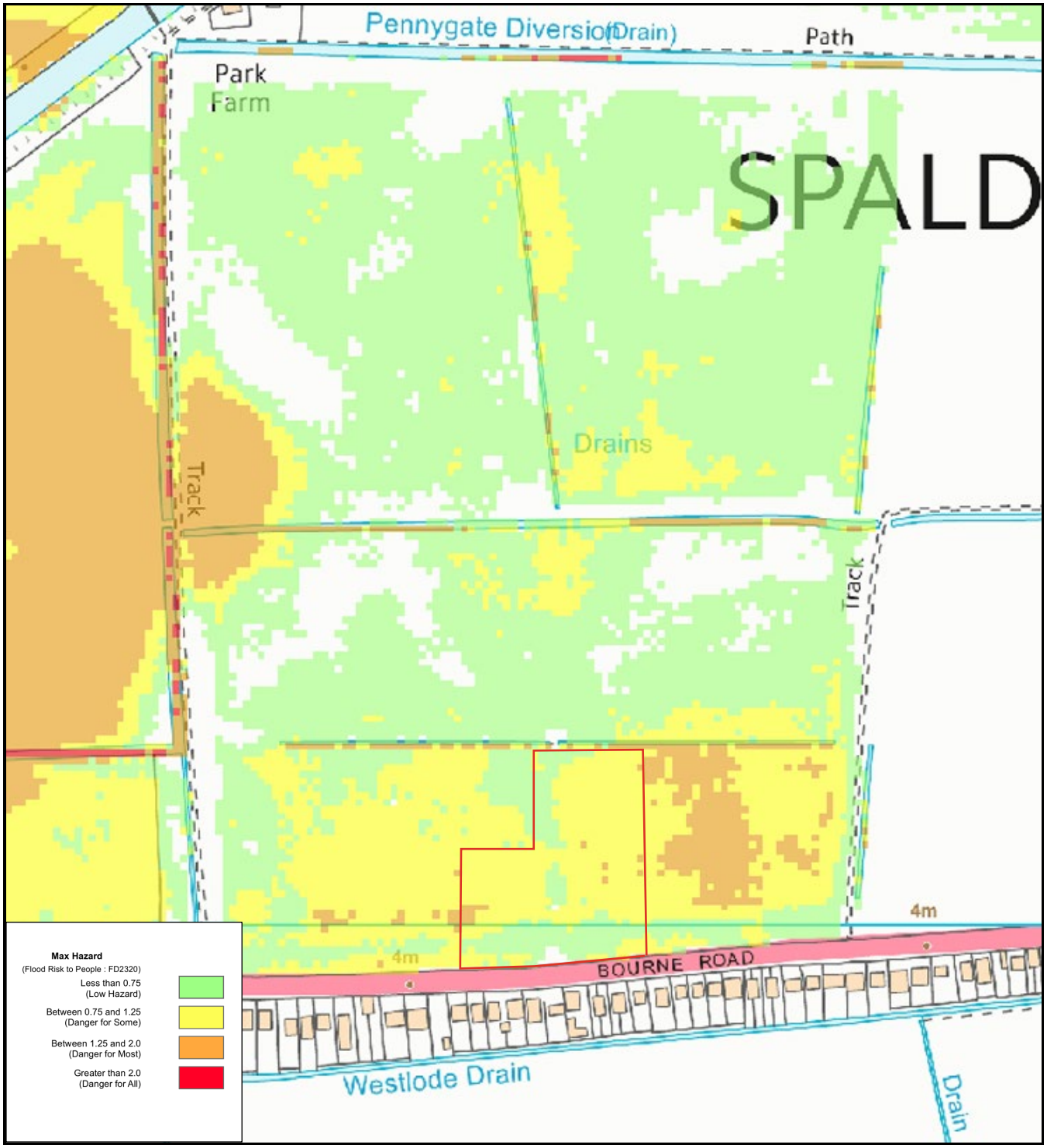
Where V = Flood flow velocity (m/sec) D = Flood depth (m)

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.

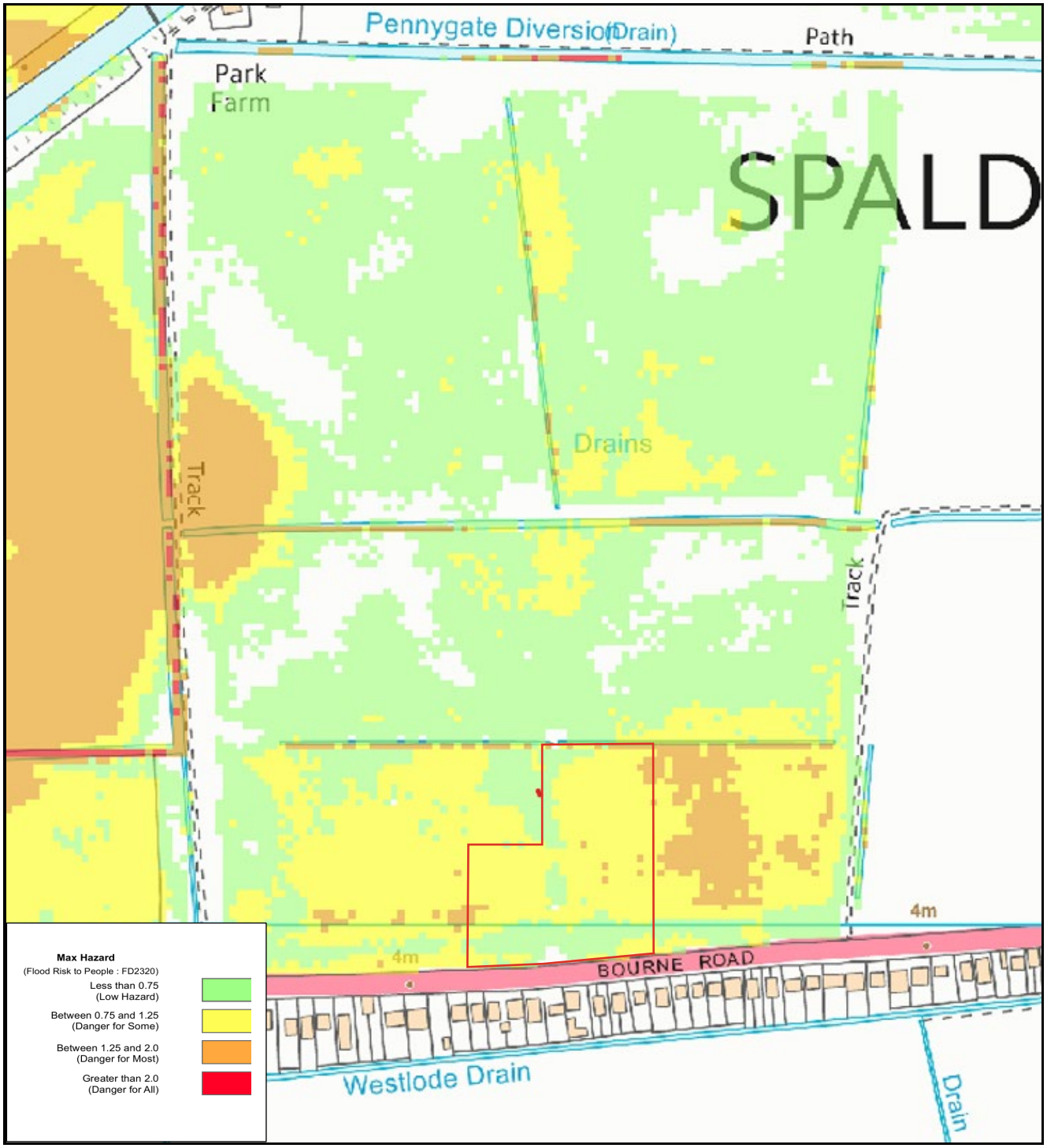
For the degree of Flood Hazard to be classified as low HR must be <0.75

| 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. |

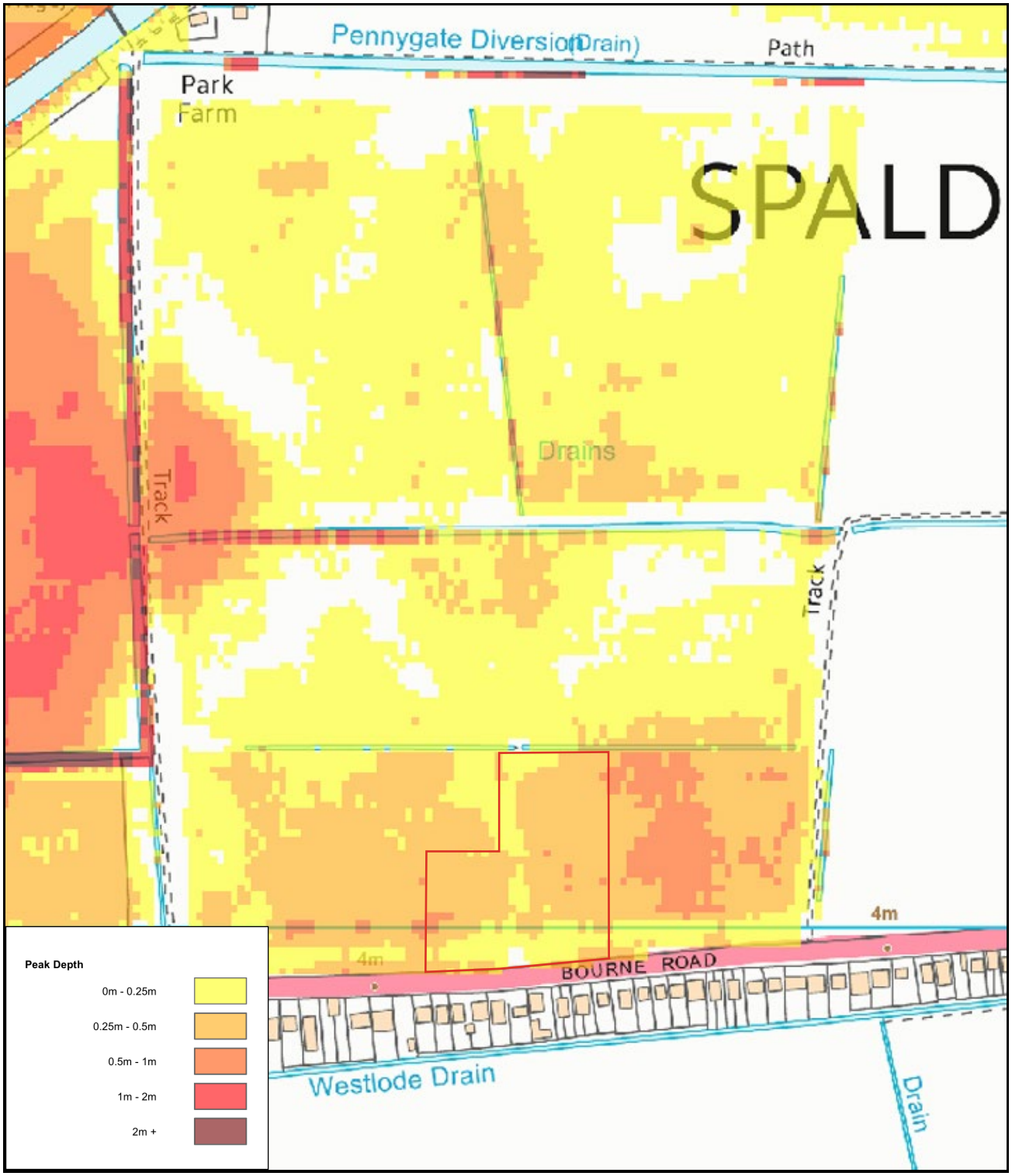
The 2017 Update to SHDC, SFRA provided Tidal & Fluvial Hazard Mapping, for the district, following a breach to the defences. The present-day for the Residual Flood Hazard, Depth and Velocity - Spalding–1% fluvial and 0.5% Tidal Event Probability maps show that the site where the proposed development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



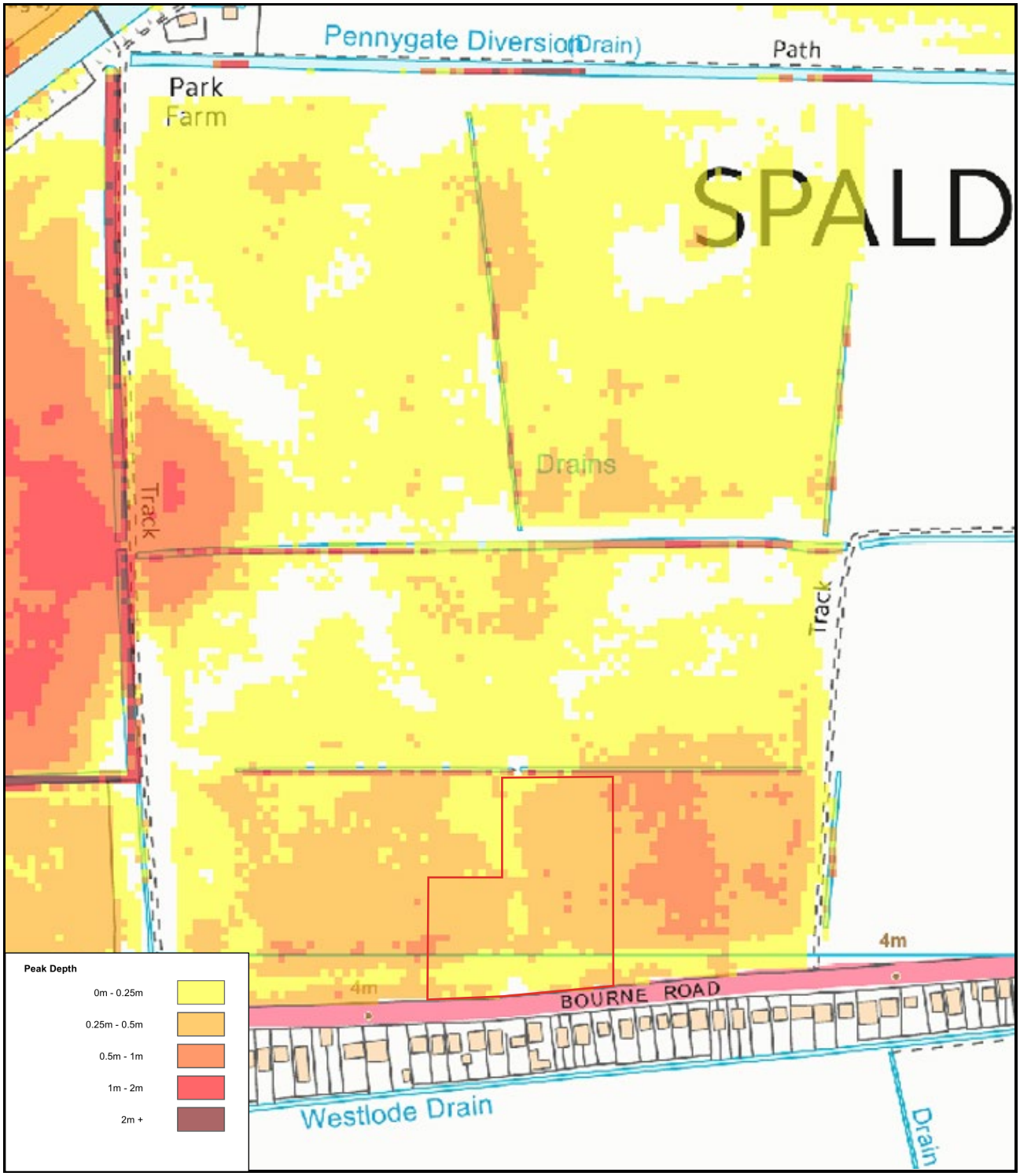

**Flood Hazard, Spalding – 1% fluvial and 0.5%Tidal Event Probability Map Present Day Map**




**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**

## Finished Floor Levels

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 Breach depth map showing that the depth on site is between 0.25 – 0.5m the FFL will be 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 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. The ground floor level for the building 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.

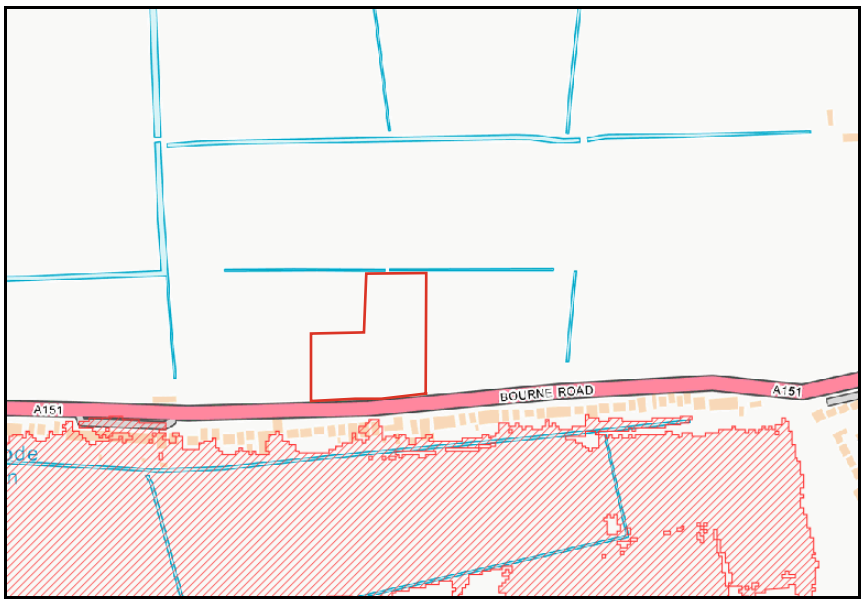
- Non-natural or artificial sources of flooding such as reservoirs, lakes, or canals where water is stored above natural ground level could cause flooding if the structure fails or is over topped.

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 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 low 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:

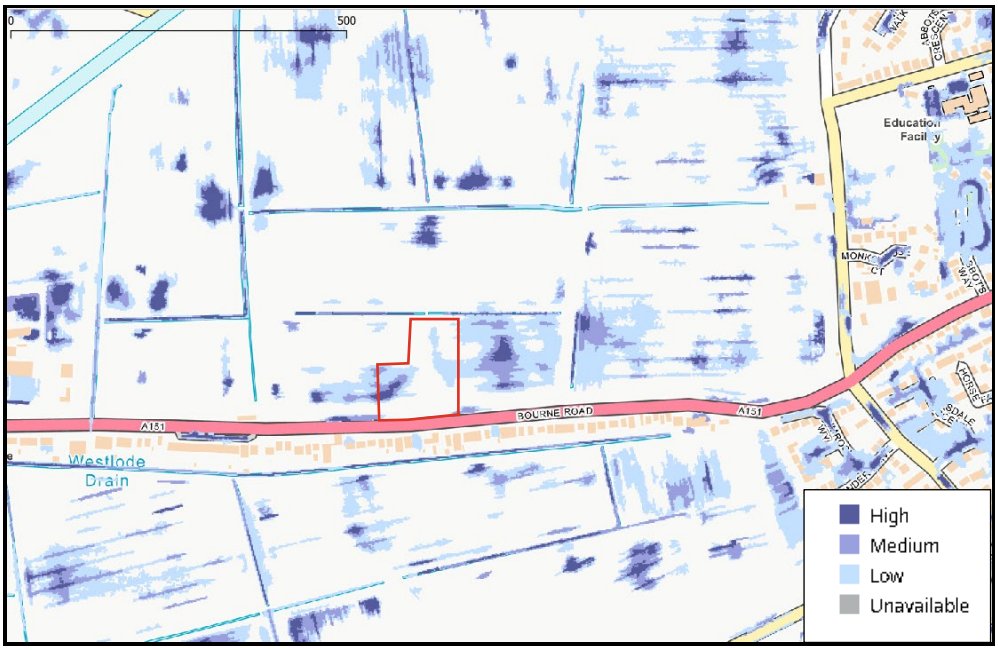
- **High:** greater than 1 in 30 (3.3%).
- **Medium:** between 1 in 100 (1%) and 1 in 30 (3.3%).
- **Low:** between 1 in 1000 (0.1%) and 1 in 100 (1%).
- **Very Low:** less than 1 in 1000 (0.1%)

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 Leasure use is classified as, "Less 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 | ✓ | × | × | × |

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.

A sequential test has been prepared by others 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.

## 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.

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

### Foul 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

Research has revealed that there are no public sewers within 30m of the site. Foul drainage system serving the development site will therefore be collected in underground pipes and discharge into a package treatment plant, these will be maintained by the site operator. **Plan 6**

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 development will be raised a minimum of 500mm above the 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 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 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. A safe area is provided at high level in the viewing area

- 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.

# Plan 1




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N

0 10 20 30 40 50m

| Rev | By | Description | Date |
|---|---|---|---|
| - | - | - | - |

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**Client**
Racquet Space

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

**Drawing**
Location Plan

| Scale @ A3 | Date |
|---|---|
| 1: 1250 | 08/10/25 |

| Drawn By | Checked By |
|---|---|
| WW | - |

| Job Number | Status | Purpose of Issue |
|---|---|---|
| 1648-1 | FP | Planning |

| Drawing No. | Rev |
|---|---|
| 1648-1_FP_LP01 | - |

Plan 2

Post development BNG figures

| Designation | Areas (m2) |
|---|---|
| | |
| Red line | 14,128 |
| | |
| Building | 3,310 |
| Developed land sealed surface | 953 |
| Atrificial unvegetate unsealed surface | 1,875 |
| Modified grass | 5,490 |
| Suds feature | 500 |
| Other neutral grassland | 2,000 |
| | |
| | 14,128 |
| | |
| | |
| Hedgerow | 34m |




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N
0 5 10 15 20 25m

| Rev | By | Description | Date |
|---|---|---|---|
| - | - | - | - |

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**Client**
Racquet Space

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

**Drawing**
Proposed site plan

| Scale @ A2 | Date |
|---|---|
| 1:500 | 08/10/25 |

| Drawn By | Checked By |
|---|---|
| WW | - |

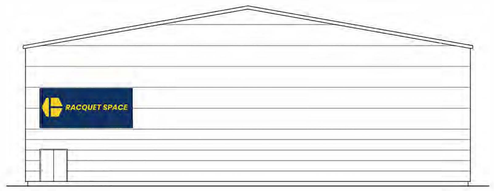
| Job Number | Status | Purpose of Issue |
|---|---|---|
| 1648-1 | FP | Planning |

**Drawing No.** 1648-1_FP_SP02 **Rev** -

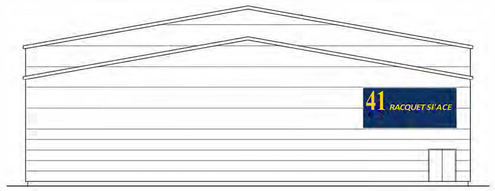
Plan 3



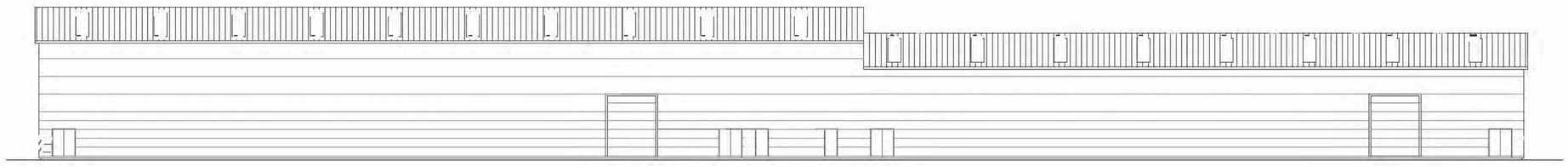

Proposed South Elevation




Proposed East Elevation




Proposed West Elevation



Proposed North Elevation

0 1 2 3 4 5m

Notes-

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**Client**
Racquet Space

**Project**
Proposed sports courts
Land off Bourne Road, Spalding

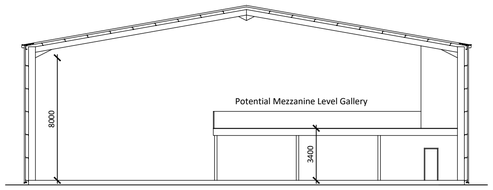
**Drawing**
Proposed Elevations

| Scale@ **A l** | Date |
|---|---|
| **1: 100** | 25/09/25 |
| **Drawn By** | **Checked By** |
| PSS | - |

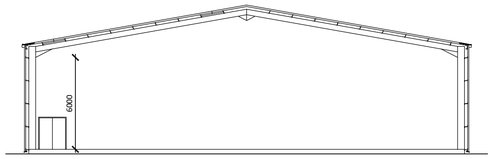
| Job Number | Status | Purpose of Issue |
|---|---|---|
| 1648-1 | FP | Full Planning |

Drawing No. **Rev**
1648-1_FP_ELOl -

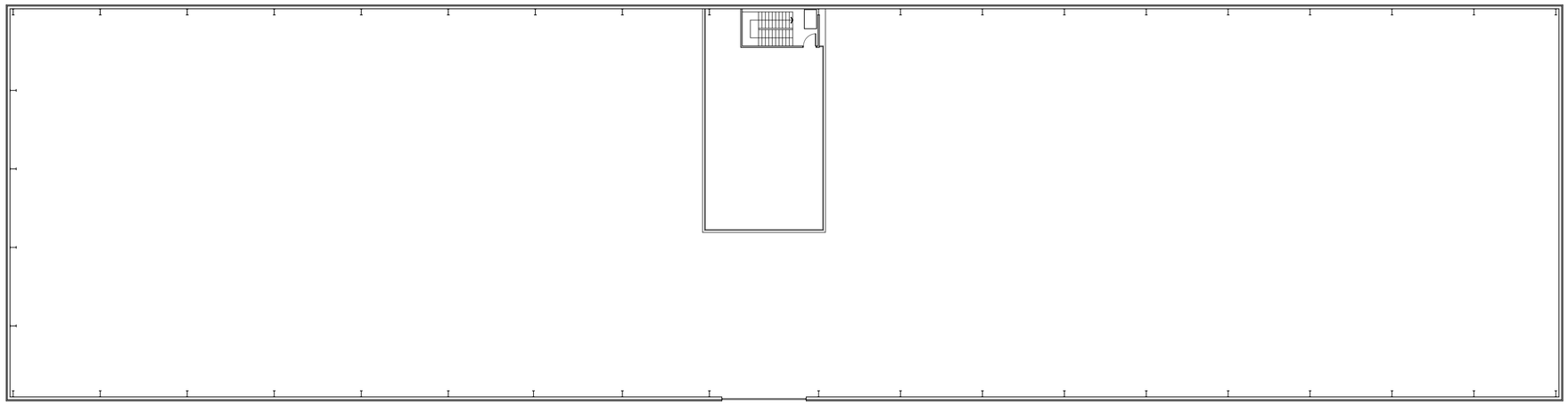
Plan 4



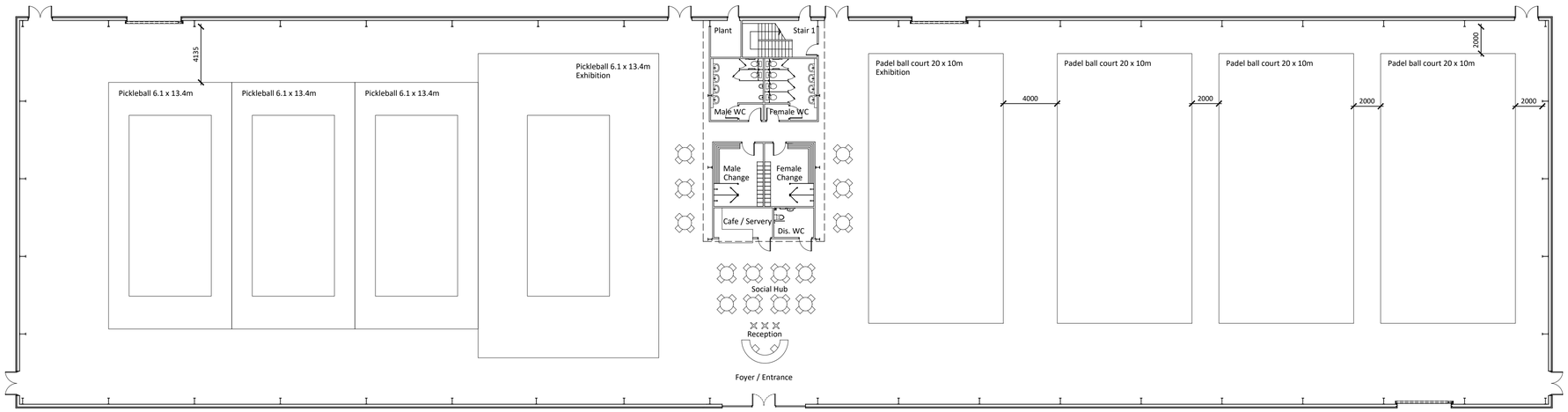

Proposed Cross Section A - A




Proposed Cross Section B - B



Proposed First Floor Plan




Proposed Ground Floor Plan

0 1 2 3 4 5m

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**Client**
Racquet Space

**Project**
Proposed sports courts
Land off Bourne Road, Spalding

**Drawing**
Proposed Floor Plan and Sections

| Scale @ A1 | Date |
|---|---|
| 1: 100 | 25/09/25 |
| **Drawn By** | **Checked By** |
| PSS | - |

| Job Number | Status | Purpose of Issue |
|---|---|---|
| 1648-1 | FP | Full Planning |

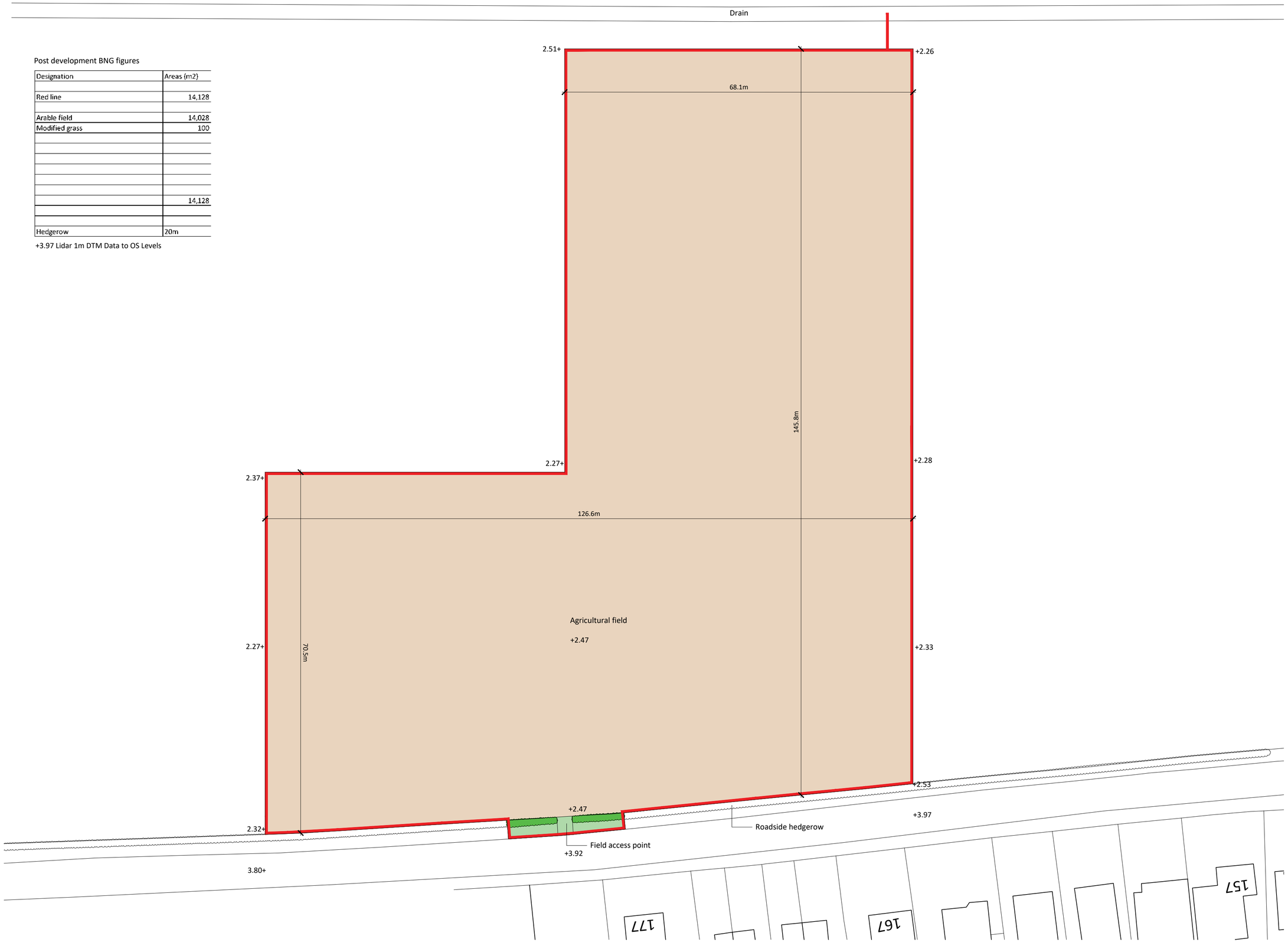
**Drawing No.** **Rev**
1648-1_FP_PL01 -

# Plan 5

Post development BNG figures

| Designation | Areas (m2) |
|---|---|
| | |
| Red line | 14,128 |
| | |
| Arable field | 14,028 |
| Modified grass | 100 |
| | |
| | |
| | |
| | |
| | |
| | |
| | 14,128 |
| | |
| | |
| Hedgerow | 20m |

+3.97 Lidar 1m DTM Data to OS Levels




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N

0 5 10 15 20 25m

| Rev | By | Description | Date |
|---|---|---|---|
| - | - | - | - |

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**Client**
Racquet Space

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

**Drawing**
Existing site plan

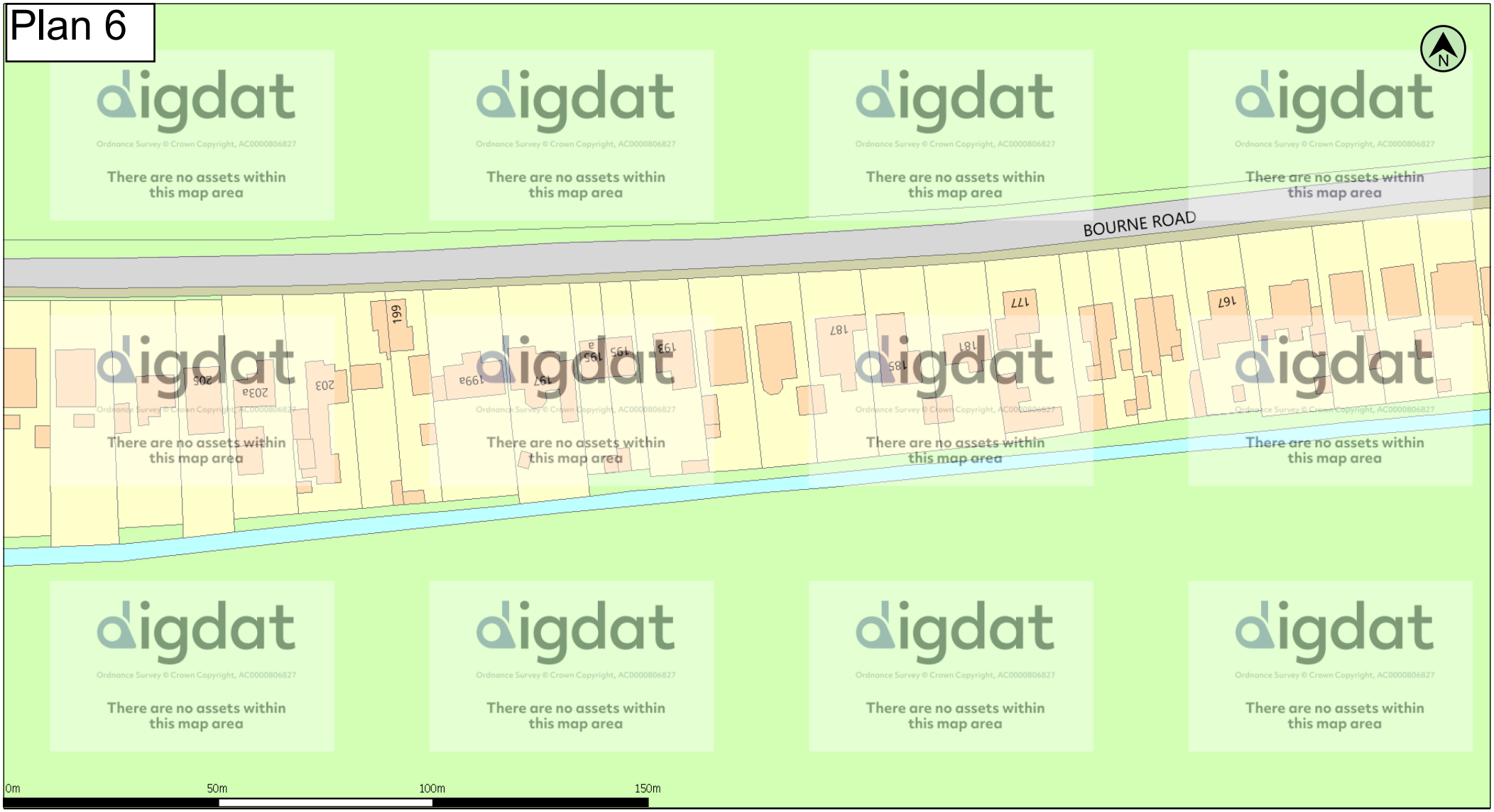
| Scale @ A2 | Date |
|---|---|
| 1:500 | 22/09/25 |

| Drawn By | Checked By |
|---|---|
| WW | - |

| Job Number | Status | Purpose of Issue |
|---|---|---|
| 1648-1 | FP | Planning |

| Drawing No. | Rev |
|---|---|
| 1648-1_FP_SP01 | - |

# Plan 6




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Foul Sewer
Surface Sewer
Combined Sewer
Final Effluent
Rising Main*
Private Sewer*
Decommissioned Sewer*
Outfall*
Inlet*
Manhole*
Sewage Treatment Works
Public Pumping Station
Decomissioned Pumping Station
*(Colour denotes effluent type)

m.golding@rdc-landplan.co.uk

1648 1 (4)

love every drop
anglianwater