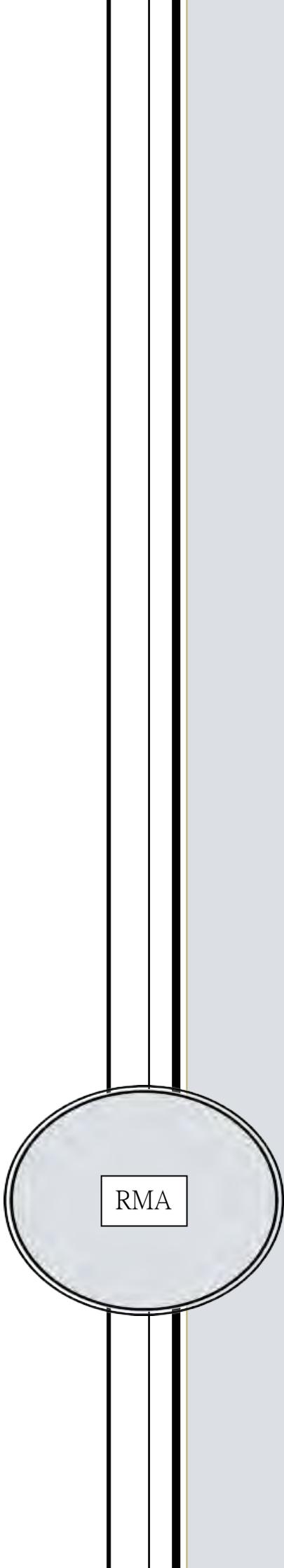


FLOOD RISK ASSESSMENT

Proposed Change of Use of an
Agricultural Barn & Farmyard to
Office Use, & Proposed Padel Centre,
Bridge Farm,
Holbeach Road,
Spalding
PE12 6JP



RMA

RM ASSOCIATES

10 Main Street
Thorpe on the Hill
Lincoln
LN6 9BG
Mobile 07967 304737
Email : ray.massociates@gmail.com
October 2025 Version 1

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FLOOD RISK ASSESSMENT FOR PROPOSED PADEL CENTRE, BRIDGE FARM, HOLBEACH ROAD, SPALDING PE12 6JP

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	No	Not 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	South Holland IDB 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 site is located at Bridge Farm, Holbeach Road, Spalding PE12 6JP within the administrative area of South Holland District Council. The National Grid Reference at the centre of the site is TF26904 24197. (what3words ///tricky.vibe.tributes). **Plan 1**

This flood risk assessment has been prepared for a change of use of an agricultural barn to office use and the provision of a padel centre within the remaining redundant farmyard, including the demolition of existing buildings. Planning approval Reference H16-0465-22 dated 16 September 2022, was granted for the change of use of the agricultural barn to residential use. **Plans 2 & 3**

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.

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
<p>Definition Land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.</p> <p>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.</p>
<p>Flood Risk Assessments requirements All proposals in this zone should be accompanied by a Flood Risk Assessment.</p>
<p>Policy aims. Developers and local authorities should seek opportunities to:</p> <ul style="list-style-type: none">• reduce the overall level of flood risk in the area through the layout and form of the development and the appropriate application of sustainable drainage techniques.• relocate existing development to land with a lower probability of flooding.• create space for flooding to occur by allocating and safeguarding open space for flood storage.

Applying the Flood Risk Vulnerability Classification in Table 2 of NPPG, both the existing use for agriculture and the proposed office use for the site are classified as “Less Vulnerable,” Table 1 of NPPG states that such uses are permitted in this zone. An alternative vulnerability classification for the padel facilities would be “Water Compatible” as the proposal is for outdoor sports and recreation and essential facilities such as changing rooms.

Table 2: Flood Risk Vulnerability Classification

Less Vulnerable
<ul style="list-style-type: none"> • 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).
Water Compatible
<ul style="list-style-type: none"> • Flood control infrastructure. • Water transmission infrastructure and pumping stations. • Sewage transmission infrastructure and pumping stations. • Sand and gravel working. • Docks, marinas and wharves. • Navigation facilities. • Ministry of Defence defence installations. • Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location. • Water-based recreation (excluding sleeping accommodation). • Lifeguard and coastguard stations. • Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms. • Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.

Site Levels

The topographical survey to OS Datum reveals that the site is generally flat with some local undulations. Average ground levels around the brick barn to be converted to offices are 3.35mODN and the average ground levels for the clubhouse are 3.42mODN with Holbech Road at the site entrance at 3.40mODN. **Plan 3**

DRAINAGE AUTHORITIES

Environment Agency

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

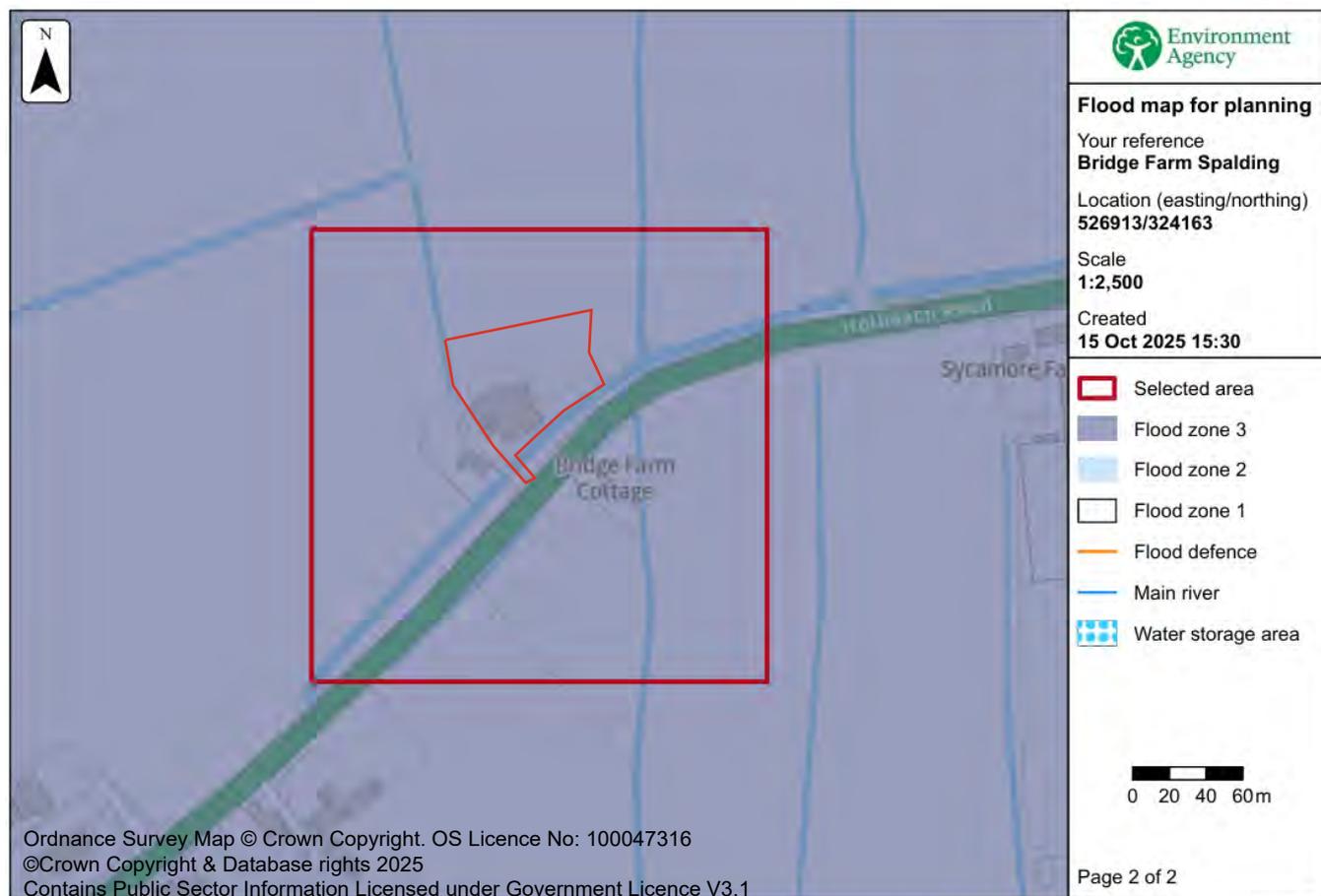
The following potential sources of flooding affecting the development site are.

- The River Welland/Coronation Channel (Fluvial)
- The River Welland (Tidal)
- South Holland Internal Drainage Board system

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).

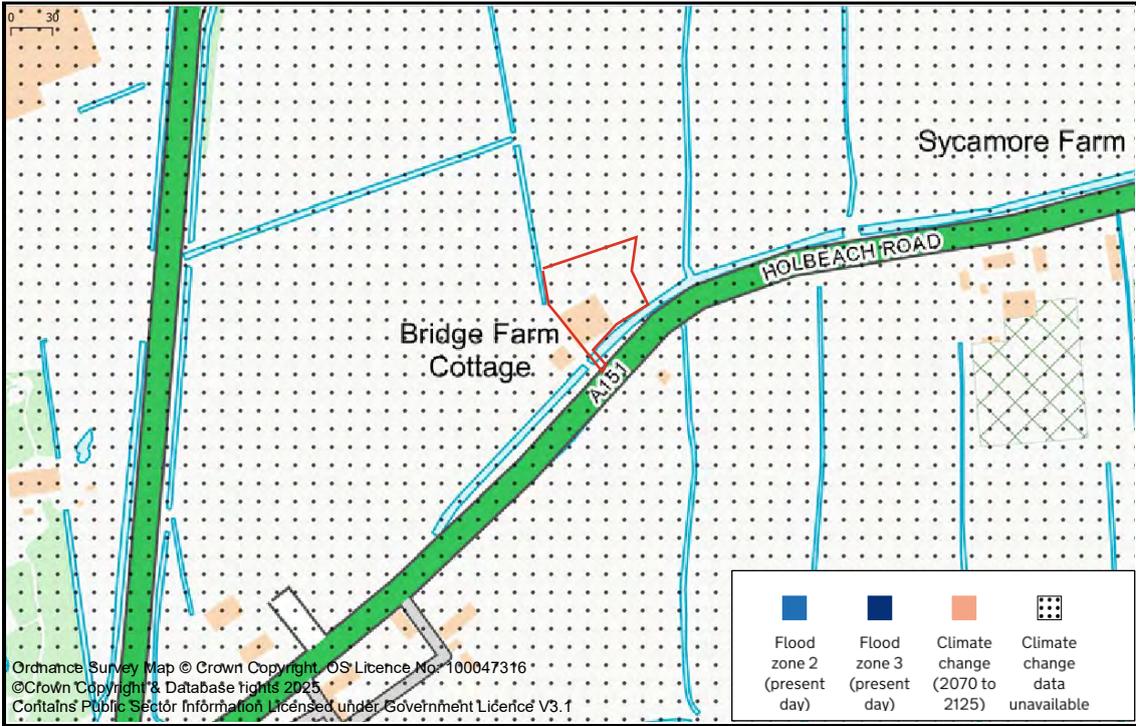


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Flood Map for Planning (Source EA)

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

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



Flood Map for Planning with Climate Change (Source EA)

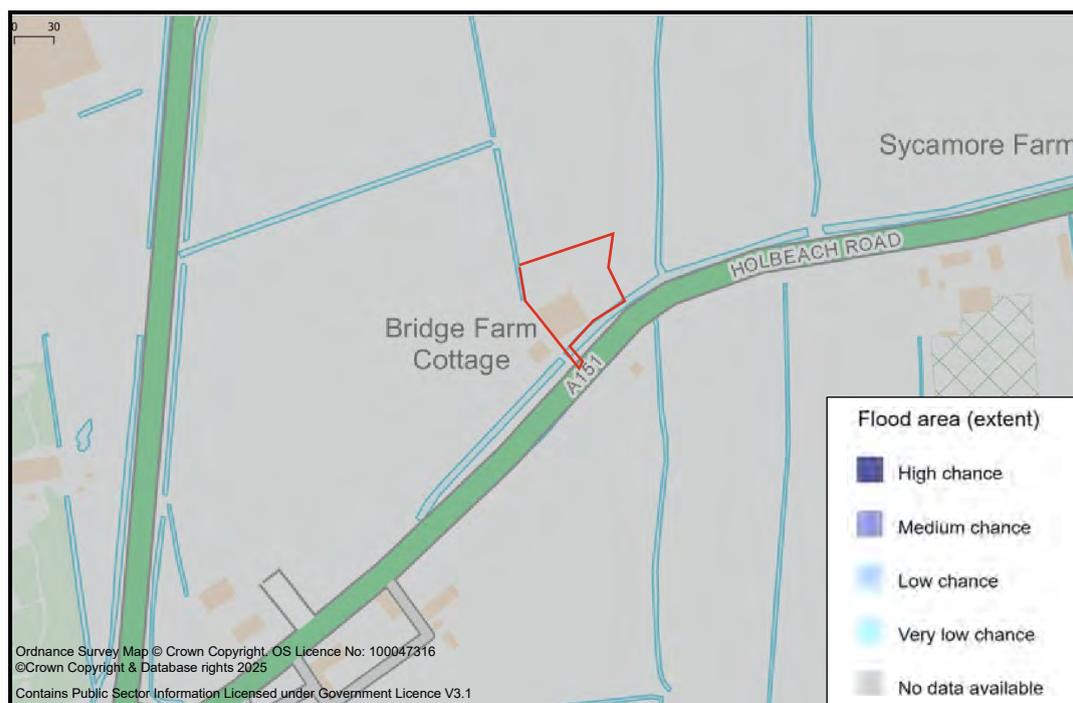
Risk of Flooding from Rivers & Sea

The Risk of flooding from Rivers and Sea maps were updated in January 2025 and for the present day these show that the site for the development, to be at a very low 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.

Fluvial Flood Risk

This site could be at risk of flooding from a breach to the right bank of Coronation Channel which is a flood relief channel to the River Welland and is fluvial up to Marsh Lane Sluice. The River Welland downstream of the Sluice is tidal. The existing fluvial defences reducing the risk of flooding from main river to this site consist of embankments. They are in fair condition and reduce the risk of flooding (at the defence) to a 1% (1 in 100) chance of occurring in any year. The Environment Agency inspect these defences routinely to ensure potential defects are identified

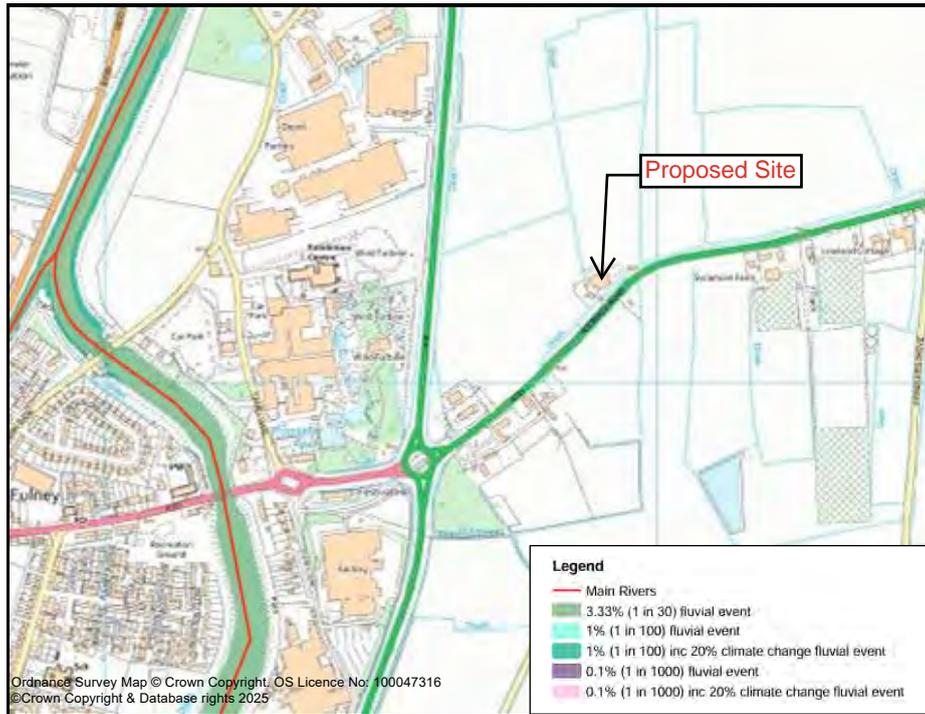
River Welland/ Coronation Channel.

The River Welland/Coronation Channel lies some 765m to the west of the site, this flooding source has been discounted as they are too distant and at a lower level than the tidal levels to affect the site.

The main risk is therefore from a breach to the Welland tidal defences which are some 900m to the northwest of the site.

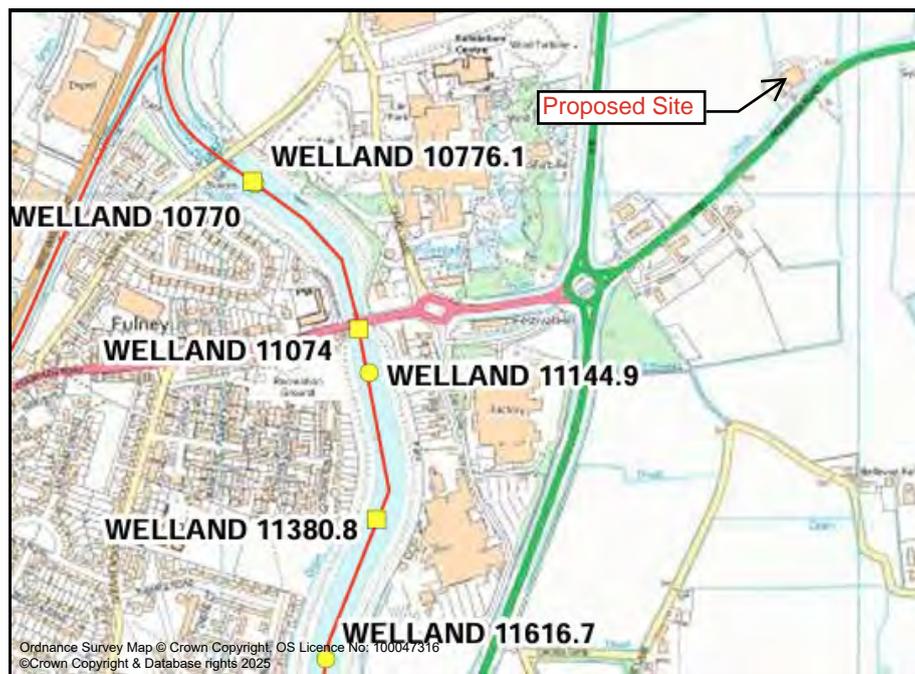
Modelled Flood Extents (with defences)

The Modelled Flood Extents (with defences) Model: Welland Catchment Strategic (2016) shows the site not to be affected by fluvial flooding.



Modelled Flood Extents (with defences) Map

Fluvial Modelled Levels and Flows



Node Map

The various flood levels for the Coronation Channel at the Node Points shown above, taken from Welland Catchment Strategic Model Date: 2016, are given below.

Fluvial Flood Levels (mODN)

The fluvial flood levels for the model nodes shown on the attached map are set out in the table below. They are measured in metres above Ordnance Datum Newlyn (mODN).

Node Label	Easting	Northing	Annual Exceedance Probability - Maximum Water Levels (mODN)											
			50% (1 in 2)	20% (1 in 5)	10% (1 in 10)	5% (1 in 20)	3.33% (1 in 30)	2% (1 in 50)	1.33% (1 in 75)	1% (1 in 100)	1% (1 in 100) inc 20% Climate Change	0.5% (1 in 200)	0.1% (1 in 1000)	0.1% (1 in 1000) inc 20% Climate Change
WELLAND 10776.1	526053	324019	3.64	3.90	4.10	4.36	4.37	4.38	4.41	4.43	4.68	4.44	4.45	4.68
WELLAND 11144.9	526232	323719	3.65	3.91	4.10	4.36	4.39	4.39	4.42	4.44	4.68	4.45	4.46	4.68
WELLAND 11616.7	526165	323266	3.66	3.92	4.11	4.36	4.40	4.41	4.42	4.45	4.68	4.46	4.47	4.68

Fluvial Flood Flows (m³/s)

The fluvial flood flows for the model nodes shown on the attached map are set out in the table below. They are measured in metres cubed per second (m³/s).

Node Label	Easting	Northing	Annual Exceedance Probability - Maximum Flows (m ³ /s)											
			50% (1 in 2)	20% (1 in 5)	10% (1 in 10)	5% (1 in 20)	3.33% (1 in 30)	2% (1 in 50)	1.33% (1 in 75)	1% (1 in 100)	1% (1 in 100) inc 20% Climate Change	0.5% (1 in 200)	0.1% (1 in 1000)	0.1% (1 in 1000) inc 20% Climate Change
WELLAND 10770	526048	324023	74.58	91.64	102.46	116.08	120.26	121.43	121.70	123.79	124.12	122.86	123.37	236.17
WELLAND 11074	526216	323788	73.88	89.28	100.54	115.25	119.36	118.58	119.51	123.31	124.59	121.86	124.52	119.07
WELLAND 11380.8	526243	323488	73.26	88.29	99.60	113.62	116.57	117.69	118.52	120.34	123.53	119.44	119.22	118.30

The 1 in 100-year plus 20% climate change for the River Welland peaks at 4.68mODN.

Climate Change River Levels

The above 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. This 3% reduction in river levels has been discounted within this flood risk assessment.

Tidal Defences

In this area, the main risk of flooding is from a breach to the right bank of the Welland tidal defences that could affect the site, and these are approximately 900m to the Northwest of the site.

Tidal flooding may be caused by seasonal high tides such as those driven by the spring neap tide cycle, storm surges and where increase in water level above the astronomical tide level is created by strong on shore winds or by storm driven wave action and a deep atmospheric low pressure. Extreme conditions leading to coastal flooding are most commonly a result of a combination of two or more of these mechanisms.

The existing tidal defences protecting this site consist of earth embankments. They are in fair condition and reduce the risk of flooding (at the defence) to a 1% (1 in 100) chance of occurring in any year. The Environment Agency inspect these defences routinely to ensure potential defects are identified. From Lidar 1m DTM data the average defence crest level averages between 7.80 and 7.90mODN. Therefore, it can be seen there is a minimum freeboard of 400mm to the predicted design maximum levels in 2115

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.

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

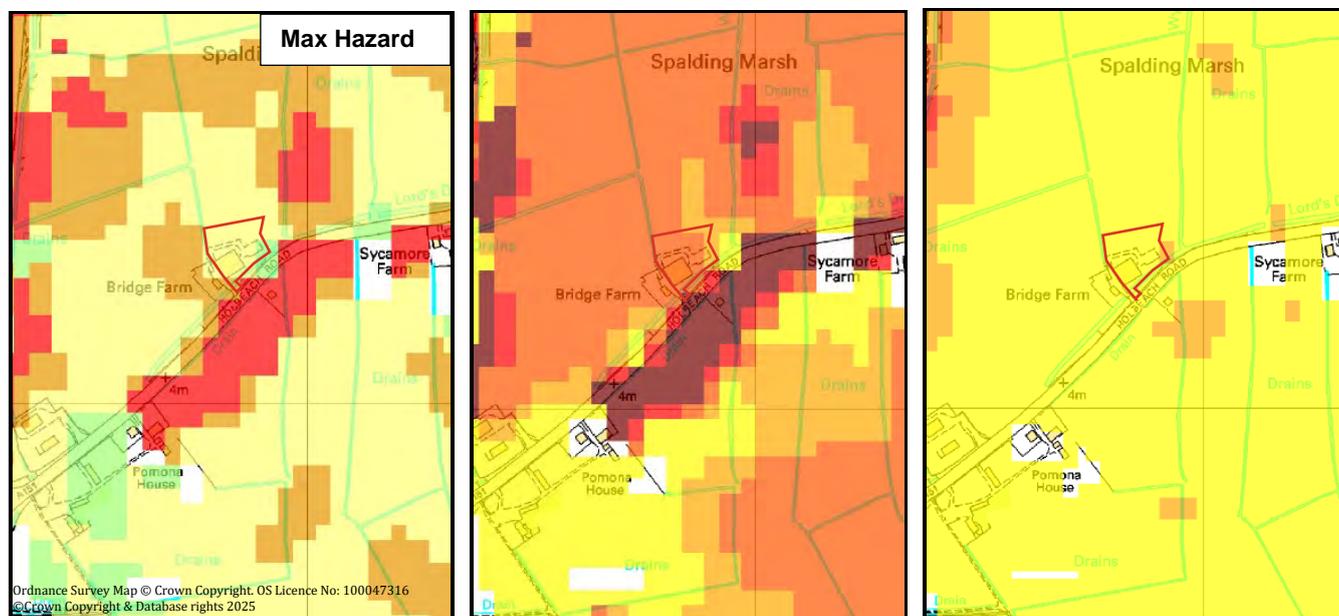
Where V = Flood flow velocity (m/sec) D = Flood depth (m), DF = A debris factor included to represent the greater damage, or risk of injury to people, that can occur if debris is swept along with the water. = 0.5 for depths <0.25 or 1.0 for depths.

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.

From Lincolnshire & Northamptonshire Area Tidal Modal Analysis, levels for East Coast and Wash: Immingham to the West Lighthouse have an assessment date of 2017, which should be used in any consideration of future increases due to climate change. Peak tide levels (2017) for the 1 in 200-year 50% confidence bound tide level is 5.98mODN at Marsh Lane and should be used to calculate the 100-year climate change level. **Map 1**

The Environment Agency has carried out a Tidal Hazard Mapping for the River Welland following a breach to the defences. Following a breach to the defences, the Lincolnshire & Northamptonshire Area Tidal Hazard Maps (2009), Scenario year 2006, for the 1 in 200-year event, shows that the site is within a Hazard Rating area between 0.75 - 1.25 (Danger for Some), depth of flow 0.50 – 1.0m and velocity 0 – 0.3m/sec.



Tidal Hazard Maps Scenario year 2006, for the 1 in 200-year event

With climate change up to year 2115 the maps show that for Scenario annual chance 1 in 200-year event the site is in a Hazard rating area greater than 2.0 (Danger for All), with a maximum predicted depth of flow 0.5 – 1.0m and velocity of flow 0.3 – 1.0m/sec.



Tidal Hazard Maps Scenario year 2115, for the 1 in 200-year event

Max Hazard (Flood Risk to People : FD2320)	Max Depth (m)	Max Velocity (m/s)
Less than 0.75 (Low Hazard)	0 - 0.25	0 - 0.3
Between 0.75 and 1.25 (Danger for Some)	0.25 - 0.50	0.3 - 1.0
Between 1.25 and 2.0 (Danger for Most)	0.50 - 1.0	1.0 - 1.5
Greater than 2.0 (Danger for All)	1.0 - 1.6	1.5 - 2.5
	1.6 +	2.5 +

The Environment Agency has also produced maps based on computer modelling of simulated overtopping of defences along the coastline for specific tidal scenarios. The maps only consider the consequences of overtopping of defences and do not show the possible consequences of breaches of the tidal defences. For future climate change scenarios, it is assumed that the defences remain at 2006 heights.

The Environment Agency has confirmed that the site is not affected by overtopping of the defences for the present day (2006) and climate change (2115) scenarios.

Finished Floor Levels

The proposed office development is classified as “Less Vulnerable” and the padel development classified as “Water Compatible” 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), and within a hazard zone greater than 2.0 (Danger for All) following a breach to the defences, the site can be considered within in cell

C4.

The South East Lincolnshire flood risk advice matrix for Cell C4 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 Tidal Breach depth map showing that the depth on site to be between 0.5 – 1.0m it is not practicable to raise the floor levels above the flood level .The FFL for the office block will be raised a minimum of 300mm above the average ground level (3.35mODN) set at 3.65mODN there is a safe refuge provided in at first floor level. The padel clubhouse FFL will be raised 300mm above the average ground level (3.42mODN) set at 3.72mODN and a flood warning and evacuation plan, for the padel facilities, will be provided if planning approval is granted.

SOUTH HOLLAND INTERNAL DRAINAGE BOARD

The proposed development site is located within the catchment area of South Holland Internal Drainage Board. The Board is responsible to operate and maintain the arterial fluvial system.

The site is within Board's catchment R Lords and the nearest watercourse to the site is Drain No DRN208P0703, located adjacent to the southern boundary of the site. This drain outfalls to Lords Pumping Station which discharges into the River Welland.

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. The 100year level with climate Change for Lords Drain is in the region of 2.50mODN which is well below the average site ground levels.



South Holland 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 buildings are raised 300mm 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. There are no public sewers close to the site.
- 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.

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

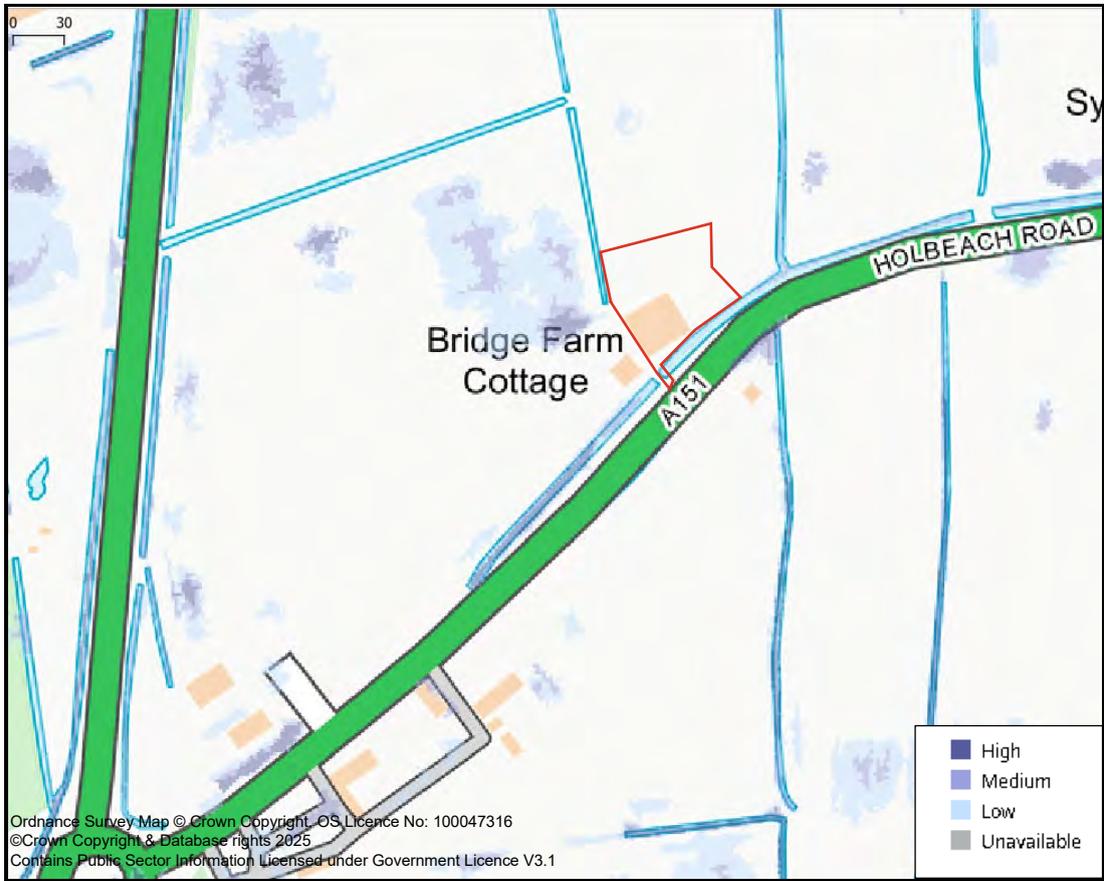
The risk of flooding from surface water maps were updated in January 2025 and for both the present day and the climate change scenarios these maps show the proposed location for the development not to be affected by surface water flooding.

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

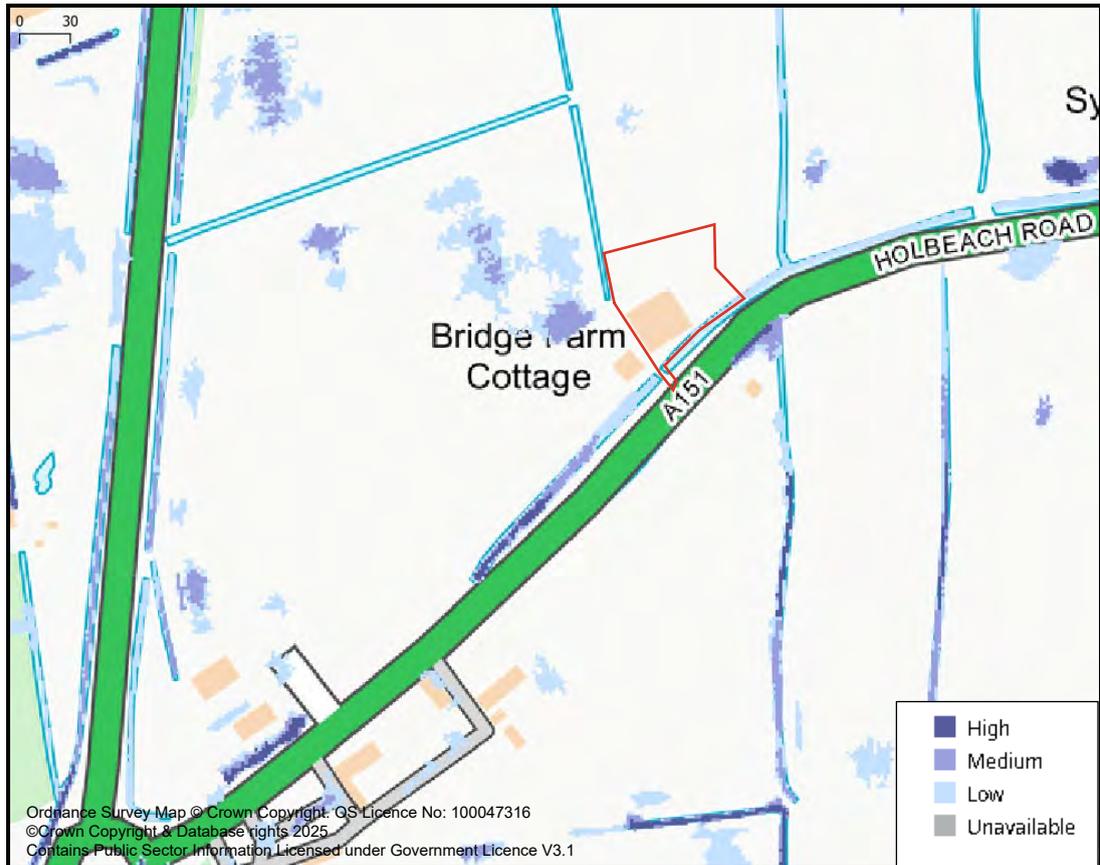
- **High:** greater than 1 in 30 (3.3%).
- **Medium:** between 1 in 100 (1%) and 1 in 30 (3.3%).
- **Low:** between 1 in 1000 (0.1%) and 1 in 100 (1%).
- **Very Low:** less than 1 in 1000 (0.1%)

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/fluviial 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 office use is classified as, “Less Vulnerable” and for the padel facilities is classified as “Water Compatible” 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.

As set out in the National Planning Policy Framework Technical Guidance (para.176), a change of use should not be subject to the sequential and exception tests but will still need to meet the requirements of a site-specific flood risk assessment.

As the proposal is for a change of use of a redundant farm yard and buildings, the Sequential test is not required.

The provision of padel tennis will provide facilities available to the local community and provide access to a new sport that is increasingly popular in the UK. This will be the first such facility in the Spalding area and will offer all year access to a fun and healthy activity and provide a positive impact on the area. The proposal provides positive benefits with additional sports provision in the community and creating a high-level venue for sports competition which will further support the future of the centre and the wider economy. The building of the courts within the redundant farmyard facility offers an improved facility with a broader range of activities to encourage the community in taking more exercise without encroaching on any land beyond the boundary of the existing area. It will enhance the existing sports facilities for the town which will help to support their continued growth and sustainability and ensure the future of the centre. It is considered that this proposal is suitable and appropriate in this location and enhance all the activities in the area.

With the proposal being for a Less Vulnerable and Water Compatible 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 to 1990 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 1981 to 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 and foul water drainage strategy has been prepared by Shield Wilson Consulting Engineers, shown on the attached plan and should be read in conjunction with this FRA. **Plan 5**

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 60m 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 4**

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 both the office and the padel club house will be raised a minimum of 300mm above the existing average 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 proposed buildings will be raised a minimum of 300mm above the existing ground level which complies with Cell C4 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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T: 01945 479175
 E: STUDIO@JKNIGHTDESIGN.COM
 W: WWW.JKNIGHTDESIGN.COM

21 OLD CHURCH ROAD
 TERRINGTON ST JOHN
 WISBECH, NORFOLK, PE14 7XA

CLIENT INFORMATION:

GRAMARO PROPERTIES LTD
 6 SOUTH STREET
 CROWLAND
 PE6 0AJ

PROJECT TITLE:

PROPOSED OFFICES AND LEISURE FACILITY
 AT BRIDGE FARM, HOLBEACH ROAD, PE12 6JP

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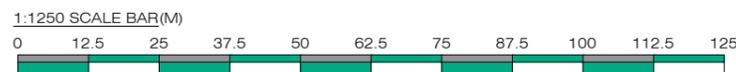
EXISTING
 SITE LOCATION PLAN

SCALE:	DATE:	DRAWN BY:
1:1250 @ A3	OCT. 2025	JCK
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25171-PL001

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 SCALE: 1:1250





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 - IF ANY DISCREPANCIES ARE NOTICED ON SITE BY ANY PERSONS PLEASE ALERT MESSRS J KNIGHT DESIGN IMMEDIATELY

PROPOSED LEGEND

- INDICATES EXTENT OF SITE BOUNDARY
- PROPOSED OFFICE BUILDING - SEE DRAWING 25171-P016
- PROPOSED PROPOSED LEISURE BUILDING - SEE DRAWING 25171-P017C
- PROPOSED DOUBLES PADEL COURT - SEE DRAWING 25171-P018
- PROPOSED SINGLES PADEL COURT - SEE DRAWING 25171-P018
- PROPOSED TARMAC ENTRANCE ROAD
- PROPOSED PERMEABLE PARKING AREA - TYPE TO BE CONFIRMED
- PROPOSED BLOCK PAVING AREA
- PROPOSED RUBBER BOUND RESIN BARK
- PROPOSED HARDSTANDING DISABLED BAYS
- PROPOSED GRASSED AREAS
- PROPOSED SUDs AREA - TO ENGINEERS DESIGN
- PROPOSED NATIVE TREES
- PROPOSED MIXED SCRUB
- EXISTING TREE TO REMAIN AND PROTECTED DURING THE DURATION OF WORKS
- PROPOSED DISABLED PARKING BAY
- PROPOSED EV CHARGING BAY

REF.	DATE	DESCRIPTION
C	05/11/2025	MIXED SCRUB HEDGEROWS SWAPPED OUT FOR MIXED SCRUB AREA ADJACENT LAAGOON.
B	05/11/2025	MIXED SCRUB HEDGEROWS ADDED TO LAYOUT AND LEGEND
A	30/10/2025	REFUGE BN LOCATIONS ADDED TO PLAN. EV AND SOLAR ADDED TO PADEL CLUB HOUSE.

REVISIONS AS ABOVE

DRAWING STATUS:

PLANNING



T: 01945 479175
 E: STUDIO@JKNIGHTDESIGN.COM
 W: WWW.JKNIGHTDESIGN.COM

21 OLD CHURCH ROAD
 TERRINGTON ST JOHN
 WIMBORNE, NORFOLK, PE14 7XA

CLIENT INFORMATION:

GRAMARO PROPERTIES LTD
 6 SOUTH STREET
 CROWLAND
 PE6 0AJ

PROJECT TITLE:

PROPOSED OFFICES AND LEISURE FACILITY AT BRIDGE FARM, HOLBEACH ROAD, PE12 6JP

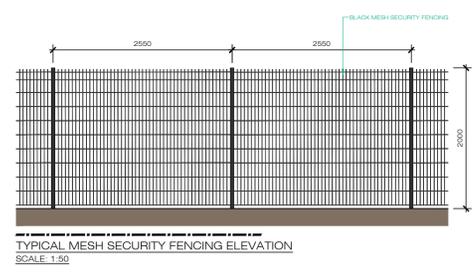
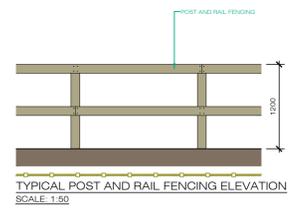
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PROPOSED SITE PLAN INC. FENCING ELEVATIONS

SCALE	DATE	DRAWN BY:
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25171-PL015C		
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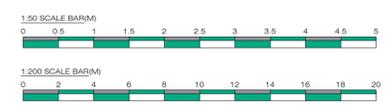


PROPOSED SITE PLAN
SCALE: 1:200

FOR ENGINEER DRAWINGS AND DOCUMENTS REFERENCE THE BRIDGE WIDENING WORKS PLEASE REFER TO PROVIDED INFORMATION BY MESSRS SHIELDS WILSON LTD

STATIONS

Name	Northing	Easting	Elevation
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S2	324207.794	526873.229	3.309
S3	324216.070	526934.180	3.254



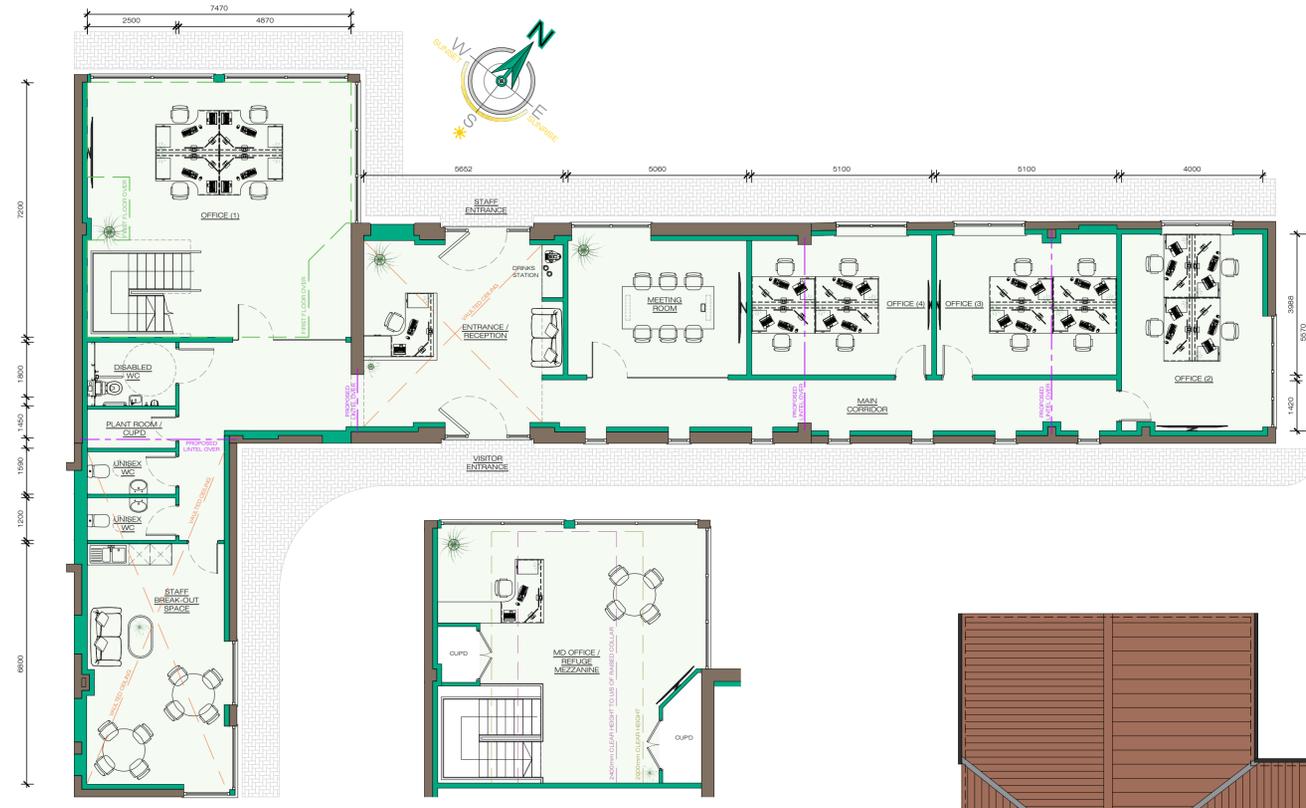
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PROPOSED SOUTH-EAST ELEVATION
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PROPOSED NORTH-EAST ELEVATION
SCALE: 1:100

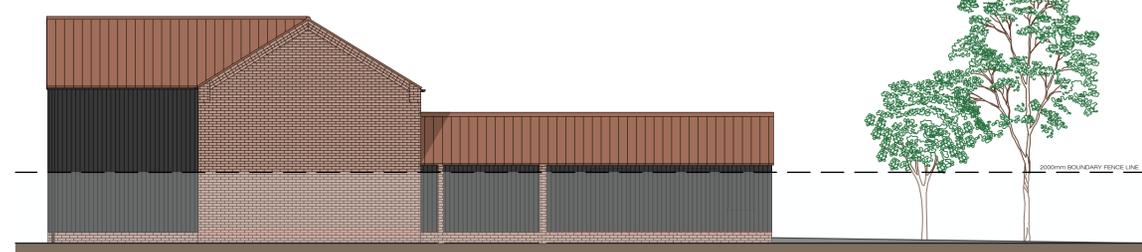


PROPOSED GROUND FLOOR PLAN
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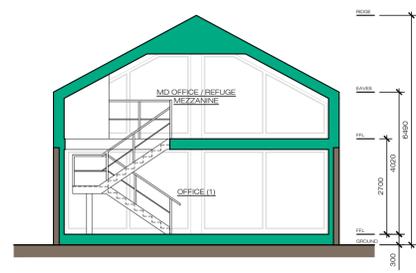
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SCALE: 1:100



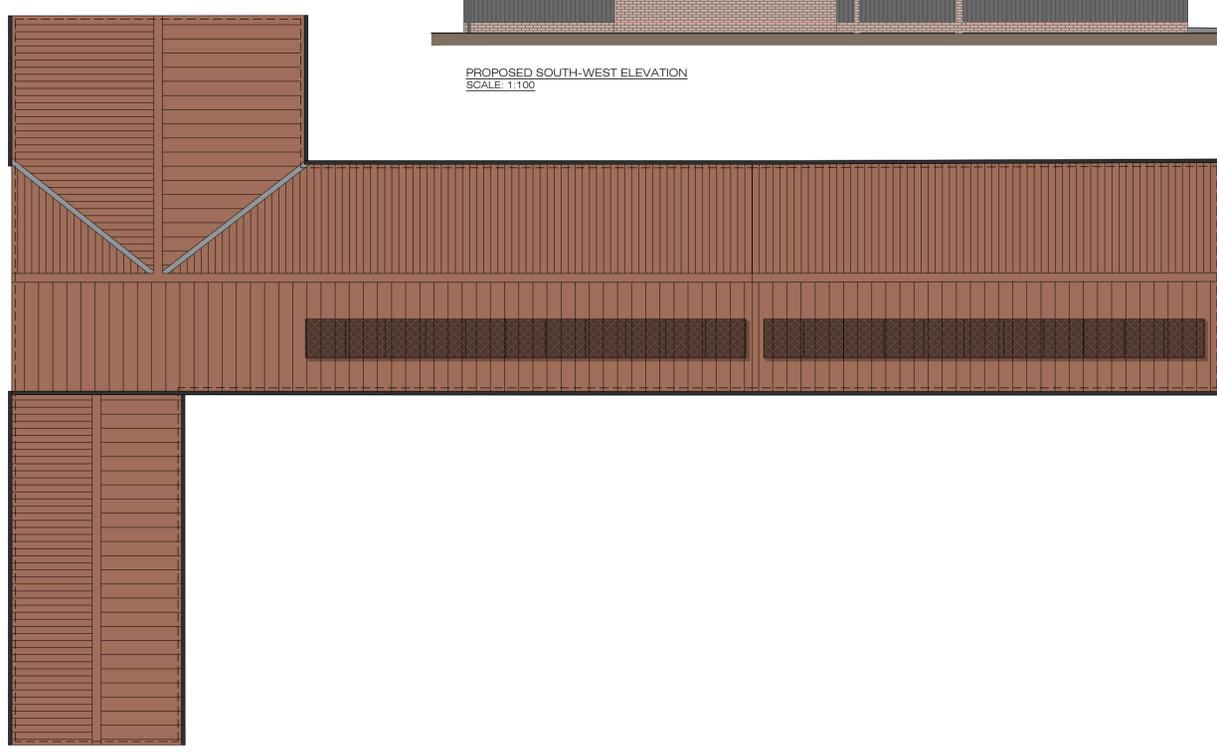
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SCALE: 1:100



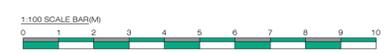
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SCALE: 1:100



PROPOSED TYPICAL SECTION
SCALE: 1:100



PROPOSED ROOF PLAN
SCALE: 1:100



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T: 01945 479175 E: STUDIO@JKNIGHTDESIGN.COM W: WWW.JKNIGHTDESIGN.COM		21 OLD CHURCH ROAD TERRINGTON ST JOHN WIBBECH, NORFOLK, PE14 7XA
CLIENT INFORMATION:		
GRAMARO PROPERTIES LTD 6 SOUTH STREET CROWLAND PE6 0AJ		
PROJECT TITLE:		
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DRAWING INFORMATION:		
PROPOSED FLOOR PLAN, ROOF PLAN AND ELEVATIONS (OFFICES)		
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PROPOSED NORTH-WEST ELEVATION
SCALE: 1:50

PROPOSED SLATE ROOF

PROPOSED OSMA OILED OAK FRAME STRUCTURE AND PRIVACY HIT-AND-MISS SCREENING

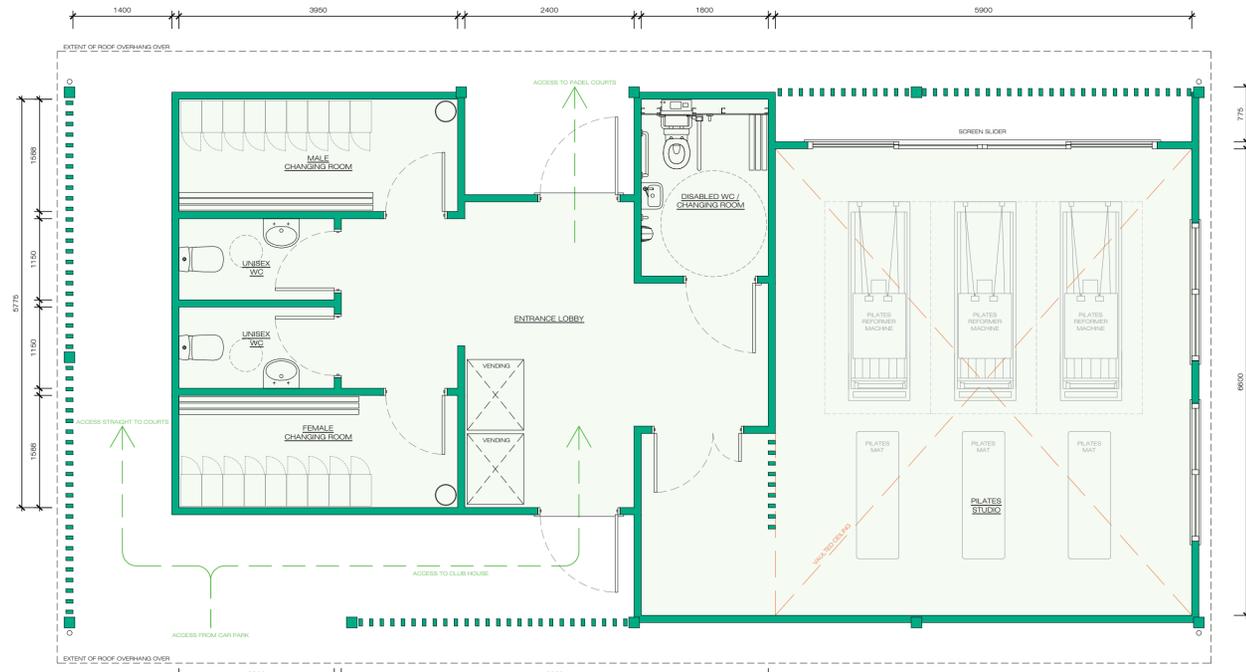
PROPOSED UPVC RWP AND DOWNPIPES, COLOUR BLACK

HORIZONTAL TIMBER CLADDING, COLOUR BLACK

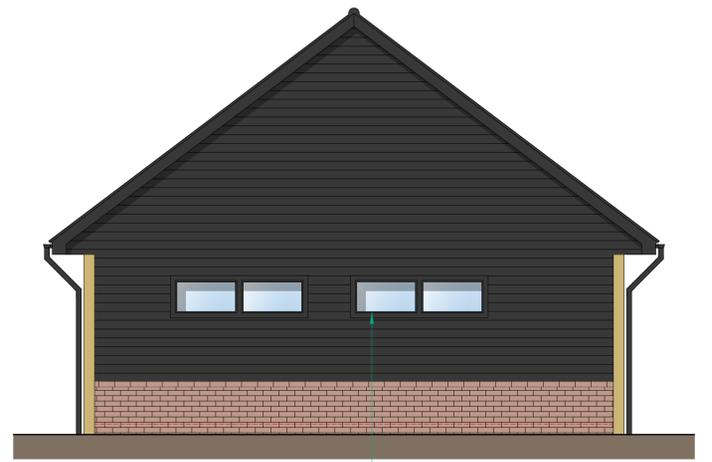
LOW LEVEL BRICKWORK PLINTH TO CLADDED WALLS. TYPE VANDERSANDEN OLD FARMHOUSE BRICK.



PROPOSED SOUTH-WEST ELEVATION
SCALE: 1:50



PROPOSED GROUND FLOOR PLAN
SCALE: 1:50



PROPOSED NORTH-EAST ELEVATION
SCALE: 1:50

ALUMINUM WINDOWS AND DOORS, COLOUR BLACK



PROPOSED SOUTH-EAST ELEVATION
SCALE: 1:50

CLIENT SIGNAGE AS PER ENLARGED DETAILS



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J KNIGHT DESIGN
ARCHITECTURAL SERVICES

T: 01945 479175
E: STUDIO@JKNIGHTDESIGN.COM
W: WWW.JKNIGHTDESIGN.COM

21 OLD CHURCH ROAD
TERRINGTON ST JOHN
WIMBORNE, NORFOLK, PE14 7XA

CLIENT INFORMATION:

GRAMARO PROPERTIES LTD
6 SOUTH STREET
CROWLAND
PE6 0AJ

PROJECT TITLE:

PROPOSED OFFICES AND LEISURE FACILITY AT BRIDGE FARM, HOLBEACH ROAD, PE12 6JP

DRAWING INFORMATION:

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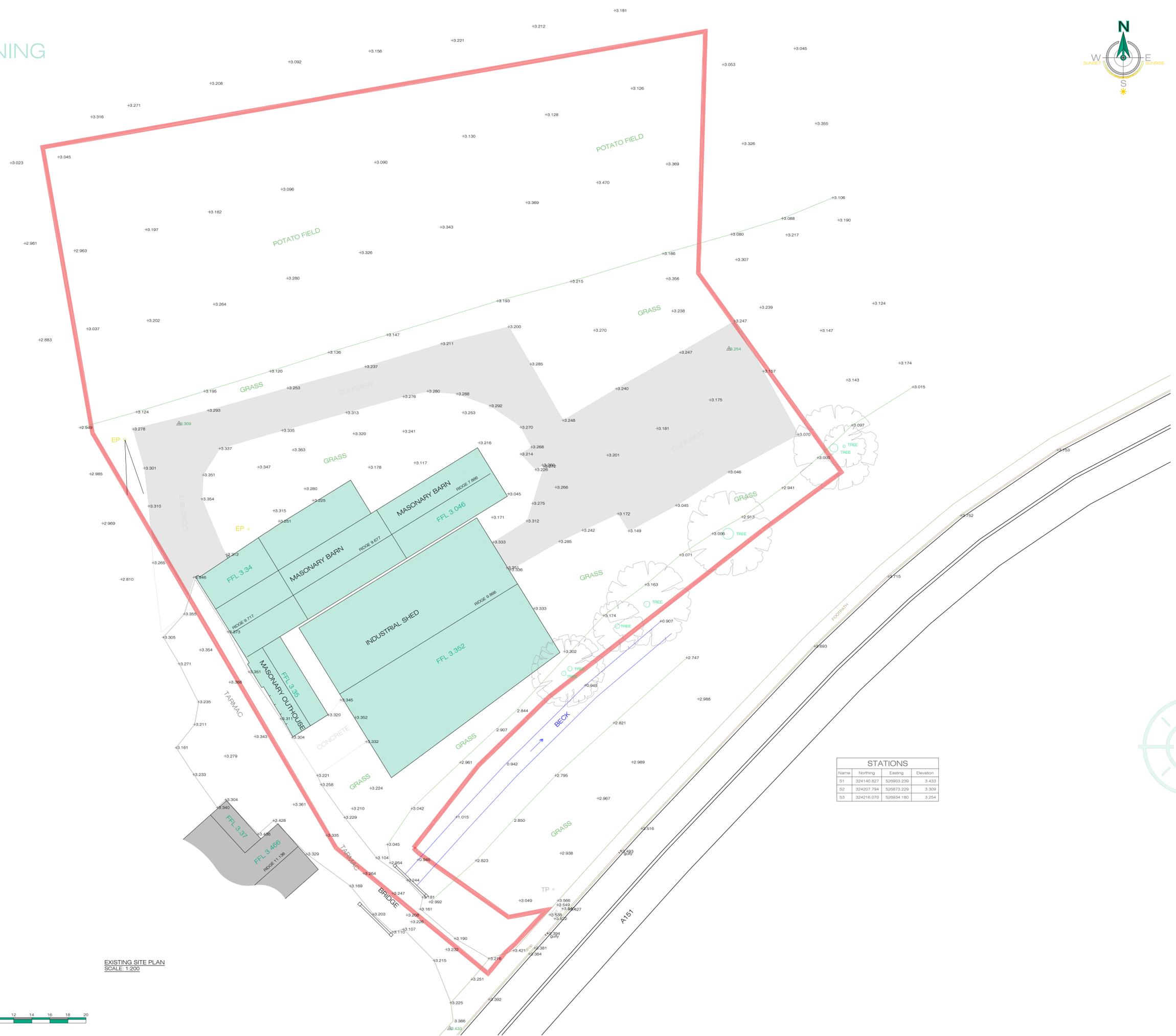
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THIS INFORMATION SHOULD BE INCLUDED AS PART OR COMMENCEMENT OF THE HEALTH AND SAFETY FILE FOR THE PROJECT.

NOTES

- ALL PROPOSED FLOOR LEVELS AND SITE LEVELS TO MATCH EXISTING LEVELS/HEIGHTS UNLESS STATED OTHERWISE. ALL LEVELS ABOVE THE GROUND LEVEL WILL MATCH EXISTING
- IF ANY DISCREPANCIES ARE NOTICED ON SITE BY ANY PERSONS PLEASE ALERT MESSRS J KNIGHT DESIGN IMMEDIATELY



STATIONS		
Name	Northing	Easting
S1	324140.827	525903.239
S2	324207.794	525973.229
S3	324216.070	525934.180

EXISTING SITE PLAN
SCALE: 1:200



REF.	DATE	DESCRIPTION
REVISIONS AS ABOVE		

DRAWING STATUS:

PLANNING

T: 01465 479175
E: STUDIO@JKNIGHTDESIGN.COM
W: WWW.JKNIGHTDESIGN.COM

21 OLD CHURCH ROAD
TERRINGTON ST JOHN
WIMBORNE, NORFOLK, PE14 7XA

CLIENT INFORMATION:

GRAMARO PROPERTIES LTD
6 SOUTH STREET
CROWLAND
PE6 0AJ

PROJECT TITLE:

**PROPOSED OFFICES AND LEISURE FACILITY
AT BRIDGE FARM, HOLBEACH ROAD, PE12 6JP**

DRAWING INFORMATION:

EXISTING
SITE PLAN INC. LEVELS

SCALE	DATE	DRAWN BY
1:200 @ A1	OCT. 2025	JCK
DRAWING REFERENCE	REVISION	
25171-PL005		

CHECKED / ISSUED BY: _____ DATE: _____

PLEASE REFER TO ARCHITECTS DRAWINGS FOR CONFIRMATION OF ALL WALL/SETTING OUT DIMENSIONS PRIOR TO COMMENCING OF WORKS

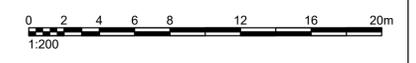
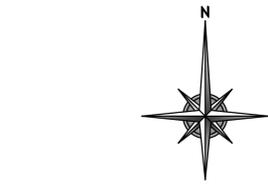
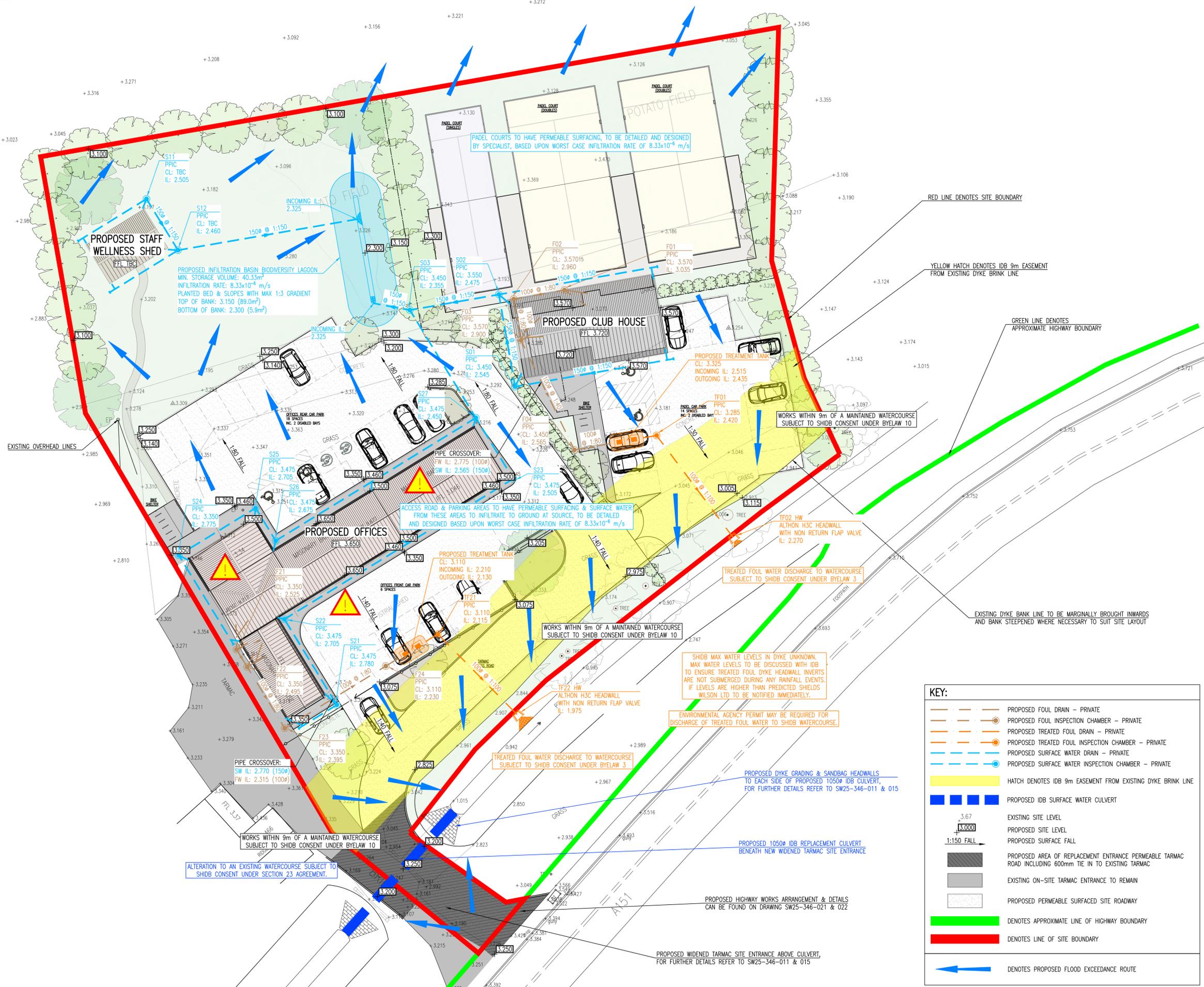
THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS & STRUCTURAL CALCULATIONS

GENERAL PRIVATE COMMERCIAL DRAINAGE NOTES:

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SHIELDS WILSON LTD. AND ARCHITECTS DRAWINGS AND PROJECT SPECIFICATIONS.
- ALL DRAINAGE WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT PARTS OF BS EN 752 'DRAINS AND SEWER SYSTEMS OUTSIDE BUILDINGS', THE CURRENT BUILDING REGULATIONS AND THE LOCAL AUTHORITY BUILDING CONTROL SPECIFICATIONS AND REQUIREMENTS.
- THE LOCATION, SIZE AND DEPTH OF ALL EXISTING DRAINS/SEWERS AND SERVICES SHALL BE ESTABLISHED AND CONFIRMED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS ON SITE. ANY DISCREPANCIES FROM THE INFORMATION INDICATED ON THESE DRAWINGS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEERS.
- ALL PIPES SHALL BE LAID WITH SOFFITS LEVEL U.N.O. ALL MANHOLE/INSPECTION CHAMBER INVERT LEVELS SHOWN ARE FOR THE OUTLET PIPE U.N.O. ALL PIPE RUNS SHALL BE LAID TO THE LEVELS INDICATED.
- ALL PRIVATE FOUL WATER PIPES & SVP'S CONNECTIONS TO BE 100mm UNLESS STATED OTHERWISE. WITH MINIMUM FALLS TO COMPLY WITH BUILDING REGULATIONS PART H.
- ALL PRIVATE SURFACE WATER PIPES, RWP CONNECTIONS, GULLY & LINEAR CHANNEL CONNECTIONS TO BE 150mm DIA UNLESS STATED OTHERWISE. WITH MINIMUM FALLS TO COMPLY WITH BUILDING REGULATIONS PART H.
- ALL RWP'S, SVP'S AND CONNECTIONS ARE SHOWN INDICATIVELY OR TO THE LATEST ARCHITECTS DRAWINGS. POSITION OF DOWN PIPES MUST BE CONFIRMED FROM ARCHITECTS DRAWINGS BEFORE LAYING UNDERGROUND PIPEWORK. ALL DOWN PIPES SHOULD BE PROVIDED WITH A RODDABLE ACCESS POINT ABOVE THE FFL.
- FOR FOUL WATER VENTING REQUIREMENTS REFER TO ARCHITECTS DRAWINGS.
- ALL INTERNAL POP-UPS WHICH DO NOT CONNECT TO A CHAMBER EXTERNALLY TO HAVE INTERNAL RODDABLE ACCESS POINT.
- ALL PRIVATE DRAINAGE LAID WITHIN 1m FROM TREE CANOPIES AND HEDGES TO HAVE CONCRETE BED AND SURROUND.
- FILLED GROUND OR SOFT SPOTS MUST BE EXCAVATED, BACKFILLED AND CONSOLIDATED BEFORE ANY DRAINAGE WORKS ARE CARRIED OUT.
- NO WATER SHOULD BE ALLOWED TO DISCHARGE FROM ANY PRIVATE AREAS ONTO THE ADJOINING HIGHWAYS. ALL PRIVATE GULLIES AND CHANNEL DRAINAGE POSITIONS SHOWN MAY VARY TO SUIT ON SITE WORKING CONDITIONS.
- DO NOT SCALE FROM THIS DRAWING.

NOTIFIABLE HAZARDS:

- EXISTING BUILDINGS TO BE DEMOLISHED/CONVERTED INTO OFFICE SPACE LIKELY TO INCLUDE ASBESTOS. FULL ASBESTOS R&D SURVEY REQUIRED.



KEY:

- PROPOSED FOUL DRAIN - PRIVATE
- PROPOSED FOUL INSPECTION CHAMBER - PRIVATE
- PROPOSED TREATED FOUL DRAIN - PRIVATE
- PROPOSED TREATED FOUL INSPECTION CHAMBER - PRIVATE
- PROPOSED SURFACE WATER DRAIN - PRIVATE
- PROPOSED SURFACE WATER INSPECTION CHAMBER - PRIVATE
- HATCH DENOTES IDB 9m EASEMENT FROM EXISTING DYKE BRINK LINE
- PROPOSED IDB SURFACE WATER CULVERT
- EXISTING SITE LEVEL
- PROPOSED SITE LEVEL
- PROPOSED SURFACE FALL
- PROPOSED AREA OF REPLACEMENT ENTRANCE PERMEABLE TARMAK ROAD INCLUDING 600mm TIE IN TO EXISTING TARMAK
- EXISTING ON-SITE TARMAK ENTRANCE TO REMAIN
- PROPOSED PERMEABLE SURFACED SITE ROADWAY
- DENOTES APPROXIMATE LINE OF HIGHWAY BOUNDARY
- DENOTES LINE OF SITE BOUNDARY
- DENOTES PROPOSED FLOOD EXCEEDANCE ROUTE

REV.	DESCRIPTION	DRN.	APP.	DATE
A	REVISION - UPDATES TO FFL'S TO SUIT FRA	MRB	MP	28.10.25
-	FIRST ISSUE - FOR INFORMATION	MRB	APW	24.10.25

SHIELDS WILSON
 info@shieldswilson.co.uk | 01775 729262
 STRUCTURAL AND CIVIL ENGINEERING

STATUS	FOR INFORMATION
CLIENT	KIRK CONNECTED CONSTRUCTION LTD.
PROJECT	PROPOSED PADEL COURTS & OFFICE BUILDING HOLBEACH ROAD, SPALDING, LINCOLNSHIRE
TITLE	PROPOSED DRAINAGE STRATEGY & FLOOD EXCEEDANCE ARRANGEMENT

DATE	OCT '25	SCALE	1:200	DRAWING NO.	SW25-346-005	REV.	A
DRAWN	MRB						