

# Flood Warning Evacuation Plan.

Messingham Lakes, Butterwick Road, Lincolnshire, DN17 3PP.

On behalf of Eden Resorts Ltd.

Date: November 2025 | Pegasus Ref: P23-1408

LPA Ref: PA/2025/1225

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## Document Management.

Version	Date	Author	Reason for revision
1	November 2025	PH	



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# Messingham Lakes Holiday Park

## Flood Warning Evacuation Plan – November 2025

### 1. Name and address of premises

This Plan has been produced for Messingham Lakes Holiday Park, Butterwick Road, Messingham, Lincolnshire, DN17 3PP

The extract below shows the site location for pending application PA/2025/1225 for 52no. new lodges at the existing holiday park

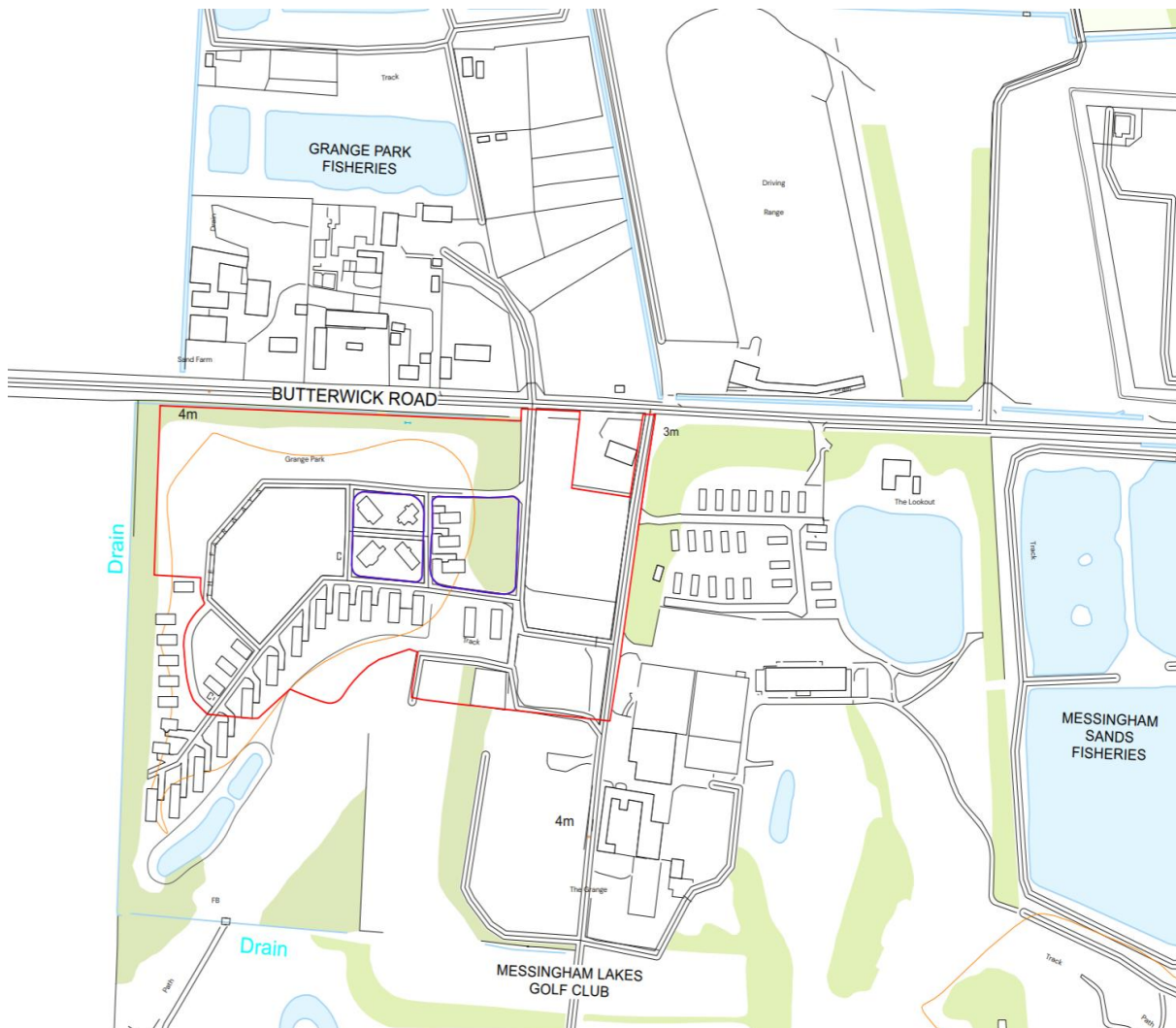


Figure 1 – Site Location Plan

## 2. Purpose and scope of plan

This plan has been produced at the request of the Environment Agency (EA) to ensure procedures and measures are in place to monitor and be alerted to flood event warnings issued by the EA, and how the site and users affected in areas of Flood Zone 2 would be alerted and evacuated from the moderate flood risk areas, if necessary, due to Environment Agency Flood Risk warnings and advice.

It should be noted that the majority of lodges proposed in application PA/2025/1225 are within Flood Zone 1 and are not at risk.

Also, as demonstrated in the Sequential Flood Risk Assessment report produced by Pegasus Group (submitted in support of application PA/2025/1225), parts of the site situated in Flood Zone 2 are only nominally lower than immediate surrounding areas in Flood Zone 1. Data from the topographical survey for the site demonstrates that some areas within the part covered by Flood Zone 2 are as high as areas shown as Flood Zone 1 areas on the EA mapping, and any flooding in this part of the site would have a very shallow depth and would not present a significant risk to life. This is why the EA were content with the minimum finished floor level condition of 3.5m AOD, as this would exceed a design flood event depth.

Nonetheless, this Plan has been produced to provide a strategy for the evacuation of holiday lodge occupants in parts of the site which are affected by Flood Zone 2 only (including existing consented lodges east of the proposed site for PA/2025/1225).

This Plan covers the Messingham Lakes holiday park lodges which are situated in Flood Zone 2, or will be situated in Flood Zone 2, subject to planning consent for pending application PA/2025/1225.

The extract below shows areas of the holiday park effected by Flood Zone 2 which are covered by this Plan.

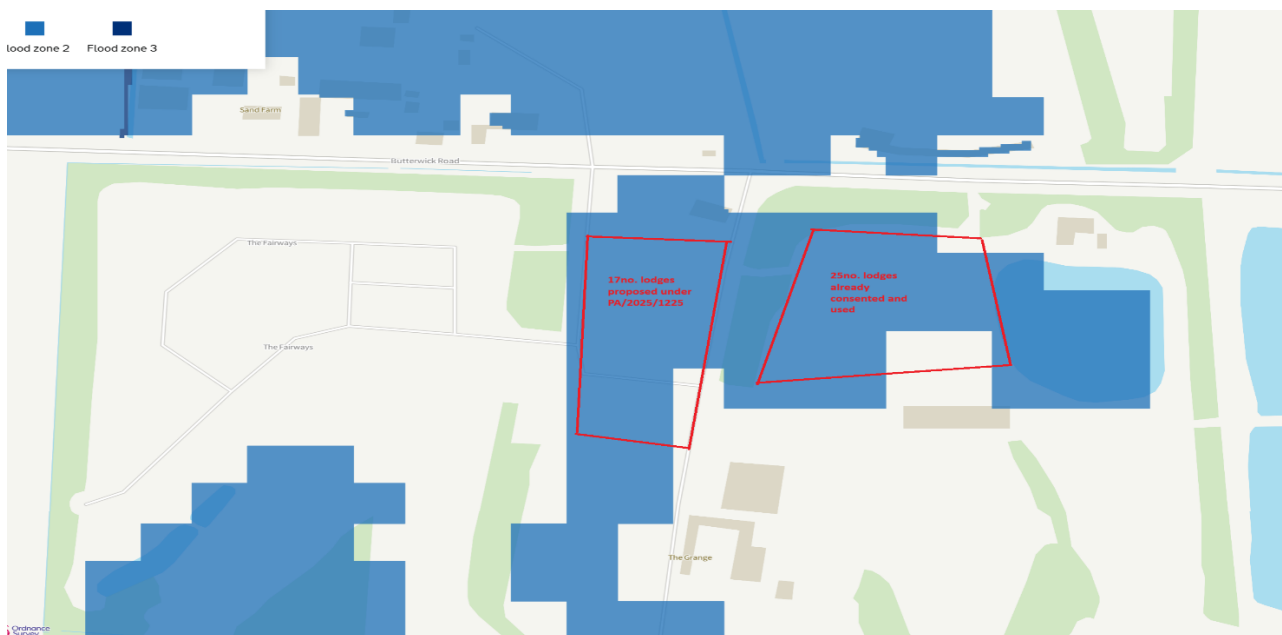


Figure 2 – Parts of the site as consented and proposed affected by Flood Zone 2 overlaid in red on the latest EA Flood Risk mapping

### **3. Description of proposed development – residential, commercial, tourism**

The site and/or lodges are not permanently occupied, the existing and proposed lodges are for holiday use only, they are not fixed places of residence.

Lodges have been consented and built in areas of Flood Zone 2, without a Flood Warning Evacuation Plan being produced previously. Therefore, the currently pending planning application and the production of this Plan has a wider benefit to the existing site, as well as the proposals to extend, in order to improve measures for the operation of the holiday park to ensure guests and site users are not inadvertently affected by any flood water making its way onto parts of the site affected by Flood Zone 2.

The lodges proposed as part of submission PA/2025/1225 which are within Flood Zone 2 are all surrounded by an area of Flood Zone 1 (as seen in Figure 2). Therefore, the routes to a place of safety and refuge to avoid flood water is between 10–15m away from proposed lodges that would be situated in central parts of the site affected by Flood Zone 2 (evacuation routes shown in Figure 4).

### **4. Main source of flooding identified / Local indicators of potential flooding**

Part of the proposed site area for application PA/2025/1225 lies within Flood Zone 2 (fluvial dominated) as identified by the Environment Agency. The main source of the fluvial flooding comes from the River Trent which is situated approximately 3km west of the Messingham Lakes site. In this location, the River Trent is tidal, so flooding can come from tidal events as well as river channel exceedance from downstream flows.

The site manager and site office team at Messingham Lakes will now receive warning texts and emails from the Environment Agency in accordance with the EA's usual protocol. Any appointed site manager shall also 'sign up' to this service if the current manager leaves their position. A member of the site team will always be on-hand to receive the emails and warning messages.

Additionally, Eden Reort's management as well as the site manager and site team are aware of the flood warning facility upon the Environment Agency's website <https://check-for-flooding.service.gov.uk/alerts-and-warnings> and both would utilise this as a primary source of information. The Environment Agency may also be contacted by phone to confirm flood risk around and at the time of any planned event at the site.

The EA's Floodline Helpline is 0345 9881188.



## **5. How occupants are made aware of flood evacuation plan**

The use of the lodges and a register of guests/owners is managed by Eden Resorts Ltd, and their site manager, Kelvin Stanford. Contact details for the site manager and site office are provided in section 15 of this Plan.

All guests staying at the site shall be made aware of this flood evacuation plan within information brochures given to site users, and it shall be posted in staff welfare locations within the site reception/office. All Eden Resorts Ltd staff will be informed and trained on the plan, so they know how to respond and communicate with site users should a worst-case imminent flood event warning be issued by the EA for the Messingham area. The Plan will also be posted to Eden Resort's website for Messingham Lakes as a point of reference for both staff and site users. The website will be kept updated in the news section with a pop-up if parts of the site affected by Flood Zone 2 need to close or are closed due to flood warnings and/or flood events.

## **6. How will flood warnings be received and by whom?**

The appointed site manager will be able to monitor flood conditions (as set out in this Plan). The site office has now registered to receive flood alerts to the general site email address, so staff on duty will always pick these up.

In the occurrence of a predicted flood risk event coinciding with guest stays in areas of Flood Zone 2, Eden Resorts Ltd and the appointed site manager shall make contact with the lead booking contact/owner of the lodge, and shall in consultation with the Environment Agency, determine whether the planned stay should be cancelled and alternative provisions be made.

Eden Resort's website for Messingham Lakes will be kept updated if parts of the site need to be closed due to severe Flood Warning being issued for the River Trent and Messingham area by the EA.

On this basis, risks arising from flooding can be pre-empted and avoided by minimising the use of parts of the site affected by Flood Zone 2, by responding to flood warnings, and taking action in the event of a flood warning.

## **7. How will visitors be notified that the site is closed?**

As stated above, the lead booking contact/lodge owner shall be contacted by Eden Resorts Ltd on email and by text message to make them aware of a Flood Warning for the area, and any flood event that occurs and affects the site.

## **8. Procedures – actions to be taken on receiving flood warnings, isolating utilities, relocation of vehicles and buildings (if appropriate)**

Eden Resorts Ltd shall upon notification of a Flood Warning, make the site safe.

This would involve closing lodges identified in Figure 2 that are situated within Flood Zone 2 areas.

Making the site safe would involve the following measures:

- All vehicles would be moved to the areas shown in Figure 3 below, access roads and verges on land to the west, which is substantially higher and well within Flood Zone 1, and the visitor car park in front of the clubhouse/reception building which can also be utilised as this is situated within Flood Zone 1. This measure would ensure no cars would be trapped or damaged by flood water getting into zone 2 areas of the site.
- Guests would be offered alternative temporary accommodation in Flood Zone 1 or asked not to come to site, and/or leave site if they so wished, following evacuation routes identified in Figure 4.
- The clubhouse reception building in Flood Zone 1 would be used as a meeting point for staff and guests, if needed, and can be used as a temporary place of refuge which is safe from any fluvial flooding.

It should be noted that these parts of the site are only marginally affected by small parts of Flood Zone 2, any flooding in these areas would be relatively shallow, and people can very quickly get to land 10 to 15m away which is within Flood Zone 1. The spot levels on land to the west of the proposed lodges that would be situated within Flood Zone 2 is 5m+ AOD, which is well above modelled and predicted flood depths for the Flood Zone 2 areas. People can get to alternative accommodation and a place of safety very quickly and very easily from the affected Flood Zone 2 areas marked in Figure 1.



Figure 3 – areas where cars can be parked if a Flood Warning is issued by the EA, away from Flood Zone 2

## 9. Flood Alert Notices – locations

The intention is to pre-empt risk arising from flooding before it would take place by cancelling stays when flood risk warnings for the site have been issued. Nonetheless, Eden Resorts Ltd and the site manager shall, in instances when flood risk may be, in consultation with the Environment Agency at an appropriate level maintain a regular awareness of that risk. Notices identifying flood risk status shall be posted in a prominent location(s) within the site, particularly the primarily occupied areas. The notices shall follow those provided by the Environment Agency, namely:

### *Key to flood warnings*



Severe Flood Warning. Severe flooding. Danger to life.



Flood Warning. Flooding is expected. Immediate action required



Flood Alert. Flooding is possible. Be prepared

## 10. Evacuation routes

Notwithstanding the principle of pre-empting a flood event at the site and avoiding the occupation of the site at such a time, any occupants upon the site (marshalled by the site manager) shall evacuate via internal access roads within Flood Zone 1. The clubhouse and reception building will be used as the principal meeting/rallying point and place of refuge within Flood Zone 1.

The plan below in Figure 4 shows the main pedestrian and vehicular evacuation routes from parts of the site affected by Flood Zone 2, to move into Flood Zone 1 areas away from flooding risk and where the clubhouse/reception building is sited.

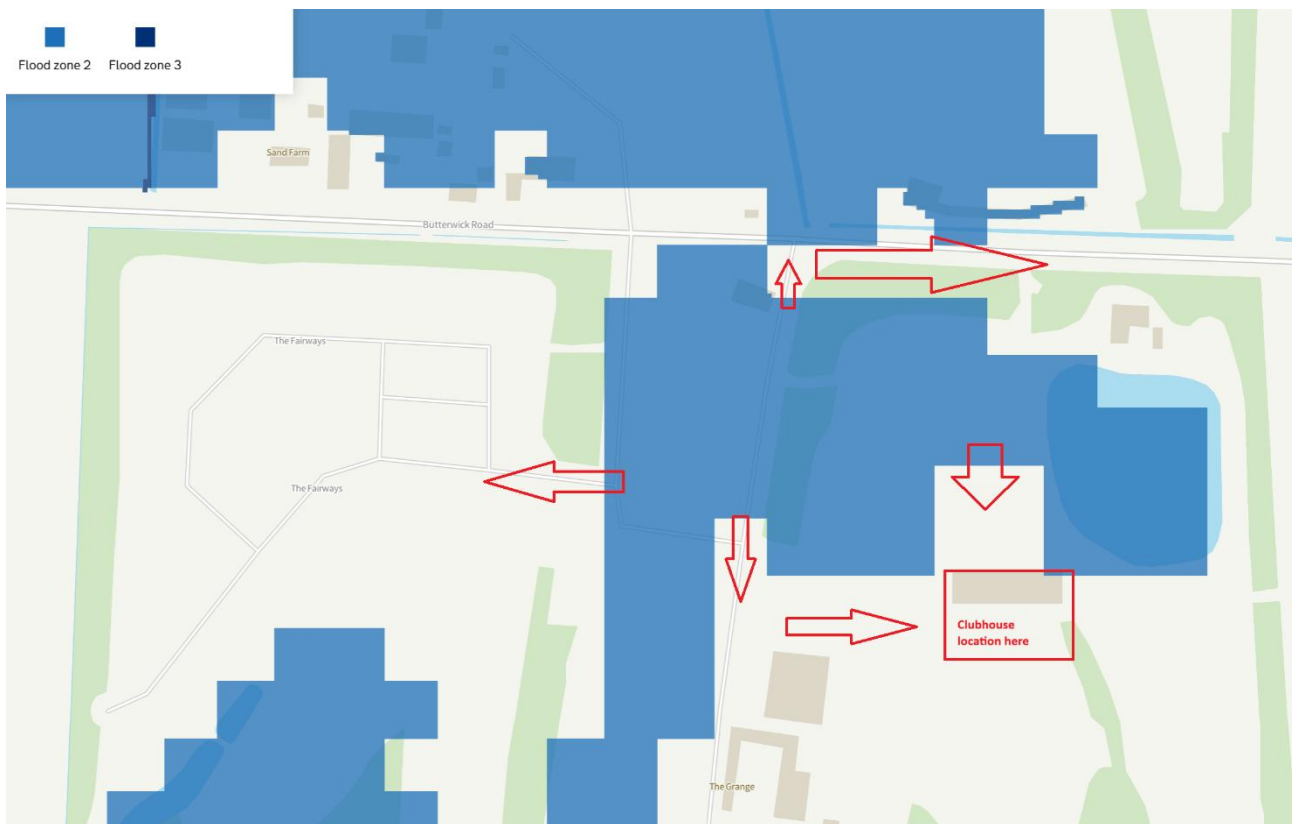


Figure 4 – evacuation routes to flood zone 1 and location of clubhouse/reception building

## 11. On-site refuge

In the event of occupation during a flood event and if some evacuation routes are inaccessible, lodges have been designed in application PA/2025/1225 to have a minimum floor level of 3.5m AOD, this is 0.5m higher than spot levels taken on the site's topographical survey for parts of the site showing as Flood Zone 1.

Therefore, guests would stay in their lodges as a safe place above flood water and wait to be moved by the emergency services and site manager, if necessary, in the event that flood water cannot be waded in/walked through with wellington boots.

If guests are able to move safely in shallow flood water and get to the clubhouse or other lodges in Flood Zone 1, they would be moved there by site staff/the site manager, following safe visible routes in shallow flooding only, that could be walked in with wellington boots.

The predicted flood depths for this area in Flood Zone 2 would not be significant, based on the site topographical survey, somewhere between 0.1m to 0.5m for a design flood event.

## 12. Flood Kit

The clubhouse/reception building shall be equipped with the following items:

- Waterproof clothing;
- Wellington Boots
- Portable radio to monitor local news and weather broadcasts;
- First aid kit;
- Bottled water;
- Torch;
- Batteries for a torch and radio;
- Important documents including insurance certificates;
- Mobile phone;
- Tinned and non-perishable food, and a tin opener; and
- Blankets.

## 13. Re-occupation

In the period post any flood event, the site manager shall inspect the site, if necessary, with the Environment Agency and the Local Authority (emergency response team) and determine the extent of any flood damage to the site and draw up a restoration strategy that would make the site safe and capable of re-occupation. This will be mindful of any requirements for works off site that may impact upon the occupation of the site. No damage to lodges in Flood Zone 2 is expected given the minimum finish floor level of 3.5m AOD.

## 14. Evacuation plan review

This plan shall be reviewed on an annual basis, or after any flood event upon the site.

## 15. Contact lists

Site manager: [REDACTED].

Site office – [REDACTED],

Site email – [REDACTED]

Site website - <https://edenresorts.co.uk/>

Town & Country Planning Act 1990 (as amended)  
Planning and Compulsory Purchase Act 2004

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