

Flood Risk Assessment (FRA)

Site: Rectory Farm, Rectory Lane, Gedney, Spalding, PE12 0EA

Proposal: Change of use of land to short-term holiday accommodation & retention of shepherd's hut and ancillary timber building (retrospective)

Flood Zone: 3 (Environment Agency mapping)

Development Description

This application relates to a single shepherd's hut for short-term holiday use and an ancillary timber building. Both structures are lightweight, small-scale, and sited within the applicant's domestic garden. No engineered foundations or ground reduction works were undertaken.

Flood Risk Considerations

- **Shepherd's Hut:**
 - Moveable structure, raised off ground on support points.
 - No permanent foundations.
 - Internal finished floor level is above surrounding ground.
- **Timber Building:**
 - Raised construction, with the floor set approximately 30–40cm above ground level.
 - Minimal ground disturbance—small localised post bases only.
 - Open ground beneath allows surface water to flow and soak away naturally.
- **Site Run-off:**
 - No increase in impermeable surfacing.
 - Natural drainage across the site is maintained.

Occupant Safety

- Occupiers will be made aware of local flood risk by provision of flood safety information within the on-site welcome pack.
- The site is accessible via Rectory Lane, which provides a safe route of egress to higher ground.

- The shepherd's hut is non-permanent and capable of removal in the long term if necessary.

Mitigation Summary

1. Both structures are raised above ground level to mitigate shallow flood risk.
2. No significant alteration to natural run-off or ground permeability.
3. Flood information will be provided to visitors, ensuring awareness of Environment Agency flood alerts and emergency procedures.

Conclusion

The development is small in scale, non-intrusive, and has been designed with raised floors to minimise risk. Flood resilience measures are proportionate to the use and setting. The proposal is therefore considered acceptable in flood risk terms.