

**FLOOD RISK ADAPTATION STRATEGY
FOR A MACHINERY STORE AND WELFARE POD
AT GLENSIDE SOUTH, PINCHBECK**

FINAL REPORT

ECL1322-5/GR MERCHANT LTD

DATE OCTOBER 2026

ELLINGHAM CONSULTING LTD

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DISCLAIMER

This document has been prepared as a Flood Risk Adaptation Strategy in support of a planning application proposed development at Glenside South, Pinchbeck. "Ellingham Consulting Ltd" accepts no responsibility or liability whatsoever for any use made of this document other than by the client "Mr K Whincup" for the purposes it was originally commissioned and prepared. All comments and opinions made are based upon information available to "Ellingham Consulting Ltd" during the necessary investigative process, and the conclusions and recommendations, could therefore, differ in the event of material subsequently being found erroneous, incomplete, or misleading. "Ellingham Consulting Ltd" therefore, accepts no liability should this prove to be the case.

1.0 SCOPE, OBJECTIVE AND BACKGROUND

This Flood Risk Adaptation Strategy has been prepared with consideration to National Planning Policy Framework (NPPF) and supporting planning practice guidance (PPG) on Flood Risk and Coastal Change.

Paragraph 163 of NPPF states that development should only be allowed in areas at risk of flooding where it can be demonstrated that any residual risk can be safely managed and that safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

This Flood Risk Adaptation Strategy has been produced on behalf of Mr K Whincup in respect of a development that consists of a machinery store and welfare pod on land north west of The Chestnuts, Glenside South, Pinchbeck. This report responds to Condition 4 of the approval for planning which requires a Flood Risk Adaptation Strategy that includes details of mitigation measures and a flood warning and evacuation plan.

2.0 LOCATION AND PROPOSAL

The site is located on land north west of The Chestnuts, Glenside South, Pinchbeck, Spalding, PE11 3SA. The National Grid Reference of the site is 52316/32585.

The location of the site is shown in Figure 1.

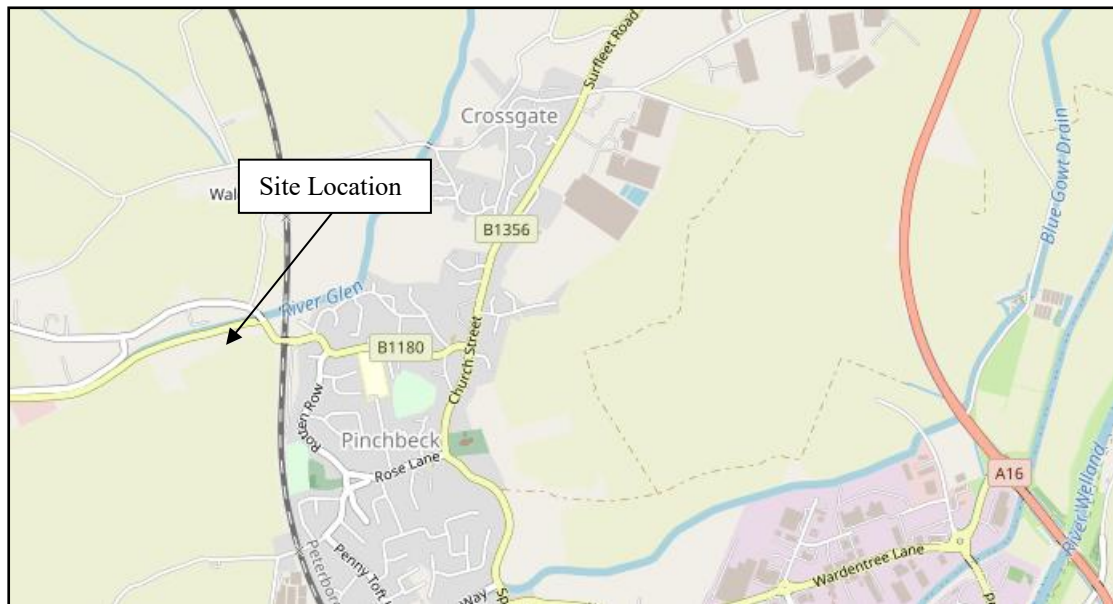


Figure 1 – Location Plan (© OpenStreetMap contributors)

The proposed development consists of a machinery store and welfare pod. Details of the proposed development are provided in Attachment 1.

3.0 RISK SUMMARY

A Flood Risk Assessment (FRA) for the development has been prepared by Ellingham Consulting.

The site is located within Flood Zone 3, an area with a high probability of flooding. The probability of the site flooding from any Environment Agency system is less than 1% annual probability (1 in 100 chance each year) because of the standards of the existing flood defences. Over time there will be a gradual increase in risk to the site due to climate change. During the design life of the development it is not anticipated that the site would flood.

There is a residual risk associated with overtopping and a breach in the defences in 2116. During the 0.5% annual probability (1 in 200 chance each year) plus climate change event the welfare pod is not at risk and the machinery store is at risk with depths up to 0.5m.

4.0 MITIGATION MEASURES

The site has a low ‘actual risk’ of flooding. Considering the component of the development in the area at risk is a machinery store there are no specific mitigation measures proposed associated with the design.

The site lies within the Environment Agency’s “Pinchbeck and the West of Spalding” flood warning area. The area highlighted in blue in Figure 2 identifies the area in the vicinity of the site covered by this flood warning.

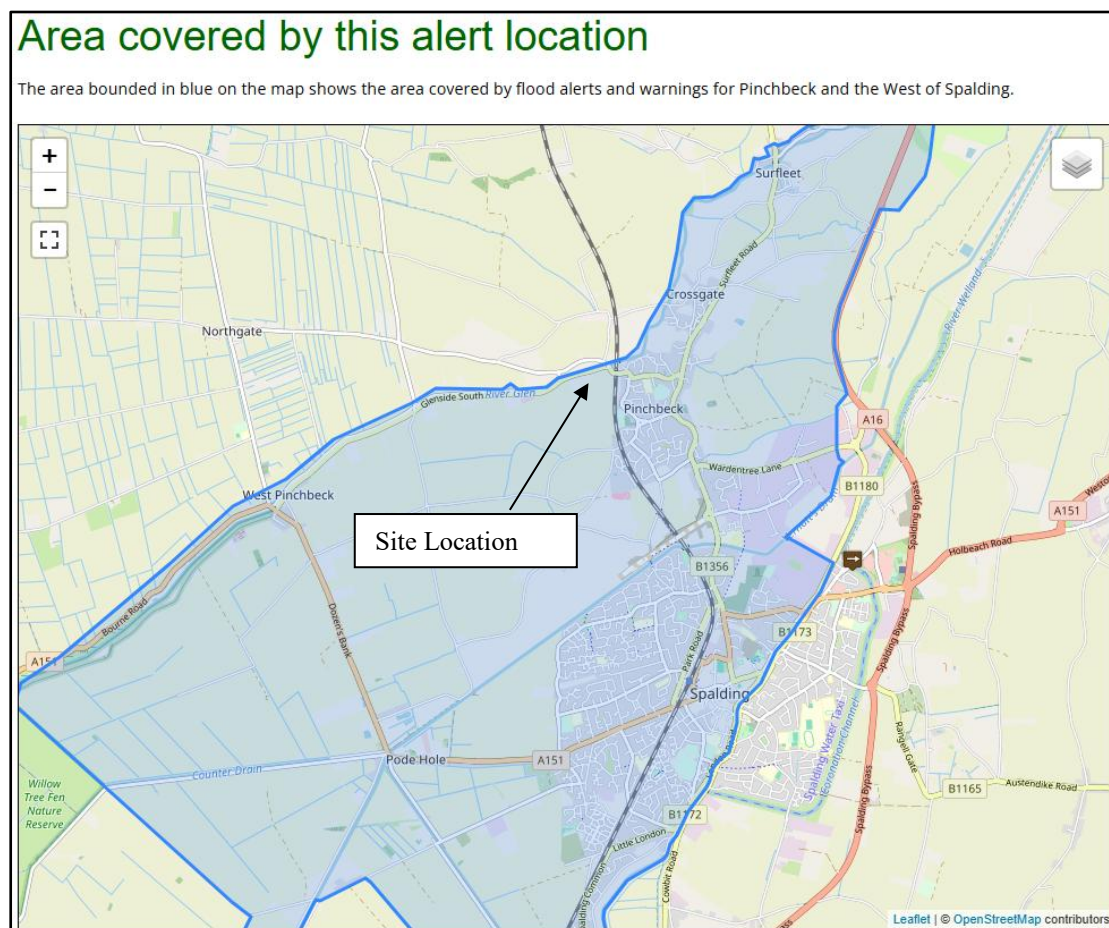


Figure 2 – Flood Warning Area

The owner of the site should be signed up to the Environment Agency’s Floodline Warnings Direct scheme to be informed of possible flood events.

Signing up to flood warnings is a free service and can be done online by following this link: <https://www.gov.uk/sign-up-for-flood-warnings>. Registration can also be made over the telephone by calling Floodline (a 24-hour service) on: 0345 988 1188. The future owner/occupier will need to provide:

- the address;
- a phone number that is contactable day or night; and
- an email address.

The receipt of a flood warning or the forecast of extreme rainfall events should be the trigger for the owner of the site to undertake the actions described within this plan.

In addition to receiving flood warnings the owner of the site should listen to BBC Lincolnshire for the latest information.

5.0 FLOOD WARNINGS AND ASSOCIATED ACTIONS

The Environment Agency flood warning service comprises four staged warning codes, each indicating the severity of flooding and the level of danger.

The four codes and the actions to be undertaken are provided in Table 1.

Flood Warning Code	Meaning and Actions
Flood Alert (Flooding is possible) 	<u>Be Prepared</u> • Monitor local news and forecasts; • Prepare to follow the instructions from this Flood Warning Evacuation Plan; • Plan for moving vehicles and items of plant; and • Be aware of the water levels in the rivers.
Flood Warning (Flooding is Expected) 	<u>Immediate Action Required</u> • Monitor local news and forecasts; • Prepare to follow the instructions from this Flood Warning and Evacuation Plan; • Take actions that will facilitate the evacuation of the site, move vehicles and equipment to higher ground; and • Be aware of the water levels in the rivers.
Severe Flood Warning (Severe Flooding) 	<u>Danger to Life</u> • Act on the instructions in the Flood Warning and Evacuation Plan; • Listen to advice from the Emergency Services; • Evacuate the Site if safe to do so, if in danger call 999; and • Avoid walking or driving through flood water.
Warning No Longer in Force	<u>No Further Flooding Predicted</u> • Return to the site once flood waters have receded

Table 1 – Flood Warning Stages and Actions

6.0 SAFE ACCESS AND ESCAPE

If the site receive a **“Flood Alert”** planning should commence for a possible evacuation.

If the warning code is increased to **“Flood Warning”** then preparations for evacuation should commence including moving plant and equipment to higher ground.

If the warning code is increased to **“Severe Flood Warning”** evacuation must begin. Those evacuating the site must initially undertake a visual check of any floodwater to satisfy themselves that evacuation is safe.

The centre of Bourne, 13km south west of the site, is in Flood Zone 1 and not at risk of flooding. The evacuation route from the development to Bourne is in a south westerly direction along Glenside South and then on the A151 (Bourne Road & Spalding Road). The route is shown in Figure 3.

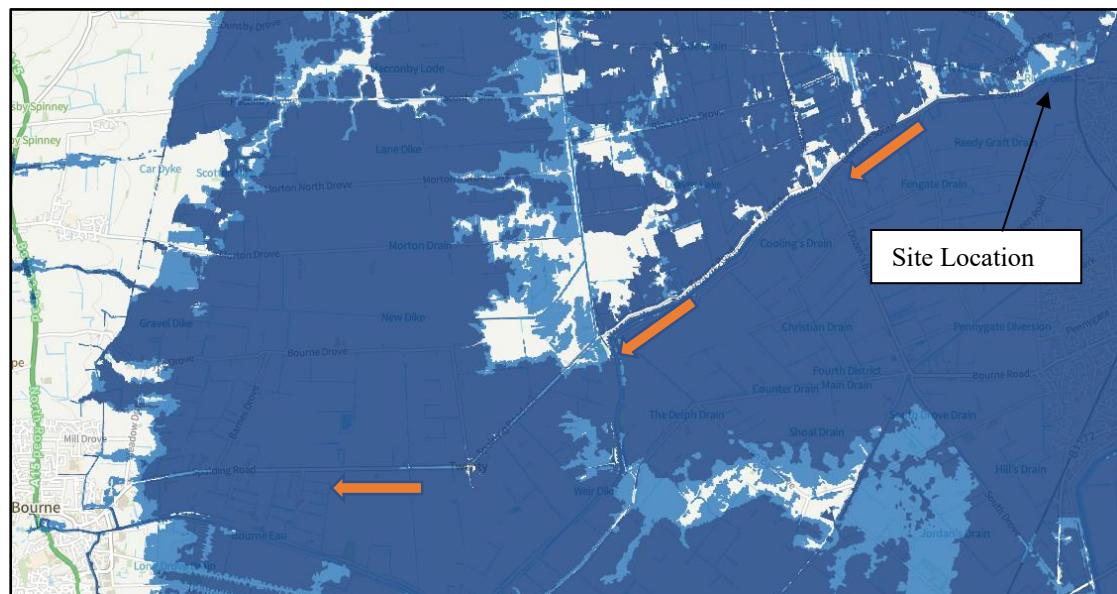


Figure 3 – Evacuation Route to the centre of Bourne

7.0 TEMPORARY REFUGE

Based upon the nature of the development it is not proposed that temporary refuge is taken within the site.

The welfare pod is not in an area at risk during a breach. Whilst this may be considered to provide a safe refuge, evacuation from the site to an area not at risk of flooding is recommend.

8.0 AFTER THE FLOOD

If the warning code is changed to “Warning No Longer in Force” it does not mean that that it is safe to return to the site.

Once the flood event has passed, Environment Agency flood information, local news and media should be monitored to determine when it is safe to access the site again if it has been evacuated.

Once it is deemed safe to return, a thorough assessment and inventory should be undertaken to assess any health and safety risks due to flood damage. Potential hazards include (but are not limited to):

- debris and foliage;
- standing water;
- silt or residue on the site that may be slippery;
- contaminated or electrified water;
- slip hazards; and
- broken glass / edges.

Upon reoccupation, a clean-up operation can commence. It may be necessary to:

- commission immediate repair work (including pumping, if necessary) to prevent further damage;
- contact the Utilities Providers to make sure it is safe to re-use; and
- keep a record of any flood damage (e.g., using photographs).

Particular attention must be given that there are no loose or dangling wires or broken service pipes before utilities are connected and power is restored.

The Environment Agency provides further information on flood recovery on its website <https://flood-warning-information.service.gov.uk/recovering-after-a-flood>. The website consists of advice about how to clear up after a flood, get help from specially trained Flood Support Officers and how to apply for potential financial aid from the Council.

9.0 ROLES AND RESPONSIBILITIES

The response to a major flood event will consist of several organisations working at a local level, including the emergency services, local authority, and the Environment Agency. Table 2 provides the details of the principal contacts.

Organisation	Number
The Environment Agency	0345 988 1188
South Holland District Council	Tel: 01775 761161
Lincolnshire Prepared	for information on how floods are responded to in Lincolnshire and how to prepare for evacuation www.lincolnshire.gov.uk/lincolnshire-prepared
Lincolnshire County Council	01522 782244
Lincolnshire Fire and Rescue Service	Emergency: 999 Non-Emergency: 01522555777

Table 2 – Principal Contacts

10.0 PLAN UPKEEP AND AWARENESS

This Flood Risk Adaptation Strategy should be monitored and maintained. It is recommended that this Plan is reviewed at a minimum period of every five years. The Plan should also be reviewed following its implementation in the event of a flood.

It is recommended that the plan is maintained by the owner of the site.

The review should consider any changes to the tidal hazard maps, these are available from the Environment Agency. The Environment Agency Flood Map for Planning should be reviewed to determine if this changes the proposed evacuation routes.

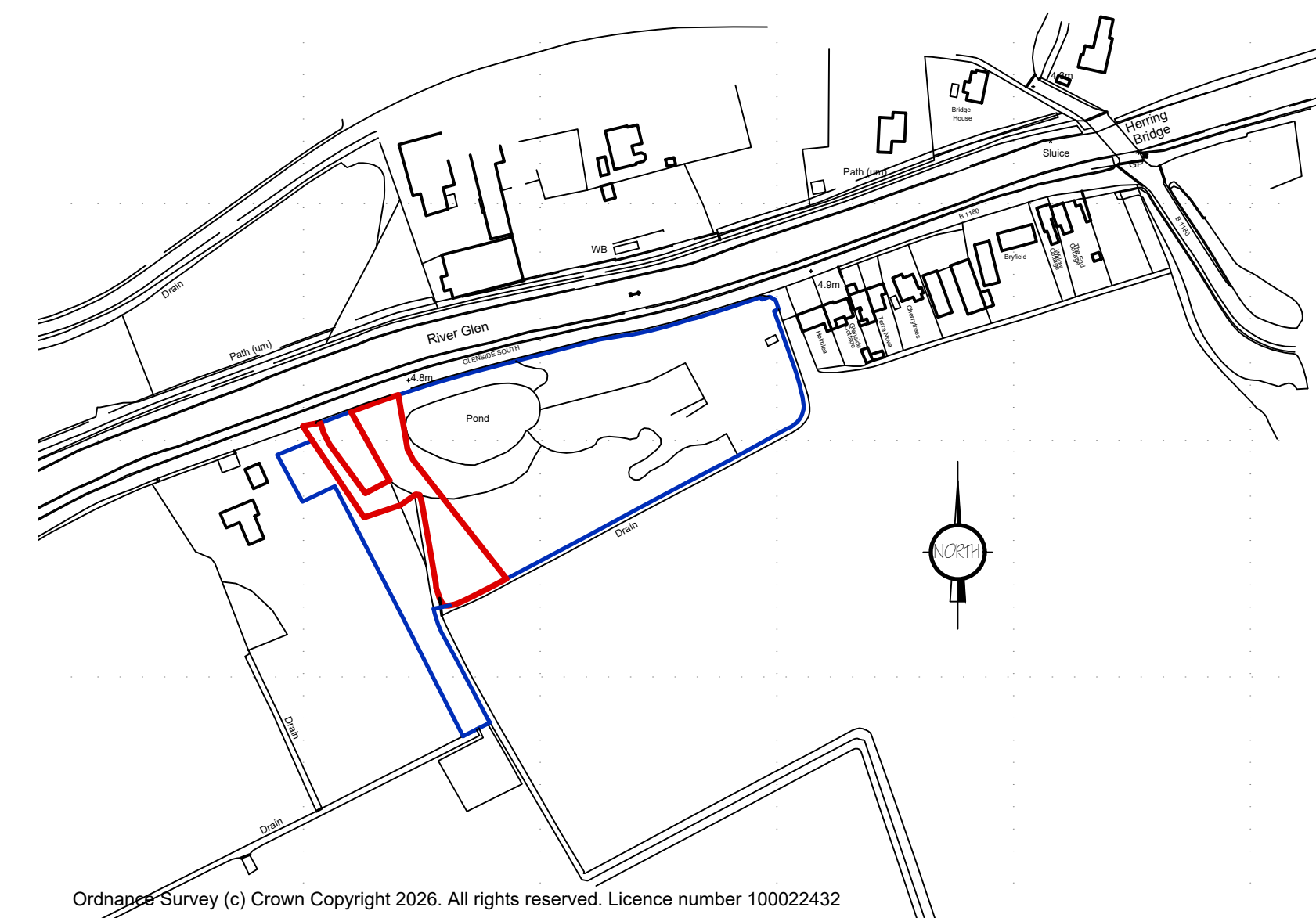
Should any changes to the Flood Risk Adaptation Strategy be made then all recipients of the current Plan must be provided with a copy of the updated Plan.

ATTACHMENT 1

PROPOSED SITE PLAN (DWG 4499-26 01B)

[illegible]

SITE PLAN - EXISTING 1:500



LOCATION PLAN 1:2500

B	CONDITION COMPLIANCE	OCT 2026
A	LANDSCAPING ADDED	JUNE 2026
ref:	revision	date

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MACHINERY STORE & WELFARE POD
Adj: THE CHESTNUTS, GLENSIDE SOUTH
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Client
MR K WHINCUP

Drawing

SITE PLAN - EXISTING & PROPOSED
LOCATION PLAN

Job Ref. 4499-26	Drawing No. O1B
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Date	Drawn
MAY 2026	SLB

Scales
1:50 & 1:100 (Unless Otherwise Stated)

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