

FLOOD RISK ASSESSMENT

South Holland District Council

Site Address:

Dragonfly Farm and Lakes
Bourne Road
West Pinchbeck
Spalding

Applicant:

Mr S Kitchen

Date:

Reference: H14-1281-25

Development:

Retrospective siting of temporary agricultural sheds for storage of equipment, animal feed and livestock shelter.

1. Introduction

This Site-Specific Flood Risk Assessment (FRA) has been prepared to support a retrospective planning application for temporary agricultural sheds located on agricultural land at the above address.

The site is partially situated within Flood Zone 3 as defined by the Environment Agency Flood Map for Planning.

The development comprises temporary agricultural structures only and does not include residential accommodation.

2. Site Description

The site forms part of an established agricultural holding measuring approximately 5.02 hectares (12.74 acres).

The land is predominantly open agricultural grassland.

The structures consist of lightweight agricultural sheds used for:

- Storage of equipment
- Storage of animal feed
- Shelter for livestock

The sheds are temporary in nature and have no permanent foundations.

3. Flood Zone and Probability of Flooding

According to the Environment Agency Flood Map:

- Part of the site lies within Flood Zone 3 (High Probability).

- Flood Zone 3 indicates a 1 in 100 year (1% annual probability) or greater chance of river flooding, or 1 in 200 year tidal flooding.

The remainder of the site lies within lower flood risk classification.

Flood events in South Holland are generally associated with fluvial or tidal influences and are typically forecast in advance by the Environment Agency.

4. History of Flooding

The applicant is not aware of any historic flooding affecting the site during their ownership. The land is typical of the wider South Holland floodplain where flood risk is managed through the existing drainage and flood defence network.

5. Vulnerability Classification

The development is agricultural in nature and falls within the “Less Vulnerable” classification under the National Planning Policy Framework flood risk vulnerability table.

No residential accommodation or sleeping units are present on site.

6. Impact of the Development on Flood Risk

The development:

- Does not introduce permanent built form
- Does not include foundations or raised ground levels
- Does not create significant hardstanding
- Does not displace flood water

As such, the development does not increase flood risk elsewhere.

7. Safety of the Development

The development is considered safe for its lifetime because:

- It is agricultural only
- There is no overnight occupation
- Flood events are forecast in advance
- The site can be evacuated prior to floodwater arrival

The development contains no sleeping accommodation and is visited only intermittently in connection with agricultural activities. Human safety will always take priority.

8. Livestock Evacuation Plan

Livestock currently present on site comprise:

- 3 goats
- 3 pigs
- 1 horse
- Approximately 40 chickens
- 8 ducks

In the event of a Flood Warning issued by the Environment Agency, livestock will be relocated in a timely manner using existing farm transport arrangements.

The horse, goats and pigs will be moved via livestock trailer, and poultry will be transported in secure animal crates.

The designated relocation location is agricultural land under the control of a family member approximately **8 miles from the site**, situated outside the flood risk area

affecting the application site. Suitable temporary holding arrangements are available at this location.

Animals are routinely handled as part of normal agricultural management and can be moved promptly when required. Human safety will always take priority.

9. Emergency Procedures

The applicant is registered, or will register prior to occupation, with the Environment Agency Floodline Warnings Direct service.

Upon receipt of:

- **Flood Alert** – monitoring and preparation
- **Flood Warning** – livestock relocation and site clearance
- **Severe Flood Warning** – immediate evacuation of all persons

No attempt will be made to remain on site during flood conditions.

10. Conclusion

The site is partially located within Flood Zone 3; however:

- The development is agricultural and classified as less vulnerable
- The structures are temporary and non-residential
- There is no increase in flood risk elsewhere
- Safe evacuation procedures are in place for both people and livestock

The development is therefore considered safe for its intended use and lifetime in accordance with national planning policy.