

Property: Rolma Saltra, Middle Road, Tydd St Mary, Spalding, Lincolnshire, PE13 5QZ

Proposal: Change of use of land to allow standing of six residential static caravans ancillary to existing dwelling house residents to provide accommodation for their children that follow the travelling lifestyle on both a temporary and permanent basis and ancillary works

Applicant: Felix Doran

Local Planning Authority: South Holland

Ref: H21-0861-26

SITE SPECIFIC FLOOD RISK ASSESSMENT AMENDED

INTRODUCTION

1. The land is within the Environment Agency Flood Zone 3a. This is shown at **Tab 14**. The Environment Agency identify that the risk of fluvial / pluvial flooding is low and that the risk of surface water flooding is very low.
2. The most likely source of flooding is from a failure of the South Holland Internal Drainage Board infrastructure.
3. There is a risk of flooding if the Environment Agency flood defences for tidal rivers should collapse.

FLOOD RISK

4. Most of South Holland is either identified as being within the Environment Agency Flood Zone 2 or Flood Zone 3. The Environment Agency identifies as shown at **Tab 14** that the risk of flooding from Rivers and Sea is Low and that the risk of surface water flooding is very low. The risk of flooding from rivers and sea is between 0.1 – 1% a year. The risk of flooding from surface water is <0.1% a

year according to the Environment Agency. This is shown at **Tab 1** of this document.

5. The main risk of flooding to the land is from either overtopping or collapse of the internal drainage boards infrastructure or collapse of the Environment Agency Flod defences. Large areas of the district have been drained since the 17th Century, and an extensive infrastructure created to prevent flooding.
6. The land is about 4m AOD.
7. The South Holland Internal Drainage Board (IDB) has an extensive infrastructure. The infrastructure mainly includes drains, sluices and pumps. The existing standard of drainage is 1 in 50 years.
8. The North Level Main Drain drains to the tidal River Nene at the Tydd pumping station. Protection of land from flooding is 1 in 200 years.
9. Current levels of maintenance of both the Environment Agency (tidal flood risk infrastructure) and the IDB are good.
10. The main risk of flooding is consequently from a failure of the IDB infrastructure or from overtopping of the Environment Agency tidal defences. The IDB infrastructure is in a good condition. The Environment Agency maintains this to ensure that this does not occur (1 in 200 year tidal surge).
11. There is a risk of flooding and occupiers of the land need to sign up to the Environment Agency Flood Warning Service, and have a flood evacuation strategy. This applies to most of the district.

12. The strategic flood risk assessment and Flood Risk for Planning are expected to provide the evidence base for the sequential test (F5(3)). A copy of the Strategic Flood Risk Assessment for the site is shown at **Tab 2** of this document.

SEQUENTIAL TEST

12. The sequential test requires comparison of a proposed site with other available sites. Its aim is to steer new development to areas with the lowest risk of flooding.
13. The development proposed is unlikely to flood due to existing flood defences.
14. Permeable hardstanding is to be used for ground surfaces, and water if present will freely drain through infiltration.
15. The applicant is an Irish Traveller who has ceased to follow the travelling lifestyle \and has settled in South Holland. The children of the applicant are still following the travelling lifestyle and need a settled base to access services.
16. There are great difficulties encountered by Gypsy / Travellers in being able to obtain land that can be used residentially and the South Holland Council is unable to identify a 5 year supply of Gypsy / Traveller sites. The development is merely an extension to meet a family's existing accommodation needs.
17. The site passes the sequential test.

EXCEPTION TEST

18. The exception test is identified in Policy F5 of the National Planning Policy Framework.
19. The exception test requires demonstration that the development would:
- a) *Provide wider sustainability benefits to the community that outweigh the Flood Risk.*
 - b) *Be safe for the anticipated lifetime in accordance with Policy F7; and*
 - c) *Not increase flood risk elsewhere and , where possible, reduced flood-risk overall.*

EXCEPTION TEST CONCLUSION

20. The proposed occupiers have an urgent need for accommodation.
21. Caravans are defined as being highly vulnerable at Annex F of the NPPF and if being used for permanent residential use should not be allowed in the Environment Agency Flood Zone 3a or 3b.
22. The Flood Zones of the Environment Agency do not take any account of flood defences. As already shown in the South Holland Strategic Flood Risk Assessment that takes account of the defences of the IDB and Environment Agency the development proposed can be considered to be safe. It is unlikely that all of the site will be permanently occupied all of the time.
22. There will be significant social benefits:

- a. The objective of the application is to provide the applicants children with a settled base on either a temporary or permanent basis. The settled base will most importantly provide access to an address. Addresses are becoming increasingly important to allow access to services of common good. The availability of accommodation will also enable them to avoid living roadside.
- b. The development is safe and does not increase flood risk elsewhere provided that sensible flood risk precautions are adopted.

CONCLUSION

- 23. The proposed development meets the requirements of the Sequential and Exception Test and can be considered to be safe from Flood Risk.

Stuart H CARRUTHERS

04 June 2026 (updated 20 September 2026)

Check your long term flood risk

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Rivers and the sea: understand your flood risk

Your selected location: Rolmarsaltra, Middle Road, Tydd St. Mary, Wisbech, PE13 5QZ

This information tells you the flood risk of the land around a building, not the building itself.

How likely a river or sea flood is

The yearly chance of flooding from rivers and the sea is: Low

▼ [What the flood risk ratings mean](#)

High

More than 3.3% chance of a flood each year

Medium

Between 1% and 3.3% chance of a flood each year

Low

Between 0.1% and 1% chance of a flood each year

Very low

Less than 0.1% chance of a flood each year

[View a rivers and sea map \(/map?easting=545004.54&northing=318713.96&map=RiversOrSea\)](/map?easting=545004.54&northing=318713.96&map=RiversOrSea) to see where any flood water might spread to.

How deep any flood water could be

Even a small amount of water can cause serious damage so it's a good idea to know how deep any flooding could be.

You cannot completely protect your property from flooding, but there's a lot you can do to reduce the:

- amount of flood water that gets in
- damage from flood water
- cost and time of cleaning up after a flood

[See how deep any flood water could be at your selected location \(/rivers-and-sea-depth\).](/rivers-and-sea-depth)

What to do next

Sign up to [get flood warnings by phone, text or email](https://www.gov.uk/sign-up-for-flood-warnings) (<https://www.gov.uk/sign-up-for-flood-warnings>).

Read about how to [prepare yourself and your property for flooding](https://www.gov.uk/prepare-for-flooding) (<https://www.gov.uk/prepare-for-flooding>).

You should check your flood risk regularly because the information may change.

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Surface water: understand your flood risk

Your selected location: Rolmarsaltra, Middle Road, Tydd St. Mary, Wisbech, PE13 5QZ

This information tells you the flood risk of the land around a building, not the building itself.

How likely a surface water flood is

The yearly chance of surface water flooding is:

Very low staying at Very low between 2040 to 2060

▼ [What the flood risk ratings mean](#)

High

More than 3.3% chance of a flood each year

Medium

Between 1% and 3.3% chance of a flood each year

Low

Between 0.1% and 1% chance of a flood each year

Very low

Less than 0.1% chance of a flood each year

[View a surface water map \(/map?easting=545004.54&northing=318713.96&map=SurfaceWater\)](/map?easting=545004.54&northing=318713.96&map=SurfaceWater) to see where any flood water might spread to.

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- amount of flood water that gets in
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- cost and time of cleaning up after a flood

[See how deep any flood water could be at your selected location \(/surface-water-depth\).](#)

What to do next

Read about how to [prepare yourself and your property for flooding \(https://www.gov.uk/prepare-for-flooding\)](https://www.gov.uk/prepare-for-flooding).

You should check your flood risk regularly because the information may change.

If you need more details on surface water flood risk

Lead local flood authorities are responsible for managing flood risk from surface water. They may hold more detailed information.

Your lead local flood authority is **Lincolnshire County**.

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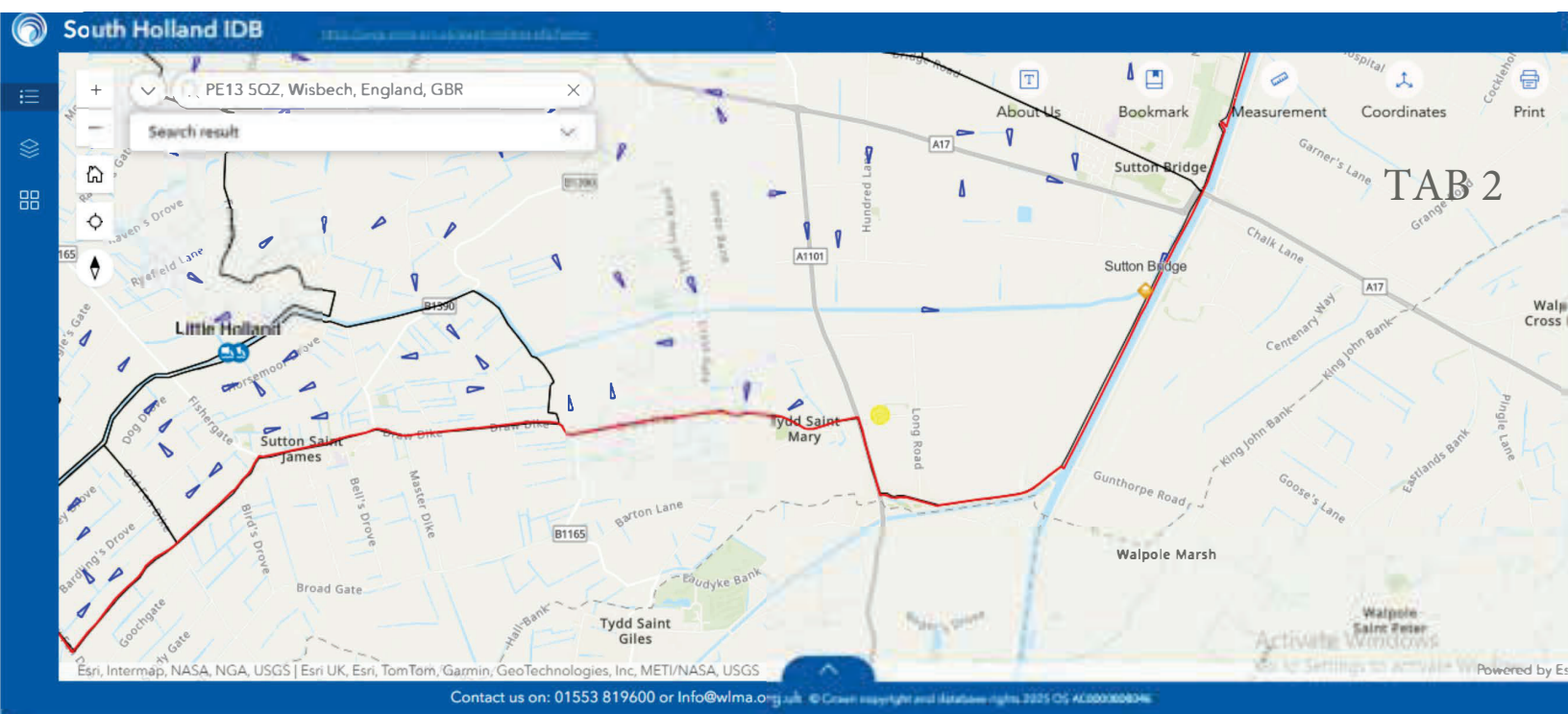
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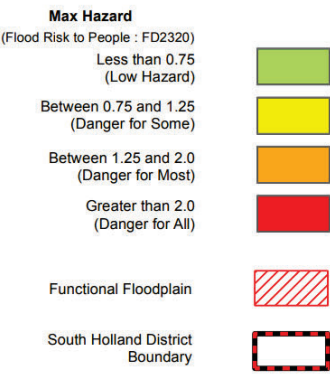
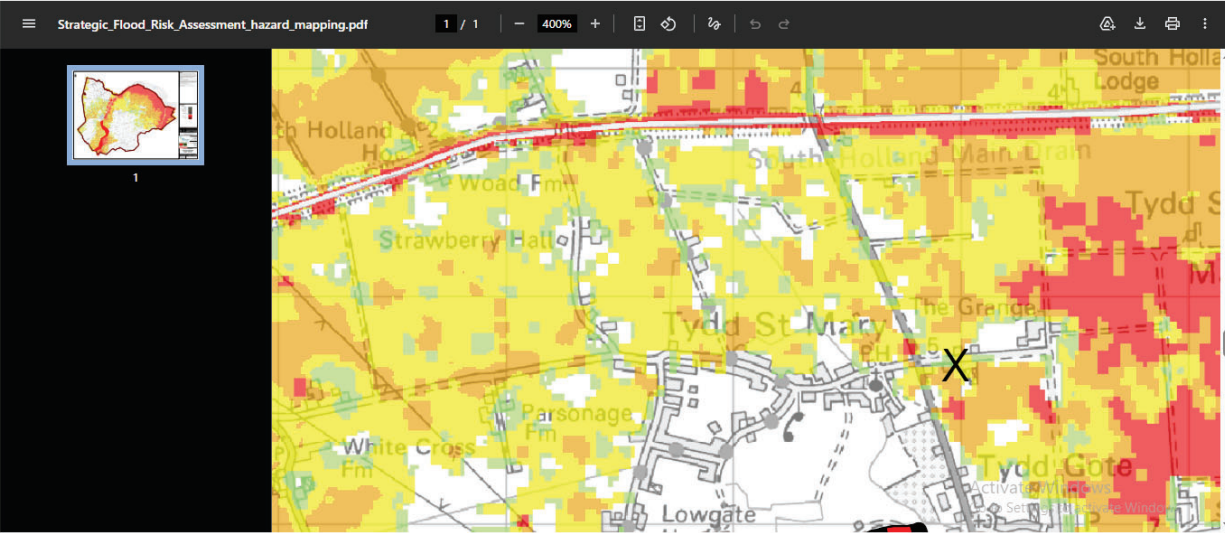
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