Planning Application for Poly Tunnels at Herdgate Lane, Pinchbeck, Spalding

Flood Risk Assessment

1. The site is a field used for growing peonies.

2. For a few years a number of poly tunnels have been erected on the field to provide improved growing conditions during the spring and early summer. The poly tunnels are then folded away until required the following year. It is now proposed to increase the number of poly tunnels and the planning authority have requested a planning application.

3. The level of the filed is approximately 3 m AOD as indicated by a survey level on OS plans.

4. The Environment Agency Flood Map for Planning places the site in the category of flood risk zone 3 with a 1% (1 in 100) or greater chance of flooding if flood defences were not present. The proposed development is agricultural and will fall within the 'Less Vulnerable' uses of land. Table 2 of the National Planning Policy Framework (NPPF) Technical Guidance indicates that development of this nature is acceptable.

5. No exception test is required

6. The NPPF guidance advises that agricultural developments are an acceptable development within Flood Zone 3.

7. The tunnels are covered over with plastic sheeting which rainwater will runoff onto the ground between and around each of the tunnels. No drainage is to be installed, and therefore some local ponding may occur in these areas. The site is relatively flat and therefore no run off is anticipated to go directly off the site or to cause any local erosion. There should be no adverse affect on flooding within the local area. The tunnels are only covered during the growing season.

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