The Hawthorns, Low Road, Osgodby. LN83SZ

Tel: 01673847668/07971 588616

Flood Risk Assessment for Temporary Seasonal Worker Accommodation at J E Piccaver and Co (Gedney Marsh), Onslow Farm, Gedney Drove End, Lincolnshire

Note for purposes of ease of reading, J E Piccaver and Co (Gedney Marsh) we be referred to as J E Piccaver in the following report.

Background

Onslow Camp has provided high quality accommodation for seasonal workers since 2002. Currently the Camp accommodates up to 144 such workers.

Under the terms of the planning consent granted by South Holland District Council (SHDC), Onslow Camp is determined as being temporary and, other than the original farm buildings (which have been re-purposed as kitchen and recreation areas) the living accommodation is all semi-mobile. This comprises pre-fabricated 'cabins', which are placed on site in accordance with plans submitted to and approved by SHDC. Planning consent is renewable every 3 years and an application is currently under review with SHDC.



Onslow Camp – General Layout

Flood Risk

The Camp is located within a flood zone 3, having a high probability of flooding. The site sits at 4m above sea level and approximately 2.5 km from the closest sea bank. There being no major river in the immediate locality, the primary risk of flooding arises from the possibility of a tidal surge and inundation posing risk to life and property.

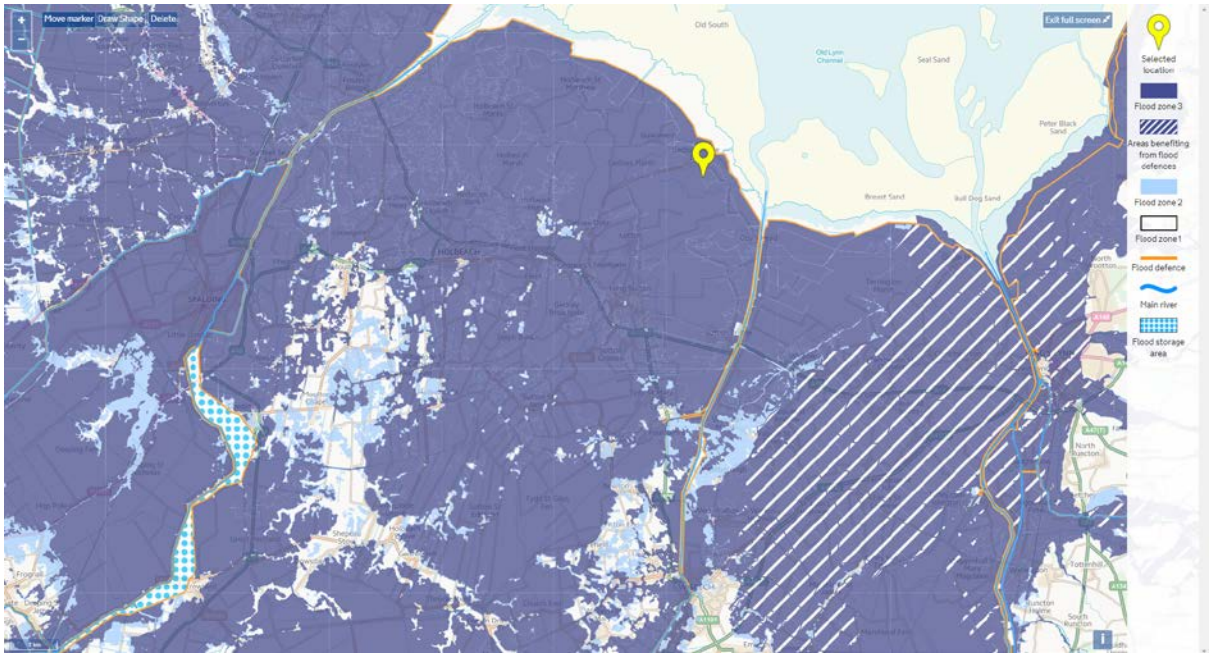
UK Government assessment as at 6 March 2026 states risk from flooding as follows:

Flood risk source	**Risk level**
Rivers and sea	Medium
Surface water	Very low
Ground water	Outside area of ground water flood alert
Reservoirs	Unlikely

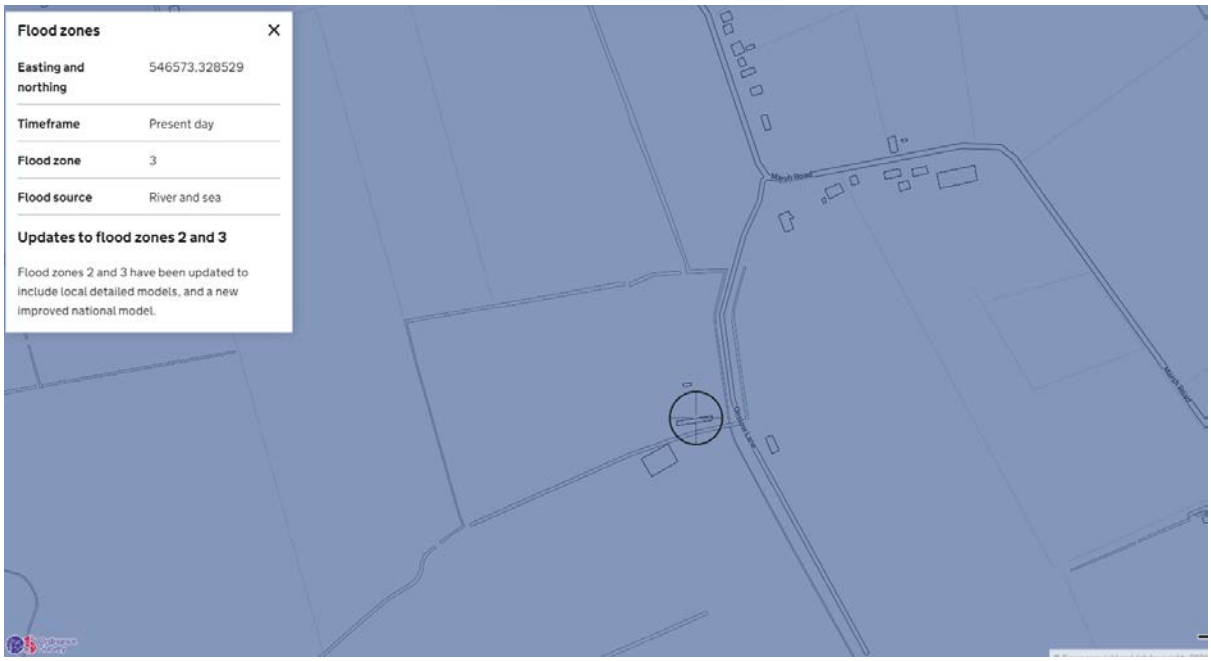
Onslow Camp comes under the category of 'more vulnerable', being a site comprising short-let caravans or camping, not let for permanent use. As such it is subject to warning and evacuation plan. Being in flood zone 3, such a development is subject to an exception test.

Sequential Test

Location of the workers in close proximity to the area of work is important to minimise travel times. Onslow Camp is ideally situated for this purpose, sitting in the heart of the lands farmed by J E Piccaver. This also means that the inevitable temporary nature of the workers residence has little or no impact on the settled population in the area. Having the workers located on a single site provides a sense of community, as well as minimising the additional vehicle movements that might be required if the accommodation was more widespread.



Flood Risk Map showing Onslow Farm Location



Onslow Farm Location – River and sea flood risk

In order for a lower risk site to be developed, an area in either zone 1 or zone 2 would need to be available to and owned by J E Piccaver and generally in the same area as Onslow Camp. It would need to have immediate access to roads, as well as water and power. As can be seen from the flood map, Onslow Camp is in an area surrounded entirely by zone 3 within a radius of 5.5 km. Gedney Dyke includes some limited areas of zone 1 and zone 2, but none of these are available. Thereafter the next major area of zones 1 or 2 is approximately 12 km West of Onslow Camp, near Holbeach. It can be seen, therefore, that suitable sites of lower flooding risk are not available.

Exception Test

Sustainable Benefits vs Flood Risk Test

The Agri-Food Industry, of which J E Piccaver is a major part, is a significant part of the local economy and is identified in the South East Lincolnshire Local Plan as a sector targeted for growth; "*The Greater Lincolnshire Local Enterprise Partnership (GLLEP) in particular has set ambitious targets in respect of key growth sectors; the aspiration is for* ***agrifood****, logistics, education, research and development, and the visitor economy to increase their economic value over the Local Plan period".* Businesses such as J E Piccaver provide not only direct employment, but indirect employment and enterprise in logistics, agri-supplies (feeds, seeds, fertilisers and pesticides), agronomists, consultancies, farm equipment and machinery suppliers and manufacturers, construction and engineering. They also form a major part of food security in the nation and provide the basis for a healthy, locally produced diet.

The Farming sector in Lincolnshire is vital to the management of the natural resources of land, water and bio-diversity. J E Piccaver operate to standards including Linking Environment and Farming (LEAF), Soil Association Organic Standard, Global G. A. P, Assured Food Standards, among others. As a business they take seriously their responsibilities as custodians of the land.

As a development Onslow Farm adds little to the local flood risk. Total roof area on site is approximately 900 m^2. Assuming a 50 mm, 1 hour rainfall event, the peak flow rate on site from roof catchment will be 12.5 l/s. All roof water is collected and discharged to soakway, providing zero additional burden of existing surface water drainage systems in the locality.

Other than those areas covered by the cabins, the site is either grass or stone, proving a natural, permeable surface for rain water.

Safe for Lifetime Test

Due to the temporary nature of this development, with planning consent renewal every three years, the lifetime of the development is effectively limited to 3 years. At each application for renewal the flood risk assessment will be reviewed and flood prevention/mitigation measures updated in the light of developments in the assessment of the risk.

Existing Flood Defences

As cab seen from the site plan above, Onslow Camp sits on the inland side of the 'Old Sea Bank', which remains intact for much of its length. Whilst this would not provide complete protection from

a significant tidal surge, it would serve to slow the progress of any such surge and increase the time available to prepare the Camp and effect a safe evacuation if that was deemed necessary.

Design Provisions

Accommodation units (cabins) are raised above ground level by approximately 400 mm by means of the legs provided by the manufacturer, which are placed on cast in situ concrete pads. This provision mitigates risk to living areas and property for flood events <=0.4 m.

Anchorage of the mobile units is essential so that they remain in place in any flooding events where flooding depth exceeds 0.4 m. In any such event the site will have been vacated in accordance with the flood evacuation plan. Therefore the purpose of anchorage is to prevent the cabins moving, potentially off site, and causing further hazard. In a major flooding incident, flood levels on this site may reach 1.6 m (1.2 m against the sides of the elevated cabins). The water level is unlikely to rise much more than 500 mm against the walls before the doors are breached and the cabins start to flood. Therefore the uplift of this level of water needs to be resisted by the anchoring system. This equates to 4.45 kN per m^2 of floor area. Applying a factor of safety of 1.5, the anchor system needs to provide 6.675 kN resistance per 1 m^2 of floor.

Currently the cabins are on concrete pads, each measuring 600 x 600 x 450 (mm). There are on average 1 pad per 9 m^2 of floor and each cabin weighs approximately 42 kg/m^2 of floor, therefore the existing resistance to uplift is 0.82 kN per 1 m^2 of floor. In the light of the flood risk mitigation requirements, the existing arrangements will be supplemented with 'duckbill' type ground anchors and high tensile steel ropes, providing a minimum of 5.9 kN resistance per 1m^2 of floor.

Evacuation Provisions

All residents will be made aware, on first entry to Onslow Camp, of the provisions in place and their responsibilities in order to protect their health and safety in event of potential flooding.

The need to implement the evacuation plan will be determined based on flood risk warnings provided by the Meteorological Office and/or Environment Agency. The status of these warnings will be monitored by the site manager and levels of action taken as follows:



Flood Alert

At the flood alert level of warning flooding is possible:

1. All residents of Onslow Camp will be made aware of the possibility of flooding and therefore for them to be prepared should the site manager deem it necessary to evacuate the site.
2. Site manager will review options to hire self-assemble flood defence barriers for the non-elevated permanent buildings
3. The site manager will review option for temporary re-housing of residents for the period over which the site is vacated.



Flood Warning

At this level of warning flooding is imminent:

1. Power to the site will be shut-off unless it is deemed unsafe to do so.
2. Residents will be instructed to move to the elevated accommodation blocks and pack essentials for evacuation.
3. Residents will be allowed to pack small valuables such as portable electronics, but larger items are to be placed on shelves or on top of cupboard units, where possible above 1.2m from floor level.
4. The site manager will be in contact with local emergency to seek further instruction and to make them aware of steps being taken.
5. Unless instructed otherwise by local emergency services, the site manager will co-ordinate orderly evacuation of the site, moving residents in the site minibuses following a pre-defined escape route to the temporary re-housing locations.
6. During evacuation, priority will be given to children and the more vulnerable.
7. As each mini-bus is loaded, a check of those leaving the site will be made against the list of residents. Any non-resident visitors will also need to be recorded.
8. Attempts will be made to contact any person not registered in the evacuation to ascertain their whereabouts.
9. Any person unaccounted for will be reported to the local emergency services in the event of the flood warning rising to severe.
10. On full evacuation, the site manager will, if safe to do so, check each block or building, including toilets and showers for people remaining.



Severe Flood Warning

At this level of warning flooding poses significant threat to life:

1. Unless local emergency services have instructed otherwise, the site will have been completely vacated.
2. Power will have been shut- off unless unsafe to do so.
3. All doors and windows to buildings and cabins will have been shut but not locked, in case of people who have remained unbeknown to the site manager.

Return to Site

Once all flood warnings have been cleared and flood waters fully receded:

1. The site manager will co-ordinate a full site clean-up and re-establishment of power, sewerage and drainage.
2. All soft furnishing, bedding and floor coverings will be assessed for flood damage and where necessary replaced.
3. Residents will only be permitted to return to site once it has been deemed to be safe, healthy and hygienic. This may require clearance from local environmental health professionals, as well as electrical and structural safety checks