Draft Flood Risk Assessment Marigolds Park

The up to date Environment Agency Flood Risk information attached has been referred to. The depth of flooding shown on this plan is not clear.

The site is not within 20 m of a main river.

Only a very small part of the site is subject to being in Flood Zone 2

The West Sussex County Strategic Flood Risk Assessment is not up to date, and the plans of certain wet spots (one of which is somewhere in Bognor Regis) are only available on request.

A permanently residentially occupied caravan site already exists, and this assessment concerns an application to remove a numbers limit on the site, which is partly to allow for the replacement of a bungalow at the site with some more caravans. Caravans are generally defined as being highly vulnerable to flood risk. However, in this case the caravans would be elevated in contrast to the floor level of the bungalow. The reference to such vulnerability is also understood to relate primarily to a proposal for new development rather than a redevelopment of part of a long standing site.

Caravans on such a site may have a life expectancy of between 20 to 50 years,

The attached flood risk map indicates the extent of flooding at some point. In essence the ditch or stream that runs along the North West boundary of the site, then runs under Shripney Road and must be culverted for quite a distance after that, before the culverted section ends.

The site is relatively flat, and the pattern of flooding on the above data source would suggest that flooding is limited, and is probably related to the capacity of the culvert causing some backing up of the South East flow of water. The responsibility for the maintenance of the capacity of the culvert lies with others. It is not clear whether there is a plan to improve the practical capacity of the culvert (which might then remove the flood zone 2 coverage of a small part of the site.

The area shown to have been flooded includes the bungalow and the first part of the access to the site.

The bungalow is understood to have conventional foundations, whilst its extension has air bricks, but the original bungalow does not. There are two outbuildings; one directly attached to the North West elevation. Photographs of this are avai;lable.

Accordingly if the pattern of flooding were to be repeated, it is likely to cause damage to the bungalow, its extension and outbuildings; there are not understood to be any flood resilience measures presently in place (such as higher level electrics, avoiding use of medium density fibreboard (mdf) and so on.) The present footprint will not allow much flood water under it; apart from if the air bricks are inundated.

As the site is flat the flooding extent shown on the map cannot have been that deep; otherwise it would have been more extensive given that the site is generally flat.

It is neither understood to have been repeated at any great frequency.

A caravan will be positioned on a concrete base, and will typically have its floor some 900 cm to 1000 cm above ground level on a flat site; this reflects that the wheels and jacks are generally left attached Although low walls are often provided, there will usually be provision for access for maintenance, and accordingly any flood water could enter and leave such a situation much more readily than the bungalow presently allows. The style of wall could be specified to include easy egress of water.

A caravan will have steps or a ramp to ground level, and the possible depth of flooding here would not preclude evacuation.

The adjoining site on the other side of the stream is a Southern Water facility, and although not shown as liable to flooding would not suggest that flooding would be widespread.

Accordingly if there is an occasional risk of flooding at present the removal of the bungalow's total footprint (including the extension and the two outbuildings, and replacement by, say, four caravans set at least 900 cm above existing ground level would be an improvement. Consideration can also be given to creating a swale behind the hedge at the front of the site to avoid any backing up from the culvert extending as far as it has done.