

# 1882 : Milton Road, Weston Super Mare

Flood Risk Assessment

January 2024

Revision: A

## **Introduction**

This flood risk assessment has been prepared to accompany a change of use planning application of;

141 Milton Road, Weston Super Mare, BS22 8AA

### Flood Risk Assessment

**Assess the risk and impact of flooding on the site:**

From the Environment Agency Flooding Map, it appears the area directly around the building is located on the edge of Flood Zone 2 and the vehicle access from Milton Road is within Flood Zone 3. The building itself is however in Flood Zone 1. The ground slopes steeply up round the back/north where the pedestrian access into the site is located which means the access into the site is in Flood Zone 1.

The proposals in this application only affect the first floor level which is in Flood Zone 1 and safe access and escape can comfortably be provided due to the topography of the land. Should Milton Road become flooded occupiers of the first floor flats would be able to safely leave via the park to the north of the site.

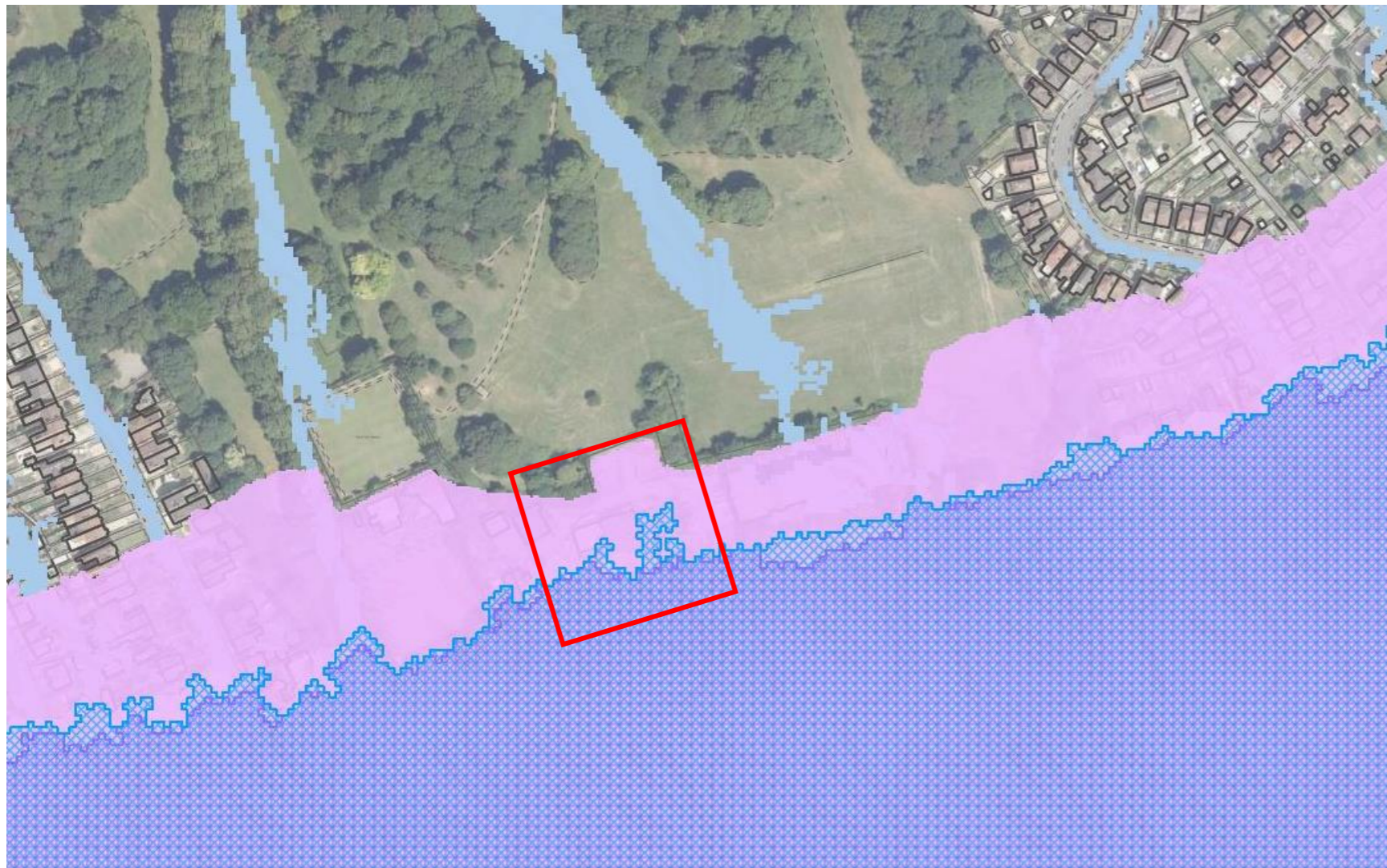
The proposal is however also within the Strategic Flood Risk Zone 3a suggesting flooding could occur within a century. Whilst the proposal is on the first floor and existing floor levels aren't changing mitigation could include positioning sockets 400mm from FFL.

**Will the proposed development affect flooding in the local area?**

This is a change of use application, and we are not adjusting floor levels, nor the boundary of the building.

**How can the risk of flooding be mitigated in the development site**

The proposal is only to convert the first-floor level therefore mitigation is not required.



- Environment Agency - Flood Zone 2 (fluvial and tidal)
- Environment Agency - Flood Zone 3 (fluvial and tidal)
- Reservoir flood zone (dry day)
- Reservoir flood zone (wet day)
- Strategic Flood Risk Assessment - Main rivers
- Strategic Flood Risk Assessment - Flood Zone 3a (fluvial)
- Strategic Flood Risk Assessment - Flood Zone 3a (sea level rise to 2125)
- Strategic Flood Risk Assessment - Flood Zone 3a (tidal)
- Strategic Flood Risk Assessment - Flood Zone 3b (tidal) (5% AEP)
- Surface Water Flood Zones - High Risk
- Surface Water Flood Zones - Medium Risk
- Surface Water Flood Zones - Low Risk