

Flood Risk Assessment

Application: H22-0106-26

Site: St Mary's Church, High Road, Weston

Proposal: Change of use to provide additional burial ground

Purpose

This Flood Risk Assessment (FRA) has been prepared to support the planning application and address the Local Planning Authority's request for further information. It demonstrates that the proposed change of use will be safe for its lifetime, will not increase flood risk elsewhere, and appropriately considers the Strategic Flood Risk Assessment (SFRA) hazard mapping that identifies the area as "danger to most" under future flood scenarios.

Site and Flood Risk Context

The site lies within Flood Zone 1, which is defined as land with a low probability of flooding from rivers or the sea. The SFRA hazard mapping indicates that, in an extreme or future flood scenario, potential flood hazard could be significant; however, this mapping reflects consequences in rare events rather than a high probability of flooding in present conditions.

The proposal is for a burial ground, which is a low-intensity, largely open and permeable land use with no residential occupation and minimal built development. This type of use is considered compatible with areas of flood risk because it does not introduce vulnerable occupants or significant structures.

Sources of Flood Risk

Potential sources of flooding have been considered, including fluvial, tidal, surface water, groundwater, drainage infrastructure, and artificial sources. The change of use does not introduce additional buildings, impermeable surfacing, or drainage demand, and therefore does not materially increase risk from any of these sources.

Impact of the Development

The proposal will not increase flood risk elsewhere. The burial ground will remain predominantly permeable, and there will be no significant land raising or engineering works that would reduce flood storage or displace water. Any paths or access areas will use permeable materials where practicable, allowing rainwater to infiltrate naturally.

Mitigation and Management Measures

To ensure the site remains safe and sustainable over its lifetime, the following measures will be adopted:

- The land will remain largely open and permeable, maintaining natural drainage characteristics.
- No significant ground raising or hard surfacing will be undertaken that could affect flood storage or runoff.
- Grounds maintenance materials and fuels will be stored and handled responsibly to avoid pollution in the unlikely event of flooding.
- Burial management practices will consider ground conditions and groundwater levels to ensure appropriate operation of the site.

Sequential and Exception Tests

The development is located in Flood Zone 1 and is a low-vulnerability, water-compatible use. As such, the Sequential Test is satisfied and the Exception Test is not required.

To conclude

The proposed change of use to a burial ground represents a low-intensity, compatible form of development in Flood Zone 1. With the measures described above, the proposal will be safe for its lifetime, will not increase flood risk elsewhere, and appropriately responds to the SFRA hazard mapping. The development is therefore considered acceptable in flood risk terms.