

Erection of Timber Framed,
Open-Sided, Canopy to
Provide Customer Seating Area
within Front Forecourt

At

Ollie's Coffee, 7, Southwood
Road, Hayling Island, Havant,
Hampshire, PO11 9PS

Flood Risk Assessment



Figure 1 **Application Site**

1.0 Introduction

1.1 This Flood Risk Assessment is submitted with a planning application which seeks a grant of permission for *"Erection of Timber Framed, Open-Sided, Canopy to Provide Customer Seating Area within Front Forecourt."*

1.2 The proposed development would result in provision of a covered external seating area within the front forecourt of Ollie's Coffee, 7 Southwood Road, Hayling Island. The forecourt was in use as an external seating area for customers prior to the canopy's construction in the December 2022. Consequently, the provision of the canopy has not increased the number of customers using the coffee shop.



Figure 2 *Location of application Site & Surrounding Area*

2.0 Application Site Description

2.1 The application site comprises a small, single storey, Class E premises located at the western end of a terrace of 6 'town centre' units, on the north side of Southwood Road on Hayling Island. The site is approximately 20m to the east of its junction with Rails Lane and forms part of a cluster of similar development within the seafront area which includes cafés, bars, hot food takeaways and shops. Residential development is located immediately to the south of the application premises (on the opposite side of Southwood Road) and also to the east of the terrace of 6 town centre units. Further residential development is located on the west side of Rails Lane.

2.2 The application site is rectangular in shape having a width and length of some 4.5m by 12.5m respectively. Internally, the coffee shop premises accommodates a food preparation area to the rear and a serving area with counter and small customer seating area at the front. The forecourt in front of the coffee shop is some 4.5m wide and 2.74m deep. This area accommodates both the timber canopy as well as a number of tables and chairs which are stored within the shop when the unit is closed.

2.3 It will be seen from the Environment Agency Flood Map at **Appendix I** that the front forecourt of Ollie's Coffee falls wholly within Flood Zone 2. The nearest public highway to the site, which falls within Flood Zone 1, is Rails Lane which is approximately 30m to the north.

3.0 Proposed Development

3.1 This planning application seeks a grant of planning permission for the retention of a timber framed canopy, with polycarbonate lean-to roof, measuring some 4.5m wide, 2.74m deep and 2.2m (front) / 2.65m (back) high. The sides of the canopy are infilled with 0.9m high demountable latticed timber side panels which are also removed and stored in the shop when the premises are closed. The canopy is also fitted with plastic 'windows' which roll down to protect customers from the elements during wet and windy weather.

4.0 Planning Considerations

4.1 Guidance relating to flood risk relevant to this development is found at paragraphs 173 & 174 of the National Planning Policy Framework, 19th December 2023. These paragraphs are copied below together with our responses to each of the criteria a) to e) in green text below.

"173. When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment⁵⁹. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- a) *within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;*

The proposed development is for the retention of a timber canopy within the front forecourt of Ollie's Coffee which is used by customers as an external seating area. The forecourt is identified by the Environment Agency mapping as falling wholly within Flood Zone 2. Although it is difficult to ascertain the exact boundary between Flood Zones 1 & 2 it appears that the forecourt is within FZ2 whilst the interior of the cafe is within FZ1. In the instance of a flood event occurring customers would be able to access the higher ground within the coffee shop. The proposed development would not constitute a change of use of the land (the forecourt is part of the Class E unit and is already used by customers as an external seating area) and would also not result in the provision of new 'internal' floorspace (given that the structure is an open sided timber canopy). The proposed timber canopy falls within a larger site area measuring some 60sq.m and is, therefore, a "small non-residential extensions (with a footprint of less than 250m2)" as defined by footnote 60 of NPPF paragraph 174. Given that there is nowhere else within the application site where the canopy could be provided it is considered that there is an overriding reason why the proposed development should be located where it has been shown and not somewhere else on the site.

- b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;

The proposed development does not comprise either habitable or 'internal' floorspace. It is simply an open sided timber framed structure with removable side panels and no permanent fixtures and fittings. In the event of a flood the tables and chairs would be stored within the interior of Ollie's Coffee. The external seating area could be brought back into use immediately after the flood waters have receded. It is considered, therefore, that the proposed canopy is flood resistant and resilient.

- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;

The open sided timber framed canopy sits on top of the existing concrete forecourt. It is not considered that the canopy would increase or exacerbate flood risk in the area. As such, it is considered that additional drainage systems would be unnecessary and, in this instance, would be inappropriate.

- d) any residual risk can be safely managed; and

It is considered highly unlikely that the timber framed canopy would cause any 'residual risk'.

- e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan."

The application site comprises an existing coffee shop. It appears that the interior of the coffee shop falls within Flood Zone 1, however, the front forecourt (where the open sided timber canopy is sited) is within Flood Zone 2. In the instance of a flood event occurring customers would be able to access the higher ground within the coffee shop. Failing this customers would be within 30m of Rails Lane, the northern arm of which rises gently to a higher ground level.

4.2 Paragraph 174 of the NPPF goes on to explain that some forms of development do not need to be the subject of either the sequential or exception tests.

"Applications for some minor development and changes of use⁶⁰ should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments set out in footnote 59."

4.3 Footnote 60 states: "This includes householder development, small non-residential extensions (with a footprint of less than 250m²) and changes of use; except for changes of use to a caravan, camping or chalet site, or to a mobile home or park home site, where the sequential and exception tests should be applied as appropriate." Footnote 59 comments: "A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use."

4.3 The proposed open sided timber canopy has an external footprint of some 12.5 sq.m. This would, therefore, comprise a small non-residential extension "with a footprint of less than 250m²".

As such, as is stated by paragraph 174 of the National Planning Policy Framework, 2023, the development should not be the subject of either a sequential or exception test. The use of this land, which is within Flood Zone 2, for the provision of an open sided timber canopy for the use of customers of Ollie's Coffee is, therefore, deemed to be acceptable.

5.0 Conclusions

5.1 As has been explained planning permission is sought for the retention of a timber framed canopy, with polycarbonate lean-to roof, at Ollie's Coffee, 7 Southwood Road, Hayling Island. The front forecourt of the premises forms part of an existing Class E unit, that was already in use by customers as an external seating area, prior to the erection of the canopy.

5.2 Given that the front forecourt of Ollie's Coffee falls within an area designated as Flood Zone 2 it has been necessary to undertake a site-specific flood risk assessment. This has been undertaken in accordance with paragraphs 173 and 174 of the NPPF. Paragraph 174 of the NPPF advises that it is not necessary to undertake either a sequential or exception test due to the development comprising a small non-residential extension "with a footprint of less than 250m²".

5.3 It is considered that this assessment represents an appropriate analysis of the flood risk of the development and that, in the event of a flood, users of the development would be able to gain safe egress away from the flood to higher ground within Ollie's Coffee or to the north on Rails Lane. Given that the timber canopy does not incorporate any permanent fixtures or fittings, and 'sits' on an existing concrete surface, 'the land' could be brought back into use after the flood event has ended. Additionally, it is considered that the proposed development would not result in an increased flood risk to adjacent existing property.

Appendix I

Environment Agency Flood Map of the Application Site