

Use of Vacant Former St John's Ambulance Office as a Use Class E Coffee Kiosk/Cafe including External Alterations to Provide Serving Hatch/Window

At

Former St John's Ambulance Office at Eastoke Corner, Seafront, Hayling Island, Havant, Hampshire, PO11 9LU

Flood Risk Assessment



Figure 1 *Application Building, Eastoke Corner, Hayling Island*

1.0 Introduction

1.1 This Flood Risk Assessment is submitted with a planning application which seeks a grant of permission for *"Use of Vacant Former St John's Ambulance Office as a Use Class E Coffee Kiosk/Cafe including External Alterations to Provide Serving Hatch/Window."*

1.2 The proposed 'coffee kiosk' would sell a range of hot and cold drinks together with sandwiches, toasties and pre-prepared food that had been heated up. The premises would sell food and drinks 'on the go' from the 'hatch' whilst also providing a limited amount of seating for customers within the building.



Figure 2 *Location of application Site & Surrounding Area*

2.0 Application Site Description

2.1 The application site comprises the south-west corner of an existing single storey building located on the west side of the junction formed by Sea Front and Bembridge Drive - otherwise known as Eastoke Corner. Immediately to the south of the application building is an open space with canopy and concrete bench seating. To the west, on the opposite side of an access road, is a children's play area, beyond which is the Hayling Railway station building and line. On the opposite side of Sea Front is a row of beachfront cafes, shops, amusement arcades and other commercial units. To the north-east of the site, on the east side of Rails Lane, is a row of 3 and 4 storey development comprising a range of cafes and restaurants, together with a convenience store, at ground floor with residential apartments above. Immediately east of the building, beyond the environmental improvements which link the beach with the local centre on Rails Lane, is housing which is accessed via Bembridge Drive which is a private road.

2.2 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 A grant of planning permission is sought for the use of a former St John's Ambulance office as a Use Class E coffee Kiosk/Café. The proposed development would be facilitated by the enlargement of two existing window openings to form a serving hatch and full depth "picture" window within the building's south elevation. The proposed 'coffee kiosk' would sell a range of hot and cold drinks together with sandwiches, toasties and pre-prepared food that had been heated up. The premises would sell food and drinks from the 'hatch' to people to consume 'on the go' whilst also providing a limited amount of seating for customers at a table and a bar within the building. The proposals may use the area immediately outside the building as additional customer seating.

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 use of the application building as a coffee kiosk/café and for the use of the land outside the building, withi the red line, for occasional external customer seating. The site is identified by the Environment Agency mapping as falling wholly within Flood Zone 3. In the instance of a flood event occurring customers would be able to access the higher ground by heading due north to Rails Lane. The site has an area of some 63sq.m and is a "change of use" as defined by footnote 60 of NPPF paragraph 174. Given that there is nowhere else within the application site where the café and external seating could be located it is considered that there is no alternative preferable location to provide the development within 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 habitable. It's internal floorspace is provided with a concrete floor and smooth rendered walls. As such the building is flood resilient and could be brought back into use soon after a flood event with little if any need for refurbishment.

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

All of the application site is hard surfaced comprising both the interior of the building and the existing hard paved / Tarmac around the building. As such, it is considered

that additional drainage systems are unnecessary and, in this instance, would be inappropriate.

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

It is considered highly unlikely that the proposed development would cause any 'residual risk'.

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

All of the land within the application site is within Flood Zone 3. Signage would be provided within the building advising customers that, in the case of a flood event, higher ground is located to the north on Rails Lane.

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."*

4.4 The proposed development comprises the change of use of an existing building and existing hard surfaced land immediately around the building. 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 proposed development is, therefore, deemed to be acceptable.

5.0 Conclusions

5.1 As has been explained planning permission is sought for the use of a former St John's Ambulance office as a Use Class E Coffee Kiosk/Café at Eastoke Corner, Seafront, Hayling Island, PO11 9LU.

5.2 Given that the site falls wholly within an area designated as Flood Zone 3 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 minor change of use.

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 a flood to higher ground on Rails Lane. Given that the interior of the building has a hard floor and rendered walls and that all of the land surrounding the building is hard, 'the land' could quickly 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