

Havant Borough Council
Development Control
Civic Offices Civic Centre Road
Havant
Hampshire
PO9 2AX

Our ref: HA/2014/115767/01-L01
Your ref: APP/14/00455
Date: 10 June 2014

Dear Sir/Madam

CHANGE OF USE TO MIXED B1, B2 AND B8 FROM EXISTING SUI GENERIS USE AS SCRAPYARD/METAL RECYCLING YARD.

HOWARDS YARD MILL RYTHE LANE, HAYLING ISLAND, HAMPSHIRE, PO11 0QG.

Thank you for consulting the Environment Agency on the above application, which was received on 4 June 2014.

Environment Agency Position

The Environment Agency has no objection to the proposed change of use as the vulnerability classification of the site will remain the same.

Advice to Local Planning Authority (LPA) / Applicant:

Please note that part of the site is within Flood Zone 2 and is at risk of flooding during extreme tidal flood events.

We recommend that consideration be given to use of flood proofing measures to reduce the impact of flooding when it occurs. Flood proofing measures include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels.

Further information can be found on our website:

<http://www.environment-agency.gov.uk/homeandleisure/floods/default.aspx>

Consultation with your building control department is recommended when determining if flood proofing measures are effective. Reference should also be made to the Department for communities and local Government publication 'Preparing for Floods' please email: communities@twoten.com for a copy or alternatively go to:

<http://www.planningportal.gov.uk/uploads/odpm/4000000009282.pdf>

Environment Agency
Romsey Depot Canal Walk, Romsey, Hampshire, SO51 8DU.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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In addition, the communities and local Government publication 'Improving the flood performance of new buildings' can be viewed at:

<http://www.communities.gov.uk/publications/planningandbuilding/improvingflood>

You may also wish to consider producing an emergency flood plan. Please note that the Environment Agency does not normally comment on or approve the adequacy of flood emergency procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network.

The Technical Guide to the National Planning Policy Framework (paragraph 9) states that those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

In all circumstances where warning and emergency services is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions.

Environment Permit

This development will require an Environmental Permit under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency, unless a waste exemption applies. The applicant is advised to contact the Environment Agency's National Customer Contact Centre on 03708 506 506 at the earliest opportunity to discuss the issues likely to be raised.

Please be aware there is an existing environmental permit for the site (EAWML 10241), available to view on the Environment Agency public register on our website: <http://epr.environment-agency.gov.uk/ePRInternet/SearchRegisters.aspx> or by request on the number above.

The existing permit would remain in place (even if not actively used) until such time as it was either transferred to a new holder, surrendered or if deemed necessary revoked by the Environment Agency.

There is provision within the Environmental Permitting (England & Wales) Regulations 2010 for a permit holder and a proposed transferee to make a joint application to transfer part or all of a permit to the proposed transferee.

The Environmental Protection (Duty of Care) Regulations 1991 for dealing with waste materials are applicable for any off-site movements of wastes. The developer as waste producer therefore has a duty of care to ensure all materials removed go to an appropriate permitted facility and all relevant documentation is completed and kept in line with regulations.

If any controlled waste is to be removed off site, then the site operator must ensure a registered waste carrier is used to convey the waste material off site to a suitably permitted facility.

The applicant is advised to contact the Environment Management team at Romsey Office on 03708 506506 or refer to guidance on our website:

<http://www.environment-agency.gov.uk/subjects/waste>.

If you have any queries regarding the information set out above, please contact me on the details below.

Yours faithfully

Miss Verity Giles
Planning Advisor, Environment Agency

Direct dial 01794834590

Direct e-mail PlanningSSD@environment-agency.gov.uk