

Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU
Sent by email
Date: 25th March 2024

Reference: XI/1811/36/B

Chemicals, Explosives,
Microbiological Hazards Division –
Explosives Inspectorate

1.2 Redgrave Court
Merton Road
Bootle
Merseyside, L20 7HS

Explosives.licensing@hse.gov.uk

<http://www.hse.gov.uk/>

Head of Unit and Chief
Inspector of Explosives – David
Brown

Dear Sir/Madam,

**REQUESTS FOR ADVICE IN RESPECT OF PLANNING APPLICATIONS IN THE VICINITY OF HSE LICENSED
EXPLOSIVES SITE**

PLANNING REF: 20221064

PROPOSAL: Outline planning application with all matters reserved, except for the primary means of access, for a mixed-use redevelopment involving the demolition of existing buildings and structures including site preparation / remediation works, and the development of residential units (Use Class C3), Use Class E floorspace including floorspace for retail, food and beverage, office floorspace and flexible Class E floorspace, floorspace for a new multi-use stadium with associated business and leisure facilities, floorspace for a hotel (Use Class C1), floorspace for community uses (Use Class F2) and other sui generis uses, delivery of open space and the realignment of the A226 Galley Hill Road / Stonebridge Road with hard / soft landscaping, car and cycle parking, highways works, infrastructure works, ancillary and associated works

LOCATION: Kuflink Stadium Stonebridge Road Kent, DA11 9GN

Thank you for your email of 13th March 2024 regarding the above planning application. From the information provided it appears that the proposed development is at approximately 5.731 RB from the licensed site i.e. at a greater distance than the 3 RB currently expected for this type of development. Given the nature and the location of this type of development I would not expect there to be any impact on the outcomes of the original casualty survey.

HSE has reviewed the information provided and the proposed developments fall outside of SD2, but partly within SD3, of the nearby licensed explosive port. Some of the buildings within the development including those which may be within SD3 appear to be of vulnerable construction. The information provided with this application is not sufficient to determine whether the proposed structures would meet the definition of a vulnerable building. Based on the information provided, if the development were to go ahead as proposed HSE would expect to survey the potential consequences that could arise if there were to be an incident at the licensed places. If that survey identified vulnerable buildings within the area of the development, then the outcomes of that survey might result in the maximum quantity of explosives that could be handled at the licensed places being reduced.

“Vulnerable building” means a building or structure of vulnerable construction, that is to say—

(a) a building of more than three storeys above ground or 12m in height constructed with continuous non-load bearing curtain walling with individual glazed or frangible panels larger than 1.5m² and extending over more than 50% or 120m² of the surface of any elevation;

(b) a building of more than three storeys above ground or 12m in height with solid walls and individual glass panes or frangible panels larger than 1.5m² and extending over at least 50% of any elevation;

(c) a building of more than 400m² plan area with continuous or individual glazing panes larger than 1.5m² extending over at least 50% or 120m² of the plan area; or

(d) any other structure that, in consequence of an event such as an explosion, may be susceptible to disproportionate damage such as progressive collapse.

This advice is provided in relation to the proximity of the development to an HSE licensed explosives site. If the development is also in the proximity of any other major hazards site or pipelines then advice should be sought through HSE's WebApp in the first instance - <https://pa.hsl.gov.uk/>

If you require further advice on this matter, please e-mail explosives.planning@hse.gov.uk

Yours faithfully,

Pp C. Doran

Nicholas A. Harney | Regulatory Compliance Officer

Chemicals Explosive and Microbiological Hazards Division (CEMHD Unit 7C)

For and on behalf of the Health and Safety Executive