

(by email only)
Gravesham Borough Council

Chemicals Explosives
Microbiological Hazards Division

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Head of Team
Manuela Godden

HSE Ref: L2870
Your Ref: 20260258

Date: 31 March 2026

For the attention of Mrs Lisa Fisher

Dear Mrs Fisher

**Land Use Planning Consultation with Health and Safety Executive
Town and Country Planning (Development Management Procedure) (England)
Order 2015**

Planning Application: 20260258

Proposal: Retrospective Change of use of the existing building from hotel (Use Class C1) to shared residential accommodation (sui generis HMO) for 30 persons including shared amenity spaces, with associated internal alterations..

Location: Premier Inn Hever Court Road Gravesend Kent DA12 5UQ.

1. Thank you for your email of 27 March 2026 asking HSE to provide advice regarding planning application 20260258.
2. The Health and Safety Executive (HSE) is a statutory consultee for certain developments within the consultation distance of major hazard sites and major accident hazard pipelines. This consultation, which is for such a development lies within the outer consultation distances of a major accident hazard pipeline operated by National Gas:-

- 5 Feeder Shorne/Tatsfield – Ref: 7094_1366

3. Therefore, this consultation has been considered using HSE's Land Use Planning Methodology (see www.hse.gov.uk/landuseplanning/methodology.pdf), taking account of the above major accident hazard pipeline in order to determine HSE's advice.
4. Consequently, **HSE does not advise, on safety grounds, against the granting of planning permission in this case.**
5. Major hazard sites/major accident hazard pipelines are subject to the requirements of the Health and Safety etc. Act 1974, which specifically includes provisions for the protection of the public. However, the possibility remains that a major accident could occur at an installation and that this could have serious consequences for people in the vicinity. Although the likelihood of a major accident occurring is small, it is felt prudent for planning purposes to consider the risks to people in the vicinity of the hazardous installation.
6. As the proposed development is within the CD of a major accident hazard pipeline you should consider contacting the pipeline operator before deciding the case. There are two particular reasons for this: Firstly, the operator may have a legal interest (easement, wayleave etc.) in the vicinity of the pipeline. This may restrict certain developments within a certain proximity of the pipeline. Secondly, the standards to which the pipeline is designed and operated may restrict occupied buildings or major traffic routes within a certain proximity of the pipeline. Consequently, there may be a need for the operator to modify the pipeline, or its operation, if the development proceeds.

Yours sincerely

Kathryn Deakin
Statutory and Commercial Land Use Planning Advice