

(by email only)
Gravesham Borough Council

Science Division

Berdine Clews

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

Your Ref: 20220852

Head of Team
Stuart Reston

Date: 31 August 2022

For the attention of Genna Henry

Dear Ms Henry,

Proposal: Request for Scoping Opinion pursuant to Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 in respect of a proposed outline planning application with all matters reserved, except for 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 up to 3,500 residential units (Use Class C3), up to 55,000 sq.m (GEA) of Use Class E including up to 32,000 sq.m (GEA) floorspace for retail, food, and beverages and up to 18,000 sqm (GEA) office floorspace, up to 15,000 sq.m (GEA) floorspace for a new 8,000-seater football stadium with associated business and leisure facilities, up to 20,000 sq.m (GEA) floorspace for a hotel (Use Class C1), up to 4,000 sq.m (GEA) floorspace for community uses (Use Class F), delivery of circa 3.8 hectares of open space and the realignment of the A226 Galley Hill Road / Stonebridge Road. Redevelopment of the site will also include some sui generis uses, with hard/soft landscaping, car and cycle parking, highways works, infrastructure provisions with ancillary works.

Location: Land Surrounding Ebbsfleet United Football Club, Bounded By Lower Road, Railway Line, Grove Road And The River Thames, Northfleet, Gravesend

Thank you for your EIA scoping opinion for any comments reference 20220852 dated 15 August 2022 for the above proposed development.

Town and Country Planning (Environmental Impact Assessment) Regulations 2017, Regulation 4(4) - the vulnerability of the proposed development to major accidents relevant to the development:

- HSE's response is limited to our role in the land use planning system on the control of major industrial hazards involving dangerous substances.
- HSE is not responding in our regulatory role in the health and safety system

1. The above proposed development does not appear to be of a type that would store or process hazardous substances in quantities relevant to the potential for industrial major accidents with respect to The Planning (Hazardous Substances) Regulations 2015.
2. The development is located within the safeguarding zone of an HSE licensed explosives site Port of Tilbury London Limited, Essex.
Depending on the type of development if planning permission were granted HSE may need to review the licence which may impact on the viability of the licensed explosives site. The licence holder should be consulted, then the licence holder can discuss any potential impact on the licence with HSE. For a fee, pre-planning advice can be obtained from the HSE's Explosives Inspectorate explosives.planning@hse.gov.uk
3. The development is not located within HSE's land-use-planning consultation zones for major-accident-hazard pipelines and hazardous substances consented sites (licensed explosives sites are covered in the previous paragraph).
4. If there is a major accident hazard establishment with no HSE consultation zones, in the vicinity of the proposed development, and you are concerned that the proposed development might increase the risk or consequences of a major accident at the existing establishment then please directly consult the operator of the establishment, as appropriate.
5. HSE realises that Environmental Risk Assessments are not expected to include general health and safety at work however we take this opportunity to point out that it may be beneficial for employer(s) to undertake a risk assessment as early as possible to satisfy themselves that their design and operation will meet requirements of relevant health and safety legislation as the project progresses.
6. If the buildings up to 20 storeys in height, mentioned in paragraph 22 of the Scoping document, will include dwellings or educational accommodation (meaning if they will be a 'relevant building' under 'planning gateway one'), then a fire statement setting out fire safety considerations will be required with the planning application. <https://www.hse.gov.uk/landuseplanning/fire-safety.htm> Gravesham Borough Council should consult HSE on planning applications for such 'relevant buildings' by emailing PlanningGatewayOne@hse.gov.uk

Yours sincerely,

Berdine Clews

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