

# Advice to the local planning authority

Advice to the local planning authority (LPA) from the Health and Safety Executive (HSE) as a statutory consultee for developments that include a relevant building.

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| <b>To LPA</b>                     | Gravesham Borough Council                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>LPA planning ref no</b>        | 20221064                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Our ref</b>                    | pgo-3909                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Site address</b>               | Northfleet Harbourside - Land Surrounding Ebbsfleet United Football Club, Stonebridge Road, Northfleet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Proposal description</b>       | Outline planning application with all matters reserved, except for the primary means of access and road layout, for a phased 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), Class E uses including floorspace for retail Class E(a)), food/beverage and drinking establishments (Use Class E(b)), local services (Use Class E(c)), indoor sport/recreation/fitness (use Class E(d)), healthcare space (Use Class E(e)), creche/nursery uses (Use Class E(f)), office floorspace (Use Class E(g)(i)), a new multi-use stadium with associated business and leisure facilities (sui generis), hotel (Use Class C1), community uses floorspace (Use Class F2). The phased redevelopment will include other sui generis uses, delivery of open space and significant realignment of the road network including the A226 Galley Hill Road / Stonebridge Road / Lower Road with hard / soft landscaping, car and cycle parking provisions, infrastructure works, ancillary and associated works |
| <b>Date on fire statement</b>     | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Date consultation received</b> | 06/09/2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Date response sent</b>         | 05/10/2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

## 1. Substantive response for the local planning authority

Thank you for consulting HSE about this application.

**Headline response from HSE**

Headline Response from HSE **'Advice to LPA' - Further Information Required**

**Scope of consultation**

- 1.1. The above consultation relates to an Outline planning application with all matters reserved, except for the primary means of access and road layout, for a phased mixed-use redevelopment involving the demolition of existing buildings and structures and the development of residential units, including floorspace for retail, food/beverage and drinking establishments, local services, indoor sport/recreation/fitness, healthcare space, creche/nursery uses, office floorspace, a new multi-use stadium with associated business and leisure facilities, hotel and community uses floorspace.

**Consultation**

- 1.2. More information is required to enable HSE to make a full assessment of the development. For instance, there is no information available relating to fire service access arrangement and facilities, for HSE to assess with certainty, including:
- Fire appliance tracking showing suitability of turning facility including reversing distances, road widths and available height and width under podium level.
- 1.3. Should the Local Planning Authority be minded to grant outline planning permission, we strongly recommend the following:
- The outline planning permission is subject to a suitable condition requiring the submission of a further satisfactory fire statement with any reserved matters application; and,
  - That HSE is consulted in conjunction with the Local Planning Authority's consideration of any reserved matters application.

This would ensure the purpose of HSE being made a statutory consultee for such applications is achieved. HSE recommends the submission of a fire statement form, using the template published by the Secretary of State. This is available online at [Planning application and fire statement forms: templates - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/612212/Planning_application_and_fire_statement_forms_templates.pdf)

Yours sincerely

  
Fire Safety Information Assessor

This response does not provide advice on any of the following:

- matters that are or will be subject to Building Regulations regardless of whether such matters have been provided as part of the application
- matters related to planning applications around major hazard sites, licensed explosive sites and pipelines
- applications for hazardous substances consent
- London Plan policy compliance

