

Sevenoaks District Council
Council Offices, Argyle Road
Sevenoaks
Kent
TN13 1HG



Advice : HSL-191018143757-82 DO NOT ADVISE AGAINST

Your Ref: 19/05000/HYB

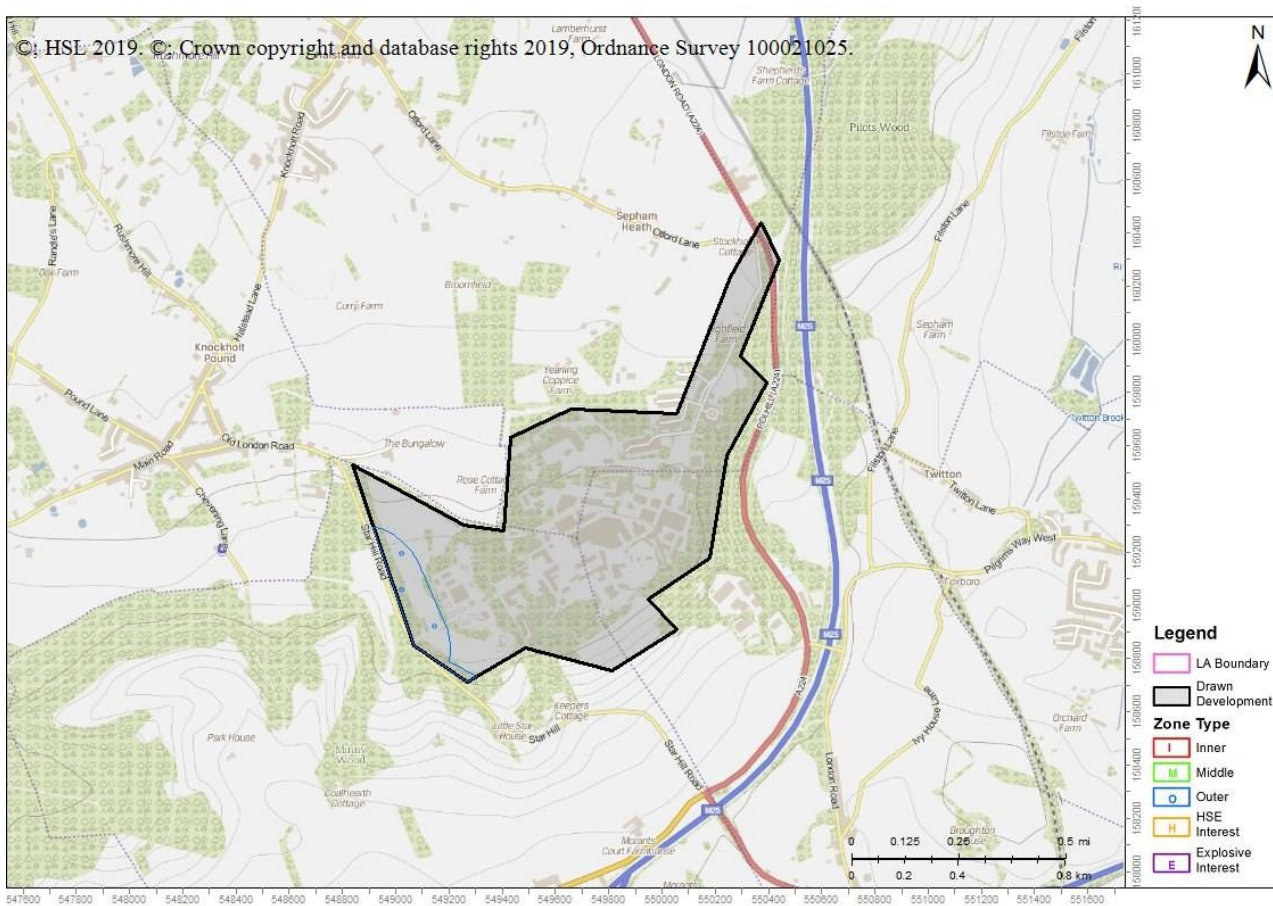
Development Name: DSTL Fort Halstead, Crow Drive, Halstead

Comments: Hybrid application comprising, in outline: development of business space (use classes B1a/b/c) of up to 27,659 sq m GEA; works within the X enclave relating to energetic testing operations, including fencing, access, car parking; development of up to 750 residential dwellings; development of a mixed use village centre (use classes A1/A3/A4/A5/B1a/D1/D2); primary school; change of use of Fort Area and bunkers to Historic Interpretation Centre (use class D1) with workshop space and; associated landscaping, works and infrastructure. In detail: demolition of existing buildings; change of use and works including extension and associated alterations to buildings Q13 and Q14 including landscaping and public realm, and primary and secondary accesses to the site.

Land Use Planning Consultation with Health and Safety Executive [Town and Country Planning (Development Management Procedure) (England) Order 2015, Town and Country Planning (Development Management Procedure) (Wales) Order 2012, or Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013]

The Health and Safety Executive (HSE) is a statutory consultee for certain developments within the Consultation Distance of Major Hazard Sites/ pipelines. This consultation, which is for such a development and is within at least one Consultation Distance, has been considered using HSE's planning advice web app, based on the details input on behalf of Sevenoaks District.

HSE's Advice: Do Not Advise Against, consequently, HSE does not advise, on safety grounds, against the granting of planning permission in this case.

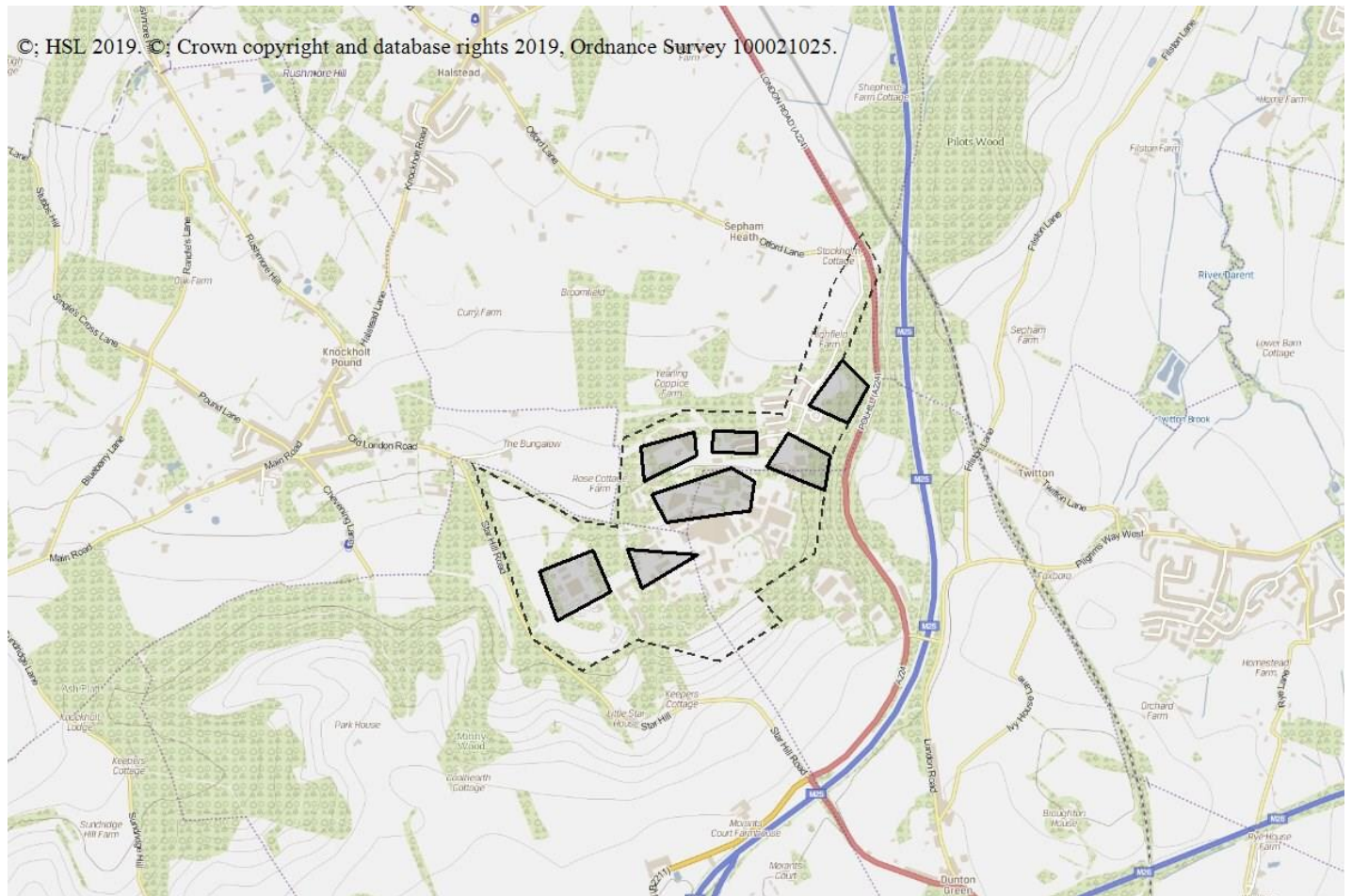


Commercial In Confidence

Breakdown:

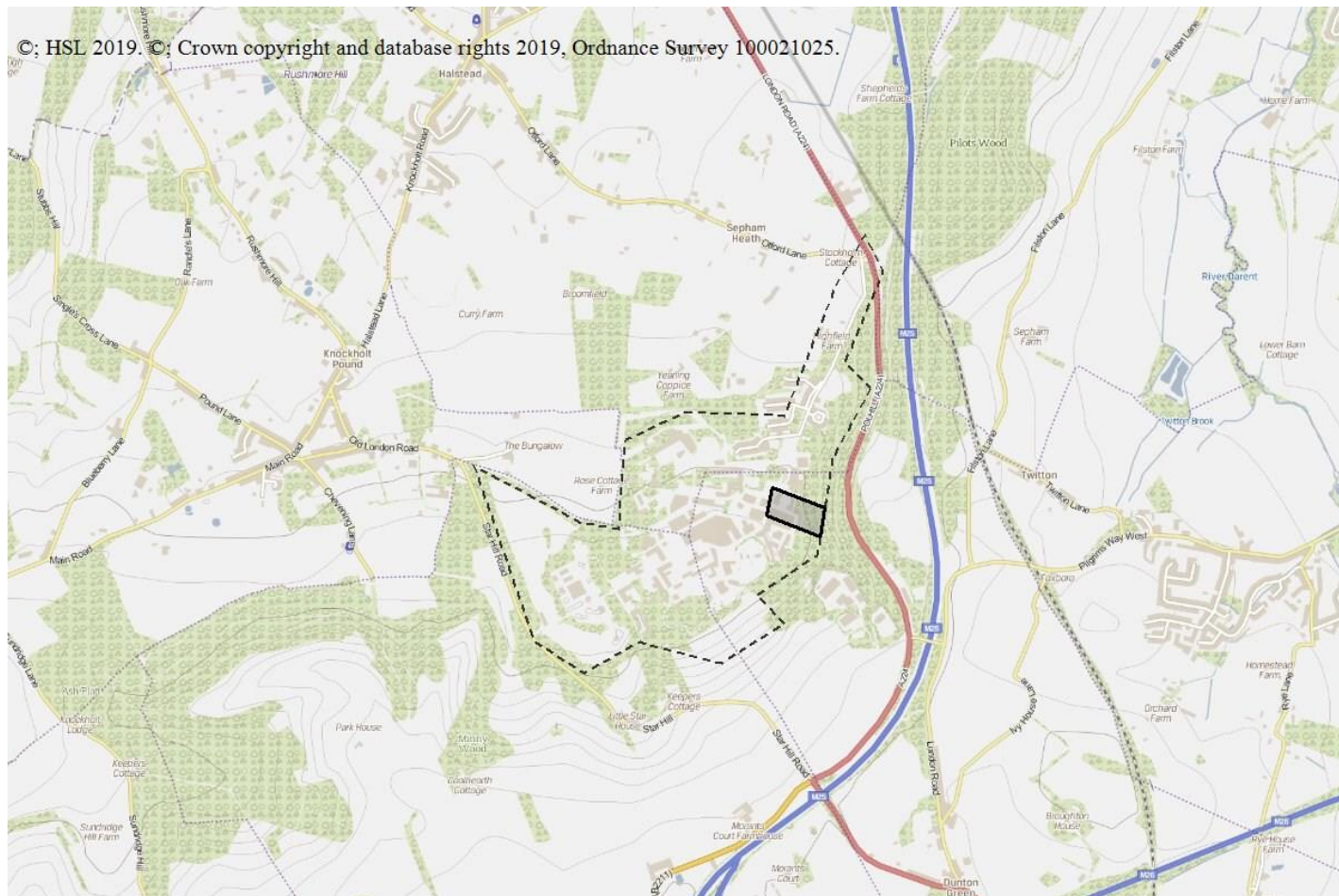
Housing DAA

How many dwelling units are there (that lie partly or wholly within a consultation distance)? More than 30



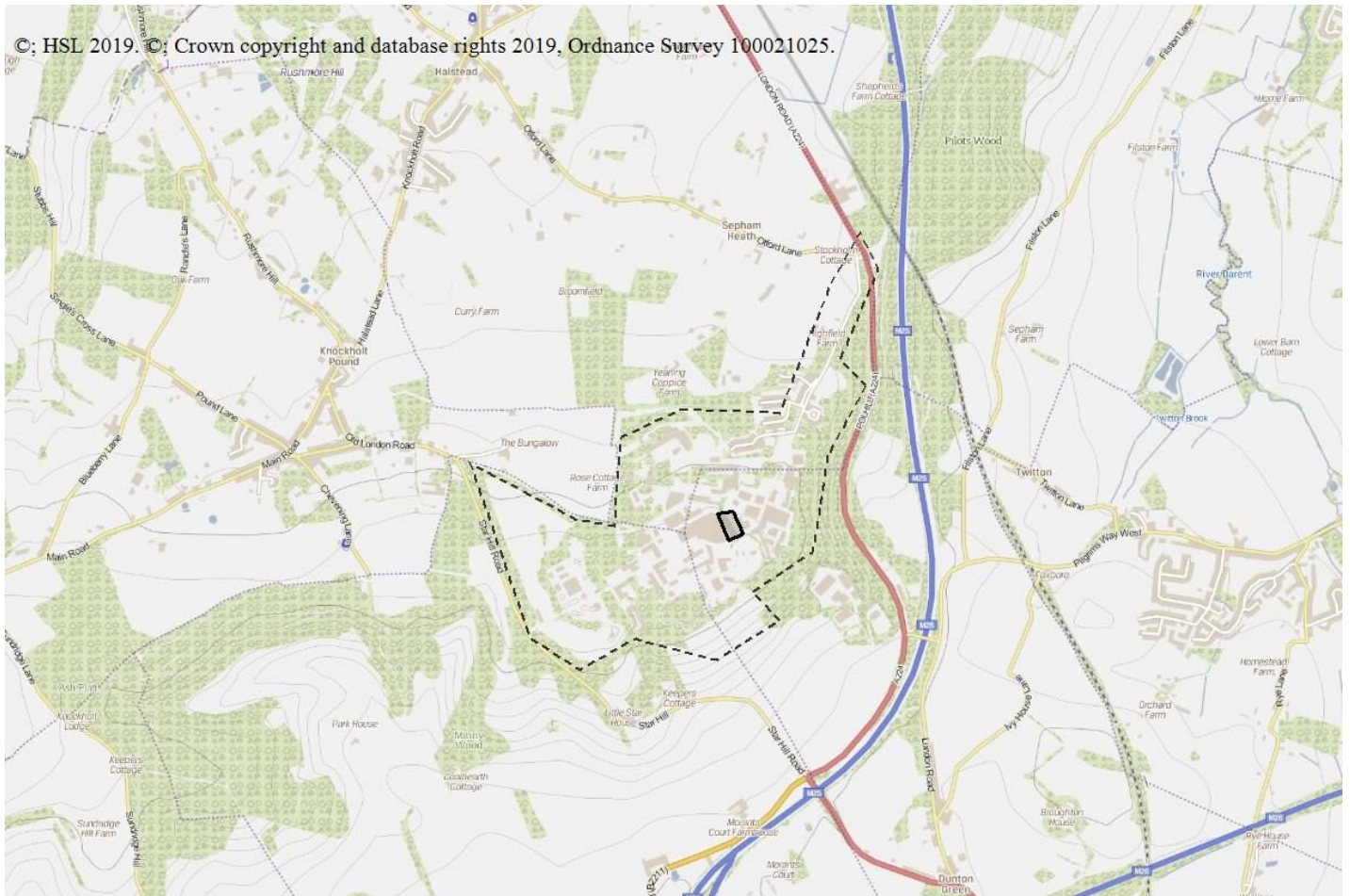
Institutional Accommodation And Education DAA

Is the institutional accommodation a daycare facility or one that provides 24 hour care? Day care
Is the total area of the development (that lies wholly or partly within the consultation distance) greater than 1.4 hectares? No



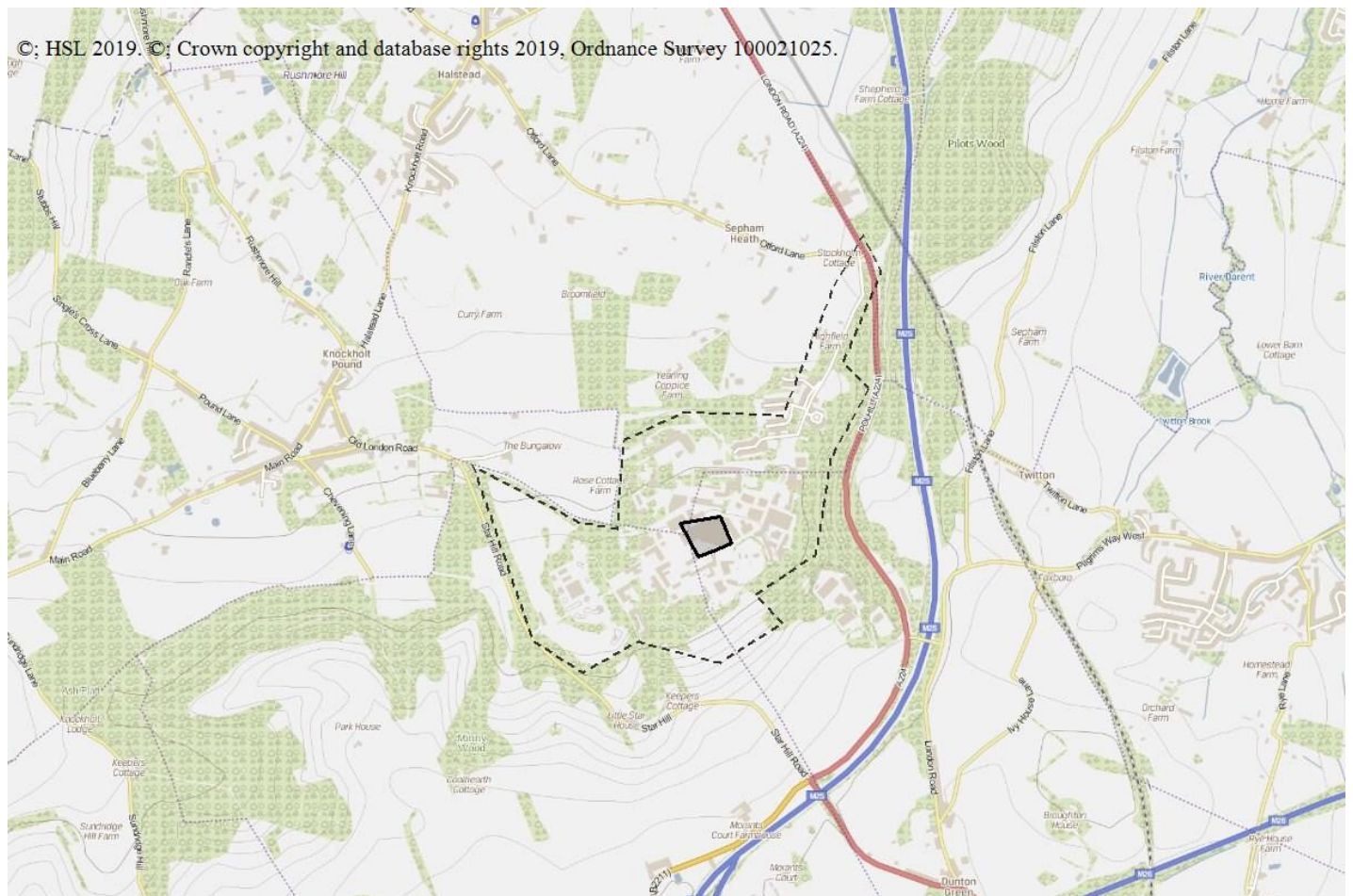
Workplaces DAA

Is it a workplace specifically for people with disabilities, e.g. sheltered workshops? No
Are there 100 or more occupants in any individual workplace building (that lie partly or wholly within a consultation distance)? Yes



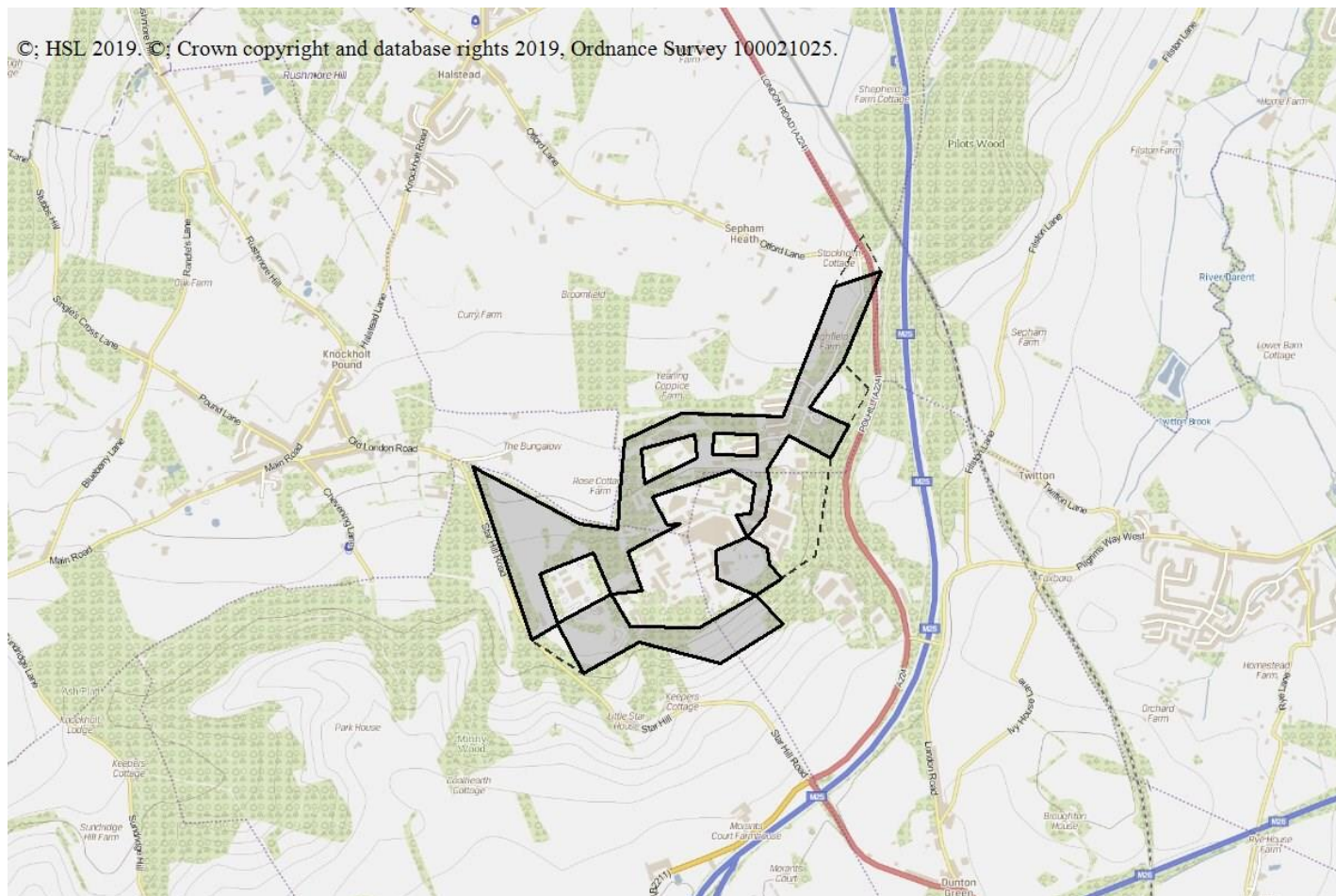
Outdoor Use By Public DAA

What is the maximum number of people likely to be present at any one time? Between 101 to 1000 people (inclusive)



Landscaping DAA

There are no questions for landscaping



Pipelines

7094_1366 National Grid Gas PLC

As the proposed development is within the Consultation Distance of a major hazard pipeline you should consider contacting the pipeline operator before deciding the case. There are two particular reasons for this:

- 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.
- 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.

HSE's advice is based on the situation as currently exists, our advice in this case will not be altered by the outcome of any consultation you may have with the pipeline operator.

This advice report has been generated using information supplied by Gemma Johnstone at Sevenoaks District on 18 October 2019.

Note that any changes in the information concerning this development would require it to be re-submitted.

