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**Sent:** 09 April 2025 11:56  
**To:** Planning  
**Cc:** HazSubConsent CEMHD5  
**Subject:** RE: Planning Application Consultation - DC/25/0403

**Categories:** Consultations

Dear Ms Wilkes

Thank you for your email seeking HSE's observations on application DC/25/0403.

HSE is a statutory consultee for certain developments within the consultation distance of major hazard sites and major accident hazard pipelines, and has provided planning authorities with access to the HSE Planning Advice Web App - <https://pa.hsl.gov.uk/> - for them to use to consult HSE and obtain HSE's advice.

However, this application does not fall within any HSE consultation zones. There is therefore no need to consult the HSE Land Use Planning (LUP) team on this planning application and the HSE LUP team has no comment to make.

I would be grateful if you would ensure that the HSE Planning Advice Web App is used to consult HSE on any future developments including any which meet the following criteria, and which lie within the consultation distance (CD) of a major hazard site or major hazard pipeline.

- residential accommodation;
- more than 250m<sup>2</sup> of retail floor space;
- more than 500m<sup>2</sup> of office floor space;
- more than 750m<sup>2</sup> of floor space to be used for an industrial process;
- transport links;
- or which is otherwise likely to result in a material increase in the number of persons working within or visiting the notified area.

There are additional areas where HSE is a statutory consultee. For full details, please refer to annex 2 of HSE's Land Use Planning Methodology:  
[www.hse.gov.uk/landuseplanning/methodology.htm](http://www.hse.gov.uk/landuseplanning/methodology.htm)

NB HSE is a statutory consultee with regard to building safety (in particular to fire safety aspects) for planning applications that involve a relevant building.

A relevant building is defined in the planning guidance at gov.uk as:

- containing two or more dwellings or educational accommodation and
  - meeting the height condition of 18m or more in height, or 7 or more storeys
- If the planning application relates to Fire Statements and applications relating to relevant buildings, then these are not dealt with by the Land Use Planning team and instead they should be sent to [PlanningGatewayOne@hse.gov.uk](mailto:PlanningGatewayOne@hse.gov.uk)

There is further information on compliance with the Building Safety Bill at <https://www.gov.uk/guidance/fire-safety-and-high-rise-residential-buildings-from-1-august-2021>.

Regards,



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**From:** planning@horsham.gov.uk <planning@horsham.gov.uk>

**Sent:** 08 April 2025 15:03

**Subject:** Planning Application Consultation - DC/25/0403

Please see the attached consultation letter from Horsham District Council Re:DC/25/0403

**The Council will only accept service of documents by email if they are sent to [legal@horsham.gov.uk](mailto:legal@horsham.gov.uk) during our office opening hours. Any documents sent to individual email addresses will not in any circumstances be accepted. Communications received outside our office opening hours will be regarded as being served on the next working day**  
**Please contact us in advance if your email, including any attachments, is going to exceed 30MB.**

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