Environment Agency

Our ref: AE/2021/126444/01-L01
Your ref: UTT/21/2509/OP

Date: 03 September 2021

Uttlesford District Council
Development Control
Council Offices London Road
Saffron Walden
Essex
CB11 4ER

Dear Sir/Madam

OUTLINE APPLICATION FOR THE ERECTION OF UP TO 233 RESIDENTIAL DWELLINGS INCLUDING AFFORDABLE HOUSING, WITH PUBLIC OPEN SPACE, LANDSCAPING, SUSTAINABLE DRAINAGE SYSTEM (SUDS) AND ASSOCIATED WORKS, WITH VEHICULAR ACCESS POINT FROM RADWINTER ROAD. ALL MATTERS RESERVED EXCEPT FOR MEANS OF ACCESS LAND SOUTH OF (EAST OF GRIFFIN PLACE) RADWINTER ROAD SEWARDS END ESSEX

Thank you for consulting us on the above consultation, we have reviewed the documents as submitted and can confirm that we have no objection to the proposed development. However we have provided advise relating to the proximity to a COMAH site and the Biodiversity Metric below.

Proximity to a COMAH site.

The application area is located adjacent to a facility notified under The Control of Major Accident Hazards Regulations 2015 (COMAH) as a Lower Tier COMAH establishment, regulated by the COMAH Competent Authority (the Health & Safety Executive and Environment Agency acting jointly). Operators of COMAH establishments must consider the potential for a major accident arising from their activities and take 'all measures necessary' to prevent and limit their consequences to people and the environment Information on COMAH is available from the HSE website at https://www.hse.gov.uk/comah/.

The HSE sets consultation distances around major hazard sites, such as COMAH establishments, and major accident hazard pipelines after assessing the risks and likely effects of major accidents at the major hazard. Major hazards comprise a wide range of chemical process sites, fuel and chemical storage sites, and pipelines. These consultation distances are based on available scientific knowledge using hazard /risk assessment models updated as new knowledge comes to light. The applicant and planning authority should also consider the potential environmental impacts on the development area from major accidents at the COMAH establishment.

The planning authority should review any HSE major accident hazard consultation

distance zones relevant to the planning application and consult the HSE by use of their Planning Advice Web App or directly, as appropriate. Further information on the HSE's Land USE Planning Methodology is available at http://www.hse.gov.uk/landuseplanning/methodology.pdf.

Biodiversity Metric

You may wish to consider the application of the Defra Biodiversity Metric, it would appear that the applicant is not replacing high value Lowland Mixed Deciduous Woodland habitat like-for-like as is the preferred methodology within the metric. We would suggest a review of the acceptability of the habitat creation to ensure that the proposal is acceptable.

We trust the above is useful.

Yours faithfully

[redacted]

Miss Natalie Kermath
Planning Advisor

[redacted]

End