

Thank you for your letter of 13th August to the Land Use Planning (LUP) advice team of the Health and Safety Executive (HSE), requesting our comments on the planning application for a replacement detached house at Winslow, Watling Street (20260743).

HSE is a statutory consultee for developments which are likely to result in a material increase in the number of persons within the consultation zone of a site with hazardous substances consent or a major accident hazard pipeline.

We can confirm that the proposed development site lies within the outer consultation zone of a high pressure gas pipeline, the 5 Feeder Shorne to Tatsfield pipeline (ref 7094_1366) operated by National Gas.

HSE's LUP advice team has applied its Land Use Planning Methodology with the information in the planning application. The Land Use Planning Methodology uses a decision matrix with a combination of the consultation zone of the major accident hazard pipeline and the sensitivity level of the development (<https://www.hse.gov.uk/landuseplanning/methodology.htm#matrix>) to determine its advice to the planning authority, which will be that HSE either "Advises Against" (AA) or "Doesn't Advise Against" (DAA) the granting of planning permission for the proposed development.

As the development is for a single dwelling it is considered to be a sensitivity level 1 development in HSE's LUP methodology. In its methodology, HSE's LUP advice team does not advise against a sensitivity level 1 development in an outer consultation zone.

Therefore HSE's LUP advice team does not advise against planning application 20260743.

As the proposed development is in the vicinity of a high pressure gas pipeline you may wish to contact 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.

In future we suggest that the Council uses the HSE Planning Advice Web App (<https://pa.hsl.gov.uk/>) to identify whether proposed developments lie within the Consultation Zone of a major hazard site or major accident hazard pipeline, and if necessary obtain HSE's LUP advice. The WebApp is free to use for local planning authorities.

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