

Development Management
Cumberland Council
The Market Hall, Market Place,
Whitehaven, CA28 7JG

By email only

Your ref: 4/25/2208/OR1

Our ref: L3047

For the attention of Christie Burns

Chemical Explosives and Microbiological
Hazards Division 5
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Bootle L20 7HS

Email: lupenquiries@hse.gov.uk

<http://www.hse.gov.uk/>

Manuela Godden – Team Leader

Date: 7 October 2026

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 – APPLICATION FOR APPROVAL OF THE RESERVED MATTERS
OF APPEARANCE, LAYOUT, SCALE, AND LANDSCAPING AS OUTLINED IN THE ORIGINAL
OUTLINE PLANNING PERMISSION 4/25/2208/OR1 - RESIDENTIAL DEVELOPMENT WITH ALL
MATTERS RESERVED EXCEPT FOR ACCES - LAND AT BOWRIE FAULD, WEST OF SMITHY
BANKS, HOLMROOK**

Dear Ms Burns,

1. I am writing to you from HSE's Land Use Planning (LUP) advice team regarding the advice HSE's LUP WebApp has provided for the reserved matters planning application for 21 residential dwellings on land at Bowrie Fauld, Holmbrook (4/25/2208/OR1).

2. The Health and Safety Executive (HSE) is a statutory consultee for certain developments within the Consultation Distance of major hazard sites and pipelines by virtue of the Town and Country Planning (Development Management Procedure) (England) Order 2015. Relevant types of development include residential accommodation and developments which are otherwise likely to result in a material increase in the number of persons working within or visiting the notified area.

3. Thank you for using HSE's WebApp to obtain LUP advice on the outline planning application (ref HSL-260924071938-10). Phase 1 of the WebApp identified that part of the development site lies within the inner, middle and outer HSE consultation zones for the 16 Feeder Pennington to Sellafield (6839_1116) high pressure gas pipeline operated by National Gas. The inner, middle and outer consultation zones of the pipeline extend to 33, 90 and 105 m on either side of the pipeline.

4. Phase 2 of the LUP WebApp uses a decision matrix with a combination of the consultation zone of the existing major 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.

5. The proposed development will include 21 dwellings and associated landscaping, drainage, and other supporting infrastructure, including the provision of public open space and access roads in the south of the development area. It is a known feature of the WebApp that where a housing development straddles more than one consultation zone it gives advice on the basis of all the dwellings being in the innermost of the zones. HSE advises against more than two dwellings in the inner consultation zone, therefore as the planning application is for 21 dwellings Phase 2 of the WebApp has given an “Advises Against” position.

6. HSE has been asked to review the “advise against” position obtained with the WebApp for the application and has therefore superimposed the consultation zones for the high pressure gas pipeline onto the proposed site plan (see Appendix).

From the composite site plan HSE’s LUP team has identified that the area assigned to housing will consist of 1 dwelling wholly or partly in the inner consultation zone, 13 dwellings wholly or partly in the middle consultation zone and 3 dwellings wholly or partly in the outer consultation zone. HSE does not advise against not more than two dwellings in the inner zone, does not advise against more than 30 dwellings in the middle zone, and does not advise against dwellings in the outer zone.

Regarding the landscaping and public open space, this will be located in the inner and middle consultation zones and outside of the consultation zones altogether. In the inner and middle consultation zones HSE does not advise against landscaping, dog walking fields and other outdoor public uses if there are no facilities such as play areas which for people.

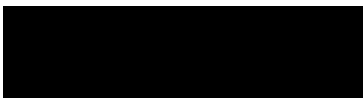
Regarding the access roads, these will be located in the inner, middle and outer consultation zones and outside of the consultation zones altogether. HSE does not advise against access roads in the inner, middle and outer consultation zones.

7. Taking this information into consideration, the position of the Land Use Planning team is now that **HSE does not advise** against reserved matters planning application 4/25/2208/OR1. This replaces the advice previously obtained with the WebApp (ref HSL-260924071938-10) and there is no need for HSE to consider requesting that the application be called-in by the Secretary of State for his or her own determination.

8. As the proposed development is within the Consultation Distance of a major hazard pipeline you should consider contacting the pipeline operator, National Gas, 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, and
- 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.

Yours sincerely

A black rectangular box redacting the signature of Richard Lomax.

Richard Lomax

Statutory and Commercial Land Use Planning Advice

Appendix. Plan for proposed development (area bounded by red line) superimposed with the HSE inner, middle and outer consultation zones for the National Gas high pressure pipeline (areas shaded red, green and blue respectively)

