

**From:** Hayley White  
**Sent:** 14 April 2025 08:09  
**To:** Bailey, Josh <[Joshua.Bailey@herefordshire.gov.uk](mailto:Joshua.Bailey@herefordshire.gov.uk)>  
**Subject:** 243209 - Land at New Inn, St Owens Cross- GW4\_36836860

Good morning, Josh,

As per your emails with my colleague Jackie Webb regards planning application: 243209 - Land at New Inn, St Owens Cross  
Our engineer has provided the additional comments:

I can confirm the document titled "Email exchange with agent 26/3/25" has been reviewed. However, National Gas Transmission requires a formal "Do Not Advise Against" response from the HSE's LUP application before the proposed development can be considered for further review.

Please note that National Gas Transmission will typically support the HSE's advice however, the HSE's LUP methodology differs from National Gas Transmission's risk assessment methodology. Therefore, following review of the HSE's response, National Gas Transmission may also require that the developer conducts further assessments (on safety grounds) in form of a Quantitative Risk Assessment (QRA) with an approved specialist company.

Further guidance for consultation zones around a Major Accident Hazard Pipeline can be found at: <https://www.hse.gov.uk/landuseplanning>  
It is the Local Authority & Developer's responsibility to ensure that the requirements of Land Use Planning (LUP) are adhered to.

The objection will remain in place until an appropriate response from the HSE's LUP application is offered to National Gas Transmission for review and National Gas Transmission's risk assessment methodology requirements are satisfied.

thanks

Kind regards

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