

HSL
Harpur hill
Buxton



Sk17 9JN

Advice : HSL-25061115142-381 DO NOT ADVISE AGAINST

Your Ref: 22/01401/MOUT

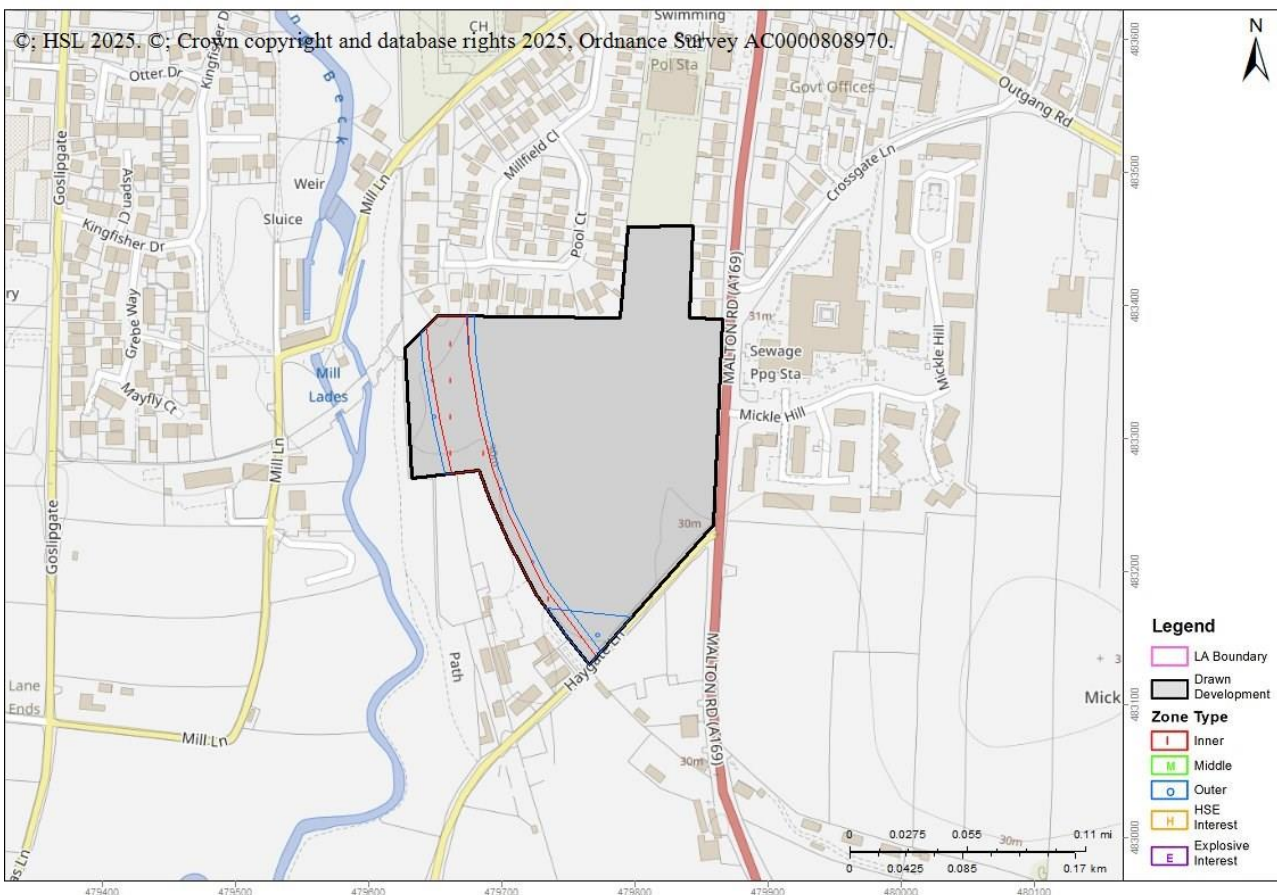
Development Name: Hybrid Planning Application comprising: 1) Outline planning application for residential planning permission for up to 110 dwellings within 3.70ha of the site with all matters reserved save for means of access; 2) Full planning permission for change of use to public open space of an adjoining parcel of land extending to some 1.09ha

Comments: Land At West Side Of Malton Road Pickering North Yorkshire

Land Use Planning Consultation with Health and Safety Executive [Town and Country Planning (Development Management Procedure) (England) Order 2015, Town and Country Planning (Development Management Procedure) (Wales) Order 2012, or Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013]

The Health and Safety Executive (HSE) is a statutory consultee for certain developments within the Consultation Distance of Major Hazard Sites/ pipelines. This consultation, which is for such a development and is within at least one Consultation Distance, has been considered using HSE's planning advice web app, based on the details input on behalf of HSL.

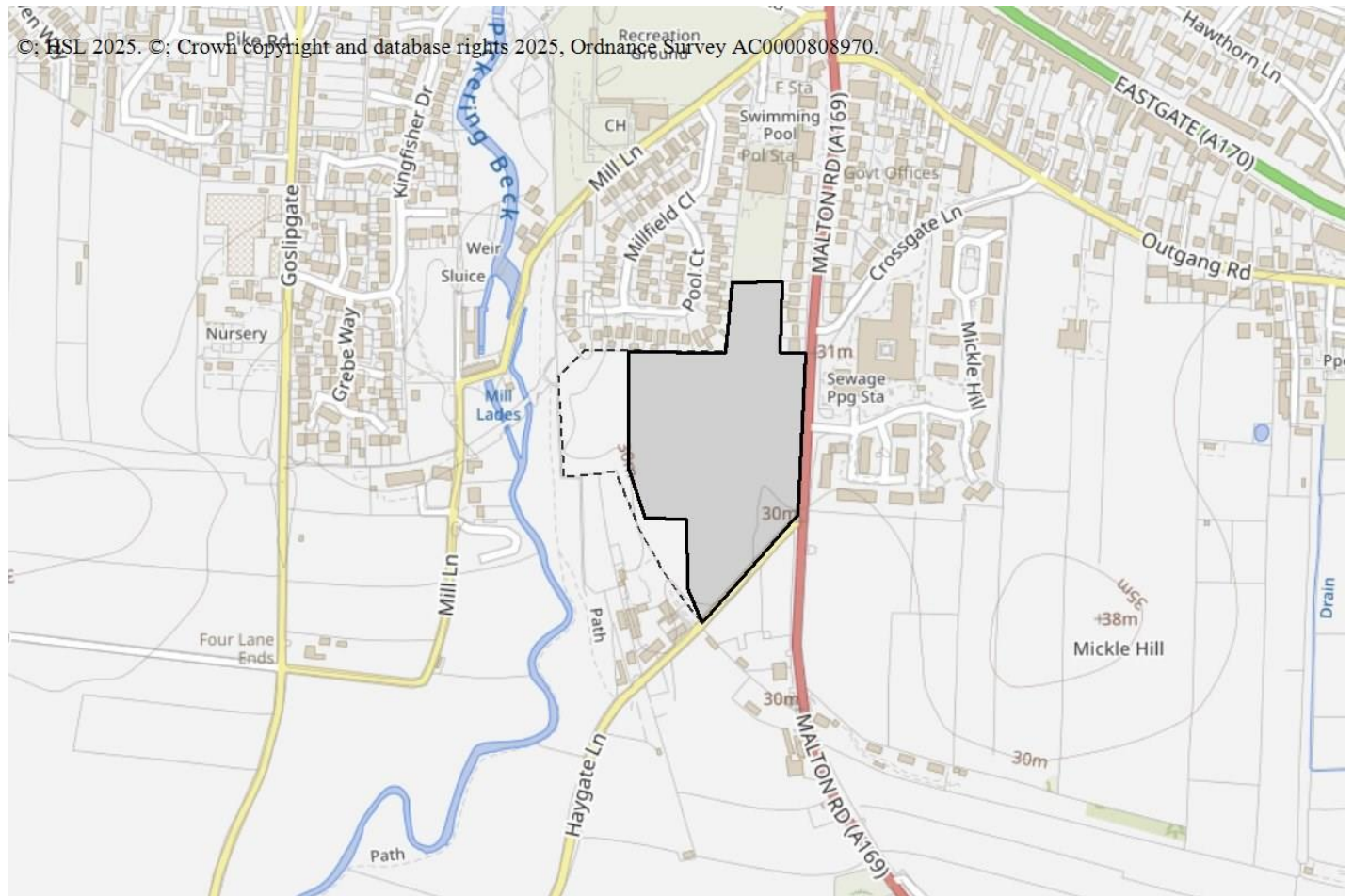
HSE's Advice: Do Not Advise Against, consequently, HSE does not advise, on safety grounds, against the granting of planning permission in this case.



Breakdown:

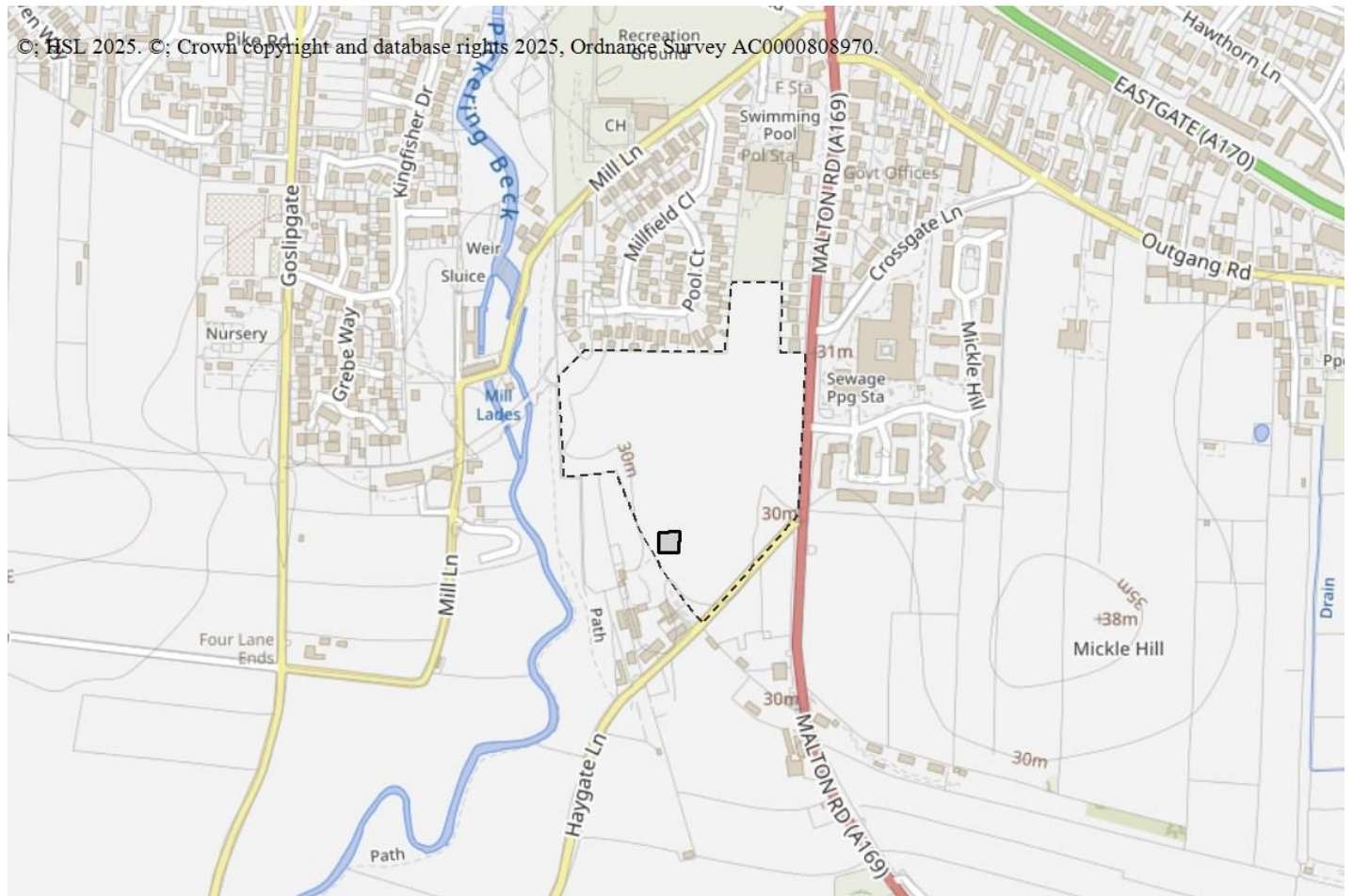
Housing : Do Not Advise Against

How many dwelling units are there (that lie partly or wholly within a consultation distance)? More than 30



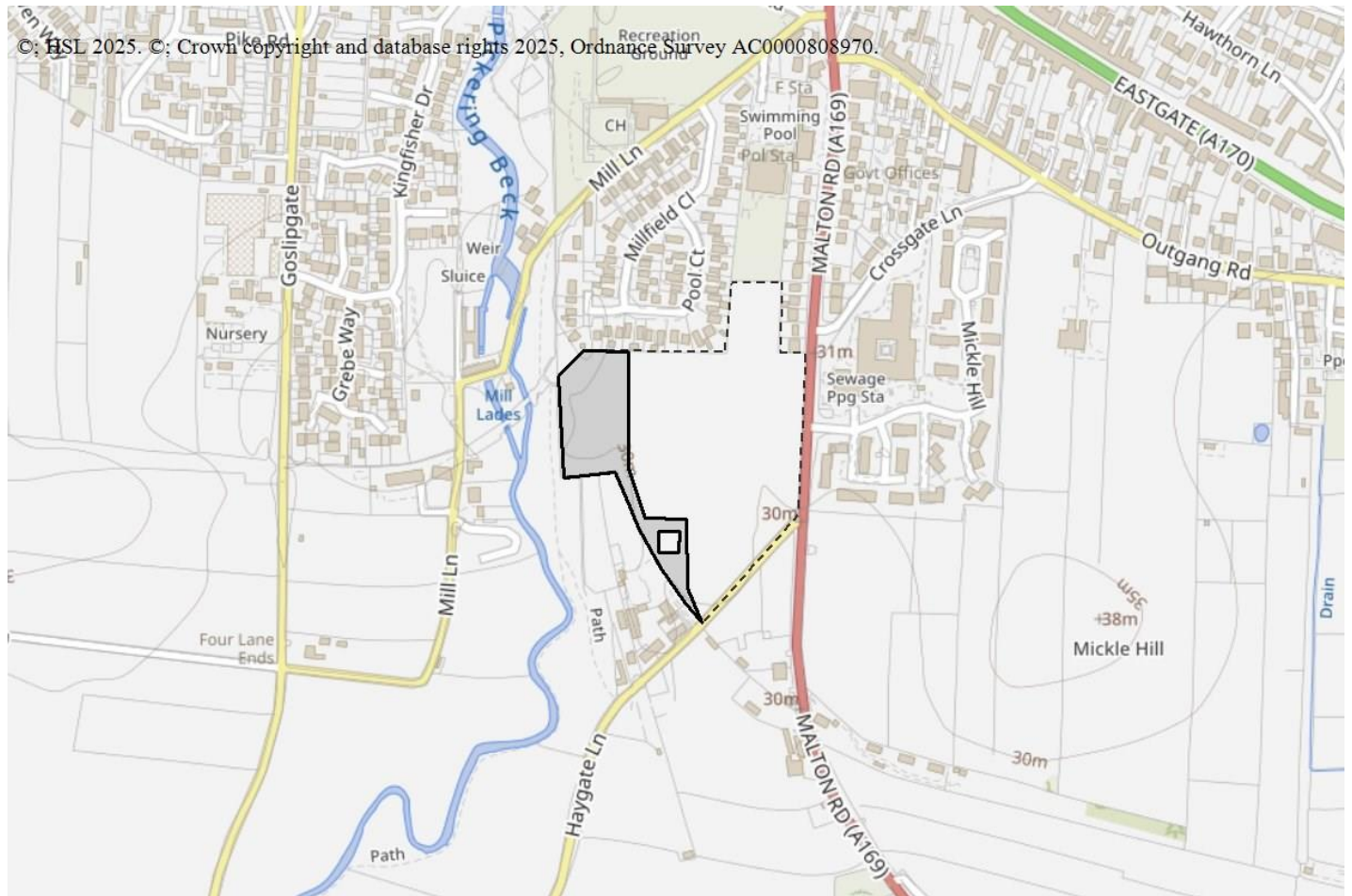
Outdoor Use By Public : Do Not Advise Against

What is the maximum number of people likely to be present at any one time? Up to 100 people



Landscaping : Do Not Advise Against

There are no questions for landscaping



Pipelines

- 7710_1962 Northern Gas Networks
- 7724_1976 National Gas

As the proposed development is within the Consultation Distance of a major hazard pipeline you should consider contacting 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.

HSE's advice is based on the situation as currently exists, our advice in this case will not be altered by the outcome of any consultation you may have with the pipeline operator.

This advice report has been generated using information supplied by Kathryn Deakin at HSL on 11 June 2025.

Note that any changes in the information concerning this development would require it to be re-submitted.

