

From: LUP enquiries <LUPenquiries@hse.gov.uk>

Sent: 14 January 2026 10:35

To: Maya Cullen <Maya.Cullen@ribblevalley.gov.uk>

Subject: RE: HSE decision Lower Yew Tree Farm, Alston Lane

⚠ External Email

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Good morning Maya,

Thank you for your email regarding HSE's advice reference HSL-251204094833-101 – Advise Against. We have reviewed this and can give you the following update.

The area selected in the WebApp appears to mark out the entire boundary of the residence, as opposed to being confined to the area of works to be undertaken. The number of houses being constructed was also set as "3 to 30 inclusive". It is HSE policy to advise against 3 -30 houses in an inner consultation zone which is why the WebApp has given an Advise Against position. However, this appears to be an error as the proposed works are for an extension to a single existing property which is located in the Outer Zone of a Major Hazard Pipeline.

Therefore, having reviewed all the information provided, our position is that **HSE Does Not Advise Against** this development. This advice supersedes that set out in our WebApp advice letter HSL-251204094833-101.

Kind Regards,

Tim

HSE's Land Use Planning Support Team

Health and Safety Executive | Chemicals, Explosives and Microbiological Division 5

lupenquiries@hse.gov.uk



For HSE's Land Use Planning Advice Terms and Conditions, please click on the following link [HSE's Planning Advice Web App - Login \(hsl.gov.uk\)](https://hsl.gov.uk) and then click on 'terms and conditions'.

The Health and Safety Executive (HSE) is conducting a programme of research to understand the needs of people using their services for Land Use Planning Advice (including HSE's planning advice web app), Hazardous Substances Consent and their related guidance. This helps us create services that work better for the public and for government. Participation is voluntary. If you would like to be informed about opportunities to participate, please read and complete this consent form: <https://forms.office.com/e/twNqwPkE9x>. If you need a different format or have questions about this research, please contact the user research team on LUPuserresearch@hse.gov.uk and we will do our best to help. Thank you.