

Appendix A: Responses from Statutory consultees – Summary

Statutory Consultee Response	Planning Application	Relevant NPPF Paragraph
United Utilities	No Objections to the development subject to conditions in order to secure sustainable surface water drainage scheme.	NPPF Paragraph 167 states that LPAs should ensure that flood risk is not increased elsewhere. Development needs to demonstrate that it incorporates sustainable drainage systems.
Lead Local Flood Authority	Conditions recommended to make the development acceptable. In summary these conditions include conditions which require a scheme to secure exiting surface water drainage in accordance with the drainage hierarchy to be submitted prior to commence of development.	NPPF Paragraph 159 makes it clear that inappropriate development in areas at risk of flooding should be avoided. In addition, Paragraph 167 states that local planning authorities should ensure that flood risk is not increased elsewhere.
Environmental Health Officer	The EHO assessed the proposals in terms of noise, ground contamination, odour and construction phase. The EHO did not raise any objections subjected to any planning permission being granted with a number of conditions to control construction and demolition dust, hours of deliveries, and noise during construction and operation.	Paragraph 185 of the NPPF states that planning policies and decisions should ensure that new development is appropriate for its location taking into account the likely impacts of pollution health. Any potential adverse impacts resulting from noise from new development should be mitigated and reduced.
Local Highways	No Objections to the development. The LHA acknowledges that there would be no increase in HGV traffic and the proposals appear to be ancillary warehousing facilities for an existing operation on the industrial estate. The proposed car parking arrangement at the site is considered acceptable.	Paragraph 111 of the NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.
Arboricultural Officer	No objection	Paragraph 131 states that trees form an important contribution to the character and quality of urban environment and should be

		retained where possible and new development should encourage the planting of new trees.
Regeneration Officer	No objection. Supports the development and agrees with the analysis set out within the socio-economics impact assessment.	NPPF Paragraph 81 encourages a strong, competitive economy where: "Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.