

**LAND AT ETRURIA VALLEY, STOKE-ON-TRENT.**

**CITY OF STOKE-ON-TRENT**

**348/228 (SOTCC ref 58580/FUL)**

The Borough Council has been consulted by the City Council on an application for full planning permission for Phase 1 connectivity improvement works to comprise a new highway linking Shelton Boulevard with Festival Way, new roundabout, new bridge across the Trent and Mersey Canal, associated landscaping, change of use of land for car parking and reconfiguration of existing car park at Lakeside offices, Festival Way.

**For any comments that the Borough Council may have on these proposals to be taken into account, they have to be received by the City Council by no later than 19<sup>th</sup> August.**

**RECOMMENDATION**

**That the City Council be informed that the Borough Council has no objections to the proposed development.**

**Reason for Recommendation**

The highway works would not affect the interests of the Borough.

**Key Issues**

The Borough Council were consulted, in 2012, by the City Council on the Supplementary Planning Document (SPD) on the Etruria Valley Enterprise Area prior to its adoption. The SPD envisaged that a link from the A500 would need to be created to develop the Etruria Valley site which would involve land within the Borough. Whilst the Borough Council did not object to the draft document, comments were sent to the City Council indicating that it was unable to support it until clarification was made over the impact of the new A500 link on the wider road network in Newcastle. The SPD was adopted with the support of the County Council and the Highways Agency.

The proposal which the Borough Council is now being consulted upon involves highway works which are wholly within the City Council area. The works would not, in themselves, result in any additional highway movements that would have an impact on the highway network in the Borough. Although the works are the first phase of wider works which will in later phases include linking to the Wolstanton junction of the A500 and widening of the A500 it is not considered that there is any basis upon which the Borough Council could object to the proposal as they would not affect the Borough's interests.

**Policies and proposals in the Development Plan relevant to this recommendation on both applications:**

Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026 (CSS)

Policy SP1:	Spatial Principles of Targeted Regeneration
Policy SP3:	Spatial Principles of Movement and Access
Policy ASP2:	Stoke-on-Trent Inner Urban Core
Policy CSP1:	Design Quality

**Other Material Considerations include:**

National Planning Policy Framework (March 2012)

National Planning Practice Guidance (2014)

Etruria Valley Enterprise Area – Supplementary Planning Document (adopted by the City Council March 2013)

## Newcastle-under-Lyme and Stoke-on-Trent Urban Design SPD (2010)

### **Relevant Planning History**

Permission has been granted for the following developments on the Phase 2A site:

- NuLBC Ref. 348/170 (SOT/48426) Trade Park 4 and Wade Ceramics: Erection of four buildings, two for Use Class B2/B8, one for Use Class B1 and one for Use Class B2, was granted planning permission in September 2008. The consent has been implemented and Wade Ceramics has been completed. The Borough did not object to this application.
- NuLBC Ref. 348/171 (SOT/48428) Festival Court: Erection of four office buildings (Use Classes B1 and A2), granted planning permission September 2008. The consent has been implemented and the Hanley Economics building has been completed. The Borough objected to this application.
- NuLBC Ref. 348/165 (SOT/47948) Vodafone Ltd: New office building granted planning permission September 2008 and has been completed. The Borough objected to this application.
- NuLBC Ref 348/187 (SOT/52732) Stoke-on-Trent Regeneration Ltd. Business Park comprising Use Classes B1 business, B2 general industrial and B8 storage and distribution was granted outline permission in 2012. The Borough objected to this application.
- NuLBC Ref. 348/215 (SOT/57466) Stoke-on-Trent Regeneration Ltd. Erection of a building to provide 5,791sqm. warehouse with ancillary office and associated access, a reserved matter submission pursuant to the outline permission above. The Borough Council did not object to this application.
- NuLBC Ref. 348/223 (SOT/58302) Stoke-on-Trent Regeneration Ltd and Green King Ltd. Erection of a restaurant (Use Class A3/A4) with ancillary staff living accommodation and associated access, car parking and landscaping. The Borough Council objected to this application.

### **Applicants Submission**

The applications are supported by a number of documents as follows:-

- Planning Statement
- Design and Access Statement
- Heritage Statement
- Statement of Community Involvement
- Phase 1 Ecology Survey and accompanying Reptile, Great Crested Newt, Breeding Bird and Invasive Species Surveys
- Flood Risk Assessment and Drainage Strategy
- Ground Investigation Report

All these documents are available to view on Stoke City Council's website [www.stoke.gov.uk](http://www.stoke.gov.uk) using the City Council reference 58580/FUL

### **Background Papers**

Planning Policy documents referred to  
Planning files referred to

### **Date Report Prepared**

3<sup>rd</sup> August 2015.