

**LAND AT RAVENSDALE, OFF CHEMICAL LANE, TUNSTALL**  
**SOTCC ref 59353/OUT (NuIBC ref 348/233)**

The Borough Council has been consulted by the City Council on an application for outline planning permission for a warehouse, distribution, storage and office development with associated highways infrastructure including bridge signalisation and access. Details of access and scale (13,934m<sup>2</sup> of warehouse floorspace and 1,393m<sup>2</sup> office space) have been submitted for approval at this stage with all other matters of detail (appearance, landscaping and layout) reserved for subsequent approval.

The site adjoins the Trent and Mersey Canal Conservation Area in the Stoke-on-Trent Inner Urban Core Area as indicated on the Local Development Framework Proposals Map.

**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 27<sup>th</sup> April.**

**RECOMMENDATION**

**That the City Council be advised that the Borough Council has NO OBJECTIONS to the application provided that they are satisfied that the development, in addition to the development permitted at Chatterley Valley, will not materially affect the operation of the strategic highway network.**

**Reason for Recommendation**

The principle of warehouse development in this location is acceptable. Furthermore, provided that no objections are received from the Highway Authority and/or the Highways England in respect of any unacceptable impact the developments may have on the A500 the proposed development would not result in an unacceptable impact on the highway network that could have an adverse impact on the interests of the Borough Council.

**Key Issues**

As indicated above, the Borough Council has been consulted by the City Council on an application for outline planning permission for the construction of a warehouse and associated office on a greenfield site. Vehicular access to the site is proposed off Chemical Lane over the railway line. The site is located between the railway line and the Trent and Mersey Canal.

The issues to address are whether the proposal is acceptable in principle in this location and impact on the strategic highway network.

**Acceptability of a warehouse in this location**

Core Spatial policies SP2 and ASP2 support employment development on this site within the Inner Urban Core Area.

**Impact on the highway network**

The Transport Assessment submitted in support of the application indicates a junction capacity analysis has been undertaken on the Chemical Lane/A500/A527 roundabout which shows that the junction will operate within capacity during peak hours. In addition the Assessment considers that the impact of development traffic on the A500 is not significant and would not materially affect the operation of the strategic road network. The Assessment does not appear, however, to take into consideration the anticipated traffic generation of the Chatterley Valley planning permission which remains extant, but is largely unimplemented.

If the Highway Authority and the Highway England are satisfied that this development in addition to the development on the Chatterley Valley site (reference 07/00995/OUT) it is

considered that the Borough Council has no basis to object to the proposal on the grounds of highway capacity.

## **APPENDIX**

### **Policies and proposals in the Development Plan relevant to this recommendation:**

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

Policy SP1 - Spatial Principles of Targeted Regeneration  
Policy SP2 - Spatial Principles of Economic Development  
Policy SP3 – Spatial Principles of Movement and Access  
Policy ASP2 - Stoke-on-Trent Inner Urban Core Area Spatial Policy

### **Other Material Considerations include:**

National Planning Policy Framework (March 2012)

Planning Practice Guidance (2014)

### Relevant Planning History

Outline planning permission was granted in 2007 under reference 07/00995/OUT for employment area comprising B1 offices and workspaces, B2 industrial units, B8 warehousing, C1 hotel including restaurant and cafe (A3), drinking establishment (A4) and leisure use (D2), leisure facilities, open space and associated footpaths and landscaping (subject to variation of conditions attached to planning permission 04/00546/OUT dated 5th February 2007). The permission remains extant provided that its development begins not later than 8<sup>th</sup> April 2018 or 2 years from the date of the approval of the last of the reserved matters to be approved for Phase 1, whichever is later.

### Applicants Submission

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

- Transport Statement
- Design and Access Statement
- Assessment of Heritage Significance

All these documents are available to view on Stoke City Council's website <https://planning.stoke.gov.uk/online-applications/> using the City Council reference 59353/OUT

### **Background Papers**

Planning Policy documents referred to  
Planning files referred to

### **Date Report Prepared**

11<sup>th</sup> April 2016.