

SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
4th January 2017

Agenda item 6

Application ref. 16/00958/FUL

Marks and Spencer, Wolstanton Retail Park, Wolstanton

Since the preparation of the main agenda report a further submission has been received from the **applicant's agent** in response to the consultation response from Stoke City Council. The response is summarised as follows:

- The amount of sales floorspace would remain unchanged from that permitted and there is therefore no policy requirement to apply a sequential or impact assessment to the proposal.
- The convenience floorspace would total 1,496 sqm which is significantly below the nationally set threshold of 2,500sqm. Furthermore there is no locally set threshold. Therefore it is clear that a retail impact assessment is not required.
- The inclusion Newcastle Town Centre health check which forms part of the application went above and beyond any policy requirement to do so and was to demonstrate the overall health of the Town Centre can be considered to have improved since permission was granted for the store.

Your Officer's comments

As the applicant's agent indicates, and as set out in the report, there is no policy requirement that an impact assessment of the proposal is undertaken and as such the absence of such an assessment in respect of the impact on Hanley Centre is not a ground upon which the proposal can be challenged.

The recommendation remains as set out in the main agenda report.