

ETRURIA VALLEY PHASE 3A, FORGE LANE, ETRURIA, STOKE-ON-TRENT.
STOKE-ON-TRENT REGENERATION **348/206 (SOTCC ref 56150/OUT)**

ETRURIA VALLEY PHASE 3B, FORGE LANE, ETRURIA, STOKE-ON-TRENT.
STOKE-ON-TRENT REGENERATION **348/207 (SOTCC ref 56151/OUT)**

The Borough Council has been consulted by the City Council on two outline applications as follows

Phase 3A (NuLBC ref 348/206, SOTCC ref 56150/OUT) - on a site measuring 5.85 hectares for employment development of up to 13,720 square metres of floor space comprising 20% Class B2 (General Industrial), and 80% Class B8 (Storage and Distribution) with ancillary B1 (Offices).

Phase 3B (NuLBC ref 348/207, SOTCC ref 56151/OUT) - on a site measuring 14.55 hectares for employment development of up to 33,950 square metres of floor space comprising 20% Class B2 (General Industrial), and 80% Class B8 (Storage and Distribution) with ancillary B1 (Offices).

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 29th January.

RECOMMENDATION

That the City Council be informed that the Borough Council has no objections to the proposed developments on Phase 3A and 3B subject to the City Council receiving no objections from the Highway Authority and/or the Highway Agency in respect of any unacceptable impact the developments may have on the A53/A500 junction at Basford Bank.

Reason for Recommendation

The proposals involve Class B2 and Class B8 development which would accord with policies of the Core Spatial Strategy and of the NPPF and as such developments would not adversely affect the Borough Council's interests subject to no objections being received from the Highway Authority and/or the Highway Agency in respect of any unacceptable impact the developments may have on the A53/A500 junction.

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 SP2 - Spatial Principles of Economic Development
Policy ASP2 - Stoke-on-Trent Inner Urban Core Area Spatial Policy
Policy ASP4 – Newcastle Town Centre Area Spatial Policy

Other Material Considerations for both applications include:

National Planning Policy Framework (March 2012)

Newcastle-under-Lyme and Stoke-on-Trent Joint Employment Land Review (July 2011)

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

Relevant Planning History

The application site is located in the southern half of the former Shelton Iron and Steel Works. The majority of the works was closed in 1979 and redeveloped as part of the National Garden Festival in 1986. The Festival Heights section of the site was later reclaimed and redeveloped as a residential, retail and leisure site in the period 1994 to 2000. The Etruria Valley Phase 1 site was then redeveloped for Employment uses (B1, B2 and B8) in the period 1999 to 2007.

An outline planning application for B1, B2 and B8 development on the whole of the Phase 2A site was submitted in May 2003 and withdrawn in January 2008.

Permission has subsequently 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.

Applicants Submission

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

- Planning Statement
- Design and Access Statement
- Transport Statement
- Travel Plan
- Landscape and Visual Appraisal
- Land Quality Statement
- Ecological Impact Assessment
- Flood Risk Assessment
- Air Quality Assessment
- Coal Technical Note

All these documents are available to view on Stoke City Council's website www.stoke.gov.uk using the City Council reference 56150/OUT and 56151/OUT

Key Issues

The Borough Council were consulted, in 2012, by the City Council on an application for outline planning permission to construct a business park containing B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution) uses on 6.3ha of Phase 2A of the Etruria Valley site in Stoke-on-Trent. All matters have been reserved for consideration at the reserved matters application stage. The proposal was considered at the Planning Committee meeting of 24th January 2012 and subsequently at the meeting of 21st August 2012 following a further consultation by the City Council. Following both consultations the Borough Council objected to the proposal for the following reason:-

The proposal involves large scale Class B1(a) office floorspace, a main town centre use as identified in PPS4, in this out of centre location. Furthermore the application has not

demonstrated, through the sequential assessment, that the proposed office development cannot be met within Newcastle Town Centre.

The objection of the Borough Council in respect of the Phase 2A development was specifically about the Class B1(a) office floor space that was proposed and in doing so concluded it had no particular interest in the proposed B2 or B8 uses on the site. The Borough Council expressed a similar view when consulted upon the draft Etruria Valley Supplementary Planning Document.

The proposals on Phase 3A and 3B relate to Class B2 and B8 uses with any office floor space that may be provided being ancillary to such uses. The location of such uses in this location would accord with the policies of the Core Spatial Strategy and those within the NPPF and as such it remains the view of your Officer that no objection should be advanced in respect of the principle of such uses.

The applications referred to in this report do not include a direct connection of the development to the A500 at its junction with Grange Lane via a new bridge over the West Coast Mainline. Members will remember that such link is proposed within the Etruria Valley Enterprise Area SPD, upon which the Borough Council was consulted. The proposals do not prejudice the implementation of such a proposal.

When considering the application for Phase 2A Etruria Valley the Borough Council did not address or raise any concerns about the traffic that would be generated and any impact of such traffic upon the A53/A500 junction (at Basford Bank) which is known to be close to capacity. The supporting Transport Assessment with that application identified a total trip envelope generated by the development proposed in Phase 2A which was considered to result in no adverse impact on the wider highway network. The Transport Statements submitted in the applications the subject of this report indicates that there was an overestimation of trips generated by Phase 2A and the combination of trips generated by that development and the current proposals would be 83 fewer trips at the AM peak and only 4 additional trips at the PM peak which is said to have a negligible impact. Provided that the Highway Authority and the Highway Agency are satisfied with such conclusions it is considered that the Borough Council have no basis to object to the proposal on the grounds of highway capacity.

Background Papers

Planning Policy documents referred to
Planning files referred to

Date Report Prepared

10 January 2014.