

LAND OFF SHELTON BOULEVARD, FORGE LANE, ETRURIA, STOKE-ON-TRENT
STOKE-ON-TRENT REGENERATION LTD **SOTCC ref 61990/FUL (NuIBC ref 348/250)**

The Borough Council has been recently consulted by the City Council on a planning application for the erection of employment buildings (B1(c) light industrial, B2 general industrial, B8 storage and distribution) with ancillary office areas, associated vehicle parking, drainage infrastructure, landscaping, access and external works. A total of 7,756m² of floor space is proposed.

The site is accessed off Shelton Boulevard.

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 3rd January.

RECOMMENDATION

That the City Council be informed that the Borough Council has no objections to the proposed development subject to the City Council receiving no objections from the Highway Authority and/or Highways England 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 B1(c), 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.

Key Issues

The application site comprises an undeveloped parcel of land located within at Phase 3a and Phase 2a of the wider Etruria Valley redevelopment site which previously had outline planning permission for employment development of Class B2 and B8 uses with ancillary.

The Borough Council have been consulted over the years on a number of proposals within Etruria Valley and have objected where such proposals involve the provision of Class B1(a) office development, other than where such floorspace is ancillary to other employment uses. Such objections were based upon office floorspace being a main town centre use and that it had not been demonstrated through a sequential assessment that such office floor space could not be provided within Newcastle Town Centre. In doing so, the Borough Council 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 current proposal includes, in addition to B2 and B8 uses, B1(c) light industrial floorspace. However as this is not a main town centre use the location of such floorspace at Etruria Valley does not raise issues of interest to the Borough either.

The transport information submitted in support of the application indicates that the trips generated by the proposed development would not exceed the previously approved trip envelope agreed as part of the previous Phase 2 and 3 applications. The development would therefore generate traffic flows onto the highway network within previously accepted levels. It is not, therefore, anticipated that the Highway Authority or Highways England will object to the proposal but it is noted that to date their consultation responses have not been received. It is therefore considered that it would be prudent to make respond in a similar manner to the response previously given.

APPENDIX

Policies and proposals in the Development Plan relevant to this recommendation

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

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 include:

[National Planning Policy Framework \(NPPF\) \(2012\)](#)

[Planning Practice Guidance \(PPG\) \(2014\)](#)

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

[Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document](#) (2010)

Relevant Planning History

Permission has been granted for the following developments on the site:

- SOT/52732. 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 348/187
- SOT/56150/OUT Business Park comprising up to 13,720m² of floorspace comprising 20% Use Classes B1 business, B2 general industrial and B8 storage and distribution was granted outline permission in 2013. The Borough had no objections to this development subject to the City Council receiving no objections from the Highway Authority and/or the Highway Agency in respect of any unacceptable impact on the A53/A500 junction at Basford Bank. NuLBC Ref 348/206
- SOT/56151/OUT Business Park comprising up to 33,950m² of floorspace comprising 20% Use Classes B1 business, B2 general industrial and B8 storage and distribution was granted outline permission in 2013. The Borough had no objections to this development subject to the City Council receiving no objections from the Highway Authority and/or the Highway Agency in respect of any unacceptable impact on the A53/A500 junction at Basford Bank. NuLBC Ref 348/207
- SOT/61494/OUT for employment development of B1(c) light industrial, B2 general industrial, B8 storage and distribution, and ancillary B1(a) offices (62,000m² total floorspace) was submitted earlier this year and remains undetermined. The Borough had no objections to this development subject to the City Council receiving no objections from the Highway Authority and/or the Highway Agency in respect of any unacceptable impact on the A53/A500 junction at Basford Bank. NuLBC Ref 348/207

Applicants Submission

The application is supported by a number of documents as follows:-

- Planning and Design Statement
- Flood Risk Assessment and Drainage Strategy
- Air Quality Review – Technical Note
- Site Investigation

- Coal Mining Risk Assessment
- Transport Technical Note
- Framework Travel Plan
- Ecology Report
- Framework Travel Plan

All these documents are available to view on Stoke City Council's website
<https://planning.stoke.gov.uk/online-applications/plan/61990/OUT>

Background Papers

Planning Policy documents referred to
Planning files referred to

Date Report Prepared

15th December 2017