

**ETRURIA VALLEY, SHELTON BOULEVARD, STOKE-ON-TRENT**

**STOKE-ON-TRENT REGENERATION**

**SOTCC ref 62288/FUL (NuIBC ref**

**348/253)**

The Borough Council has been consulted by the City Council on an 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. The site measures approximately 1.7ha in area. A total of 4,800m<sup>2</sup> 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 30<sup>th</sup> March 2018.**

**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, which lies to the north of the existing Vodafone site, comprises an undeveloped parcel of land located within Phase 3a 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 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 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 ASP3 - Stoke-on-Trent Outer Urban Core Area Spatial Policy

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

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

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

[Draft revised National Planning Policy Framework](#)

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

### **Relevant Planning History**

The site has in the past been granted permission for employment, and more recently in 2014 planning permission was granted for the change of use of part of the site to accept waste ballast, stone and hardcore for the purposes of recycling to produce aggregates and concrete products. The Borough Council was not consulted on that particular application.

The application is a resubmission of a previous planning application that was withdrawn, SOTCC ref 61315/FUL (NuIBC ref 348/243) that came before the Planning Committee on the 10th October 2017.

Earlier this year the Borough Council were consulted on an 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 SOTCC ref 61990/FUL (NuIBC ref 348/250). The site is off Shelton Boulevard, opposite Vodafone. A decision is awaited on that application. A total of 7,756m<sup>2</sup> of floor space is proposed.

### **Applicants Submission**

The application is supported by a number of documents including:-

- Planning, Design and Heritage Statement
- Flood Risk Assessment & Drainage Strategy
- Site Investigation Factual Summary
- Site condition Summary – Technical Note
- Coal Mining Risk Assessment – Technical Note
- Transport Technical Note
- Ecology Technical Note.

All these documents are available to view on Stoke City Council's website <https://planning.stoke.gov.uk/online-applications/plan/62288/FUL>

### **Background Papers**

Planning Policy documents referred to  
Planning files referred to

**Date Report Prepared**

13<sup>th</sup> March 2018