

ETRURIA VALLEY PHASES 2 & 3, ETRURIA, STOKE-ON-TRENT.
STOKE-ON-TRENT REGENERATION LTD SOT/61494/OUT (NuIBC ref 348/242 and 348/262))

The Borough Council has been re-consulted by the City Council on an outline planning application, with all matters reserved except the means of access, for employment development of B1(c) light industrial, B2 general industrial, B8 storage and distribution, and ancillary B1(a) offices (62,000m² total floorspace).

The site is accessed off Shelton Boulevard with possible access from Festival Way.

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 24th April.

RECOMMENDATION

Subject to the Environmental Health Division confirming that the development does not result in air quality issues for the Borough that the City Council be informed that the Borough Council has no objections to the proposed development.

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 confirmation that the proposal does not give rise to concerns regarding air quality

Key Issues

The application site comprises the remaining, undeveloped parcels of land located within the previously consented development sites at Phase 2a, Phase 3a and Phase 3b.

The Borough Council were consulted, in 2017, on this application and Planning Committee in September 2017 agreed to inform the City Council that the Borough Council had 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 development may have on the A53/A500 junction at Basford Bank.

The Borough Council has been reconsulted following the submission of a revised Air Quality Assessment (AQA) and a Technical Note which outlines the methodology and calculations used to forecast the traffic data used within that AQA. The Environmental Health Division has been consulted and their comments, regarding the issue of air quality and its impact on the Borough, have not been received but will be reported if available.

It is noted that the Highway Authority for the City advised that the scale of the development will be within the proposed revised trip envelope for the site and some capacity for additional trips would remain. It is also noted that Highways England have not objected.

As such it can be concluded that the Highway Authority and/or Highways England are not raising objections in respect of any unacceptable impact of the developments on the A53/A500 junction at Basford Bank. In light of this it would not be appropriate to provide the same comments to the City Council.

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

Applicants Submission

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

- Revised Air Quality Assessment
- Air Quality Technical Note
- Flood Risk Assessment and Drainage Strategy
- Land Quality Statement
- Planning Statement including Design and Access and Heritage Statement
- Coal Mining Technical Note
- Traffic Generation Report
- Traffic Data Technical Note
- Ecological Assessment
- Framework Travel Plan

All these documents are available to view on Stoke City Council's website
<https://planning.stoke.gov.uk/online-applications/plan/61494/OUT>

Background Papers

Planning Policy documents referred to
Planning files referred to

Date Report Prepared

4th April 2019