

LAND EAST OF SHELTON BOULEVARD, STOKE-ON-TRENT.
STOKE-ON-TRENT REGENERATION LTD SOT/63948/OUT(NuIBC ref 348/263)

The Borough Council has been consulted by the City Council on an application for the erection of a building (B1(c), B2, B8 use) with ancillary office space, open storage, associated vehicle parking and turning spaces, landscaping, construction of three new accesses from Shelton Boulevard and all associated external and engineering works. The site measures approximately 4.96ha in area. A total gross external floorspace of 12,543m² 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 17th July.

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 and**
- **the inclusion of conditions on any permission requiring the provision of electric vehicle charging infrastructure for staff and visitors as recommended by the Borough Council's Environmental Health Division to address issues relating to air quality.**

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:

- The provision of electric vehicle charging infrastructure and travel plan monitoring to address issues of air quality, and
- 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, and the Environmental Health Division confirming that the proposal does not give rise to concerns regarding air quality.

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.

In 2018 the Borough Council were consulted on a full 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 on this site (SOT/62288/FUL, NuLBC Ref 348/253). The application, which remains undetermined, was for speculative development. The current proposal is designed to meet the needs of a specific occupier, an offsite construction specialist in modular buildings.

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 respond in a similar manner to that previously given on application 62288/FUL.

The Borough Council's Environmental Health Division have considered the proposal in respect of issues of air quality and have concluded that subject to conditions requiring the provision of electric vehicle charging infrastructure and travel plan monitoring there is no basis upon which to object. Such matters should therefore be included in the Borough Council's response to this consultation.

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](#) (2019)

[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

The Borough Council has been consulted on the following applications which affect this site:

- SOT/56150/OUT & NuLBC Ref 348/206 - Outline application for development comprising up to 13,720m² of floorspace comprising 20% Use Classes B1 business, B2 general industrial and B8 storage and distribution. 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. The application was permitted in 2014.
- SOT/56151/OUT & NuLBC Ref 348/207 - Outline application for development comprising up to 33,950m² of floorspace comprising 20% Use Classes B1 business, B2 general industrial and B8 storage and distribution. 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. The application was permitted in 2015.
- SOT/61494/OUT Outline application for employment development of B1(c) Light Industrial, B2 General Industrial, B8 Storage and Distribution, and ancillary offices. The Borough Council, when initially consulted, 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. When re-consulted earlier this year the Borough Council has no objections to the proposed development 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. The application remains undetermined.
- SOT/62288/FUL & NuLBC Ref 348/253 - Business Park 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 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. The application remains undetermined.

Views of Consultees

The Borough Council's Environmental Health Division has no objections subject to conditions requiring the provision of electric vehicle charging infrastructure for staff and visitors, and to secure monitoring of the submitted Travel Plan.

Applicants Submission

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

- Design and Access Statement
- Framework Travel Plan
- Construction and Environmental Plan
- Flood Risk Assessment and Drainage Strategy
- Site Investigations
- Technical Notes relating to Traffic Generation, Site conditions, Water Quality and Coal Mining Risk Assessment.
- Arboricultural Statement

All these documents are available to view on Stoke City Council's website <https://planning.stoke.gov.uk/online-applications/plan/63948/FUL>

Background Papers

Planning Policy documents referred to
Planning files referred to

Date Report Prepared

25th June 2019