



Staffordshire County Council
Town and Country Planning Act 1990
Development Management Procedure Order 2015

To: Stafford Borough Council
 Stafford Borough Council
 Civic Centre
 Riverside
 Stafford
 ST16 3AQ

Application Type: FULL

Applicant:

Mark Atkinson Serco c/o Agent, Birkdale House, Kelvin Close,
 Birchwood, Warrington, B4 6AJ

Officer: Jim Long

Our Reference: S2235765

District Reference: 22/35765/FUL

Date Received: 30-Mar-2022

Date Responded: 14-Apr-2022

Particulars of Development:

Change of use from student accommodation to asylum seeker accommodation

Location of Development:

Former University Halls Of Residence, Stafford Education And Enterprise Park ,Weston Road, Stafford,

Recommendation Summary: Acceptance

Background.

The proposed site is located at Staffordshire University's Stafford Campus off Weston Road, approximately 3.5km northeast of Stafford Town Centre. The vehicular entrance to the site, on Western Road, is subject to a 40mph speed limit, however with 200m traveling toward the town centre this changes to a 30mph speed on the surrounding highway network.

Description of Proposals

Change of use of New Beacon Campus, Weston Road, Stafford, from residential accommodation for students to residential accommodation for asylum seekers.

Comment on Information submitted

This is a development that will have little impact on the highway;

- a) The existing building has a capacity of 556 bedspaces for students and this is being reduced to a maximum of 481 bedspaces but for Asylum seekers.
- b) Vehicular access to the site that will be retained from the existing entrance to the Staffordshire University Campus, via the priority junction with Western Road will have no significant increase of use, and the proposed development will reduce the volume of vehicular traffic during peak periods on the surrounding highway network.

- c) No Asylum seeker will own a vehicle and the only parking required on site is that for staff members and visitors. It is suggested that there may be 12 staff members on duty at peak times and over 30 car-parking spaces have been provided.

- d) All residents will travel by foot, cycle or bus. There are multiple shared footway/cycle routes surrounding the site, along Weston Road and Hydrant Way, providing connections through the residential and commercial areas. The site is therefore suitably located for accessing the significant employment, retail and leisure facilities in the centre of Stafford, by cycle. There will also be a charity cycle facility provided to enable asylum seekers to learn how to maintain their own bicycles, so that they can travel sustainably.

The nearest bus stops to the site are located on Weston Road A518, between 300m and 650m from the centre of the proposed development site and are easily accessible via the pedestrian routes and signalised crossings. These bus stops provide an hourly bus service to and from the Stafford, Monday to Saturday between 6.45am and 6.30pm. It is also proposed to provide transportation to and from required locations for residents to ensure there is continued access for interviews with the Home Office, Healthcare provision, support agencies contracted to the Home Office and Hoc transportation, e.g., to attend places of worship.

Recommendations: ACCEPTANCE

There are No Highway Objections to the proposals.

Commissioner for the Built County
On behalf of the County Council
As Highway Authority