

This application is for the approval of reserved matters (appearance, landscaping, layout, scale and access) for plot A building in Use Classes E(g)(ii), E(g)(iii); and/or B2 and/or B8 pursuant to outline element 19/00846/OUT of hybrid planning application 21/00595/FUL.

The application site forms part of the wider Chatterley Valley development site which has a long-standing employment allocation and has previously been subject to planning permission for its redevelopment.

Plots A extends to approximately 9.68ha.

The 13-week period for the determination of this application expires on the 15th October 2025.

RECOMMENDATION

Permit subject to the following conditions:

- 1. Link to outline planning permission and conditions**
- 2. Approved plans**
- 3. Facing and roofing materials**
- 4. Boundary treatments**
- 5. Hardstandings**
- 6. Soft landscaping**
- 7. No external storage**
- 8. Provision of car parking, access, servicing and circulation areas**
- 9. Provision of secure, covered and safe cycle parking facilities**

Reason for Recommendation

The proposed development represents a good quality design and there would be no significant harm to the visual amenity of the area, including views from the wider landscape. All technical issues have been addressed within this application or are covered by conditions of the hybrid planning application. It is therefore accepted that the proposed development is a sustainable form of development that accords with the development plan policies identified and the guidance and requirements of the National Planning Policy Framework and should be approved.

Statement as to how the Local Planning Authority has worked in a positive and proactive manner in dealing with the planning application

The proposed development is considered to be a sustainable form of development and so complies with the provisions of the National Planning Policy Framework.

Key Issues

This application is for the approval of reserved matters (appearance, landscaping, layout, scale and access) for plot A building in Use Classes E(g)(ii), E(g)(iii); and/or B2 and/or B8 pursuant to outline element 19/00846/OUT of hybrid planning application 21/00595/FUL.

Plot A extends to approximately 9.68ha and forms part of the wider Chatterley Valley development site which has a long-standing employment allocation and has previously been subject to planning permission for its redevelopment. Therefore, the principle of employment development has been established on the site.

While it is noted that Network Rail has requested that a Basic Asset Protection Agreement (BAPA) be put in place restricting development until approvals are gained from them, given the separation distance between the proposal and the rail line and the fact that the principle of the development has already been approved, the requirement of a BAPA is not considered reasonable at this stage.

The key issues for consideration are now limited to: -

- The design and landscaping of the scheme and the impact on the form and character of the area
- Access, parking and highway safety matters

The design and landscaping of the scheme and the impact on the form and character of the area

Paragraph 131 of the National Planning Policy Framework states that good design is a key aspect of development, creates better places in which to live and work and helps make development acceptable to communities. Furthermore, paragraph 135 of the framework lists 6 criteria, a) – f) with which planning policies and decisions should accord and details, amongst other things, that developments should be visually attractive and sympathetic to local character and history, including the surrounding built environment and landscape setting while not preventing or discouraging appropriate innovation or change.

Policy CSP1 of the Core Spatial Strategy (CSS) lists a series of criteria against which proposals are to be judged including contributing positively to an area's identity in terms of scale, density, layout and use of materials. This policy is considered to be consistent with the revised NPPF.

The Urban Design Supplementary Planning Document indicates at Policy E3 that business development should be designed to contribute towards improving the character and quality of the area.

The proposed building would be located on Plot A which is the southeastern most part of the development site at the end of the spine road. The site would be served by a single point of access with the car parking and servicing areas would be to the southeast of the building.

The building proposed on plot A would be the largest unit within the employment site, it would have a total floor space of 48,167 m² over two floors and the building would measure 300m x 150m in plan with a ridge height of 40 metres. The unit would have 510 parking spaces in total which would include 110 electric vehicle charging bays, 25 accessible parking spaces, and 13 motorcycle parking spaces. The proposal would also include 117 cycle spaces.

The application is supported by a Design and Access Statement (DAS) and a detailed Landscape and Visual Appraisal along with site sections and hard and soft landscaping details. The appearance of the building would be comparable to other modern large commercial buildings, and whilst the design is still based on functional requirements, the use of colour banding and the relatively simple design for buildings of this nature, would ensure that the proposal is seen in context with the wider development site. The DAS notes that the choice of materials is consistent with modern industrial developments and are resilient options, ensuring that they will support the buildings for the lifetime of the development.

With respect to the choice of colour, it is considered that the use of greys and blues would create interest and rhythm by breaking up the elevations horizontally which would ensure the avoidance of any blank façades. As the middle and upper horizontal bands are lighter shades of greys with a blue hue, this would create less contrast between the building and its surroundings from eye level, helping the building to sit more subtly in the surroundings. The colour choice will match that approved for other units within the wider site. The applicant has provided information to demonstrate why a blue/grey colour pallet is considered preferable to green shades and refers to a number of other cases where green painted schemes have failed to integrate well into surrounding landscapes. Officers agree with the colour choice, especially given that it would follow the acceptable colour scheme for the wider site.

It is acknowledged that the building is significantly larger than other units within the wider site, however the plot's significant size was intended for a larger unit and the size of the unit will allow for a wider array of commercial/industrial activities to be used within it, adding a greater degree of flexibility for future employment opportunities.

The majority of the existing hedgerows and trees are to be retained within the proposed scheme and would be protected throughout the construction process.

A landscaping scheme has been submitted to soften the appearance of the proposed building, particularly on the southern and western boundaries. The new landscaping would consist of native planting with a mix of hedgerows, mixed scrub and tree planting. There is less opportunity for soft landscaping on the northeastern boundaries due to the position of other plots and highways within the wider site layout. However, the topography of the land ensures that the building would be sunken into the landscape.

It is important to note that more substantial landscaping would also be added around the perimeter of the wider Chatterley Valley site as required by the original outline permission.

Subject to conditions which would ensure the provision of the approved landscaping scheme, along with the details set out within the application regarding facing materials, boundary treatments and hard surfaces, it is considered that the proposed development represents a good quality design and accords with Policy CSP1 of the CSS and the guidance and requirements of the NPPF.

Access, parking and highway safety matters

The principle of the wider access works via Peacock Hay Road have been accepted in consideration of the outline application for the wider site. Details of the internal access roads, parking and turning arrangements are now submitted for approval.

The proposed access point would be located at the northwestern corner of the application site, off the main spine road, connecting to the wider roads and footways to support movement to the proposed buildings for pedestrians and cyclists. The hybrid application also secured the submission and approval of a travel plan prior to the occupation of any of the buildings.

Comments are awaited from the Highway Authority however it is considered reasonable to apply a condition requiring that the access, parking, servicing and turning areas be provided in accordance with the approved plans prior to the first use of the building.

Subject to the above condition, the proposed development is considered acceptable, and it has been demonstrated that suitable access, parking, servicing and turning areas can be achieved. On this basis the proposed development is in accordance with policies of the development plan and the aims and objectives of the NPPF.

Reducing Inequalities

The Equality Act 2010 says public authorities must comply with the public sector equality duty in addition to the duty not to discriminate. The **public sector equality duty** requires **public authorities** to consider or think about how their policies or decisions affect people who are **protected** under the Equality Act. If a public authority hasn't properly considered its public sector equality duty it can be challenged in the courts.

The duty aims to make sure public authorities think about things like discrimination and the needs of people who are disadvantaged or suffer inequality, when they make decisions.

People are protected under the Act if they have protected characteristics. The characteristics that are protected in relation to the public sector equality duty are:

- Age
- Disability
- Gender reassignment
- Marriage and civil partnership
- Pregnancy and maternity
- Race
- Religion or belief
- Sex
- Sexual orientation

When public authorities carry out their functions the Equality Act says they must have due regard or think about the need to:

- Eliminate unlawful discrimination
- Advance equality of opportunity between people who share a protected characteristic and those who don't
- Foster or encourage good relations between people who share a protected characteristic and those who don't

The scheme has been developed embracing good design and access and it is therefore considered that it will not have a differential impact on those with protected characteristics.

APPENDIX

Policies and proposals in the approved development plan relevant to this decision: -

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

Policy CSP1: Design Quality
Policy CSP3: Sustainability and Climate Change
Policy CSP4: Natural Assets

Newcastle-under-Lyme Local Plan (NLP) 2011

Policy E2: Chatterley Valley
Policy T16: Development – General Parking Requirements
Policy N3: Development and Nature Conservation – Protection and Enhancement Measures
Policy N4: Development and Nature Conservation – Use of Local Species
Policy N17: Landscape Character – General Considerations

Other Material Considerations include:

National Planning Policy Framework (July 2024)

Planning Practice Guidance (2024 as updated)

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

Relevant Planning History

In 2019 a hybrid planning permission, 18/00736/OUT, was granted for the following: -

- A. full planning permission for earthworks associated with the creation of development plateaus, access roads and associated works; and
- B. outline planning permission for development of buildings falling within Use Classes B1b (research and development), B1c (light industry), B2 (general industrial and B8 (storage and distribution), and ancillary A3 (Restaurants and cafes) and A5 (hot food takeaways) uses. All matters of detail are reserved for subsequent approval.

19/00846/OUT – Removal of condition B23, relating to pedestrian and cycleway enhancements, of planning permission 18/00736/OUT and variation of condition A1 relating to timescales for completion of earthworks; variation of conditions A8, B1 and B10 with regards to reference to Green Infrastructure Strategy; variation of condition B3 regarding requirements for the reserved matters application/s; and variation of reason for condition B25 relating to permitted use classes on the plots – Approved

21/00595/FUL - Removal and variation of a number of conditions of 19/00846/OUT – Approved

21/00570/FUL - For full planning permission for the formation of development platforms, provision of access road and accompanying infrastructure and ecological enhancements - Approved

21/00595/NMA - Non-material amendment relating to the Electric Vehicle Charging Infrastructure as required by condition B18 of planning permission 21/00595/FUL – Approved

25/00316/REM - Application for approval of reserved matters (appearance, landscaping, layout, scale and access) for plots D2 and D3 for building in Use Classes E(g)(ii), E(g)(iii); and/or B2 and/or B8 pursuant to outline element 19/00846/OUT of hybrid planning application 21/00595/FUL – Approved

25/00317/REM - Application for approval of reserved matters (access, appearance, landscaping, layout and scale) for Plot C, for two buildings (units C1 and C2) in Use Classes E(g)(ii), E(g)(iii); and/or B2 and/or B8 pursuant to outline element 19/00846/OUT of hybrid planning application 21/00595/FUL – Approved

25/00531/REM - Reserved matters application for access, appearance, landscaping, layout and scale on Plot B, for a building (Unit B) in Use Classes E(g)(ii), E(g)(iii); and/or B2 and/or B8 pursuant to outline element of hybrid planning application re: 21/000595/FUL – Pending consideration

Views of Consultees

National Highways raise no objections to the proposal.

Staffordshire County Council Public Rights of Way Team note that public footpath no.2 runs through the site but note that an application to divert the footpath has been approved in principle by the County Council.

Active Travel England have provided standing advice.

The Coal Authority raise no objections subject to the remedial works being implemented on site prior to construction work.

The **Archaeology Team** has no objections to the proposal.

The **Environment Agency** request that an informative relating to contamination and pollution be added to any decision notice.

Network Rail have requested that a Basic Asset Protection Agreement (BAPA) to be put in place restricting development until approvals are gained from NR.

Staffordshire Police have provided guidance on a number of security matters.

Lead Local Flood Authority request that additional information is submitted in support of the application.

No comments have been received from the **County Minerals Officer**, the **Highway Authority**, **Environmental Health Team**, **Landscape Development Section**, **Naturespace**, **Stoke on Trent City Council** or the **Waste services Team**.

Representations

None received.

Applicant's/Agent's submission

All of the application documents can be viewed on the Council's website using the following link:
<http://publicaccess.newcastle-staffs.gov.uk/online-applications/plan/25/00530/REM>

Background papers

Planning files referred to
Planning Documents referred to

Date report prepared

23rd September 2025