



PLANNING STATEMENT

LIPHOOK SERVICES (NORTH), A3(M) LIPHOOK



Proposed change of use of former Travelodge to 6 self-contained office units and conversion of existing Starbucks to Drive-Thru

Prepared on behalf of A3(M) Services Liphook Ltd

SOUTHERN PLANNING PRACTICE LTD

Registered Office: Youngs Yard, Churchfields, Twyford, Winchester SO21 1NN
Tel: 01962 715770 E-mail: info@southernplanning.co.uk Website: www.southernplanning.co.uk
Registered in England and Wales No. 3862030

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PREPARED BY:

**Jeremy Higgins BSc (Hons) Dip TP MRTPI
Associate Director**

Dated

July 2021

PLEASE NOTE:

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1.0 INTRODUCTION

1.1 This Planning Statement has been prepared to support a full planning application by A3 Services Liphook Ltd for the conversion of the former Travelodge building to 6 self-contained offices along with the creation of a new vehicular access to serve it, as well as the conversion of the existing Starbucks coffee shop into a drive-thru.

1.2 In addition to this statement, the application is also supported by the following reports/statements:

- Arboricultural Assessment (Johnston Tree Consultancy);
- Design & Access Statement (Mohsin Cooper Architects);
- Flood Risk Assessment (Bellamy Roberts);
- Lighting Assessment (Designs for Lighting);
- Parking Statement (Bellamy Roberts);
- Preliminary Ecological Assessment (Eco Support);
- Phase 2 (Bat and Reptile) Protected Species Surveys (Eco Support);
- Transport Statement (Bellamy Roberts);
- Travel Plan (Bellamy Roberts); and
- Sustainability Statement (SRE).

Approach & Structure

1.3 This Planning Statement addresses the planning considerations relevant to the proposed development, and provides a comprehensive summary of the relevant issues to assist the Council in its decision-making process and for consultees and other stakeholders to understand the planning context of the application. It highlights the key factors that the planning authority should consider when they determine the application.

1.4 The Planning Statement is structured in 7 sections, as follows:

- Section 1 comprises an introduction and provides an explanation of the purpose of this document;
- Section 2 provides a detailed description of the site and its surroundings;
- Section 3 describes the planning policy framework against which the planning application has been prepared and against which it should be determined, including relevant national planning policies within the NPPF (hereinafter referred to as “the Framework”) and other material considerations.
- Section 4 contains a description of the proposed scheme including how it will be accessed;
- Section 5 contains an assessment of whether the proposed scheme would represent major development and also assesses its compliance with development plan policies and other material considerations and seeks to demonstrate why the proposed scheme should be approved;
- Section 6 provides a conclusion and summary of how the proposed scheme would be a sustainable development that complies with the development plan and other material considerations.

- Section 7 provides a conclusion

The Proposed Development

1.4 The main elements of the proposed development would be:

- the conversion of the former Travelodge building to 6 self-contained offices;
- the creation of a new vehicular access to serve the proposed office conversion,
- the conversion of the existing Starbucks restaurant into a drive-thru;
- the provision of new parking and turning areas; and
- the provision of new hard and soft landscaping.

1.5 Further details about the proposed scheme contained in section 4 of this statement, as well as the Design & Access Statement that has been prepared in support of the application.

Development Background

1.6 The application site was previously owned by East Hampshire District Council, who acquired the site as part of its investment portfolio . The former Travelodge has been unoccupied for a number of years and was vacant when the Council purchased the site in July 2017.

Access

1.7 As the photographs below and on the following page show, access to the site is gained from the A(M)

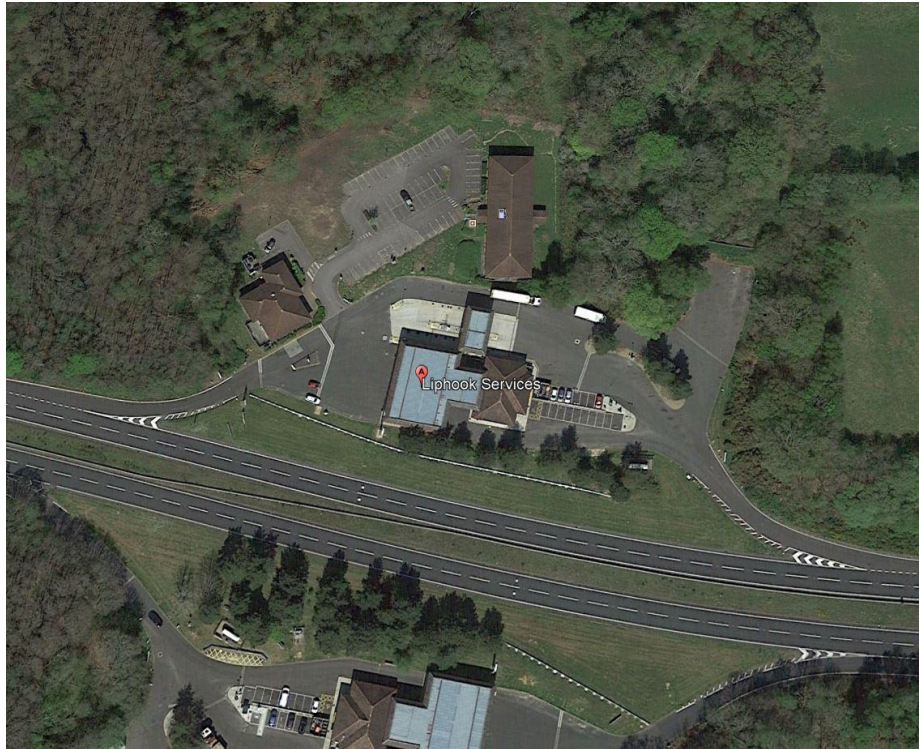




2.0 THE APPLICATION SITE AND SURROUNDINGS

2.1 Land Use

As the aerial photograph below shows, the application site comprises a former Travelodge Hotel, a Starbucks coffee shop and their associated parking areas



2.2 A photograph of the former Travelodge is shown below



2.3 A photograph of the existing Starbucks is also shown below



2.4 The current buildings have a total floorspace of 1,341 sq m.

Adjoining Development

2.5 As the photograph below shows, opposite the application site is a Shell Petrol Station and beyond this, another services on the southbound carriageway.



3.0 RELEVANT PLANNING HISTORY

Previous Planning Permissions

- 3.1 There have been a number of applications made on the application site, The ones considered to be of principal relevance when considering the proposed scheme are listed below.
- 3.2 Planning permission ref 29553/001 was granted in November 1918 for the development of a Motorway Services Area
- 3.3 In November 1991, planning permission ref 29553/003 was granted for the erection of petrol filling stations, restaurants and car parking on both side of the A3(M).
- 3.3 In 1994, planning permission (ref 29553/010) was granted for the building which Starbucks now operate from.
- 3.4 Planning permission (ref 29553/)was granted (on appeal) in February 1995 for the Travelodge that now stands on the site.

Pre-Application Discussions

- 3.5 The applicant sought pre-application advice from the Council in 2019 on a scheme very similar to the scheme subject of this application. Excerpts from the pre-application advice received from the Council that are relevant to the proposed scheme are set out below.

“CP19 proposes a policy of general restraint towards development in the countryside and that development proposals should have a 'proven need for a countryside location'. The proposed office (B1a) development is not an obvious candidate for having such a need for a rural location. Nevertheless, it is recognised that this approach to development needs to be balanced with paragraph 84 of the revised NPPF, which notes that "sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport". The site is previously developed and last used as a hotel and the NPPF suggests that the re-use of brownfield land in rural areas should be encouraged. As this site is a brownfield site and still occupied by the redundant hotel building and its associated parking, the generally restrictive approach to development advocated by CP19 is not considered appropriate in this instance and superseded by the NPPF's support to develop brownfield sites”.

“Policy CP6 advises that development will be permitted for the conversion of rural buildings for appropriate uses, including commercial use. Whilst office use is not specifically identified, they can be considered as commercial uses either in terms of the provision of services for customers (the food and drink uses) or the provision of commercial property (the letting of office floorspace). It should be noted that policy support is conditional of avoiding harm to the character of the site or its surroundings, or avoiding adverse impacts on natural beauty, wildlife, cultural heritage and opportunities for recreation”.

“Of the aforementioned considerations, the site very nearly adjoins a SINC and is in relatively close proximity to the Wealden Heaths Phase II SPA at Woolmer Forest. As a

consequence of these constraints you are advised to submit an ecological appraisal to demonstrate that the local biodiversity is not adversely impacted as a result of the proposals.

“Whilst close to the South Downs National Park, the limited extent of new build development proposed is unlikely to have an adverse impact upon the National Park, however due regard to the landscape (see Policy CP20) is required, where additional landscape planting is recommended to supplement and improve the setting of the proposal. In context to the existing and previous uses, the scale of development proposed is unlikely to harm the tranquillity and appearance of the landscape in respect of the purposes of the National Park. Notwithstanding this view, consideration of the extent of glazing proposed will need to be considered in order to reduce any significant impact upon the dark night skies.

“*The loss of tourist accommodation will need to be addressed as part of any submission. Whilst policy CP9 (Tourism) is silent on the loss of accommodation both the National Park Authority policy (SD23 Sustainable Tourism) and the relevant tourism policy in the emerging Local Plan seek justification for any development that would result in the loss of visitor accommodation through demonstrating that the tourist use is no longer viable and that there has been a robust marketing campaign for at least 12 months. During discussions you had indicated that the hotel has been subject to significant vandalism which has made the return to the existing use unviable. I also understand that there has been on-going marketing of the site, therefore you are advised to provide evidence to support the justified loss of the tourist accommodation at the site”.*

“Any application would need to demonstrate that parking and cycle storage within the site can be accommodated in accordance with the Council’s supplementary Planning Guidance for Parking (Vehicle Parking Standards SPD, July 2018)”

“Subject to the submission of technical reports to address the issues raised above, together with consideration of design of the extension, the principal of the change of use to offices and the small expansion of the retail activities is considered to be acceptable”.

4.0 RELEVANT DEVELOPMENT PLAN POLICIES & OTHER MATERIAL CONSIDERATIONS

4.1 The Development Plan

The Development Plan for the area in which the application site is located comprises the Joint Core Strategy that was adopted by East Hampshire District Council (EHDC) in 2014. The Council has failed to review the adopted local plan within the time period (5 years) prescribed in paragraph 33 of the National Planning Policy Framework (NPPF). In accordance with paragraph 11 of the NPPF, the adopted local plan is out of date and the presumption in favour of sustainable development applies.

Other Material Considerations

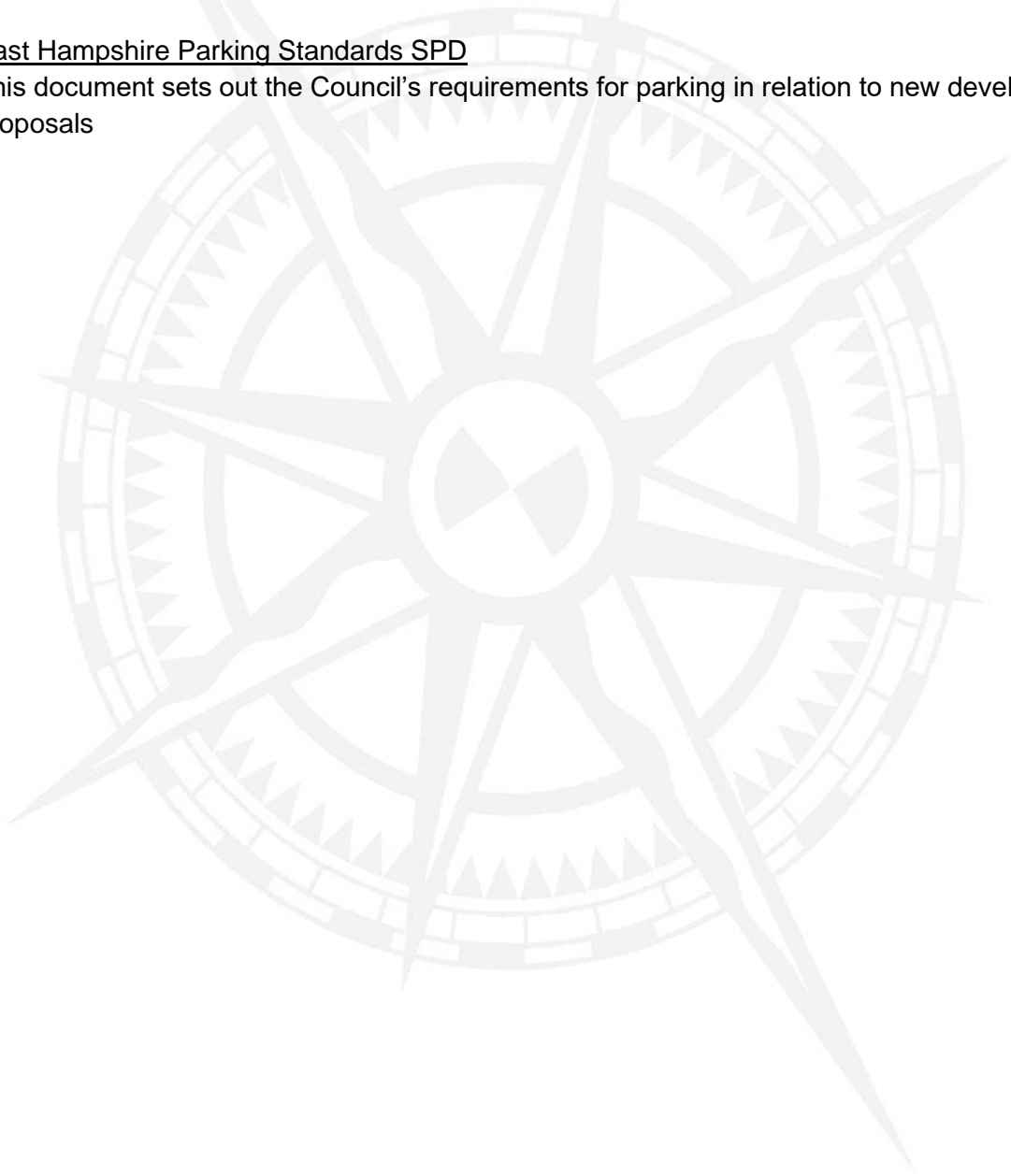
National Planning Policy Framework (NPPF)

4.2 The NPPF contains national planning policies which are a significant material consideration, especially given the fact that the adopted local plan is out of date. The following paragraphs of the NPPF are considered to be of particular relevance to the proposed scheme:

7 – 14, 38, 47, 80, 82 103,108, 110 & 111, 117 & 118, 120,122,124, 127,163, 170.

East Hampshire Parking Standards SPD

4.3 This document sets out the Council's requirements for parking in relation to new development proposals



5.0 THE PROPOSED SCHEME

5.1 The proposed scheme would involve the following works:

- the conversion of the former Travelodge to 6 self-contained office units
- the conversion of the existing Starbucks building into a drive-thru
- the provision of a new access road and parking areas for the proposed drive-thru
- the provision of a new access, access road and parking area to serve the proposed offices;
- the provision of a new boundary fence between the proposed drive-thru and office uses;
- the erection of a Totem sign for the proposed offices;
- the removal of existing Totem sign for Starbucks and its replacement with signage on the existing Starbucks building; and
- the installation of 24 Photovoltaic panels on the roof of the existing former Travelodge building.

An image of the proposed scheme is shown below.



5.2 The conversion of the former Travelodge to 6 self-contained office units would result in some changes to the front elevation of the existing building, These are shown in the images below and comprise

- The demolition of the existing porch; and
- The removal of 6 windows at ground floor level and their replacement with 6 doors to serve the individual office units.



Image of proposed front elevation of former Travelodge



Photograph of the existing front elevation of the former Travelodge



Visualisation of proposed office conversion

6.0 THE CASE FOR APPROVAL

The principle of development

6.1 As the adopted local plan is out of date, the presumption in favour of sustainable development contained in paragraph 11 of the NPPF (or the tilted balance as it sometimes referred to) is engaged. This means that planning permission should be granted unless the adverse impacts of doing so would outweigh the benefits of granting permission. Later in this section, I demonstrate how the proposed development of the application site would provide a number of significant benefits and would not result in any adverse impacts

Planning Assessment

6.2 The proposed scheme if approved, would deliver the following benefits

- Re-use Previously Developed Land;
- Bring a redundant building back into active economic use with the associated creation of new employment opportunities; and
- Improve the visual appearance of the site through the proposed hard and soft landscaping

6.3 The information contained in the following paragraphs demonstrates why the proposed scheme would not have any adverse impacts.

Drainage

6.4 The proposed scheme would utilise the existing drainage system

Flood Risk

6.5 As the FRA prepared by Bellamy Roberts confirms the proposed development would increase the risk of flooding.

Highways

6.6 As the Transport Statement prepared by Bellamy Roberts demonstrates, the proposed scheme would not have an adverse impact on the safe functioning of the local highway network.

6.7 A Travel Plan has also been prepared in support of the proposed scheme which demonstrates how existing employees of the Starbucks as well as future employees of the proposed office scheme could travel to the application more sustainably.

Landscape

6.8 Given the buildings subject of this application are already in existence and the works proposed to them would not increase them in size, it is considered that the proposed scheme would not have an adverse landscape or visual impact. Indeed with the proposed landscaping that would be provided in the proposed scheme was approved, it is considered that the proposed would have positive visual impact.

Lighting

- 6.9 As the report prepared by DfL demonstrates, the proposed scheme would not have an adverse impact in terms of light pollution and would provide a form of lighting that allowed users of the site sufficient levels of safety and security.

Loss of Tourist Accommodation

- 6.10 In the pre-application provided by the Council, it is stated that the loss of tourist accommodation will need to be addressed in any application for the change of use of the existing former Travelodge building with reference made to Policy CP9 of the adopted East Hampshire District Local Plan Joint Core Strategy. Policy CP9 however provides criteria on the development of new tourism facilities. It does not contain any criteria relating to the retention of existing facilities other than when new facilities are proposed.
- 6.11 The former Travelodge has been vacant for a number of years and was not in use when the applicant purchased the site from the Council in 2017.
- 6.12 Furthermore, the lawful use of the former Travelodge is C1 (Hotel). This does not mean that it should automatically be considered to represent tourist accommodation and a more forensic assessment is required. Both the location and the name of the former hotel clearly indicate that it was provided for people making journeys rather than being used as tourist accommodation.
- 6.13 It is therefore considered that the loss of the existing hotel use would not represent the loss of tourist accommodation.

Parking

- 6.14 As the parking statement prepared by Bellamy Roberts clearly demonstrates the proposed scheme would deliver the number of car parking spaces that would accord with the Council's Parking Standards.

Protected Species

- 6.15 The report prepared by Eco Support demonstrates how the proposed scheme would have an adverse effect on Protected Species.

Noise

- 6.16 The conversion of the existing building will mean that to meet the requirements of the Building Regulations, the conversion works will provide new windows and insulation that will ensure that occupants of the proposed office building will enjoy satisfactory internal noise levels.

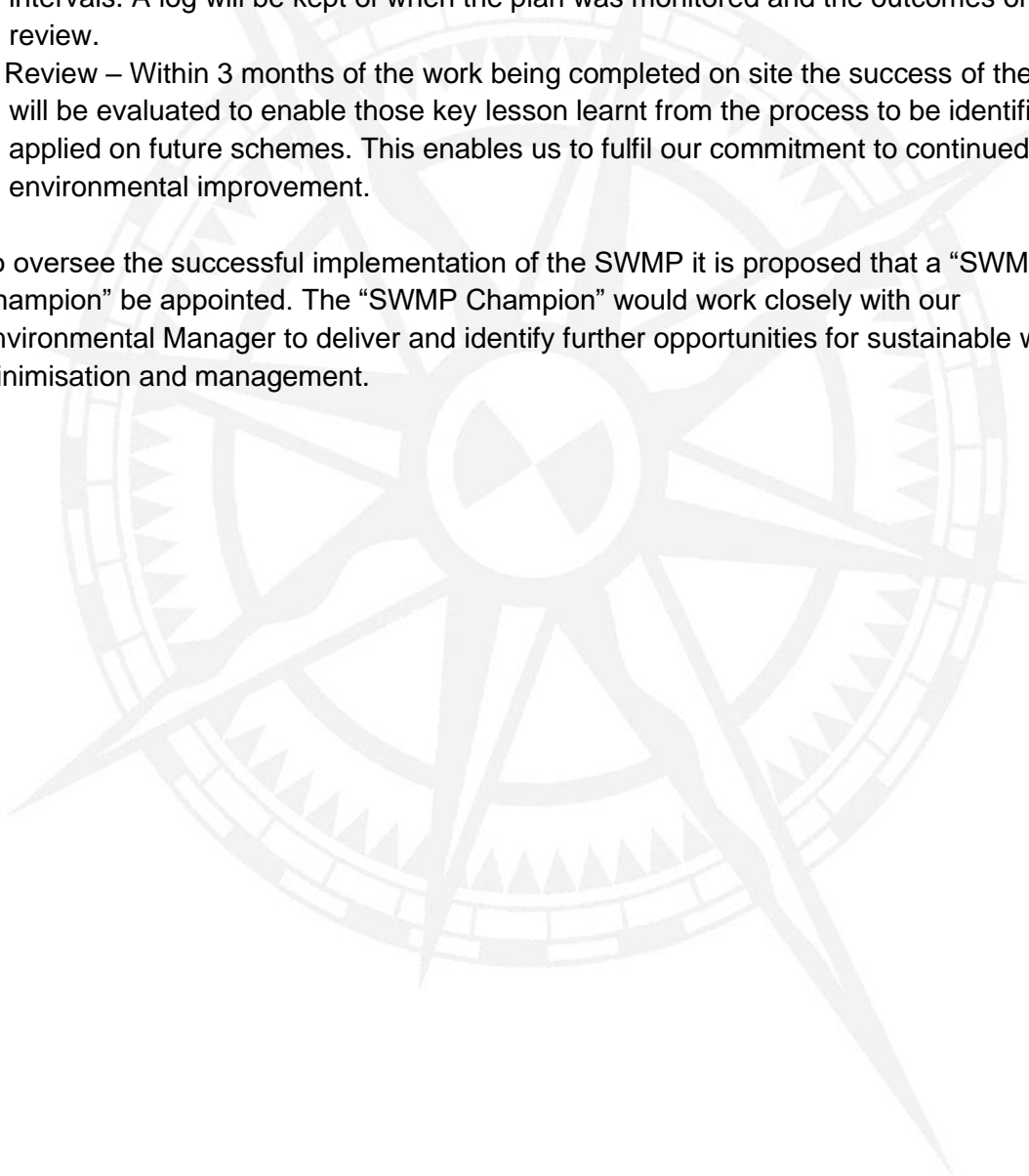
Waste Management

- 6.17 It is proposed that Accuvio's Waste Management Tool for the preparation, implementation and review of site waste management plans (SWMP) will be used. The use of Accuvio will ensure that the requirements of the Site Waste Management Plan Regulations 2008 are satisfied. The SWMP will be updated by the Site Team on a regular basis throughout the course of the project and progress will be communicated to the Client and Design Team to ensure that targets are being met and to enable discussion around whether there is any scope for improvement.

6.18 The SWMP will comprise of the following components:

1. Identification of roles and responsibilities;
2. Details of waste minimisation decisions taken throughout the course of the project
3. Waste Forecast – An estimate of the types and quantities of waste that we expect will be generated;
4. Waste Strategy Matrix – Identification of the percentage of each waste stream which will be reduced, reused, recycled, recovered or disposed of and whether this will take place either on or off site.
5. Duty of Care – Included within the SWMP will be details of the hazardous waste registration number for the site and also, waste carrier and waste management licenses for our contractors.
6. Training – All site operatives will be provided with which will include the SWMP, roles and responsibilities, waste procedures on site, hazardous waste and materials storage. A SWMP training register will be maintained on site and will be uploaded monthly onto Accuvio as evidence of training undertaken on site.
7. Actual Waste Figures – Actual waste data will be recorded on Accuvio and will be compared against forecast waste figures.
8. Ongoing Review – The SWMP will be checked regularly and at no less than 6 monthly intervals. A log will be kept of when the plan was monitored and the outcomes of the review.
9. Review – Within 3 months of the work being completed on site the success of the SWMP will be evaluated to enable those key lesson learnt from the process to be identified and applied on future schemes. This enables us to fulfil our commitment to continued environmental improvement.

6.19 To oversee the successful implementation of the SWMP it is proposed that a “SWMP Champion” be appointed. The “SWMP Champion” would work closely with our Environmental Manager to deliver and identify further opportunities for sustainable waste minimisation and management.



7.0 CONCLUSION

- 7.1 The proposed scheme would bring back into economic use a redundant building which would provide new job opportunities. The building would also be refurbished to improve its appearance which along with the new landscaping would considerably improve the appearance of the application site.
- 7.2 The adopted local plan is out of date and hence the presumption in favour of sustainable development contained in the Framework applies. This statement has demonstrated how the proposed scheme would comply with relevant policies from the Development Plan and the Framework
- 7.3 In light of the above and the contents of paragraph 11d of the Framework, planning permission for the proposed scheme should be granted.

