

Premier Inn Hotel & Brewers Fayre pub/restaurant Supporting Statement for Non-Material Amendment to Planning Permission H16-0009-14

1.0 INTRODUCTION

- 1.1 This statement supports the application for non-material amendments to planning permission H16-0009-14. This granted outline planning permission for “Proposed business park, hotel, public house/restaurant, conference and function centre, petrol filling station, restaurant/cafe with ancillary retail together with associated landscaping, access, highways, parking, drainage, utilities and services and infrastructure works” at “Land north and south of Barrier Bank Road (B1173), and north-west of the A1175 and A16 on the southern edge of Spalding Lines”.
- 1.2 The proposed non-material amendment relates to the hotel and public house element of the above development. These will be located on land Parcel B4, as shown on Drawing No. 1219/07 FINAL Rev A, submitted with the original application. It is also of note that the application was a hybrid application. While the wider site received outline planning permission, sufficient details were submitted in relation to the hotel and public house development on land Parcel B4 that there are no reserved matters and these have full planning permission.
- 1.3 Whitbread Plc is the intended developer of the hotel and pub/restaurant within the wider scheme.

2.0 WHITBREAD PROPOSALS

- 2.1 Whitbread owns and operates the Premier Inn and Brewers Fayre brands.
- 2.2 Premier Inn is the largest hotel brand in the UK with over 52,000 rooms in 650 locations and ambitious plans to expand this to 75,000 rooms by 2018.
- 2.3 Brewers Fayre has over 145 pub/restaurants offering classic pub food in a family friendly environment across the UK. Brewers Fayres are located alongside Premier Inns and Whitbread will only develop new sites for Brewers Fayre on this basis.
- 2.4 As part of Whitbread's commitment to corporate responsibility, the company is always looking for ways of being more energy efficient and safeguarding the environment. Whitbread have previously developed two sites as platforms to experiment with green technologies in the hope that this can lead to developing techniques which can then be more widely applied across other new schemes as they come forward. These have been very helpful in testing the viability of sustainable initiatives.
- 2.5 Located in a prestige gateway position as part of a new business park environment, Whitbread would like to use Barrier Bank as a third "green project" test site, but they are also keen not to delay their own, or any other part of the wider, development.
- 2.6 It is intended to experiment with various techniques which should result in low or zero carbon development and meet the 2019 Building Regulations standards. It is also intended that the building be designed to meet an energy efficiency standard similar to "passive house". The technologies will be tested after 2 years to ensure the building is actually performing as designed.
- 2.7 Much of this experimentation would be internal and connected with construction and materials, such as increased building envelope thermal performance and enhanced air tightness. However, there are some external manifestations which have a planning aspect. These are; photovoltaic cells on the roof, solar shading to some windows and revised ventilation grilles for passive or natural ventilation that will not

require mechanical systems. These changes are shown in the pack of “Architectural / Shell Changes” prepared by arch-e-tech design ltd and submitted with this application.

3.0 PLANNING POLICY

NPPF

- 3.1 The thrust of NPPF is to encourage a positive attitude toward planning proposals encouraging Councils to “look for solutions rather than problems”.
- 3.2 The NPPF sets out a presumption in favour of sustainable development and particularly seeks to encourage economic development placing “significant weight” on this aspect.
- 3.3 It is also noted that businesses should not be “overburdened by the combined requirements of planning policy” and discourages the use of unnecessary or burdensome planning conditions or obligations.

South Holland Local Plan (SHLP)

- 3.4 The emerging South East Lincolnshire Local Plan has not yet been published in draft form for public consultation. The South Holland Local Plan (2006) therefore remains the extant policy document.
- 3.5 SHLP policy SG7 states that “Development proposals will be encouraged where they are designed to provide maximum energy efficiency” and sets out that commercial developments of more than 1000 sq m floor area will be required to demonstrate “good practice in energy efficiency and incorporate renewable energy production equipment to provide at least 10% of its predicted energy requirements”.

4.0 APPRAISAL

Policy

- 4.1 The non-material amendment is for features that will improve the environmental performance of the buildings. It therefore benefits from the NPPF presumption in favour of sustainable development. Further, not only will this increase the sustainability of the Premier Inn and Brewers Fayre at Barrier Bank, it will also help Whitbread take significant steps towards the next generation of sustainable design features across their estate.
- 4.2 As originally proposed, the scheme met the requirements of SHLP policy SG7 regarding sustainability. The amendments will improve the sustainability of the building so that it will exceed these requirements and maximise energy efficiency, as encouraged by policy SG7. There is therefore clear policy support for the amendment.

5.0 CONCLUSIONS

- 5.1 Under section 96A of the Town and Country Planning Act 1990, A local planning authority in England may make a change to any planning permission relating to land in their area if they are satisfied that the change is not material.
- 5.2 There is clear policy support for the proposed amendments. The changes will produce significant environmental benefits. The only impact will be very minor changes in the external visual appearance of the buildings.
- 5.3 The applicant therefore concludes that these changes are non-material and commends them to South Holland District Council.

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