

APP/20/01127 Mill Rythe Holiday Village, 16 Havant Road, Hayling Island

Application for full planning permission, pursuant to APP/16/01237, for the redevelopment of the holiday site including the demolition of redundant chalets, use of land for the siting of 112 holiday caravans with areas of open recreational space, cease the use of the land for pitch and putt purposes and retain the remaining pitch and putt area as a managed wildlife area including the provision of an ecology bund & ditch, landscaping, the siting of three bird hides with bat roost in their roof spaces and a mown 'circular wildlife walkway'.

Comments - HBC Community Infrastructure Officer

CIL

The original application (APP/16/01237) retained and refurbished Chalet Buildings, so there was no increase in this type of floorspace and added holiday caravans (not CIL liable).

This application is largely for holiday lodge caravans. We can confirm Caravans/Mobile Homes are not CIL Liable.

S106

The Design and Access supporting APP/16/01237, which has been partially implemented stated '*There are currently 260 No. chalets and 2 No. caravans with approval to construct a further 29 No. caravan bases.*' Therefore the application need not be considered further in respect of the Solent Recreation Mitigation Strategy and Nutrient Neutrality.

The need for a S106 could arise out of further consultee responses, for example covering ecological matters.

SEE THE HBC DEVELOPER CONTRIBUTIONS GUIDE FOR ADDITIONAL INFORMATION:

Latest version accessible from: <https://www.havant.gov.uk/community-infrastructure-levy>

If a S106 agreement is necessary there are HBC monitoring fees to be considered, see below.

HBC Monitoring Fees: As part of the 'Heads of Terms' it would be necessary to include monitoring fees. The amended CIL Regulations effective 1/9/19 regularise the collection of S106 monitoring fees. We already have an agreed schedule of charges and these are currently:

	Prices 2020/2021	VAT	Comments
S106 Monitoring Fees The Council charges a fee to monitor all planning obligations as set out in the CIL Regulations and this is decided at a cost per head of term contained within the obligation and is in addition to the legal charge for drafting and checking the obligation.	£739.00 per non-financial head of term	O	Monitoring fee capped at a maximum of £10,670 ¹ per application
	5% of cost per financial head of term	O	
Solent Recreation Mitigation Partnership		O	Payment for management of Internationally protected Habitat. Contribution per dwelling plus monitoring and administration charge ² . Further details: www.havant.gov.uk/planning-and-environment/planning-services/solent-recreation-mitigation-partnership-financial-contribution

O – Outside the scope

Footnotes: 1 – This cap applies to major applications without long term ecological management which may be subject to separate negotiation. 2 – The administration charge applies only to Unilateral Undertakings