

APP/18/01226 Land off Larchwood Avenue (Former Stantons Yard), Larchwood Avenue, Havant

Construction of an 81bed, four-storey hotel (Class C1), associated car-parking, landscaping and ancillary works.

CIL

Hotels are zero rated in our Charging Schedule, so there will be no CIL Liability attaching to this proposal

<http://www.havant.gov.uk/sites/default/files/documents/HBC%20CIL%20Charging%20Schedule%20Full%20Document%20Feb%202013.pdf>

S106

This would arise from consultee responses and could include (amongst any other site specific obligations necessary):

1. Monitoring Fees*
2. SRMP**
3. SUDS
4. Highway Works (HCC)
5. Site Specific Transport Improvements (HCC)?
6. Others?

SEE THE HBC DEVELOPER CONTRIBUTIONS GUIDE FOR ADDITIONAL INFORMATION:

<http://www.havant.gov.uk/planning-and-environment/planning-policy/community-infrastructure-levy/developer-contributions-guide>

***Monitoring Fees:** It is customary within the S106 to charge an amount for monitoring, these are currently:

	Prices 2018/2019 (effective 1/4/18)	VAT	Comments
S106 Monitoring Fees The Council charges a fee to monitor all planning obligations 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.	£693 per non- financial head of term	O	Monitoring fee capped at a maximum of £10,000 per application
	5% of cost per financial head of term	O	
Solent Recreation Mitigation Strategy	Sliding Scale calculated on the number of bedrooms per individual dwelling	O	Payment for management of Internationally protected Habitat. Contribution also includes 5% monitoring and £20 administration charge. Further details: www.havant.gov.uk/unilateral-undertaking-solent-recreation-mitigation-strategy

O = Outside the scope

****Solent Recreation Mitigation Strategy**

The Case Officer would need to consider the ("Definitive") Solent Recreation Mitigation Strategy (SRMS), details accessed from:

www.havant.gov.uk/unilateral-undertaking-solent-recreation-mitigation-strategy

See relevant extract:

- 6.10. New hotels and other holiday/tourist accommodation - defined as both wholly new establishments and extensions of existing ones - is a residential-related use with the potential to generate additional recreational visits to the SPA(s). The need for mitigation for new hotel accommodation will be assessed on a case-by-case basis by the local planning authority in relation to the 'tests' set out in the paragraph above. Mitigation is unlikely to be required for new hotel accommodation in a city centre for example, if the guests will predominantly be business people or those visiting the built heritage rather than the coast. On the other hand, mitigation is more likely to be required for new hotel accommodation close to a SPA where guests will probably spend some time walking or pursuing other recreational activities at the coast.
- 6.11. Where mitigation is deemed to be necessary for new hotel and other holiday/tourist accommodation, the mitigation may take the form of a developer contribution calculated on the basis of the number of new bedrooms and the monetary contributions (or a proportion thereof) in paragraph 6.1 above. Such contributions will be pooled and spent on mitigation measures in the same way as developer contributions from new dwellings.

In the CI Officer's opinion, given the location and nature of the accommodation, the guests will be predominantly business people and therefore guests are unlikely to spend time walking or pursuing other recreational activities at the coast. The Case Officer may wish to

seek the views of the County Ecologist to confirm this opinion and to ensure a consistent approach in interpretation of the Solent Recreation Mitigation Strategy.