

Planning Policy,
East Devon District Council,
Blackdown House,
Border Road,
Heathpark Industrial Estate,
Honiton,
EX14 1EJ

Date: 1 October 2019

Our ref: 04051/61/NT/EB0/17216332v1

Your ref:

Dear Sir or Madam,

East Devon Community Infrastructure Levy Draft Charging Schedule

On behalf of our client, Bourne Leisure Limited (“Bourne Leisure”), please find below representations on the East Devon Community Infrastructure Levy (CIL) Revised Draft Charging Schedule consultation document, published for comment until 2 October 2019.

By way of background, Bourne Leisure operates more than 50 holiday sites in the form of holiday parks, family entertainment resorts and hotels in Great Britain and is therefore a significant contributor to the national tourist economy, as well as local visitor economies. Within East Devon, Bourne Leisure operates Devon Cliffs Holiday Park.

We provide comments on the following aspects of the consultation document:

- 1 Holiday accommodation; and,
- 2 Hotels.

Holiday accommodation

Paragraph 2.16 of the consultation document states:

“...The rate for holiday accommodation will depend on whether it is a standard dwelling that the purchaser intends will be used for holiday accommodation (standard residential charge), or on a holiday park which will be part of all other non-residential uses category with no CIL charge.”

Lichfields endorses the Council’s clear recognition that holiday accommodation (including purpose-built units) within holiday parks do not fall under the residential development category. These types of holiday accommodation are distinct from residential development and are not comparable to other types of seasonal holiday lets that could also be used as dwellings. Such accommodation is restricted to holiday use and can only be occupied while holiday parks and resorts are open. The units are used for short term lets of typically three, four or seven days at a time, by any family or group.

As commercial premises, this type of holiday accommodation would be subject to payments of business rates, rather than council tax. Accordingly, it would not fall under the definition of a “dwelling” contained in the Local Government Finance Act 1992, cross-referenced by the CIL Regulations (2010, as amended).

Further, based upon the viability evidence prepared, the proposed nil rate for such holiday accommodation is endorsed.

For clarity, we request that holiday park accommodation is explicitly noted to fall within ‘all other non-residential uses’ under the charging schedule table (Figure 1, page 5). At present, the charging schedule table clarifies various residential uses, to avoid ambiguity, we request that the table also clarifies types of ‘the non-residential uses’ including holiday accommodation.

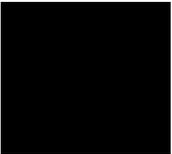
Hotels

Lichfields has reviewed the viability study prepared by Three Dragons with Ward Williams Associates to inform the emerging Charging Schedule. We endorse the Council’s recognition that hotels are not classified under the residential development category and agree with the proposed nil charge rate for hotel uses. The evidence clearly shows that any rate would render hotel development unviable.

For clarity, we also request that hotel development is explicitly noted to fall within ‘all other non-residential uses’ under the charging schedule table (Figure 1, page 5).

We trust that the enclosed representations are clear and will assist in finalising the East Devon CIL Charging Schedule. Please do not hesitate to contact my colleague Lucy Benbow or me, should you require any clarification of any of the points made. We would be grateful if you would keep us informed of progress on the development of the CIL Charging Schedule and other emerging policy documents in East Devon.

Yours faithfully,



Lewis Conde
Associate Director

Copy
Bourne Leisure