

13th June 2025

Luken Beck mdp Ltd
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Community Infrastructure Levy (CIL)

Liability Notice

Regulation 65, Community Infrastructure Levy Regulations (2010), as amended

1. **Date Issued:** 13th June 2025
2. **CIL collecting authority:** Arun District Council, Arun Civic Centre, Maltravers Road, Littlehampton, West Sussex, BN17 5LF
3. **Name and address of liable recipient:**
4. **Details of chargeable development to which this liability notices relates:**
 - a. **Planning Permission Reference:** AL/143/24/RES
 - b. **Liability Notice Reference** 1643
 - c. **Site address:** Land adjacent to Woodgate Nurseries Lidsey Road Aldingbourne PO20 3SU
 - d. **Development of Description:** Approval of reserved matters following outline consent AL/129/21/OUT for 93 No. residential dwellings with associated parking, landscaping, open space (including play areas), infrastructure and works. This application is in CIL Zone 3 and is CIL Liable as new dwellings.
5. **CIL Liability**

This is notification that **£875,971.36** of Community Infrastructure Levy will be payable to Arun District

Council as the CIL Collecting Authority on commencement of development on planning permission AL/143/24/RES. This charge has been levied under Arun District Council's CIL charging schedule and s211 of the Planning Act 2008. Further details on payment procedure can be found below. **PLEASE REMEMBER TO SEND IN YOUR CIL COMMENCEMENT NOTICE TO PREVENT ADDITIONAL CHARGES, EVEN IF YOUR LIABILITY IS ZERO.**

6. How we calculated this figure

We calculated this figure from the following information:

Dev. Type CIL Rate £ per m2	Floorspace m2	TPI Used	Calculated Date	CIL Amount
Zone 3 Res >= 11 CIL Rate 99.70	Gross: 8839 Demolished: Retained: Increase: 8839	332	13-06-2025	£875,971.36

7. Are you eligible for Exemption or Relief from CIL?

If you are a charity, intend to use the development for social housing or you are building your own home, extension (over 100 meters squared in net additional floorspace) or residential annex, you may be eligible for a reduction (partial or entire) in this CIL liability. **YOU MUST STILL REMEMBER TO SEND IN YOUR CIL COMMENCEMENT NOTICE TO PREVENT ADDITIONAL CHARGES, EVEN IF YOUR LIABILITY IS ZERO.**

For further information, please see the Ministry for Housing, Communities and Local Government's guidance: <https://www.gov.uk/guidance/community-infrastructure-levy#relief-and-exemptions>

8. When will this CIL amount be due for payment?

Do not send payment until we send you a Demand Notice, this will detail how much and when to pay.

If the payment procedure is followed correctly, this CIL amount will be payable in accordance with the Council's instalment policy:

Amount	Number of instalments	Payments periods and amounts
Any amount less than £10,000	One payment	Total amount payable within 60 days of commencement of development
Amount equal to £10,000 or less than £50,000	Three equal instalments	60 days, 120 days and 180 days or commencement of development
Amount equal to £50,000 or less than £100,000	Four equal instalments	60 days, 180 days, 360 days and 540 days commencement of development

Amount higher than £100,000	Five equal instalments	60 days, 180 days, 360 days, 540 days and 720 days commencement of development
Note: Commencement is defined in Regulation 67 of the CIL Regulations 2010 (as amended) as relating to the date given on the commencement notice submitted to the charging authority		

Note that this instalment policy may alter but we will contact you if this occurs.

Some, or the entire amount, may also be paid by transferring land to the CIL charging authority or another beneficiary agreed with the charging authority. [See the CIL guidance on Payment in kind for more information.](#)

The following notifications must be served on the collecting authority before development commences:

- * Who will pay the amount, by assuming liability using [CIL Form 2 'Assumption of Liability'](#);
- * The date on which you intend to commence development, by submitting a valid commencement notice. [Download Form 6' Commencement Notice.](#)

Precise details of your payment arrangements and options will be contained in the demand notice that will be sent following submission of a valid commencement notice.

If this procedure is not followed, payment of the CIL amount will be due in full on the day that development commences.

If a valid commencement notice has not been submitted before development commences, even if an exemption for self build has been agreed, you may be liable for a surcharge.

Consequences of non payment

If you fail to follow the payment procedure described above, the collecting authority may impose surcharges on this liability. Persistent failure to pay CIL liabilities due may result in the collecting authority imposing surcharges, serving a CIL stop notice prohibiting further development on the site and/or taking action to recover the debt due. [Please see the guidance published by the Department for Communities and Local Government for more information.](#)

9. The amount of CIL liability in this notice is a local land charge

This CIL liability has been registered as a local land charge against the land affected by the planning permission in this notice. This charge will be removed on full payment.

10. New liability notices may be issued

Any change in the details contained in this notice (including calculation of the chargeable amount or amount of relief granted) will lead to the collecting authority issuing a new liability notice.

11. Do you think we have made a mistake in our calculations?

You may submit a request for us to review it under Regulation 113 of the CIL Regulations 2010 (as

amended) within 28 days of the date issued. If you are unhappy with the calculation following this review, you can appeal to the Valuation Office Agency . [View further details of CIL appeals.](#)

This notice has also been copied to the following recipients but if you are an agent acting on behalf of an applicant, please can you ensure that this document is forwarded to the applicant and they are aware of the notifications they must undertake even if the CIL liability has exemption or relief:

Name and address of other recipient(s) of this notice	Category of recipient
Arun District Council	Land Charges
BDW Southampton C/O Luken Beck mdp Ltd 59 Tower Street Winchester	Applicant on 1st PP

Yours faithfully



Neil Crowther
Group Head of Planning