CIL Officer
Planning Policy and Conservation
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Tel: 01903 737500 ext. 37448
Email: cil@arun.gov.uk
Website: www.arun.gov.uk/cil

1st March 2022

Mr B Matthews
49 Warren Way
Barnham
West Sussex
PO22 0JX

Community Infrastructure Levy (CIL)

Liability Notice

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

1.	**Date Issued:**	1st March 2022
2.	**CIL collecting authority:**	Arun District Council, Arun Civic Centre, Maltravers Road, Littlehampton, West Sussex, BN17 5LF
3.	**Name and address of liable recipient:**	Mr B Matthews 49 Warren Way Barnham West Sussex PO22 0JX

4. Details of chargeable development to which this liability notices relates:

a. Planning Permission Reference:	BN/152/20/PL
b. Liability Notice Reference	995
c. Site address:	Land adjacent to 49 Warren Way Barnham PO22 0JX
d. Development of Description:	1 No end of terrace two storey dwelling (resubmission following BN/15/20/PL). This site in in CIL Zone 2 and is CIL Liable as new dwelling.

5. CIL Liability

£.00 of Community Infrastructure Levy is payable to Arun District Council as the CIL collecting authority, on commencement of development on planning permission BN/152/20/PL. This charge has been levied under Arun District Council's CIL charging schedule and s211 of the Planning Act 2008. Further details on

payment procedures can be found at point 8.

I acknowledge receipt of Form 2 (Assumption of Liability), therefore the person stated at paragraph 3 is liable for CIL and will receive the Demand Notice where applicable.

6. How we calculated this figure

We calculated this figure from the following information:

Dev. Type CIL Rate £	Floorspace m2	Self-Build / Annexe Exemption	TPI Used	Calculated Date	CIL Amount
Zone 2 Res <= 10 CIL Rate 150.00	Gross: 52 Demolished: Retained: Increase: 52	£7,776.65	333	01-03-2022	.00

7. You have been granted Self-Build Dwelling/Residential Annexe Exemption from CIL.

Therefore you will not be issued with a Demand Notice to pay CIL provided you have submitted all the relevant exemption claim forms, Assumption of Liability (Form 2) and the Commencement Notice (Form 6), no later than the day before the day on which the chargeable development is to be commenced.
https://www.arun.gov.uk/cil#forms

The exemption granted in this notice is subject to a disqualifying event not occurring within three years of completion* of development. 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

*Completion for the purposes of CIL exemption is defined as the issuing of a compliance certificate for this development issued under either regulation 17 (completion certificates) of the Building Regulations 2010 or section 51 of the Building Act 1984 (final certificates)

If the exemption and relief procedures are followed (which include the serving of a commencement notice) you may ignore Part 8 of this Notice.

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 notification must be served on the collecting authority before development commences:

* 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 you have a self build exemption 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

Self-Build or Residential Annexe Exemption will be cancelled three years after completion of development. But if a disqualifying event has occurred the Land Charge will only be removed on full payment of the amount due.

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:

Name and address of other recipient(s) of this notice	Category of recipient
Mr R Hollands 8 Willowhale Avenue Aldwick West Sussex PO21 4AY	Agent
Arun District Council	Land Charges

Yours faithfully



Neil Crowther
Group Head of Planning