



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

13th February 2026

Imperial Residential Investments Ltd  
Mr R Paine  
Paddock View  
Calcot Mount Business Park  
Calcot Lane  
Curdridge  
SO32 2BN

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

## Community Infrastructure Levy (CIL)

### Liability Notice

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

1. **Date Issued:** 13th February 2026
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 R Paine Paddock View Calcot Mount Business Park Calcot Lane Curdridge SO32 2BN
4. **Details of chargeable development to which this liability notices relates:**
  - a. **Planning Permission Reference:** BN/46/25/PL
  - b. **Liability Notice Reference** 1672
  - c. **Site address:** Land South of Wandleys Lane Eastergate PO20 3SE
  - d. **Development of Description:** Application for construction of 10 No. dwellings with new access from Wandleys Lane, landscaping and areas for ecology & amenity space. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.
5. **CIL Liability**

**£175,598.80** of Community Infrastructure Levy is payable to Arun District Council as the CIL collecting authority, on commencement of development on planning permission BN/46/25/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. **PLEASE REMEMBER TO SEND IN YOUR CIL COMMENCEMENT NOTICE TO PREVENT ADDITIONAL CHARGES EVEN IF YOUR LIABILITY IS ZERO.**

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<br>CIL Rate £ per m2          | Floorspace<br>m2                                          | TPI Used | Calculated Date | CIL Amount  |
|-----------------------------------------|-----------------------------------------------------------|----------|-----------------|-------------|
| Zone 3 Res <= 10<br><br>CIL Rate 150.00 | Gross: 1000<br>Demolished:<br>Retained:<br>Increase: 1000 | 391      | 18-09-2025      | £175,598.80 |

**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 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**

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 |
|--------------------------------------------------------------|-----------------------|
| Mr D Harman                                                  | Applicant on 1st PP   |
| Miss L Robinson<br>Rowan House<br>Baffins Lane<br>Chichester | Agent                 |
| Arun District Council                                        | Land Charges          |

Yours faithfully



**Neil Crowther**  
Group Head of Planning