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

29th September 2021

Future Group Development Ltd
Mr B Hearn
Unit A2
Five Stones
Toddington Lane
Littlehampton

Community Infrastructure Levy (CIL)

Liability Notice

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

1.	**Date Issued:**	29th September 2021
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 Hearn Unit A2 Five Stones Toddington Lane Littlehampton

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

a. Planning Permission Reference:	P/58/19/PL
b. Liability Notice Reference	994
c. Site address:	Rear of Inglenook Hotel 253-255 Pagham Road Pagham PO21 3QB
d. Development of Description:	Erection of 9 No. dwellings with associated access, parking, cycle & refuse storage & landscape design. This application is a Departure from the Development Plan & may affect the setting of a listed building.

5. CIL Liability

£119,939.82 of Community Infrastructure Levy is payable to Arun District Council as the CIL collecting

authority, on commencement of development on planning permission P/58/19/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	TPI Used	Calculated Date	CIL Amount
Zone 5 Res <= 10 CIL Rate 100.00	Gross: 1203 Demolished: Retained: Increase: 1203	333	07-01-2021	£119,939.82

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. 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:

Name and address of other recipient(s) of this notice	Category of recipient
Arun District Council	Land Charges
Mr A Honour Inglenook Hotel 253-255 Pagham Road, Pagham West Sussex PO21 3QB	Applicant on 1st PP
Mr R Dollamore Trinity Cottage Strettington Boxgrove Chichester PO18 0NW	Agent

Yours faithfully

Neil Crowther
Group Head of Planning