

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

28th April 2021

Architectura Design  
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Bognor Regis  
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## Community Infrastructure Levy (CIL)

### Liability Notice

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

1. **Date Issued:** 28th April 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:** 17 Wheatfields Stambridge Rochford SS4 2BT
4. **Details of chargeable development to which this liability notices relates:**
  - a. **Planning Permission Reference:** Y/22/21/PL
  - b. **Liability Notice Reference** 1020
  - c. **Site address:** North Barn Hoe Lane Flansham PO22 8NT
  - d. **Development of Description:** Change of use from existing open barn to 1 No. dwelling (C3 Dwelling House), refurbishment & single storey extension to North elevation (renewal of permission Y/60/16/PL, amended with Y/53/19/NMA). This site is in CIL Zone 3 and is CIL Liable as new dwelling & may affect the setting of a listed building.

#### 5. CIL Liability

**£10,019.91** of Community Infrastructure Levy is payable to Arun District Council as the CIL collecting

authority, on commencement of development on planning permission Y/22/21/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 3 Res <= 10<br><br>CIL Rate 150.00 | Gross: 67<br>Demolished:<br>Retained:<br>Increase: 67 | 333      | 15-03-2021      | £10,019.91 |

## 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, payment of the CIL amount will be due in full on the day that the collecting authority believes the development to have commenced.

### **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 |
|---------------------------------------------------------------------------------------|-----------------------|
| Mr & Mrs Fuente<br>Flansham House<br>Hoe Lane<br>Flansham<br>Bognor Regis<br>PO22 8NT | Owner of Land         |
| Arun District Council                                                                 | Land Charges          |

Yours faithfully



**Neil Crowther**  
Group Head of Planning