



Community Infrastructure Levy (CIL) DRAFT LIABILITY NOTICE

Punch Partnerships (PML) Limited

Our Ref: DLN00001899
Direct Line: (023) 9244 6527
Ask For: David Eaves
Email: cil@havant.gov.uk
16 January 2018

Dear Sir/Madam

Description of Chargeable Development

Construction of 3No. 2 bed terraced dwellings with associated accesses, car parking and amenity space following reconfiguration of existing Swan Inn access, car park and beer garden.

Address

The Swan, Jessie Road, Havant, PO9 3TH

Planning Permission

APP/17/01189

THIS LETTER SETS OUT POTENTIAL CIL LIABILITY FOR INFORMATION - THIS DOES NOT CONSTITUTE THE GRANT OF PLANNING PERMISSION AND NO FORMAL PLANNING DECISION HAS BEEN MADE

CIL Liability

This development will become formally liable to pay CIL when planning permission first permits development. At this point a Liability Notice will be issued with a formal calculation of the CIL chargeable amount. If the circumstances of the application change between now and formal determination of CIL liability, the chargeable amount may be greater or less than that stated here. See the next section of this notice for further details.

This notifies you that under current circumstances you will be liable to pay

£25,562.14 of Community Infrastructure Levy to Havant Borough Council as CIL collecting authority on commencement of development of planning permission APP/17/01189. This charge is levied under HBCs CIL Charging Schedule, and S211 of the Planning Act 2008. Further details on the CIL payment procedure can be found below.

HBC

Description	Chargeable Area	Rate/sq m	Index	Area Charge	Relief	Total
Residential Rest of Borough - £80.00	237.00 sqm	£80.00	1.348	£25,562.14	£0.00	£25,562.14

CIL Total for this charging authority

Total Liability for HBC

£25,562.14

Total CIL Liability**£25,562.14****Area Totals (sqm)**

Total Development	237.00
Demolitions*	0.00
Existing Use*	0.00
Chargeable Area	237.00

* Demolished floorspace and existing floorspace are only included above if eligible for deduction from the chargeable area.

How we calculated this figure

We calculated this figure using the formula below as set out in regulation 40 of the CIL Regulations 2010 (as amended):

$$\text{The CIL Total Area Charge} = \text{Chargeable Area (A)} \times \text{Rate (R)} \times \text{Index (I)}$$

The Chargeable Area is the gross internal area of the total development less the floorspace of any existing buildings which are eligible deduction.

To be eligible for deduction, the existing buildings must be situated on the relevant land on the day planning permission first permits the chargeable development and be 'In Use'.

A building is defined as being 'In Use' if part of the building has been in continuous use for a period of at least six months within the period of three years ending on the day planning permission first permits the chargeable development.

The charge will be index linked based on the following formula:

I_p/I_c where I_p is the index figure for the year in which planning permission was granted and I_c is the index figure for the year the charging schedule took effect (2012), using the national All-in tender price index published by the Building Cost Information Service (BCIS).

New liability notices may be issued

Any change in the details contained in this notice which affect the calculation of the chargeable amount will lead to the Council issuing a new liability notice. Changes requiring a new calculation of the chargeable amount may arise from:

- A change to the liable party
- Granting of a Community Infrastructure Levy relief
- Any existing buildings deducted from the CIL-liable floorspace are subsequently found not to have qualified as being 'In Use' (defined above) for a continuous period of at least six months within the period of three years ending on the day planning permission first permits the chargeable development

Please note it is your responsibility to notify us if:

- There is a change in the liable party. In this case, please complete a Withdrawal of Assumption of Liability form and or a Transfer of Assumed Liability form
- The liable party's contact details change
- There are any changes in the floorspace details involved in the chargeable development. In this case, please submit a new Planning Application Additional Information Requirement Form

Are you eligible for relief from CIL?

Relief is not offered.

When will this CIL amount be due for payment?

If the payment procedure is followed correctly, this CIL amount will be payable in the following manner:

3 instalments: 25% of the levy 60 days from commencement; 25% of the levy 180 days from commencement; 50% of the levy 240 days from commencement.. The council's CIL Instalments Policy can be viewed online:

www.havant.gov.uk/sites/default/files/documents/Adopted%20instalments%20policy.pdf

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

You can ask us to review our calculation.

If you are unhappy with the calculation following this review, you can appeal to the Valuation Office Agency. Please see the Planning Portal note on the [Appeals Procedure](#) for further information.

Recipients of this Liability Notice

Other recipients of this notice include the following (where relevant):

- Those jointly liable to pay CIL or those who have jointly assumed liability to pay CIL.
- Each person known to the authority as an owner of the relevant land.
- The person who has applied for planning permission or submitted a notice of chargeable development, where this is different to those above.

Name and address of all recipient(s) of this notice	Category of recipient
Punch Partnerships (PML) Limited	Liable Party

Please note, the agent acting on behalf of the applicant may also receive a copy of the Liability Notice.

Further Information

Further information and all CIL forms are available on the Planning Portal website at www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil and the Havant Borough Council Website at www.havant.gov.uk/planning-policy-design/community-infrastructure-levy

If you need to contract us or are unable to obtain a particular form please contact a member of our CIL Team. If you have any queries regarding CIL please contact us at cil@havant.gov.uk

or a member of our CIL Team on (023) 9244 6527 or if no reply (023) 92446545.

Yours faithfully

Planning Services

Our Ref: APP/17/01189