



Knight Homes Ltd
Bramble House
Furzehall Farm
112 Wickham Road
Fareham
PO16 7JH

Our Ref: APP/14/00219
Direct Line: (023) 9244 6513
Ask For: Mrs D Haywood
Email: planning.development@havant.gov.uk
15 May 2014

COMMUNITY INFRASTRUCTURE LEVY REGULATIONS (2010) REGULATION 65 DEMAND NOTICE

Dear Sir/Madam

Demand Notice Ref	DN1
Date of Intended or Deemed Commencement	2 May 2014
Liability Notice Ref	APP/14/00219
Location:	Land r/o 40 Queens Road, Waterlooville, PO7 7SB
Proposal:	Erection of 2No. four bedroom detached dwellings with double garages and car parking with use of the existing access and creation of new access. (Revised application to approved Planning Permission APP/13/00589).

Reason for issuing Demand Notice:

- a. A valid Commencement Notice has been received from Knight Homes Ltd;

The outstanding amount of CIL payable, including surcharges, that this Demand Notice relates to (in pounds and pence):

Amount Due: £37,120.00

When will this amount be due for payment?

Payment due date details:

First 25% within 60 days from date of commencement
Next 25% within 180 days from date of commencement
Final 50% within 240 days from date of commencement

Amount	Payment due date
£9280	1 July 2014
£9280	30 August 2014
£18560	28 December 2014

Method and receipt of payment

- You must pay each amount by the dates due to Havant Borough Council. An acknowledgement of receipt will be issued.
- If you are not the applicant, works have not commenced on your land and you have not agreed for works to commence on your land, then under Regulation 69A of the Community Infrastructure Levy Regulations 2010 (as amended) you may make a request for a suspension of this Demand Notice until any such works are commenced. Please contact Daphney Hayward for more details.

Note 1: Possible consequences of failing to follow the CIL payment procedure

This note sets out the possible consequences of not following the CIL payment procedure.

Late or non-payment

Late payment interest

Failure to pay CIL on time will result in the imposition of late payment interest by the CIL Collecting Authority at 2.5 percentage points above the Bank of England base rate.

Late payment surcharge

Continued failure to pay CIL may result in the CIL Collecting Authority imposing one or more late payment surcharge. Such surcharges will be imposed in the following manner:

- Five per cent of the outstanding amount where payment is still overdue after 30 days, subject to a £200 minimum
- Five per cent of the outstanding amount where payment is still overdue after six months, subject to a £200 minimum
- Five per cent of the outstanding amount where payment is still overdue after 12 months, subject to a £200 minimum.

The CIL stop notice

Sometimes collecting authorities may believe that interest and late payment surcharges will be ineffective in securing payment of the overdue CIL. In such circumstances, collecting authorities may decide to serve a CIL stop notice on the development in question. A CIL stop notice prohibits development from continuing until payment is made. Continuing to develop in the presence of such a notice is a criminal offence, punishable by potentially unlimited fines.

Before serving a CIL stop notice however, a Collecting Authority will first issue a warning to the person liable to pay the amount, the land's owners, occupiers and all those who the Collecting Authority will be affected by the notice. It will also post a warning on the site itself. This warning will state that continued non-payment may result in a CIL stop notice being issued. It will also set out the amount overdue and the number of days after which a CIL stop notice may be served if payment continues not to be made. If payment is not made by the end of this period, a Collecting Authority may serve a stop notice which will prohibit development with immediate effect immediately until payment of the outstanding amount is made.

Distrain on goods (asset seizure)

When you fail to pay CIL a Collecting Authority may seek a court's consent to seize and sell your assets to recover the money due. These assets may include any land you hold. The Collecting Authority must send you notice of its intention to do so beforehand.

Committal to prison

If you continue to evade paying CIL, the Collecting Authority can ask a magistrates' court to commit you to prison for no more than three months. To do this, the Collecting Authority must be able to demonstrate to the court that it has been unable to recover the CIL amount due by seizing and selling your assets and land.

Yours faithfully

A handwritten signature in black ink, appearing to read 'C. D. Murray'.

Mr Chris Murray
Service Manager (Planning Development)
Our Ref: APP/14/00219