



Mr Yeates
Yeates Design LLP
74 Clerkenwell Road
London
EC1M 5QA

Our Ref: APP/13/00855
Direct Line: (023) 924406523
Ask For: Heather Lealan
Email: planning.development@havant.gov.uk
11 February 2014

**COMMUNITY INFRASTRUCTURE LEVY REGULATIONS (2010)
REGULATION 65 DEMAND NOTICE**

Dear Mr Yeates

Demand Notice Ref	APP/13/00855/DN1
Date of Intended or Deemed Commencement	11 November 2013
Liability Notice Ref	APP/13/00855/LN1
Location:	12 Wittering Road, Hayling Island
Proposal:	Demolition of existing 4-bedroom single family dwelling house and replacement with 5-bedroom single family dwelling house. (Revised Application).

Reason for issuing Demand Notice:

The reason for issuing this notice is:

A valid Commencement Notice has been received from Mr Nick Yeates

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

Amount Due: £4,880.00

When will this amount be due for payment?

Payment due date: 120 days from date of commencement

Where liability has been assumed, the Demand Notice has been issued solely because a valid Commencement Notice has been received by Havant Borough Council, the amount described in this notice will be due by the dates set out in the table below. This is based on the Havant Borough Council CIL Instalment Policy (which can be viewed on the Council's website).

Amount	Payment due date
£4,880.00	11 March 2014

Method and receipt of payment

Where payment is in the form of money, Havant Borough Council will issue a receipt for this payment.

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 the Planning Development department for more details.

Right of Appeal

Where Demand Notice has been issued because development is deemed by the CIL Collecting Authority to have commenced.

You may appeal against any decision by the CIL collection authority to deem that development has commenced by doing so to the Planning Inspectorate within 28 days of receiving notice of such a decision by the CIL collection authority.

Copies of this notice have also been sent to:

Name: Mr and Mrs R Peters	Category of recipient
	Party has assumed liability to pay CIL

Note: Category of recipient can be any of the following:

- Owner of the relevant land;
- Leaseholder of the relevant land (7 or more years);
- Party has assumed liability to pay CIL due;
- Party has submitted a Notice of Chargeable Development;
- Party who has received deemed Notice of Chargeable Development;
- Party has applied for further approval in line with a conditional grant of planning permission;
- Party applied for planning permission.

Possible consequences of failing to follow the CIL payment procedure

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

Surcharge for failing to assume liability before commencement

Failure to assume liability before the commencement of development may result in the CIL Collecting Authority imposing a surcharge of £50 per landowner subsequently discovered. This surcharge ensures that the costs of establishing the identities of landowners are borne by the liable parties.

Surcharge where apportionment is necessary

Further, where CIL collecting authorities have to apportion liability between one or more owners of the land, they may also impose a surcharge of £500 per owner. This is to ensure the costs of this apportionment are borne by the owners in question. Both these surcharges are in addition to the loss of payment rights that result from failing to assume liability before the commencement of development.

What happens if a valid Commencement Notice is not submitted before development commences?

Failure to submit a valid Commencement Notice before development commences may result in the CIL Collecting Authority imposing a surcharge of 20% of the CIL amount due, up to a maximum of £2,500.

Surcharge for failing to comply with an information notice

Failure to comply with any requirement of an information notice within 14 days of the notice being served, may result in a CIL Collecting Authority imposing a surcharge. This would be of 20% of the CIL amount due, up to a maximum of £2,500.

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

Mr Chris Murray
Service Manager (Planning Development)