

Sevenoaks District Council
Council Offices
Argyle Road
Sevenoaks
Kent
TN13 1HG

Tel No: 01732 227000, Option 3
Ask for: Matthew Durling
Email: planning.validation@sevenoaks.gov.uk
My Ref: SE/16/02931/FUL
Your Ref:
Date: 23rd October 2017

Dear Sir/Madam

Community Infrastructure Levy (CIL) - Liability Notice
Regulation 65, Community Infrastructure Regulations (2010), as amended

Site: Land South Of 162 Hever Avenue West Kingsdown

Development: Construction of a new 4/5 bedroom detached chalet bungalow with integral garage.

CIL Liability - Liability Notice Ref: 16/02931/FUL/0001

This notifies you that you will be liable to pay £23873.54 of Community Infrastructure Levy to Sevenoaks District Council as CIL collecting authority on commencement of development on planning permission 16/02931/FUL. This charge has been levied under Sevenoaks District Council CIL charging schedule and s211 of the Planning Act 2008. Further details on payment procedure can be found overleaf.

How we calculated this figure

We calculated this figure from the following information:

Use	Proposed GIA m ²	Existing GIA m ²	Net Gain GIA m ²	Chargeable Area m ²	Multiplier £	Sub Total £
Residential Area B	280.70	0	280.70	280.70	75	£23873.54
Proposed GIA Total m²						280.70
Total Demolition m²						0
CIL Total						£23873.54
Exemption/ Relief						£0
Overall Total						£23,873.54

Are you eligible for exemption/relief from CIL?

- If you intend to use the development for social housing you may be eligible for a reduction (partial or entire) in this CIL liability.
- People who extend their own homes or erect residential annexes within the grounds of their own homes are exempt from the levy, provided that they meet the relevant criteria.
- A self build exemption is available to anyone who builds or commissions their own home for their own occupation.

Further information is available on the National Planning Practice Guidance website <http://planningguidance.planningportal.gov.uk/blog/guidance/community-infrastructure-levy/> or on the Planning Portal website <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil#Downloadtheforms> or on Sevenoaks District Council's website <http://www.sevenoaks.gov.uk/services/housing/planning/planning-applications/community-infrastructure-levy-cil>.

Payment Procedure

Before development commences you must notify the CIL collecting authority of:

- a. Who will pay the amount, by assuming liability by sending CIL Form 1 "Assumption of Liability" to the Local Planning Authority (unless the exemption is for a self build annex or extension);
- b. The date on which you intend to commence development, by submitting a valid commencement notice to the Local Planning Authority. You must complete the "Commencement Notice" CIL Form 6. Failure to do so is a "disqualifying event" (see above).

These forms are available via the Planning Portal

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil#Downloadtheforms>

If the payment procedure is followed correctly this CIL amount will be payable, where applicable, within 60 days of the Demand Notice being issued.

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.

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 cancelled on full payment of this liability.

New liability notices may be issued

Any change in the details contained in this notice (including calculation of the chargeable amount or amount of exemption/relief granted) will lead to the collecting authority issuing a new liability notice. If you need to notify us of a change in liability or claim for exemption/relief please complete the relevant form available via the Planning Portal

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil#Downloadtheforms>

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

You can ask us to review them. If you are unhappy with the calculation following our review, you can appeal to the Valuation Office Agency. Further information is available on the Planning Portal web site

<http://www.planningportal.gov.uk/planning/appeals/cilguidance>

Recipients of this notice who are liable to pay CIL or have assumed liability to pay CIL

Name and address of recipient(s) of this notice

Name	Address	Category of Recipient
Sevenoaks District Council	Council Offices Argyle Road Sevenoaks Kent TN13 1HG	Assumed Liability to pay CIL

Yours faithfully,



Richard Morris
Chief Planning Officer

