

Contact: Mike McAdam
Telephone: 020 8921 4256
Email: CIL@royalgreenwich.gov.uk



Mr Mark Vallis
10 Ashburnham Road
Greenwich
London
SE10 8UH

Planning Obligations Team
Regeneration, Enterprise and Skills
Floor 5
The Woolwich Centre
35 Wellington Street
Woolwich, London
SE18 6HQ

Main number: 020 8854 8888
Facsimile: 020 8921 8959

21 November 2016

Liability Ref: LN00000357 (dated 21 November 2016)

Community Infrastructure Levy (CIL)

LIABILITY NOTICE

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

PLANNING REF: 15/2512/F
SITE ADDRESS: Land rear of 314 & 316 Bexley Road, Eltham, London, SE9 2PN
DESCRIPTION: Construction of two 3-bedroom semi-detached dwellings with access onto Parish Gate Drive and associated landscaping.

CIL Liability

This notifies you that you will be liable to pay **£23,079.95** of Community Infrastructure Levy to The Royal Borough of Greenwich as CIL collecting authority on commencement of development of planning permission 15/2512/F. This charge is levied under Royal Borough of Greenwich and Mayoral CIL Charging Schedules, and S211 of the Planning Act 2008. Further details on the CIL payment procedure can be found in the attached notes.

Royal Borough of Greenwich

Description	Chargeable Area	Rate/sq m	Index	Area Charge	Relief	Total
Residential Zone 1 - £70.00	199.10 sqm	£70.00	1.046	£14,580.25	£0.00	£14,580.25

CIL Total for this charging authority

Total Liability for Royal Borough of Greenwich	£14,580.25
--	------------

Mayoral

Description	Chargeable Area	Rate/sq m	Index	Area Charge	Relief	Total
Mayoral CIL - £35.00	199.10 sqm	£35.00	1.22	£8,499.70	£0.00	£8,499.70

CIL Total for this charging authority

Total Liability for Mayoral	£8,499.70
-----------------------------	-----------

Total CIL Liability

£23,079.95

Area Totals (sqm)

Total Development	199.10
Demolitions*	0.00
Existing Use*	0.00
Chargeable Area	199.10

* 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 set out in regulation 40 of the CIL Regulations 2010 (as amended): **Chargeable Area (A) x Rate (R) x 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.

**Please note that collecting authorities are required to apply an index of inflation to the CIL rate to keep the levy responsive to market conditions. This adjustment is based on the BCIS All-In Tender Price Index (ATPI) for the year the charging schedule was introduced and the ATPI from November for the preceding year (that planning permission was granted).

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 Royal Borough of Greenwich 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?

If you are a charity or intend to use the development for social housing you may be eligible for a reduction (partial or entire) in CIL liability. Please see the document published by the Department for Communities and Local Government, CIL Relief: Information Document for more information.

Claims for relief from CIL must be made by submitting a Relief Claim form to be received and determined by the Council prior to commencement of the chargeable development.

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:

The CIL amount will be payable in one instalment as follows:

The total amount is payable within 60 days of commencement of development.

You must notify Royal Borough of Greenwich of the date on which you intend to commence development by submitting a valid Commencement Notice.

The submission of a Commencement Notice to the Council will be formally acknowledged by the Council in writing, and this written acknowledgement will represent confirmation that the Commencement Notice has been submitted to the Council as required. If a Commencement Notice has not been submitted to the Council in accordance with these requirements, this will affect the CIL amount payable and may affect entitlement to any relief previously applied for.

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 document published by the Department for Communities and Local Government on the Consequences of failing to following the CIL Payment

procedure for further information.

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.

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
Mr Mark Vallis 10 Ashburnham Road Greenwich London SE10 8UH	Liabie Party

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

Next Steps

One of the development parties must notify the Council of the intended commencement date of the chargeable development by submitting a Commencement Notice to the Council no later than the day before the day on which the chargeable development is to be commenced. A copy must also be served on each person known as an owner of the relevant land. Please email the completed Commencement Notice to: CIL@royalgreenwich.gov.uk

Alternatively, you can post the Commencement Notice to: Planning Obligations Team, Directorate of Regeneration, Enterprise & Skills, 5th Floor, The Woolwich Centre, 35 Wellington Street, London SE18 6HQ

On receipt of the Commencement Notice the Council will issue a Demand Notice to the liable person(s) setting out the total CIL chargeable amount payable on commencement of the development and precise details of payment arrangements.

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 Royal Borough of Greenwich website at www.royalgreenwich.gov.uk/cil

If you have any questions regarding CIL please contact us at cil@royalgreenwich.gov.uk or on 020 8921 4256.

Yours sincerely,

A handwritten signature in black ink that reads "Pippa Hack". The signature is written in a cursive style and is underlined with a single horizontal stroke.

Pippa Hack

Director of Regeneration, Enterprise & Skills