

Email: planning@folkestone-hythe.gov.uk
Date: 04 January 2021



Tolman Homes
C/o Clague Architects
62 Burgate
Canterbury
CT1 2BH

Dear Tolman Homes

Application Number: 20/0531/FH

Site Location: 3 Tanners Hill, Hythe, CT21 5UE

Proposal: Demolition of existing dwelling and garage. Removal of conifer trees along north eastern site boundary. Proposed construction of three storey block of six apartments with parking, amenity spaces, bin & cycle stores.

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

CIL liability

If you are the land owner or have assumed liability you will be liable to pay the Community Infrastructure Levy to Folkestone & Hythe District Council as CIL collecting authority on commencement of development. on planning permission This charge has been levied under Folkestone & Hythe District Council CIL charging schedule and s211 of the Planning Act 2008.

How we calculated this figure

We calculated this figure from the following information:

Proposed GIA m2	Existing GIA m2	Net Gain GIA m2	Total Demolition m2	Agreed	Chargeable Area m2	Use and Multiplier £
612	188	424	188	Y	424	Residential Zone C: £115.71 per sqm
CIL Total						£49061.04

For information relating to exemptions, consequences of non-payment and the registration of CIL as a local land charge, please click here

<https://www.folkestone-hythe.gov.uk/planning/planning-policy/CIL/info>

Notifying Folkestone & Hythe District Council that the development is to commence.

The payment procedure is to notify the CIL authority before development commences of:

- a) Who will pay the amount, by assuming liability using CIL Form 1 'Assumption of Liability'. If not submitted, the land owner(s) will become liable to pay the CIL charge upon commencement of the development.
- b) The date on which you intend to commence development, by submitting a valid commencement notice. If not submitted, payment of the CIL charge will be due in full on the day that development commences and must be paid in money.

A blank commencement notice for you to complete can be downloaded at https://ecab.planningportal.co.uk/uploads/1app/forms/form_6_commencement_notice.pdf.

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 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.

New liability notices may be issued

Any change in the details contained in this notice (including calculation of the chargeable amount or amount of relief granted) will lead to the collecting authority issuing a new liability notice which will supersede previous notices.

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

You can ask us to review them. If you wish us to review the calculation of the charge, write to Planning at the address below, stating your name, the liability reference number and that you wish the Council to review the charge. The Council will respond to your request within 28 days. **Please note a review cannot be undertaken if the development has commenced.** You may ask the Council to review the charge in other circumstances such as apportionment of liability and charitable relief. Further details can be found in 'Community Infrastructure Levy Guidance'. If you are unhappy with the calculation following this review, you can appeal to the Valuation Office Agency.

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.

Tolman Homes
C/o Clague Architects
62 Burgate
Canterbury
CT1 2BH

Yours faithfully

Development Management Team
Folkestone & Hythe District Council