

Sovereign Services Kent Ltd
Unit 1 Petham Court Farm
Swanley
Kent
BR8 8DL

Tel: 01322 343434
E-mail: CIL.planning@dartford.gov.uk
Date: 18th March 2026
Liability Notice Ref: 25/00121/FUL/0001

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

CIL liability

This notifies you that you will be liable to pay £69444.22 of Community Infrastructure Levy to Dartford Borough Council as CIL collecting authority on commencement of development on planning permission 25/00121/FUL. This charge has been levied under Dartford Borough Council CIL charging schedule and s211 of the Planning Act 2008. Further details on payment procedure can be found overleaf. Please note indexation, to reflect changes in construction costs, has been applied to the CIL Charge shown below. This is in accordance with CIL Regulations. Further information on indexation is available on the Council's website.

How we calculated this figure

We calculated this figure from the following information:

Use	Proposed GIA m2	Existing GIA m2	Net Gain GIA m2	Total Demolition m2	Chargeable Area m2	Multiplier £	Sub Total £
All residential development	793.24		793.24	581	212.24	200	£69444.22
CIL Total							£69444.22
Social Housing Relief							£
Overall Total							£69444.22

CIL and Indexation

In accordance with CIL Regulation 40, the amount of CIL chargeable at the CIL rates (shown per square metre) set out in the Dartford Community Infrastructure Levy Charging Schedule is subject to indexation. Since the adoption of the Charging Schedule in 2014, CIL charges have increased. The increase has been derived from the CIL Index published by the Building Cost Information Service in October of the preceding year and reflects changes in construction costs since the Dartford CIL rates were adopted.

Please note that the amounts shown in the sub-total column above incorporate the increased charge. The CIL rates for the current year are published on [Dartford Borough Council's website](http://www.dartford.gov.uk)

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 this CIL liability. You may also be eligible for full exemption from this CIL Liability if you are:

- building your own home or are commissioning a contractor to build you a new home
- If the development is a residential annex
- If the development is an extension to your home

Further information on the Council's website

When will this CIL amount be due for payment?

Payment is due when the development commences.

If the payment procedure is followed correctly, this CIL amount will be payable in accordance with the following policy:

Development incurring CIL liability equal to or over £1,000,000

Four installments.

1. 60 days after commencement: 25%
2. 120 days after commencement: 25%
3. 360 days after commencement: 25%
4. 540 days after commencement: 25%

Development incurring CIL liability £100,000 to £999,999

Three installments.

1. 60 days after commencement: 25%
2. 120 days after commencement: 25%
3. 360 days after commencement: 50%

Development incurring CIL liability up to £99,999

One installment at 60 days after commencement of the development.

Note that this instalment policy may alter but we will contact you if this occurs.

Some, or the entire amount, may also be paid by transferring land to the CIL charging authority or another beneficiary agreed with the charging authority. See "Community Infrastructure Levy Guidance".

Notifying Dartford Borough Council that the Development is to commence

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

- a. Who will pay the amount, by assuming liability using CIL Form "Assumption of Liability". If not submitted, the landowner(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.

A blank commencement notice for you to complete is enclosed with this notice.

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.

Consequences of non-payment

If you fail to follow the payment procedure described above, the collecting authority **will impose an interest charge on any CIL amount outstanding** and may impose surcharges on this liability. Persistent failure to pay CIL liabilities due may result in the collecting authority serving a CIL stop notice prohibiting further development on the site and/or taking action to recover the debt due. Further information can be found:

<http://planningguidance.planningportal.gov.uk/blog/guidance/community-infrastructure-levy/>

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 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. **A request for review must be made in writing before the end of 28 days from the date of this liability notice.** If you wish us to review the calculation of the charge, you can email CIL.planning@dartford.gov.uk, 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 14 days of the review start date. **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

Name	Address	Category of Recipient
Sovereign Services Kent Ltd	Unit 1 Petham Court Farm Swanley Kent BR8 8DL	Assumed Liable

This notice has also been copied to the following recipients:

Name and address of recipient(s) of this notice

Name	Address	Category of Recipient
Willow Town And Country Planning Ltd/Mrs Emma Gregson	8 The Orpines Wateringbury ME18 5BP	Agent
	 Baines Lane Seaton Oakham LE15 9HP	Interested Party