

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



Revised Liability Notice

Date: 6 January 2022

Artemis Design & Build Ltd
50 Quinnell Drive
Hailsham
East Sussex
BN27 1QN

Malcolm Johnston MBA MSc BSc(Hons) MCIEH
Chief Executive

Town Hall
Bexhill-on-Sea
TN39 3JX

www.rother.gov.uk
www.rother.gov.uk/planning

CIL Reference: CIL/817

Planning Reference: RR/2021/1608/P

Proposal: Demolition of existing buildings and redevelopment of site to provide 12 residential units, car parking, cycle and refuse facilities and associated works.

Site Location: Former Ashwood Nursing Home, Heathfield Road, Burwash Common, Burwash

CIL Liability

This notifies you that you will be liable to pay **£316,289.46** of Community Infrastructure Levy (CIL) to Rother District Council as CIL collecting authority for the above development.

This charge has been levied under the Rother 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:

Phase 1:

Element	Floor Area	Sq m	TPI used	Calculate dDate	CIL Amount
Residential CIL Rate: £200	Current: Demolished/ Converted*: Proposed: Increase:	0 0 312 312	333	05/01/2022	£75,560.73

Phase 2:

Element	Floor Area	Sq m	TPI used	Calculate dDate	CIL Amount
Residential CIL Rate: £200	Current: Demolished/ Converted*: Proposed: Increase:	0 0 394 394	333	05/01/2022	£95,419.64

Phase 3:

Element	Floor Area	Sq m	TPI used	Calculate dDate	CIL Amount
Residential CIL Rate: £200	Current: Demolished/ Converted*: Proposed: Increase:	0 0 600 600	333	05/01/2022	£145,309.09

* Demolished floorspace and existing floorspace are only included above if eligible for deduction from the chargeable area. To be eligible the building or part of the building must have been occupied for its lawful use 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.

Are you eligible for relief from CIL?

Relief and exemptions are currently available (subject to meeting the qualifying criteria) for affordable housing schemes, development undertaken by charities and self-builders who are building their own home, annexe or extension.

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. Please see the guidance published by the Department for Communities and Local Government at <http://planningguidance.communities.gov.uk/blog/guidance/community-infrastructure-levy/relief/charities/> for more information

When will this CIL amount be due for payment?

The payment procedure is to notify Rother District Council as the CIL collecting authority before development commences of:

- a. Who will pay the amount, by assuming liability using CIL Form 2: Assumption of Liability;

- b. The date on which you intend to commence the development of each phase, by submitting a valid Commencement Notice.

Copies of these Notices are available from:

https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy/5

A blank Commencement Notice for you to complete for each phase 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 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, Rother District Council may impose surcharges on this liability. Persistent failure to pay CIL liabilities due may result in Rother District Council 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 guidance published by the Department for Communities and Local Government for more information

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6312/1995794.pdf

The amount of CIL liability in this notice is a Local Land Charge

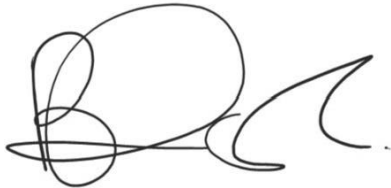
This CIL liability has been registered as a Local Land Charge against the land affected by the planning permission in this notice. This Charge will be cancelled on full payment of this liability.

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 Rother District Council issuing a new Liability Notice.

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 this review, you can appeal to the Valuation Office Agency. Please see the Planning Portal website at <https://www.gov.uk/guidance/community-infrastructure-levy-how-to-make-an-appeal>

A handwritten signature in black ink, appearing to read 'Ben Hook', with a stylized flourish at the end.

Ben Hook
Director of Place and Climate Change

Rother District Council
Town Hall
Bexhill on Sea
TN39 3JX

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