

# Community Infrastructure Levy (CIL)

## LIABILITY NOTICE

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

Date: 10 January 2018  
Our Ref: 4/00280/15/FUL  
CIL Ref: 00000677  
Liability Ref: LN00000733

### \*\* FOR INFORMATION ONLY \*\*

WREN DESIGNS  
1 THISTLECROFT  
HEMEL HEMPSTEAD  
HERTS  
HP1 1PB



The Forum  
Marlowes  
Hemel Hempstead  
Hertfordshire  
HP1 1DN

Telephone: 01442 228000  
[www.dacorum.gov.uk](http://www.dacorum.gov.uk)  
DX 8804 Hemel Hempstead  
D/deaf callers, Text Relay:  
18001 + 01442 228000

For other recipients, see end of notice

**PLANNING APPLICATION:** 4/00280/15/FUL  
**SITE ADDRESS:** 52 & 54 LOCKERS PARK LANE, HEMEL HEMPSTEAD,  
HP1 1TJ  
**DEVELOPMENT DESCRIPTION:** CONSTRUCTION OF FOUR 3 BEDROOM SEMI-  
DETACHED HOUSES

### CIL Liability

You have received this notice in accordance with regulation 65 of the Community Infrastructure Levy Regulations 2010 (as amended) as you have an interest in the relevant land.

This notifies you that the liable party listed overleaf will be liable to pay **£51,941.44** of Community Infrastructure Levy to Dacorum Borough Council as CIL collecting authority on commencement of development of planning permission 4/00280/15/FUL. This charge is levied under Dacorum's CIL Charging Schedule, and S211 of the Planning Act 2008. Further details on the CIL payment procedure can be found in the attached notes.

### Dacorum

Description	Chargeable Area	Rate/sqm	Index	Area Charge	Relief	Total
Residential Zone 3 - £100.00	479.75 sqm	£100.00	1.083	£51,941.44	£0.00	£51,941.44



CIL Total for this charging authority	Total Liability for Dacorum	£51,941.44
<b>Total CIL Liability</b>		<b>£51,941.44</b>
Area Totals (sqm)	Total Development	560.00
	Demolitions*	80.25
	Existing Use*	0.00
	Chargeable Area	479.75

\* 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 below as set out in regulation 40 of the CIL Regulations 2010 (as amended):

$$\text{The CIL Total Area Charge} = \text{Chargeable Area (A)} \times \text{Rate (R)} \times \text{Index (I)}$$

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 thirty six months ending on the day planning permission first permits the chargeable development.

The charge will be index linked based on the following formula:

$I_p/I_c$  where  $I_p$  is the index figure for the year in which planning permission was granted and  $I_c$  is the index figure for the year the charging schedule took effect (2015), using the national All-in tender price index published by the Building Cost Information Service (BCIS).

### 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 Council 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 social housing relief or charitable 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 thirty six months 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?**

Relief is not offered.

## **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:

3 instalments: 25% of the levy 120 days from commencement; 25% of the levy 180 days from commencement; 50% of the levy 270 days from commencement.

**You must notify Dacorum Borough Council of the date on which you intend to commence development by submitting a valid [Commencement Notice](#).**

Payment of the CIL chargeable 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. Interest and surcharges may also be applied.

Some or the entire CIL chargeable amount may also be paid by transferring land to the CIL charging authority or another beneficiary agreed with the charging authority. Please see the Planning Portal note on [Paying CIL in the Form of Land](#) for further information and the Council's Payment in Kind Policy.

## **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
WREN DESIGNS 1 THISTLECROFT HEMEL HEMPSTEAD HERTS HP1 1PB	Interested Party
Mr R Wittrick 52/54 Lockers Park Lane Hemel Hempstead Herts HP1 1TJ	Liabile Party

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

### Next Steps

If you have not already done so, the development parties should assume liability through the submission of an Assumption of Liability notice.

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@dacorum.gov.uk](mailto:cil@dacorum.gov.uk)

Alternatively, you can post the Commencement Notice to: Emma Cooper, Strategic Planning and Regeneration, Dacorum Borough Council, The Forum, Marlowes, Hemel Hempstead, Hertfordshire. HP1 1DN

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. The Council will not issue Demand Notices where the liability has been reduced to £0 as a result of any relief claims or exemptions.

### Further Information

Further information and all CIL forms are available on the Planning Portal website:

[www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil](http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil) and

The Dacorum Borough Council website at:

[www.dacorum.gov.uk/cil](http://www.dacorum.gov.uk/cil)

For further information or if you have any questions regarding CIL please contact us at [cil@dacorum.gov.uk](mailto:cil@dacorum.gov.uk) or speak with Emma Cooper on 01442 228352.

Yours faithfully,



**James Doe**  
**Assistant Director**  
**Planning, Development and Regeneration**

