

Mr Stuart Keep  
Dell House Farm  
Hawthorn Road  
Four Marks  
Alton  
GU34 3ER

Officer: Joshua Wright  
Switchboard: 01730 234271  
Our Reference: 25536/003  
Date: 04 July 2022  
email: cil@easthants.gov.uk

## COMMUNITY INFRASTRUCTURE LEVY (CIL) - LIABILITY NOTICE

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

Dear Mr Stuart Keep

**Proposal:** Prior Approval for a proposed change of use of agricultural building to dwellinghouse (Class C3)  
**Site Address:** Dell House Farm, Hawthorn Road, Four Marks, Alton, GU34 3ER  
**Liability Ref:** LN00000863

### CIL Liability

This notifies you that you will be liable to pay **£0.00** of Community Infrastructure Levy to East Hampshire District Council as CIL collecting authority on commencement of development of planning permission 25536/003. This charge is levied under EHDCs CIL Charging Schedule, and S.211 of the Planning Act 2008. Further details on the CIL payment procedure can be found in the attached notes.

### EHDC

| Description                  | Chargeable Area | Rate/sq m | Index | Area Charge | Relief | Total |
|------------------------------|-----------------|-----------|-------|-------------|--------|-------|
| Northern Parishes Resi - 180 | 0.00 sqm        | £180.00   | 1.225 | £0.00       | £0.00  | £0.00 |

CIL Total for this charging authority

Total Liability for EHDC **£0.00**

**Total CIL Liability**

**£0.00**

Area Totals (sqm)

|                        |        |
|------------------------|--------|
| Total Development      | 182.00 |
| Demolitions*           | 0.00   |
| Existing Use*          | 237.00 |
| Chargeable Area (EHDC) | 0.00   |

\* 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 three years 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 (2016), using the Royal Institute of Chartered Surveyors CIL index.

See our Indexation Guidance Notice on our website for more information.

<https://www.easthants.gov.uk/cil-calculation>

### **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 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?**

Relief is not offered.

### When will this CIL amount be due for payment?

**Regulation 67(1)(1A)(b) States that no Commencement Notice is required in relation to which the chargeable amount, calculated under regulation 40, is zero.**

**You must notify East Hampshire District Council of the date on which you intend to commence development by submitting a valid Commencement Notice.**

### 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 Stuart Keep<br>Dell House Farm<br>Hawthorn Road<br>Four Marks<br>Alton<br>GU34 3ER | Liable Party          |

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

### Next Steps

No further action required.

**Regulation 67(1)(1A)(b) States that no Commencement Notice is required in relation to which the chargeable amount, calculated under regulation 40, is zero.**

### Further Information

Further information and all CIL forms are available on the Planning Portal website at [www.planningportal.co.uk/info/200126/applications/70/community\\_infrastructure\\_levy/5](http://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy/5) and the East Hampshire District Council website at <https://www.easthants.gov.uk/planning-policy/community-infrastructure-levy-cil>

For further information or if you have any questions regarding CIL please contact us at [cil@easthants.gov.uk](mailto:cil@easthants.gov.uk) or on 01730 234271.

Yours sincerely

## **Planning Services**

East Hampshire District Council

Penns Place, Petersfield GU31 4EX

01730 266551