

Date: 27-Sep-2018
Our Ref: 06/2018/0055
Ask For: Drew Gough
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Development Directorate
Preston City Council
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PR1 2RL

Hollins Eastway Ltd,
C/O Mr Matthew Symons
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Manchester
M2 6AW

www.preston.gov.uk/planning

Dear Sir or Madam

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

For other recipients, see end of notice

CIL liability

This notifies you that you will be liable to pay Community Infrastructure Levy to Preston City Council as CIL collecting authority on commencement of development on planning permission:

Reference: 06/2018/0055
Site: Land north of Eastway, Preston
Development: Outline planning application for the erection of 1no. supermarket (Class A1) (up to 1800sqm), 6no. commercial units (Class A1/A3) (up to 1160sqm total), 1no. restaurant / public house (Class A3/A4) (up to 900sqm), 1no. drive-thru restaurant/cafe (Class A3/A5) (up to 200sqm) (all matters reserved except for access)

This charge has been levied under the Preston City 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

We calculated this figure from the following information:

Rate:	To be determined at reserved matters stage
Gross floorspace of the development:	To be determined at reserved matters stage
Net floorspace:	To be determined at reserved matters stage
Existing floorspace in lawful use:	To be determined at reserved matters stage
Chargeable area:	To be determined at reserved matters stage

CIL indexation

The CIL regulations require the CIL charge to be index linked from the year that the CIL charging schedule was introduced to the year that planning permission is granted. CIL is indexed from 1st April in each year and the index figure is the national All-in Tender Price Index figure for the 1st November in the preceding year published by the Building Cost Information Service (BCIS).

Please refer to our website for the current indexation rate www.preston.gov.uk/CIL

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. Please see the document published by the Department for Communities and Local Government, "Information to assist collecting authorities in making arrangements for the collection and enforcement of the Community Infrastructure Levy" for more information.

Applications for **self-build housing** (including self-commissioned housing) can benefit from exemption from paying CIL provided that the exemption is claimed by the applicant and agreed by the Council before development commences. It is the applicant's responsibility to submit the claim form, which is available on the Planning Portal website (form SB1-1), in good time for it to be agreed before commencement of development. Note that a further form (SB1-2) is required to be submitted within 6 months of completion providing evidence that the property is occupied as self-build housing.

Note also that eligibility for the exemption ceases if a commencement notice is not submitted to the Council before the day on which development commences and that the charge becomes payable if any of the disqualifying events set out in paragraph 54D of the 2014 amendment regulations occur.

Applications for **residential extensions or annexes** can benefit from exemption from paying CIL provided that the exemption is claimed by the applicant and agreed by the Council before development commences. It is the applicant's responsibility to submit the claim form, which is available on the Planning Portal website (form 8 or 9), in good time for it to be agreed before commencement of development. Note that eligibility for the exemption ceases if a commencement notice is not submitted to the Council before the day on which development commences and that the charge becomes payable if any of the disqualifying events set out in paragraph 42C of the 2014 amendment regulations occur.

When will this CIL amount be due for payment?

If the payment procedure is followed correctly, this CIL amount will be payable in accordance with the Council's instalment policy.

Some, or the entire amount, may also be paid by transferring land to the CIL charging authority or another beneficiary agreed with the Council. Further information can be found on the Council's website.

You must notify the Council before development commences of:

- a) Who will pay the amount, by assuming liability using CIL Form 1 "Assumption of Liability";
- b) The date on which you intend to commence development, by submitting a valid commencement 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 Council believes the development to have commenced.

Consequences of non payment

If you fail to follow the payment procedure described above, the Council may impose surcharges on this liability. Persistent failure to pay CIL liabilities due may result in the Council imposing surcharges, serving a CIL stop notice prohibiting further development on the site and/or taking action to recover the debt due. Please refer to the 'Advice for Planning Applicants' document.

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 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.

Other recipients of this notice who are jointly liable to pay CIL or have jointly assumed liability to pay CIL

For further information and forms relevant to the Community Infrastructure Levy please visit the Council's website www.preston.gov.uk/CIL and the Planning Portal's website www.planningportal.co.uk/CIL.

Yours faithfully

Chris Hayward

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Director of Development