



Mrs V Panchal
C/o John Rooney
Stokes Morgan Planning Ltd
G17 Kestrel Court
1 Harbour Road
Portishead
Bristol BS20 7AN

Date of notice:
3 March 2021

Liability Notice Reference:
20/06196/F/0001

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

Liability on planning permission no.	20/06196/F
Description of development	Change of use from mixed use retail (ground floor) with residential maisonette (first and second floor) to five residential flats (4 no. additional flats) with building operations including ground floor extensions.
Site address	44 - 46 Coldharbour Road Bristol BS6 7NA

This notifies you that upon commencement of the above development, the sum of £416.25 of CIL becomes payable to Bristol City Council as CIL collecting authority.

This charge has been levied under Section 211 of the Planning Act 2008, in accordance with the Bristol City Council CIL Charging Schedule, which was approved on 18 September 2012 and which took effect on 1 January 2013.

We calculated this figure from the information provided, which may include existing buildings in lawful use to be demolished and / or retained. Please note that "GIA" stands for "gross internal floor area". The total includes indexation of approximately 48.7%. The exact CIL rates for 2021 and further information about indexation can be found on the [CIL Rate Summary for 2021](#)

Use	GIA / (sq.m) of new building work	Net increase in GIA / (sq.m)	Chargeable area	Rate (£)	Amount
Residential	358	4	4	70	£416.25

CIL total:	£416.25
Granted relief to be deducted:	£0
Overall total:	£416.25

Are you eligible for relief from CIL?

If you are a self-builder, 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 [Planning Practice Guidance website](#) for information explaining the criteria and processes for claiming relief. Further information is also available on our [website](#).

What happens now?

You **must** notify us **before this CIL Liable development commences** of:

- Who will pay the CIL liability, by submitting CIL Form 2 “Assumption of Liability”
- The date on which you intend to start the development, by submitting CIL Form 6 “Commencement Notice”

If you wish to claim any type of relief from CIL in respect of this CIL Liable development, **you must claim and be given the relief before this CIL Liable development commences**, using the relevant form identified below:

- Any claim for self-build relief from CIL must be made by submitting CIL Form 7 “Self Build Exemption Claim – Part 1”
- Any claim for residential annex relief from CIL must be made by submitting CIL Form 8 “Residential Annex Exemption Claim”
- Any Claim for residential extensions relief from CIL must be made by submitting CIL Form 9 “Residential Extension Exemption Claim”
- Any claim for charitable or social housing relief from CIL must be made by submitting CIL Form 10 “Charitable and/or Social Housing Relief Claim”

Please note that if we do not receive the information required in CIL Forms 2 and 6 prior to commencement of the development surcharges may be applied.

All CIL Forms can be downloaded from the [Planning Portal](#) website.

Where to send the forms

The forms identified above can be completed electronically and sent by email to cil@bristol.gov.uk or by post to the following address:

Jim Cliffe
Planning Obligations Manager
Strategic City Planning Team (CH)
Bristol City Council
PO Box 3399
Bristol
BS1 9NE

Payment of CIL

Once we receive a CIL Commencement Notice we will then issue a CIL Demand Notice with precise details of your payment arrangements. If a Commencement Notice has not been submitted before the development commences, payment will be due in full on the day that we believe the development to have commenced.

The CIL payment does not become due until a CIL Demand Notice has been issued. Under the council’s CIL instalment policy, payments may then be made according to the amount of the CIL liability as follows:

Amount of CIL liability	Number of instalments	Payment periods and amounts
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Any amount less than £35,000	One instalment	<ul style="list-style-type: none"> Total amount payable within 60 days of commencement of development
Any amount greater than £35,000	Four instalments	<ul style="list-style-type: none"> 20% payable within 60 days of commencement of development 20% payable on the date that is six calendar months after commencement of development 30% payable on the date that is 12 calendar months after commencement of development 30% payable on the date that is 18 calendar months after commencement of development

Nothing in this policy prevents payments being made at an earlier time.

Consequences of non-payment

If you fail to follow the payment procedure described above, we may impose surcharges on this liability. Persistent failure to pay 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.

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 on 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 the calculations. You can only do this by sending an email to cil@bristol.gov.uk, or by writing to us at the following address:

Jim Cliffe
 Planning Obligations Manager
 Strategic City Planning Team (CH)
 Bristol City Council
 PO Box 3399
 Bristol
 BS1 9NE

Any request for a review of the CIL Liability **must be made within 28 days of the date on the front page of this CIL Liability Notice.**

If we do not respond within 14 days from the receipt of your review request, or if you remain unhappy with the reviewed calculation, you can appeal to the Valuation Office Agency. This appeal must be made **within 60 days** of the date on the front page of this CIL Liability Notice. Information on how to appeal can be found on the Valuation Office Agency's website:

<http://www.voa.gov.uk/cil/index.html>

Further information

More information about the Community Infrastructure Levy can be found at www.bristol.gov.uk/planningcil or on the [Planning Practice Guidance website](#).

If you have any questions about the council's CIL Charging Schedule or wish to clarify any matters about this notice, please telephone Jim Cliffe on 0117 903 6724 or email cil@bristol.gov.uk.

Liable persons

All recipients of this notice who are jointly liable to pay CIL or have jointly assumed liability, incorporating a breakdown of charges and relief are listed below:
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Name	Amount due
Mrs V Panchal	£416.25

The following parties have been advised of this notice:

Stokes Morgan Planning Ltd
