



Lowestoft Town Council
Hamilton House
Battery Green Road
Lowestoft
Suffolk
NR32 1DE

Your ref: DC/24/3089/VOC
Date: 29 November 2024
Please ask for: Timothy Warnes
Direct dial: 01502 523059
Email: CIL@eastsoffolk.gov.uk

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

PLANNING APPLICATION: DC/24/3089/VOC

SITE ADDRESS: Battery Green Car Park And Surrounding Land, Marina Road, Lowestoft, Suffolk, NR32 1HA

DEVELOPMENT DESCRIPTION: Variation of Condition No's 4, 5, 6, 7, 8, 9, 10, 16 of DC/23/4537/RG3 - Part demolition of the existing Battery Green car park and northern wing of the Marina Centre building, realignment of Marina Road, the erection of a new circulation core in the retained car park area. Change of use of partially retained car park to competitive leisure use. New cultural building consisting of single and two storey elements, containing multi use hall, lobby, cafe, studio spaces, plant areas, restaurant and first floor multi use space. Externally providing new soft and hard landscaping with external lighting scheme to create new linkages and new public realm - We would like to discharge Condition 6 to facilitate the progression of the Marina Centre works. In order to progress the Marina Centre works we also require variations to the wording of Condition 4, 5, 7, 8, 9, 10 and 16 to enable the Marina Centre works to be undertaken prior to the discharge of the conditions in question. The conditions already refer to the exception of the car park demolition so we would like to append the Marina Centre works to this exemption.

LEGAL ADDRESS East Suffolk House, Station Road, Melton, Woodbridge IP12 1RT

POSTAL ADDRESS Riverside, 4 Canning Road, Lowestoft NR33 0EQ

Dear Sir/Madam,

CIL Liability (Ref: LN00006698 (dated 29 November 2024))

This notifies you that you will be liable to pay **£0.00** of Community Infrastructure Levy to East Suffolk Council as CIL collecting authority on commencement of development of planning permission DC/24/3089/VOC. This charge is levied under East Suffolk'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.

East Suffolk

Description	Chargeable Area (sqm)	Rate	Index	Area Charge	Relief	Total
All other development	6046.53	S73**	S73**	£0.00	£0.00	£0.00

CIL Total for this charging authority

Total Liability for East Suffolk	£0.00
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Total CIL Liability

£0.00

Area Totals (sqm)

Total Development	9,227.57
Demolitions*	472.27
Existing Use*	2,708.77
Chargeable Area (East Suffolk)	6,046.53

On 1 April 2019, East Suffolk Council was created by parliamentary order, covering the former districts of Suffolk Coastal District Council and Waveney District Council. The Local Government (Boundary Changes) Regulations 2018 (part 7) state that any plans, schemes, statements or strategies prepared by the predecessor council should be treated as if it had been prepared and, if so required, published by the successor council - therefore the CIL Charging Schedules continue to apply to East Suffolk Council until such time that a new East Suffolk CIL Charging Schedule is published.

How we calculated this figure

We calculated this figure using the formula below as set out in Schedule 1 of the CIL Regulations 2010 (as amended):

In calculating the liability for Charging Authority **East Suffolk**, a notional value for DC/24/3089/VOC of £0.00 was used, and a notional value for DC/23/4537/RG3 of £0.00 was used. The notional liability has stayed the same, and therefore the calculations have been performed in accordance with Paragraph 3 of Schedule 1, CIL Regulations 2010 as amended 1 September 2019.

The liability is calculated using the formula $(X - Y) + Z$
Social Housing Relief (if applicable) is calculated using the formula $(R_x - R_y) + R_z$

Please consult the regulations for the detail on these formulas. The following values per use/rate were used in the calculation of the above liability.

Liability

	DC/24/3089/VOC	DC/23/4537/RG3	Formula
Notional Value (£)	0.00	0.00	LN Value of A
Notional liability stayed the same therefore calculations are in accordance with Paragraph 3 of Schedule 1, CIL Regulations 2020 (as amended 1 September 2019)			
Use			Z LN Value
All other developm			0.00
Total (£)	0.00	0.00	0.00

* Demolished floorspace and existing floorspace are only included above if eligible for deduction from the chargeable area.

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.

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 commencement of the works.

Do you think we have made a mistake in our calculations?

You can ask us to review our calculation by emailing us and requesting a Regulation 113 Review and providing relevant evidence to support your calculations. Any Regulation 113 Review request must be received by the Authority within 28 days from the date on which the relevant Liability Notice was issued. If you are unhappy with the calculation following this review, you can appeal to the [Valuation Office Agency](#).

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.

Recipients of this notice who are liable to pay CIL:	
Name and address of recipient	Category of recipient
Emma Bellward East Suffolk Council Riverside 4 Canning Road Lowestoft Suffolk NR33 0EQ	Liabe Party Applicant
Lowestoft Town Council Hamilton House Battery Green Road Lowestoft Suffolk NR32 1DE	Liabe Party Owner

This notice has also be copied to the following recipients:	
Name and address of all recipient(s) of this notice	Category of recipient
None	

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

Next Steps

One of the development parties must notify the Council of the intended commencement date of the chargeable development which can be done via email.

Further Information

Further information and all CIL forms are available on the Planning Portal website at www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil and the East Suffolk Council website.

For further information or if you have any questions regarding CIL please contact us at CIL@eastsuffolk.gov.uk.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Ben Woolnough', written in a cursive style.

Ben Woolnough MRTPI | Head of Planning, Building Control and Coastal Management
East Suffolk Council



Lowestoft Town Council
Hamilton House
Battery Green Road
Lowestoft
Suffolk
NR32 1DE

Your ref: DC/24/3089/VOC
Date: 29 November 2024
Please ask for: Timothy Warnes
Direct dial: 01502 523059
Email: CIL@eastsoffolk.gov.uk

**Community Infrastructure Levy (CIL)
Demand Notice
Regulation 69, CIL Regulations 2010 (as amended)**

PLANNING APPLICATION: DC/24/3089/VOC

SITE ADDRESS: Battery Green Car Park And Surrounding Land, Marina Road, Lowestoft, Suffolk, NR32 1HA

DEVELOPMENT DESCRIPTION: Variation of Condition No's 4, 5, 6, 7, 8, 9, 10, 16 of DC/23/4537/RG3 - Part demolition of the existing Battery Green car park and northern wing of the Marina Centre building, realignment of Marina Road, the erection of a new circulation core in the retained car park area. Change of use of partially retained car park to competitive leisure use. New cultural building consisting of single and two storey elements, containing multi use hall, lobby, cafe, studio spaces, plant areas, restaurant and first floor multi use space. Externally providing new soft and hard landscaping with external lighting scheme to create new linkages and new public realm - We would like to discharge Condition 6 to facilitate the progression of the Marina Centre works. In order to progress the Marina Centre works we also require variations to the wording of Condition 4, 5, 7, 8, 9, 10 and 16 to enable the Marina Centre works to be undertaken prior to the discharge of the conditions in question. The conditions already refer to the exception of the car park demolition so we would like to append the Marina Centre works to this exemption.

LEGAL ADDRESS East Suffolk House, Station Road, Melton, Woodbridge IP12 1RT

POSTAL ADDRESS Riverside, 4 Canning Road, Lowestoft NR33 0EQ

Dear Sir/Madam,

Your Payment Ref: CIL07276-LP22901

Liability Notice Ref: LN00006698 (dated 29 November 2024)

For other recipients, see end of notice

- 1. Date issued:** 29 November 2024

- 2. CIL collecting authority:** East Suffolk Council

- 3. Name and address of recipient:**
Lowestoft Town Council
Hamilton House
Battery Green Road
Lowestoft
Suffolk
NR32 1DE

- 4. Date of intended or deemed commencement of development:** 22 November 2024

- 5. Details of chargeable development to which this demand notice relates:**
 - (a) Planning Permission/Notice of Chargeable Development reference:** DC/24/3089/VOC
 - (b) Site address(es):** Battery Green Car Park And Surrounding Land, Marina Road, Lowestoft, Suffolk, NR32 1HA
 - (c) Description of development:** Variation of Condition No's 4, 5, 6, 7, 8, 9, 10, 16 of DC/23/4537/RG3 - Part demolition of the existing Battery Green car park and northern wing of the Marina Centre building, realignment of Marina Road, the erection of a new circulation core in the retained car park area. Change of use of partially retained car park to competitive leisure use. New cultural building consisting of single and two storey elements, containing multi use hall, lobby, cafe, studio spaces, plant areas, restaurant and first floor multi use space. Externally providing new soft and hard landscaping with external lighting scheme to create new linkages and new public realm - We would like to discharge Condition 6 to facilitate the progression of the Marina Centre works. In order to progress the Marina Centre works we also require variations to the wording of Condition 4, 5, 7, 8, 9, 10 and 16 to enable the Marina Centre works to be

undertaken prior to the discharge of the conditions in question. The conditions already refer to the exception of the car park demolition so we would like to append the Marina Centre works to this exemption.

6. Reason for issuing demand notice: Development is deemed to have commenced
7. The outstanding amount of CIL payable, including surcharges, that this demand notice relates to: £0.00
8. The amount payable by the recipient** of this notice: £0.00

**** The liable parties listed below are jointly and severally liable to pay this amount.**

Breakdown of CIL Liability

The following breakdown of liabilities for the applicable charging authorities apply:

Authority	Liable Amount
East Suffolk Council	£0.00

These amounts are detailed in the latest liability notice (LN00006698) and include any reliefs granted, but exclude any surcharges or late payment interest that have been applied. If applicable, any surcharges and late payment interest will be detailed separately below.

Rights of appeal

You may appeal against any decision by the CIL collection authority to deem that development has commenced by doing so to the Planning Inspectorate within 28 days of receiving notice of such a decision by the CIL collection authority. Please see the Planning Portal note on the [Appeals Procedure](#) for further information.

Recipients of this Demand Notice

Other recipients of this notice (where relevant) include those who have jointly assumed liability to pay CIL or, where no-one has assumed liability, those jointly liable to pay CIL (i.e. joint owners of the relevant land).

Recipients of this notice who are liable to pay CIL:	
Name and address of recipient	Category of recipient
Emma Bellward	Liable Party
East Suffolk Council	Applicant
Riverside	
4 Canning Road	
Lowestoft	
Suffolk	
NR33 0EQ	
Lowestoft Town Council	Liable Party
Hamilton House	Owner
Battery Green Road	
Lowestoft	
Suffolk	
NR32 1DE	

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

Where there is more than one liable party, a separate Demand Notice relating to this development will also be served on each person liable to pay an amount of CIL in respect of the chargeable development. This may include the following (where relevant):

- Where more than one party has assumed liability, each person liable to pay an amount of CIL in respect of the chargeable development.
- Where no-one has assumed liability to pay CIL and the CIL liability has been apportioned between the land owners of the relevant site, each land owner.

Further Information

Further information on CIL and all CIL forms are available on the Planning Portal website at www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil and the East Suffolk Council website.

For further information or if you have any questions regarding CIL please contact us at CIL@eastsoffolk.gov.uk.

No surcharges have been applied. No late payment interest has been applied.

Yours sincerely,



Ben Woolnough MRTPI | Head of Planning, Building Control and Coastal Management
East Suffolk Council

