

Information about CIL following a Search **/ CON29**

Please see the details below to explain the information revealed on the Search or CON29 and how to find the documentation detailing the information you may require.

Should you need more details as to what CIL is, how and when this is calculated or further details on this process, then please see the [CIL webpage](#) and our Guidance notes.

Is there a CIL Charging schedule?

The CIL Charging schedule sets out the CIL charges which apply in the Borough. It outlines aspects such as what developments potentially have to pay, the ways in which this is calculated and what the charges are for the residential and other development in the different areas of the Borough

The presence of a CIL Charging Schedule does not imply that a particular development has a CIL Liability, but indicates whether the Local Authority currently charges CIL for relevant development.

Bedford Borough Council introduced the Community Infrastructure Levy (CIL) on 1st April 2014. This means that to date, Bedford Borough Council has a CIL Charging Schedule in place and charges CIL for certain residential and retail developments.

Any planning permissions or deemed consents issued on or after the 1st April 2014 therefore has the potential to be subject to CIL, which normally becomes payable once development commences.

CIL Notices

A number of letters that may be sent out as part of the CIL Process.

- The **Liability notice** outlines whether a development is chargeable, how this has been calculated and the chargeable amount. Should the proposal not result in a fee or there is relief through an exemption, then this will also be set out in the notice.

When planning permission is granted, a Liability Notice will normally be sent out with the decision notice or as soon as possible afterwards. New Liability Notices may also be sent out after this if there are any changes to these details.

- The **Notice of Chargeable development** relates to permitted development, or new developments that are granted permission by way of a general consent, as in some instances, these might be CIL Liable. Such development includes conversions of offices and agricultural buildings to residential, as set out in the Town and Country Planning (General Permitted Development)(England) Order 2015 as amended.

If this is the case then the Notice of Chargeable Development should be sent to the Council, by the developer, before the development commences. If this notice has not been received then the Council may also serve this on the landowner.

- The **Demand Notice** is served when the Council has confirmation that a development has begun. This notice sets out the precise details of what money is due, how this can be paid and when this must be paid by. If the liability qualifies for an Instalment Policy then the dates of this will also be provided.

The issue of a Demand Notice supersedes a Liability Notice. However a Demand Notice will not be issued without a Liability Notice having been sent in the first instance.

- The **Commencement Notice** and **Assumption of Liability** are two forms that need to be completed by the owner or person liable to pay the CIL, before the development has begun. (Please see www.bedford.gov.uk/CIL for a copy of these forms to fill out).

The Assumption of Liability needs to be filled out by the person who will be making the CIL payment. This process ensures that the notices sent go to the correct person(s), which is usually the landowner.

The Commencement Notice informs the Council of the intended start date of the development. Both of these forms need to be submitted prior to this date, otherwise additional charges may be applied.

The submission of a Commencement Notice normally triggers the Demand Notice, or on some occasions, a revised Liability Notice.

Non-Payment

If a CIL Liability has not been paid or the payment procedure has not been followed then this is likely to result in surcharges and late interest payment being applied which will be stated on the Demand Notice.

Enforcement action may also be undertaken which includes the serving of a CIL Stop notice, or the Council may apply to the Magistrates' Court for a Liability Order.

If this is the case or action is pending then this will be stated within the CIL details available on the Land Register.

Finding CIL Information and Documents

All the planning application information relevant to the site is revealed as part of the searches. If there is any information about CIL and you have queries, the CIL notices, payments or actions that may have been undertaken can be found online. Each stage requires a form or document either from Bedford Borough Council or the Applicant / Owner (Liable Party) and is published online as part of the application documentation at www.bedford.gov.uk/searchplans. For assistance in viewing this information or any other planning documentation revealed please go to www.bedford.gov.uk/searchesFAQs. Find out more about [CIL online](#)

For more information about CON29, Official Searches and searching the Land Charges Register please go to the [Land Charges](#) page.