

**Milly Southworth**

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**From:** Torpoint Town Council <admin@torpointtowncouncil.gov.uk>  
**Sent:** 11 October 2023 14:19  
**To:** Milly Southworth  
**Subject:** FW: CIL Charges on new open market housing Torpoint

**Harriet Bastin**

Torpoint Town Council Support Officer

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**From:** Huggins Marine <office@hugginsmarine.com>  
**Sent:** 11 October 2023 13:17  
**To:** Milly Southworth <admin@torpointtowncouncil.gov.uk>; Cllr John Tivnan <cllr.john.tivnan@cornwall.gov.uk>  
**Cc:** ryan.searle@cornwall.gov.uk  
**Subject:** CIL Charges on new open market housing Torpoint

Hi Milly,

**Semi Detached Houses - Marine Drive – Torpoint – CIL Charges**

Thought it prudent to copy the Town Council in with correspondence with Cornwall Council regarding my semi detached houses development in Marine Drive and the serious detrimental impact of CIL charges.

This Tax on developers trying to provide much needed housing in Torpoint will seriously affect the viability of many developments, on top of already having to struggle with rising building material and labour costs as well as soaring interest rates.

This will have a devastating effect on the targets for the provision of 300 new homes in Torpoint. And i would go as far to say as long its a level playing field and the police station development will be subject to this CIL tax charge it could make that site financially unviable the council needs to understand the far reaching implications here!

This disproportionate tax is compounded by the heavy-handed way in which Cornwall have imposed a surcharge, effectively a fine, of £2,500 on top of the £29,859.12 CIL letter to Torpoint charge on two houses. This results in an additional expenditure for me to pay a staggering £32,500 before the development is out of the ground. These two semi detached properties are not detached high value properties for wealthy second home owners. They are built in a infill parcel of land in the back garden of a existing house in the town that would be the average valuation of similar semi detached properties. So a penalised tax charge for providing mid range much needed open market housing for local people is a staggering disproportionate tax that for me will have far wider implications for our company and anyone else investing and building in Torpoint.

I will be reconsidering my other developments in the Town. in particular The Carbeile Wharf marina project for example could result in excess of £200,000 in CIL Charges which was providing 40 new homes and of course 40 new

council tax payers for the town. As town council are aware we were about to submit a pre app to Cornwall Council to re develop our marina and bring new investment jobs which is a important asset to the town. unfortunately i feel i have no alternative i shall now be putting that project on hold indefinitely, and seriously considering my other developments in the Town. This in light of our your very successful public meeting last month and the hard work you and the council have put in lately to the vision of Torpoint which i feel has been very positive and progressive working with the town council with our various developments in the town. I came away from that meeting very positive and i thought actually for once Torpoint would be eventually coming off the starting blocks after decades of under development.

As the primary developer in Torpoint I have always tried to liaise closely with the Town Council on my proposed developments and I feel that we have a positive and co operative working relationship.

I feel i need to write this email to the Town Council as I feel they are unaware whether they realise the negative impact this is having on Torpoint which is already struggling for investment and new housing .

Developers already face extensive cost and delays due to the dis-functional planning system and the associated Reports required with all the added costs involved not to mention the discharge of planning conditions and the cost involved there. CIL charges only compound these problems.

I would be interested to know how much of the CIL money comes back into the town? and the adverse effect this penalised tax is having on new housing. Has this been taken into consideration of the possible CIL payments involved in the police station redevelopment of again possibly up to the tune of £200,000 possible in CIL payments before a shovel is put in the ground!!

I feel it prudent Town Council needs to seriously consider the negative impact of CIL on investment in the Town and possible opt out of this staggering penalised disproportionate tax which will prevent new developments in its tracks. I would welcome the Town Council's response

Kind regards

Shaun Huggins

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Regards  
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