

From: Ryan Searle <Ryan.Searle@cornwall.gov.uk> **On Behalf Of** CIL Enquiries
Sent: 02 May 2023 14:23
Subject: CIL Neighbourhood Parish Payments

Information Classification: PUBLIC

Dear Colleague,

I am writing to advise that you should have received a Community Infrastructure Levy (CIL) 'Neighbourhood' payment for your Council.

As you will be aware, since 1 January 2019 Cornwall Council has been charging CIL on new development, and we are required to pass back to you a percentage of any receipts from development that has commenced within your area. The amount paid will be 15% (capped at £100 per existing Council Tax paying dwelling), or 25% if your area has an adopted Neighbourhood Development Plan. The attached spreadsheet sets out how much your Council will be receiving from each commenced CIL liable development. This list includes details for all the local councils who will be receiving a payment, and this information will be published on our website and in our annual CIL report.

Also attached is a guidance document which provides more information about this payment, and sets out your responsibilities for ensuring this money is spent and for reporting back to us. You can also find this document on our Town and Parish Council CIL webpage – www.cornwall.gov.uk/cil.

If you have any queries about this payment, or your reporting responsibilities, please do not hesitate to contact the Infrastructure Team at cil@cornwall.gov.uk.

Kind regards,
Ryan

Ryan Searle | Development Officer
Cornwall Council | Planning & Housing
Ryan.Searle@cornwall.gov.uk | Tel: 01872 322222 and say my name
www.cornwall.gov.uk | 'Onen hag oll'

This e-mail and attachments are intended for above named only and may be confidential. If they have come to you in error you must take no action based on them, nor must you copy or show them to anyone; please e-mail us immediately at enquiries@cornwall.gov.uk. Please note that this e-mail may be subject to recording and/or monitoring in accordance with the relevant legislation and may need to be disclosed under the Freedom of Information Act 2000 or the Environmental Information Regulations 2004. Security Warning: It is the responsibility of the recipient to ensure that this e-mail and any attachments are virus free. The Authority will not accept liability for any damage caused by a virus.

App No	Parish	NCIL Collected
PA20/11063	Altarnun	168.07
PA22/06743	Altarnun	1,011.66
PA22/02940	Bodmin	3,973.49
PA22/07390	Bodmin	1,328.00
PA21/02625	Bodmin	1,973.21
PA21/05940	Boyton	2,052.43
PA20/01354	Boyton	2,760.23
PA21/06231	Breage	3,639.00
PA20/03738	Breage	1,851.18
PA21/02573	Bude-Stratton	13,597.50
PA20/10672	Bude-Stratton	6,408.68
PA18/06879	Bude-Stratton	4,639.58
PA19/08421	Bude-Stratton	3,782.71
PA18/02049	Calstock	2,700.00
PA21/01798	Calstock	404.43
PA22/10947	Camborne	3,833.83
PA18/11990	Colan	7,704.06
PA21/08820	Colan	5,401.11
PA20/02713	Colan	4,842.64
PA22/00532	Crantock	3,335.72
PA21/08618	Crantock	287.97
PA21/04005	Cubert	2,764.53
PA22/03027	Davidstow	1,104.06
PA20/09163	Deviock	838.55
PA18/07517	Deviock	1,181.25
PA21/10714	Deviock	1,354.62
PA18/12045	Falmouth	484.73
PA21/00803	Falmouth	217.31
PA21/03873	Falmouth	4,325.54
PA19/09021	Falmouth	523.95
PA21/00961	Falmouth	2,843.07
PA20/03650	Falmouth	2,757.08
PA21/10078	Falmouth	12,332.55
PA19/09373	Falmouth	189.06
PA21/11994	Falmouth	1,239.78
PA21/00954	Falmouth	5,000.24
PA19/07583	Falmouth	75.78
PA20/08924	Feock	4,110.14
PA21/05451	Feock	12,718.61
PA20/07455	Forrabury and Minster	1,969.34
PA22/07849	Forrabury and Minster	375.00
PA21/05956	Fowey	3,871.13
PA21/04879	Fowey	4,416.00
PA21/09653	Gerrans	12,827.83
PA21/07313	Grampound with Creed	188.49
PA21/03212	Grampound with Creed	143.95
PA21/05148	Gweek	2,073.40
PA20/04705	Gwinear-Gwithian	1,391.67
PA21/08680	Gwinear-Gwithian	1,452.06

PA21/06040	Hayle	1,151.89
PA22/10025	Helston	2,746.34
PA19/05639	Illogan	1,203.14
PA21/10092	Jacobstow	2,685.99
PA22/07944	Kea	767.36
PA21/02846	Kenwyn	7,068.40
PA20/09385	Kenwyn	1,623.11
PA21/09487	Kilkhampton	3,247.15
PA21/00588	Kilkhampton	2,685.99
PA21/12466	Landewednack	4,070.13
PA21/03427	Lanlivery	314.15
PA20/01284	Launceston	7,029.72
PA21/00917	Launceston	2,351.42
PA22/07109	Liskeard	1,879.20
PA21/08758	Looe	2,787.55
PA18/11720	Looe	772.50
PA21/01246	Ludgvan	1,675.47
PA21/12748	Ludgvan	14,622.74
PA22/05236	Ludgvan	10,337.27
PA21/06622	Marazion	3,701.96
PA20/00038	Marhamchurch	1,733.02
PA20/10188	Mawgan-in-Pydar	4,052.55
PA22/02382	Mawgan-in-Pydar	2,259.79
PA21/12699	Mawgan-in-Pydar	2,677.92
PA21/00948	Mawgan-in-Pydar	5,300.92
PA21/02258	Mawgan-in-Pydar	7,105.38
PA20/04165	Mawnan	2,126.89
PA21/08398	Morval	1,478.34
PA21/07925	Mylor	3,455.66
PA19/11194	Mylor	7,089.62
PA19/06990	Mylor	3,690.00
PA21/05483	Newquay	11,508.40
PA19/06004	Newquay	4,400.00
PA22/01517	Newquay	4,510.19
PA21/04655 (2 - Phase 2)	Newquay	947.45
PA19/09518	Newquay	150.00
PA21/10932	North Hill	4,995.66
PA21/04154	North Petherwin	1,743.54
PA22/02299	Otterham	3,006.00
PA21/04115	Padstow	2,261.89
PA21/07305	Padstow	1,439.79
PA19/07405	Padstow	3,420.00
PA19/04032	Penryn	2,871.01
PA20/09875	Penzance	769.67
PA19/08785	Penzance	1,191.75
PA21/01095	Penzance	4,517.49
PA19/09416	Penzance	983.10
PA21/10314	Perranarworthal	7,141.13
PA22/04482	Perranuthnoe	4,115.38
PA20/09120	Perranuthnoe	2,739.40

PA21/05872	Perranuthnoe	270.17
PA21/02411	Perranzabuloe	4,209.62
PA22/02863	Perranzabuloe	375.85
PA22/03514	Perranzabuloe	3,778.75
PA22/03948	Porthleven	365.41
PA21/01875	Portreath	1,809.51
PA21/04272	Poundstock	2,167.64
PA21/12286	Poundstock	6,827.93
PA22/01066	Poundstock	4,870.38
PA18/11611	Poundstock	285.00
PA22/00493	Probus	3,009.09
PA21/00353	Probus	6,087.54
PA22/09093	Roche	3,209.65
PA21/03745	Saltash	943.29
PA22/09842	Saltash	2,246.66
PA20/10644	Saltash	1,372.84
PA19/04568	Sancreed	997.50
PA21/03573	Sennen	5,925.58
PA21/12570	St Agnes	2,088.05
PA22/07334	St Agnes	9,210.30
PA22/07716	St Cleer	11,927.70
PA20/07494	St Columb Major	4,707.55
PA22/03586	St Columb Major	648.34
PA21/02580	St Endellion	738.26
PA21/04363	St Endellion	708.96
PA21/05174	St Ewe	989.58
PA22/06651	St Gennys	454.15
PA21/10921	St Germans	394.09
PA21/09704	St Germans	738.86
PA22/08125	St Germans	994.43
PA21/12483	St Goran	1,550.38
PA20/01611	St Goran	1,876.04
PA19/08624	St Hilary	660.00
PA22/08938	St Ive and Pensilva	725.71
PA20/09872	St Ives	5,505.60
PA21/01576	St Ives	11,998.58
PA21/03680	St Ives	2,473.94
PA19/05215	St Ives	1,025.00
PA20/08148	St Ives	5,750.85
PA22/07008	St Ives	4,129.20
PA22/07341	St Ives	1,417.93
PA19/05216	St Just	801.00
PA20/05290	St Just	2,363.21
PA21/11866	St Just-in-Roseland	5,418.49
PA21/07452	St Kew	1,357.21
PA21/06380	St Merryn	2,748.82
PA22/07098	St Merryn	1,325.81
PA22/00703	St Merryn	5,747.36
PA21/03459	St Merryn	8,972.15
PA21/03582	St Merryn	10,787.32

PA21/11524	St Merryn	1,829.13
PA21/08726	St Mewan	18,065.81
PA22/03512	St Minver Highlands	1,882.69
PA21/06271	St Minver Highlands	1,531.49
PA22/08529	St Minver Highlands	1,882.69
PA22/04454	St Minver Highlands	5,716.04
PA21/01618	St Minver Lowlands	5,133.58
PA22/02110	St Minver Lowlands	1,461.64
PA21/11639	St Minver Lowlands	2,505.66
PA22/02783	St Neot	857.56
PA19/08214	St Newlyn East	1,065.00
PA22/06822	Tintagel	109.62
PA21/08036	Tintagel	2,953.02
PA22/09188	Tintagel	1,190.19
PA20/10974	Torpoint	1,146.65
PA22/07814	Treverbyn	7,485.46
PA19/02700	Truro	884.25
PA21/01468	Truro	2,277.59
PA19/07927	Truro	21,975.00
PA20/08658	Truro	7,087.25
PA21/07978	Truro	769.67
PA22/07145	Truro	809.36
PA22/00140	Truro	2,440.93
PA20/03674	Tywardreath and Par	1,525.20
PA21/06596	Wadebridge	774.38
PA21/01679	Wendron	2,601.17
PA22/02540	Whitstone	4,012.19
		593,828.99

PA20/10974

PP-09327707

Mon 04 Jan 2021

7-8 Fore Street Torpoint PL11 2AA

Partial change of use from office and storage usage into 3 new residential flats. With a 3 storey rear extensior

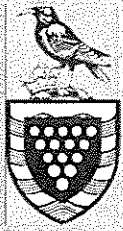
Decided

Approved with conditions

Fri 23 Apr 2021

Unknown

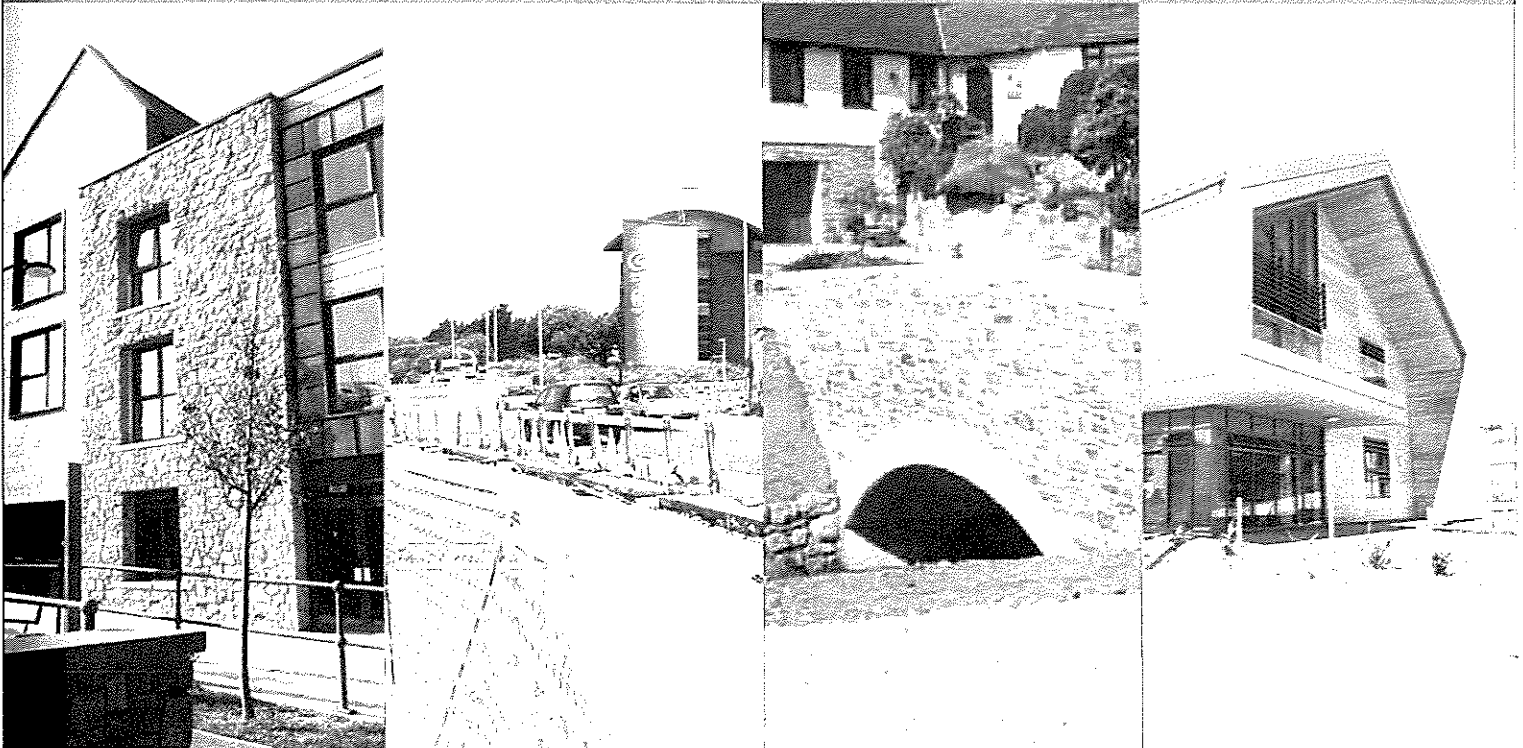
associated with this application.



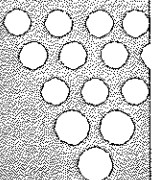
**CORNWALL
COUNCIL**
one and all • onen hag oll

Community Infrastructure Levy Guidance for Town and Parish Councils – Neighbourhood Portion

December 2021



www.cornwall.gov.uk



1. Introduction

1.1. The Community Infrastructure Levy (CIL) is a charge which allows planning authorities to charge development to fund infrastructure which addresses the cumulative impact of development. It came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010 (as amended).

1.2. CIL is a fixed rate per square metre of development, and the rates for development in Cornwall are set out in a Charging Schedule. The Charging Schedule came into effect in Cornwall on 1 January 2019. From this date, developments creating one or more dwellings, or new floorspace of 100sqm or more, could be charged CIL. However, CIL will only become payable on commencement of a development (not granting of planning permission), which means there will always be a delay between a development being granted permission and when it has to make a CIL payment.

1.3. CIL will make an important contribution towards financing the infrastructure required to deliver the development strategy for Cornwall as set out in the Local Plan¹. The money raised through CIL can be used to help fund a wide range of infrastructure that is needed as a result of development; this can include new road schemes, flood defences, schools, health facilities, park improvements, green spaces and leisure centres.

1.4. Within Cornwall Council, the CIL process is managed by the Infrastructure Team within Planning Policy.

2. Chargeable Development

2.1. CIL is charged on development that creates one or more dwellings, or new floorspace of 100sqm or more. However, the following types of development are not charged CIL in Cornwall:

- Development granted planning permission prior to 1 January 2019
- Open market element of Rural Exception Sites
- Sheltered or extra care housing, and care homes
- Strategic Sites – defined as residential developments allocated in the Site Allocations Development Plan Document (DPD)
- Housing developments with a holiday occupancy condition
- Residential developments in CIL Charging Zone 5

¹ <https://www.cornwall.gov.uk/localplancornwall>

$$\frac{R \times A \times I_p}{I_c}$$

Where:

- **R** is the CIL rate in £ per sqm
- **A** is the net increase in gross internal floor area
- **I_p** is the All-in Tender Price Index for the year in which planning permission was granted
- **I_c** is the All-in Tender Price Index for the year in which the charging schedule started operation

3.2. The CIL rate per sqm is dependent on which CIL Charging Zone the development sits within. There are 5 zones across Cornwall, and each Parish in Cornwall is within one of these zones. Zone 1 sees the highest rate per sqm, sliding down to Zone 5 where residential development is not charged CIL at all. Each zone also has two residential development rates depending on the size of the proposed site. See Appendix 1 for the CIL Charging Zone Parish List and Appendix 2 for the full breakdown of zones and the rates for residential and non-residential development.

4. Neighbourhood Portion of CIL

4.1. Of the CIL income received, 5% can be retained by the Charging Authority (Cornwall Council) for administering the process, 15-25% is paid to the Town or Parish Council in which development takes place (the 'Neighbourhood Portion'), and the remaining 70-80% (the 'Strategic Share') must be spent on infrastructure to support the development of the area.

4.2. Town and Parish Councils will receive 15% of any CIL raised from development within their area. This is capped at £100 per existing Council Tax paying dwelling. Where there is an adopted Neighbourhood Development Plan, the Town or Parish Council will receive 25% (uncapped) of any CIL raised in their area.

4.3. As Zone 5 residential developments have no CIL charge and will, therefore, not receive any CIL income from development in their area, Cornwall Council has made the decision to pay parishes in Zone 5, where development has taken place, a Neighbourhood Portion from the remaining 'Strategic Share'. The amount paid will be equivalent to the development being charged at the appropriate Zone 4 rate. These payments will be made to the Zone 5 parishes at the same time as the Neighbourhood Portion is paid to the other Town and Parish Councils.

6.3. Unlike the Strategic Share, local councils can spend their Neighbourhood Portion on the provision of affordable housing.

6.4. CIL payments to Zone 5 areas will be made from the Strategic Share, and so those parishes must spend the CIL they receive in line with the rest of the Strategic Share, as set out in CIL Regulation 59(1):

'...must apply CIL to funding the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of its area'.

7. Spending responsibilities

7.1. Town and Parish Councils have five years from receipt to spend their Neighbourhood Portion on infrastructure projects within their area that meet the criteria set out in CIL Regulation 59C (see section 6).

7.2. Under CIL Regulation 59E, if a Town or Parish Council fails to spend the CIL Neighbourhood Portion within the set timescales, or has spent it on something which is not in accordance with Regulation 59C, some or all of the unspent CIL may be required to be repaid to Cornwall Council. If a Town or Parish Council is unable to repay the full amount, Cornwall Council will recover the rest of the amount out of that local councils future CIL payments.

7.3. Cornwall Council will then have a duty to spend that recovered money in the area from which they have recovered it, in line with the criteria set out for local council spend.

8. Reporting responsibilities

8.1. CIL Regulation 121B sets out that Town and Parish Councils must prepare a report for any financial year ("the reported year") in which it receives CIL receipts.

8.2. The report must include:

- a) the total CIL receipts for the reported year;
- b) the total CIL expenditure for the reported year;
- c) summary details of CIL expenditure during the reported year including—
 - i. the items to which CIL has been applied;
 - ii. the amount of CIL expenditure on each item;

Appendix 1 – CIL Charging Zone Parish List

Value Zone	Towns	Other Settlements	Parishes
1		Rock with Tredrizzick Gerrans/ Portscatho Fowey	Boconnoc CP; Broadoak CP; Cuby CP; Feock CP; Fowey CP; Gerrans CP; Lanhydrock CP; Maker-with-Rame CP; Mawnan CP; Mylor CP; North Tamerton CP; Philleigh CP; Ruanlanihorne CP; St. Anthony-in-Meneage CP; St. Clement CP; St. Just-in-Roseland CP; St. Mellion CP; St. Michael Penkevil CP; St. Minver Lowlands CP; St. Sampson CP; St. Veep CP; St. Wenn CP; Treneglos CP; Veryan CP; Withiel CP
2	St Ives	Padstow, St Merryn/Shop, Constantine	Constantine CP; Helland CP; Landulph CP; Lanlivery CP; Lanteglos CP; Manaccan CP; Mawgan-in-Pydar CP; Padstow CP; Paul CP; Perranarworthal CP; Sheviock CP; St. Austell Bay CP; St. Ewe CP; St. Ives CP; St. Merryn CP; St. Minver Highlands CP; St. Winnow CP; Tregoney CP; Zennor CP
3	Falmouth and Penryn Truro with Threemilestone Newquay	Lostwithiel Mevagissey Marazion	Antony CP; Blisland CP; Boyton CP; Budock CP; Cardinham CP; Carlyon CP; Chacewater CP; Crantock CP; Falmouth CP Grampound with Creed CP; Jacobstow CP; Kea CP; Kenwyn CP; Lanivet CP; Launcells CP; Linkinhorne CP; Lostwithiel CP; Marazion CP; Mevagissey CP; Morvah CP; Morwenstow CP; Newquay CP; Penryn CP; Pentewan Valley CP; Pillaton CP; Poundstock CP; Sancreed CP; Sennen CP; South Hill CP; St. Allen CP; St. Dominick CP; St. Endellion CP; St. Germans CP; St. Goran CP; St. Hilary CP; St. Levan CP; Stokeclimsland CP; Towednack CP; Trewen CP; Truro CP
4	Bodmin Bude with Stratton and Poughill Callington Camelford Hayle Launceston Penzance with Newlyn Heamoor, Gulval and Long Rock Saltash Wadebridge Torpoint	Boscastle Gunnislake Kilkhampton Looe Mullion Perranporth Porthleven St Agnes St Blazey/Par St. Columb Major St Just Tintagel	Advent CP; Altarnun CP; Bodmin CP; Botusfleming CP; Breage CP; Bude-Stratton CP; Callington CP; Calstock CP; Camelford CP; Colan CP; Cubert CP; Cury CP; Davidstow CP; Deviock CP; Duloe CP; Egloshayle CP; Egloskerry CP; Forrabury and Minster CP; Germoe CP; Grade-Ruan CP; Gunwalloe CP; Gweek CP; Gwennap CP; Gwinear-Gwithian CP; Hayle CP; Kilkhampton CP; Ladock CP; Landewednack CP; Landrake with St. Erney CP; Laneast CP; Lanreath CP; Lansallos CP; Launceston CP; Lewannick CP; Lezant CP; Looe CP; Ludgvan CP; Luxulyan CP; Mabe CP; Madron CP; Marhamchurch CP; Mawgan-in-Meneage CP; Michaelstow CP; Millbrook CP; Morval CP; Mullion CP; North Hill CP; North Petherwin; Otterham CP; Penzance CP; Perranuthnoe CP; Perranzabuloe CP; Porthleven CP; Portreath CP; Probus CP; Quethiock CP; Saltash CP; Sithney CP; St. Agnes CP; St. Blaise CP; St. Breock CP; St. Breward CP; St. Buryan CP; St. Clether CP; St. Columb Major CP; St. Erme CP; St. Ervan CP; St. Gennys CP; St. Gluvias CP; St. Issey CP; St. Ive CP; St. John CP; St. Juliot CP; St. Just CP; St. Keverne CP; St. Kew CP; St. Mabyn CP; St. Martin-in-Meneage CP; St. Mewan CP; St. Neot CP; St. Newlyn East CP; St. Stephens By Launceston Rural CP; St. Tudy CP; Stithians CP; Tintagel CP; Torpoint CP; Tremaine CP; Tywardreath and Par CP; Wadebridge CP; Warleggan CP; Week St. Mary CP; Wendron CP; Werrington CP; Whitstone CP
5	Camborne with Pool, Illogan and Redruth Helston Liskeard St Austell	Indian Queens with St Columb Rd & Fraddon Delabole	Camborne CP; Carharrack CP; Carn Brea CP; Crowan CP; Dobwalls and Trewidland CP; Helston CP; Illogan CP; Lanner CP; Lawhitton Rural CP; Lesnewth CP; Liskeard CP; Menheniot CP; Pelynt CP; Redruth CP; Roche CP; South Petherwin CP; St. Austell CP; St. Cleer CP; St. Day CP; St. Dennis CP; St. Enoder CP; St. Erth CP; St. Eval CP; St. Keyne CP; St. Martin-by-Looe CP; St. Michael Caerhays CP; St. Pinnock CP; St. Stephen-in-Brannel CP; St. Teath CP; St. Thomas the Apostle Rural CP; Tresmeer CP; Trevalga CP; Treverbyn CP; Warbstow CP

More information

The Community Infrastructure Levy Charging Schedule, and other information about the levy, can be viewed on the Council's website www.cornwall.gov.uk/cil

If you would like this information in another format or language please contact:
Cornwall Council, County Hall, Treveryn Road, Truro TR1 3AY
Telephone: 0300 1234 100
Email: enquiries@cornwall.gov.uk
www.cornwall.gov.uk

Planning and Regeneration General 17-012

