

Milly Southworth

From: Catherine Thomson <Catherine.Thomson@cornwall.gov.uk>
Sent: 15 June 2026 14:29
To: clerk
Cc: Julie Martin; Gary Davis; Harriet Bastin; Councillor Kate Ewert; Councillor Rob Parsonage
Subject: RE: Actions and Notes of the Annual Parish (Town) Meeting of Torpoint held Thursday 28 May 2026

Information Classification: CONTROLLED

Hello Milly

Further to my email below, I have received some insight from Gemma Arthur, whose role includes dealing with CIL, which is:

Hi Catherine

The short answer to whether we can change the CIL charge, is no – not yet.

The slightly longer answer is that CIL charges are set following completion of a development viability assessment, and resulting charges have to go through an Examination in Public. It is also helpful to have an up to date Local Plan and accompanying Infrastructure Delivery Plan, as this sets out what infrastructure is needed to support Local Plan growth and, in turn, enables us to calculate how much money is needed to provide that infrastructure. This provides the evidence needed to justify a CIL charge. As you will know, work is currently underway on a new Local Plan and supporting infrastructure planning, but we won't be able to review the existing CIL charges until that work is more progressed, or complete.

In addition to the above, we will very shortly (before the end of this month) be sharing a briefing note about housing viability and steps that Cornwall Council is taking to help alleviate viability pressures on housing developments due to current market conditions. Whilst this does not include changes to the CIL charges – for the reasons set out above – it does set out that we have (already) changed our CIL Instalment Policy so that developers do not need to start paying CIL until later into the delivery stage of development. Feedback from developers was that their cashflow pinch point is just before they sell their first house, so we've moved the first CIL payment due date back a few months, in response to that information.

I would be interested to see the evidence Cllr Moon has that supports his statement that CIL charges are blocking development in Torpoint. Torpoint is in CIL charging zone 4 so is one of the lowest chargeable areas (at £35 sqm or £100sqm – index linked – depending on site size). We also have no record of developers contacting us saying they have any issues with paying their CIL charge in the area.

I hope that helps. Please do let me know if you have any other questions.

Kind regards
Gemma

**Gemma Arthur | Infrastructure Group Leader
Cornwall Council | Planning and Housing Service**

With kind regards
Catherine