Community Infrastructure Levy

Preliminary Draft Charging Schedule
CONSULTATION DOCUMENT

January 2017

www.cornwall.gov.uk
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1. Explanation and Evidence

1.1 What is the Community Infrastructure Levy?

The Community Infrastructure Levy (CIL) allows local authorities to raise funds from developers to pay for new infrastructure. Guidance1 is available from the Government as to what comprises a CIL, and the regulations2 that need to be followed in preparing a CIL.

CIL takes the form of a set tariff per square metre (sqm) of additional floor space. The level of the tariff is set by the local authority based on the needs identified through infrastructure planning, but also tested to ensure that it will not affect the viability of development coming forward. The local levy rate(s) must be set out in a CIL Charging Schedule, and payments will be collected into a fund to pay for infrastructure.

The CIL will help provide funds for the infrastructure required to deliver the development strategy for Cornwall as set out in the Local Plan3. Whilst the CIL makes an important contribution towards financing infrastructure, it will by no means provide all the necessary funding. Together with our partners we will continue to pursue all other funding opportunities.

1.2 Who will have to pay CIL?

The charge will be levied on development of more than 100 sqm of floor space (gross internal floor space) and those creating one or more dwellings even if the floor space is less than 100 sqm. In principle, this affects all types of development that involve buildings ‘into which people normally go’.

The levy will not be charged on changes of use that do not involve an increase in floor space. Sub-divisions

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1 DCLG (2011) Community Infrastructure Levy: an overview
3 www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/cornwall-local-plan/
of existing dwellings to form other dwellings will also not be charged. Structures which are not buildings, or which people do not regularly go into to use will not be liable. Affordable housing development and development for charitable purposes will also be exempt.

In addition, based on development viability, the charging authority may choose to set the CIL charging rate for certain uses or certain areas at £0 (zero).

1.3 Why should development pay for infrastructure?
Almost all development has some impact on the need for infrastructure, services and amenities, or benefits from them, so it is only fair that such development pays a share of the cost. It is also fair that those who benefit financially when planning permission is given, should share some of that gain with the community which granted it. By paying a contribution, developers will help fund the infrastructure that will support their development and make the development acceptable and sustainable.

1.4 Benefits of a Community Infrastructure Levy
New development needs to be supported by physical, social and green infrastructure. CIL provides a funding stream for this infrastructure, and a mechanism for ensuring that new development bears a proportion of the cost of new infrastructure that will serve the area.

Establishing a tariff will give developers certainty about the costs for infrastructure beyond their site. CIL creates a system under which the cost of infrastructure does not rest unfairly just with the large developments, as small developments will also pay.

The Levy will allow the Council and its partners to plan ahead for infrastructure delivery more effectively.

In accordance with the Localism Act, a meaningful proportion of the Levy will be passed directly from the Council to the local community in which it was raised. For areas with a Neighbourhood Plan, the Parish or Town Council will receive 25% of the income raised in their area; this will be 15% for areas without an adopted Neighbourhood Plan.

What constitutes a meaningful proportion is defined by the CIL Regulations 2010 (as amended in 2012).
1.5 Relationship with Section 106 developer contributions

Once in place, CIL will become the main source of developer contributions towards infrastructure beyond the immediate needs of the development site. Section 106 obligations will remain, alongside the CIL, for infrastructure requirements linked to the development site itself, such as local access or connection to services. S106 agreements will also remain the vehicle through which affordable housing is delivered. Developments cannot be charged for the same item of infrastructure through the S106 and the CIL.

Currently, Cornwall Council operates a system of pooled contributions for certain types of S106 monies, including for education. The new CIL regulations have however drastically reduced the scope for pooling S106 contributions and CIL is now the only means of pooling infrastructure contributions from more than five development sites.

Cornwall Council will publish a list of infrastructure projects or types of infrastructure that it intends will be, or may be, wholly or partly funded by CIL. This is known as the Regulation 123 list. This list is not included in this document, and so does not form part of this consultation. However, a draft list will be published during the next stage of CIL development (see Section 6), and a final list will be published on the Council’s website when the CIL is adopted. It will be kept up to date to take into account any changes in circumstances and/or infrastructure needs identified in the future.

1.6 Evidence Base for the Preliminary Draft Charging Schedule

The evidence underpinning the Preliminary Draft Charging Schedule should examine the need for infrastructure and development viability in the area. To this end, Cornwall Council has undertaken an Infrastructure Needs Assessment and Development Viability Assessments to provide evidence for CIL rate setting.
Infrastructure Needs Assessments

For each Community Network Area we have identified the infrastructure required to support development over the Local Plan period, up to 2030. The Infrastructure Needs Assessment is a ‘living’ document and is continually updated. In relation to the CIL, the needs assessment does not provide a definitive list of infrastructure schemes to be funded through CIL, but instead provides a justification for levying a charge from development to help pay towards infrastructure.

The CIL regime does not limit CIL spending to the items in the needs assessment, as used to underpin the charging schedule. Authorities can respond to changing local circumstances, such as changes in infrastructure requirements or funding sources, and spend revenue from the levy on different projects from those identified during the rate setting process. The schedules should not in any way be considered to be the Council’s programme for spending on infrastructure. Neither is it a definitive list of the infrastructure items that CIL will contribute to. The infrastructure projects or types of infrastructure that Cornwall Council intends will be, or may be, wholly or partly funded by CIL will be set out in its Regulation list. A draft 123 list will be published during the next stage of CIL development (see Section 6) and a final list will be published on the Council’s website when CIL is adopted.

Development Viability Assessment

The viability assessment conclusions underpin the rates proposed in the Preliminary Draft Charging Schedule. CIL must strike a balance between the desirability of funding infrastructure from the levy, and the potential effects of the imposition of the levy upon the economic viability of development across the Council’s area.

Cornwall Council commissioned consultants, Three Dragons and Opinion Research Services (ORS), to assess the level at which CIL could be set alongside other planning obligations so that development remains viable. In assessing the viability of developments to pay a CIL charge, certain assumptions had to be made about costs of development. These assumptions are set out in Section 4 of the main document.

The Residential Viability Assessment considered the impact of a CIL, combined with Affordable Housing policy requirements, on the viability of residential development. Viability work considered residential developments of all sizes, i.e., 1 dwelling upwards, and included sheltered and extra care housing.

The Non-Residential Viability Assessment work looked at all other types of new development that could potentially fall within the CIL regime. The types of development considered included offices and industrial uses, retail, hotels and residential institutions (such as student housing and care homes), and community uses.

1.7 Proposed charges

Based on the evidence, this Preliminary Draft Charging Schedule proposes:

- CIL is charged at different rates across the five housing value zones in Cornwall (as shown in Appendix 1).
- A higher rate of CIL is charged for residential developments that are not required to provide affordable housing.
- Strategic (housing) sites have a zero rated CIL charge.
- S106 remains the main focus for infrastructure funding from strategic (housing) sites
- CIL is charged on retail development

More detail on these proposals is contained in section 4.

Consultation is on the proposed charges as set out in this Preliminary Draft Charging Schedule, and the assumptions made in determining which developments are able to pay a CIL without viability.

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2. Background

A Preliminary Draft Charging Schedule (PDCS) was consulted on in 2013, but work then halted on development of a CIL for Cornwall whilst the Local Plan was progressed. The Local Plan has now gone through public examination and been formally adopted by Cornwall Council.

As with the initial PDCS, this document proposes for consultation the level of developer contributions to be charged. It is prepared in accordance with the 2008 Planning Act and the Community Infrastructure Levy Regulations 2010 (as amended), and is based on two sets of evidence: the need for infrastructure and the development viability in Cornwall. Both of these pieces of evidence have been updated since the 2012 work to ensure they reflect latest market conditions.

This PDCS will not seek to repeat the questions asked during the previous consultation other than to seek comment on the proposed rates and the assumptions made in the updated development viability studies. Comments submitted as part of the previous consultation will be taken into account when producing the Draft Charging Schedule. Previous comments can be seen on the Council’s website, and related to there being sufficient justification for introducing CIL in Cornwall, the provision of discretionary relief, the provision of an instalments policy, the option for developers to pay liable CIL charges ‘in kind’, and additional planning use classes being considered for CIL.

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8 www.cornwall.gov.uk/media/3623326/CIL-preliminary-draft-charging-schedule-WEB-2-.pdf
10 www.cornwall.gov.uk/CIL
11 www.cornwall.gov.uk/CIL
3. Viability Assessments

Government guidance is clear that CIL should strike a balance between the desirability of funding infrastructure from the levy and the potential effects of the imposition of the levy upon the economic viability of development. Charging CIL on a development must not result in the development becoming inviable to build. In 2012, Cornwall Council commissioned consultants Three Dragons and Opinion Research Services (ORS) to assess the level at which CIL could be set alongside other planning obligations so that development remains viable.

The consultants prepared:

- a Residential Strategic Viability Assessment to inform the development of both the CIL Charging Schedule and Local Plan Affordable Housing policy. This assessment looked at different sized residential developments, i.e., 1 dwelling upwards (and included sheltered accommodation and extra care housing), across the whole of Cornwall, and considered the ability of these developments to pay a CIL charge.

- a Non-Residential Strategic Viability Assessment (assisted by local commercial property consultants Alder King). This looked at all other types of development, i.e., offices, industrial units, retail, hotels and residential institutions (such as student housing and care homes), and community uses, and considered the ability of these developments to pay a CIL charge.

The same consultants were commissioned in 2015 to update initial findings taking into account changes in the development market. To ensure consistency, the same approach to assessing development viability was adopted in the updates, including discussions and workshops with the development industry.

The updated viability assessments can be seen on the Council's website.12

4. Proposed CIL Rates

4.1 Residential Development

As with the previous viability study, the Residential Viability Assessment considered the combined impact of a CIL together with Affordable Housing policy requirements on development viability. Following testing, the lowest resultant viable rate was taken for each housing value zone and development size, and reduced by 50% to take full account of market variations, and a further ‘round down’ exercise was employed to make further allowance for development variances, such as slight differences in external build costs.

Table 1 summarises the CIL rates recommended for residential development, based on the five different housing value zones across Cornwall. Appendix 1 illustrates which value zone each Parish is in, with further clarification provided in Appendix 2.

Major housing schemes (strategic sites identified in the Allocations Development Plan Document)13 will have a zero rated CIL charge. S106 will remain the primary mechanism for infrastructure investment from these sites, to ensure the necessary strategic infrastructure for the development, such as schools or road improvements, is delivered as part of the scheme.

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12 www.cornwall.gov.uk/CIL

In addition CIL will not be charged on affordable housing which meets the definition as set out in the 2012 National Planning Policy Framework. CIL will not be charged on sheltered or extra care housing on the grounds of viability.

### Table 1 - rates of CIL to be charged on new residential development

<table>
<thead>
<tr>
<th>Type of Development</th>
<th>Planning Use Class</th>
<th>Zone</th>
<th>Rate £sqm sites not required to provide Affordable Housing</th>
<th>Rate £sqm sites required to provide Affordable Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
<td>C3 &amp; C4</td>
<td>1</td>
<td>£400</td>
<td>£200</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
<td>£200</td>
<td>£100</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3</td>
<td>£100</td>
<td>£60</td>
</tr>
<tr>
<td></td>
<td></td>
<td>4</td>
<td>£100</td>
<td>£35</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5</td>
<td>£0</td>
<td>£0</td>
</tr>
<tr>
<td>Strategic sites</td>
<td>C3 &amp; C4</td>
<td>All</td>
<td>£0</td>
<td>£0</td>
</tr>
</tbody>
</table>

The key assumptions made in the Residential Viability Assessment were:

- Building Cost Information Service\(^{15}\) (BCIS) 5 year median build costs for houses and flats, adjusted for Cornwall
- external works 15%
- developer return 20% of Gross Development Value (GDV)\(^{16}\) and 6% of costs for affordable housing (based on risk)
- S106/278 contribution of £2,000 per dwelling
- professional fees 8%-12% (of build costs)

- all developments are affordable housing and accessibility policy compliant (25% Part M (4)2 for 11+ dwellings)
- additional infrastructure costs of £50,000-£200,000 per net ha for larger sites
- additional S106 costs included for strategic sites

### Consultation Question 1
Do you agree with the key assumptions that underlie the Residential Viability Assessment? If not, what alternatives would you suggest and why?

### Consultation Question 2
Some residential developments are no longer expected to provide affordable housing\(^{17}\), and are therefore able to accommodate a higher rate of CIL without viability being affected. Do you agree with developments that are not required to provide affordable housing being charged a higher rate of CIL on this basis? If not, please explain why.

### Consultation Question 3
Do you agree with the residential development CIL rates proposed for the different areas of Cornwall? If not, please explain which ones you disagree with and why.

### 4.2 Non-Residential Development

The Non-Residential Viability Assessment considered all types of non-residential development which could potentially be liable to pay a CIL charge, including all retail, office and industrial uses, hotels, residential institutions (student housing and care homes) and community uses.

The recommended CIL rates are set on the basis of establishing a simple, straightforward charging schedule that allows for some flexibility to the

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14 As defined by the Town & Country Planning Act 2004 - www.planningportal.co.uk/info/200130/common_projects/9/change_of_use
15 www.rics.org/uk/knowledge/bcis/
16 Gross Development Value can be defined as the market value of a completed proposed development. It is based on current market values, not those when the property is actually completed. GDV represents the estimated gross income before deducting the development expenditure.
17 These are developments of 10 or less dwellings in urban areas (where the total cumulative floorspace created is less than 1,000sqm), and 5 or less dwellings in rural areas. More detail can be found at http://planningguidance.communities.gov.uk/blog/guidance/planning-obligations/planning-obligations-guidance/ - Paragraph: 031 Reference ID: 23b-031-20161116
development costs; this was reduced by 40% to take full account of market variations. Table 2 summarises the recommendations across Cornwall.

Table 2 - rates of CIL to be charged on new non-residential development

<table>
<thead>
<tr>
<th>Type of Development</th>
<th>Planning Use Class</th>
<th>Zone</th>
<th>Rate £/sqm</th>
</tr>
</thead>
<tbody>
<tr>
<td>Convenience Retail &gt; 280sqm (Supermarkets – see definition below)</td>
<td>A1</td>
<td>All</td>
<td>£100</td>
</tr>
<tr>
<td>Out of town, non-food retail &gt; 280sqm</td>
<td>A1</td>
<td>All</td>
<td>£100</td>
</tr>
<tr>
<td>Restaurant, edge of town (A3/A5) &gt; 100sqm</td>
<td>A3/A5</td>
<td>All</td>
<td>£100</td>
</tr>
<tr>
<td>All other Retail</td>
<td>A1 – A5</td>
<td>All</td>
<td>£0</td>
</tr>
<tr>
<td>Office, Industrial &amp; Distribution</td>
<td>B1, B2 &amp; B8</td>
<td>All</td>
<td>£0</td>
</tr>
<tr>
<td>Hotels</td>
<td>C1</td>
<td>All</td>
<td>£0</td>
</tr>
<tr>
<td>Residential Institution (including care homes)</td>
<td>C2</td>
<td>All</td>
<td>£0</td>
</tr>
<tr>
<td>Community Use</td>
<td>D1</td>
<td>All</td>
<td>£0</td>
</tr>
<tr>
<td>Commercial Leisure</td>
<td>D2</td>
<td>All</td>
<td>£0</td>
</tr>
<tr>
<td>Others</td>
<td>Sui Generis</td>
<td>All</td>
<td>£0</td>
</tr>
</tbody>
</table>

Definitions

- Supermarkets are shops that are of a size, and offer a range of goods, that makes them shopping destinations in their own right, including a dedicated car park. Supermarkets sell a full range of convenience foods and usually also offer a choice of non-food items and some services such as banking.
- Town boundaries are as defined in the Local Plan and draft Allocations Development Plan Document19.

The key assumptions made in the Non-Residential Viability Assessment were:

- external costs 15% (of build costs)
- professional fees 12% (% of build costs)
- developers profit 20% (% of GDV)
- sales and marketing costs 4% (% of GDV)
- interest on build costs 5.5%
- purchase cost 1.8% excluding Stamp Duty Land Tax20 (SDLT)

Survey Question 4
Do you agree with the key assumptions that underlie the Non-Residential Viability Assessment? If not, what alternatives would you suggest and why?

Survey Question 5
Do you agree with the non-residential development CIL rates proposed for Cornwall? If not, please explain which ones you disagree with and why.

18 As defined by the Town & Country Planning Act 2004 - www.planningportal.co.uk/info/200130/common_projects/9/change_of_use
20 www.gov.uk/stamp-duty-land-tax/overview
5. Calculation of the CIL Charge

5.1 Liability to pay CIL
A chargeable development is one for which planning permission is granted and/or which is liable to pay CIL in accordance with the CIL Regulations 2010 (as amended).

CIL will be charged in pounds per square metre on the net additional floor space of all new qualifying development, apart from those exempt under Part 2 and Part 6 of the CIL Regulations 2010 (as amended). Those exempt from the charge can be summarised as:

- Non-residential buildings, or extensions to buildings, less than 100sqm
- Buildings into which people do not normally go, or enter intermittently for the purpose of inspecting or maintaining fixed plant or machinery
- Social (affordable) housing
- Buildings owned by charities and used for a charitable purpose
- Minor developments, including residential extensions and annexes
- Self-build

Further to comments received during the previous consultation, Cornwall Council will be developing a Discretionary Relief Policy and an Instalments Policy which will be consulted on along with the Draft Charging Schedule.

5.2 Calculating the Chargeable Amount
The chargeable amount is calculated in accordance with Regulation 40 of the CIL Regulations 2010 (as amended), summarised as:

\[
\text{Chargeable Amount} = \text{chargeable development} \times \text{levy rate} \times \text{inflation measure}
\]

Consultation Question 6
Overall, do you agree that the proposed CIL rates represent an appropriate balance between the need to fund infrastructure through CIL and ensuring that development remains viable? Please explain your answer.

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21 The Chargeable Development (per sqm) is the gross internal floor space of the development less the gross internal floor space of any existing buildings to be demolished, provided they have been in continuous use for at least six months in the past 12 months (Regulation 64). The amount of chargeable development should be broken down by use class.

22 The Levy rate (£ per sqm) is the applicable rate as shown in the table.

23 The inflation measure (%) is based on the annually updated national All-In Tender Price Index of construction costs published by the Building Cost Information Service of the RICS. It ensures that account is taken of the time delay between the grant of planning permission and commencement of development. The inflation measure is the index figure for the year in which planning permission was granted divided by the index figure for the year in which the charging schedule took effect.
6. Next Steps

This consultation is not about what CIL income will be spent on, or the decision making process for that. Work is still ongoing to determine these two matters, and is part of a wider governance debate in Cornwall.

Comments received as part of this consultation will form part of the preparation of the Draft Charging Schedule. The Cornwall CIL Draft Charging Schedule will then be published and submitted for public examination. Once this is approved, it will then be considered for adoption by Cornwall Council and a date will be set for its implementation.

7. How to comment on this consultation

Consultation on this Preliminary Draft Charging Schedule will run between Tuesday 3 January to Tuesday 14 February 2017. Cornwall Council will take into account representations made by the closing date before publishing a Draft Charging Schedule for further consultation and public examination later in 2017.

Comments are invited to be submitted using the formal response form via the following methods:

Online: submit comments using the online survey at www.cornwall.gov.uk/cil

By email: cil@cornwall.gov.uk – please put ‘consultation’ in the subject line

By post: CIL/Local Plans Team
         Cornwall Council
         Room 3B
         Pydar House
         Pydar Street
         Truro
         TR1 1XU

Documents related to this consultation can be viewed on the Council’s website at www.cornwall.gov.uk/cil.
Appendix 1 – Housing Value Zone map

The proposed CIL rates vary geographically and are set against the five housing value zones, which underlie the Affordable Housing policy in the Local Plan. A CIL rate is proposed for each housing value zone – zone 1 is the most expensive. This map shows which value zone each Parish is in.

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## Appendix 2 – Housing Value Zone Parish list

<table>
<thead>
<tr>
<th>Value Zone</th>
<th>Towns</th>
<th>Other settlements</th>
<th>Parishes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Rock with Tredrizzick Gerrans/ Portscatho Fowey</td>
<td></td>
<td>Boconnoc CP; Broadaok CP; Cuby CP; Feock CP; Fowey CP; Gerrans CP; Lanhydrock CP; Maker-with- Rame CP; Mawnan CP; Mylor CP; North Tamerton CP; Philliegh 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 CP; Lowlands CP; St. Sampson CP; St. Veep CP; St. Wenn CP; Trenglos CP; Veryan CP; Withiel CP</td>
</tr>
<tr>
<td>2</td>
<td>St Ives Padstow, St Merryn/ Shop, Constantine</td>
<td></td>
<td>Constantine CP; Helland CP; Landulph CP; Lanlivery CP; Lanteglos CP; Manaccan CP; Mawnag-in-Pydar CP Padstow CP; Paul CP; Perranarworthal CP; Shevioc 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</td>
</tr>
<tr>
<td>3</td>
<td>Falmouth and Penryn Truro with Threemilestone Newquay Lostwithiel Mevagissey Marazion</td>
<td></td>
<td>Antony CP; Bilsland 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; Treven CP; Truro CP</td>
</tr>
<tr>
<td>4</td>
<td>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</td>
<td></td>
<td>Advent CP; Altarnun CP; Bodmin CP; Botusfleming CP; Breage CP; Bude-Stratton CP; Callington CP; Calstock CP; Camelford CP; Colan CP; Cubert CP; Cory CP; Davidsow CP; Deviock CP; Duloe CP; Eglosheyl CP; Egloskerry CP; Forrabury and Minster CP; Germoe CP; Grade-Ruan CP; Gunwalloe CP; Gweek CP; Gwenap 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; Mawnag-in-Meneage CP; Michaelstow CP; Millbrook CP; Morval CP; Mullion CP; North Hill CP; North Petherwin; Otterham CP; Penzance CP; Perranuthnoe CP; Perranazabulo CP; Porthleven CP; Portreath CP; Probus CP; Quethiock CP; Saltash CP; Sithney CP; St. Agnes CP; St. Blaise CP; St. Bembro CP; St. Bredan CP; St. Buryan CP; St. Clether CP; St. Columb Major CP; St. Erme CP; St. Ervan CP; St. Gennys CP; St. Gluvias CP; St. Issy CP; St. Ives CP; St. John CP; St. Julian 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</td>
</tr>
<tr>
<td>5</td>
<td>Camborne with Pool, Illogan and Redruth Helston Liskeard St Austell Indian Queens with St Columb Rd &amp; Fraddon Delabole</td>
<td></td>
<td>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</td>
</tr>
</tbody>
</table>
More information

The Community Infrastructure Levy Preliminary Draft Charging Schedule can be viewed on the Council’s website

www.cornwall.gov.uk