

Community Infrastructure Levy (CIL)  
LIABILITY NOTICE  
Regulation 65, CIL Regulations 2010 (as amended)

Mr Wayne Brown  
The Bell House,  
17b Trenovissick Road,  
Par,  
Cornwall  
PL24 2DX

My Ref: PA22/10371  
Date: 22 August 2023

Dear Sir/Madam

PLANNING APPLICATION:	PA22/10371
SITE ADDRESS:	The Packhorse Inn And Land West Of The Packhorse Inn, Fore Street, St Blazey, PL24 2NH
DEVELOPMENT DESCRIPTION:	Construction of eight new dwellings; provision of vehicular access road, vehicular parking, external amenity garden spaces; construction of commercial building with kitchen to ground floor and letting rooms to first floor; demolition of existing single-storey extension and replacement with new single-storey pub restaurant extension; demolition of section of boundary wall and out-building; renovation, alteration and repair to listed building
LIABILITY REF:	LN00007065

CIL Liability

This notifies you that you will be liable to pay £83,622.59 of Community Infrastructure Levy to Cornwall Council as CIL collecting authority on commencement of development of planning permission PA22/10371. This charge is levied under Cornwall Councils CIL Charging Schedule, and S211 of the Planning Act 2008. Further details on the CIL payment procedure can be found in the attached notes.

Cornwall Council

Description	Chargeable Area (sqm)	Rate	Index	Area Charge	Relief	Total
Zone 4: 6-10 dwlgs URBAN	749.07	£100.00	1.116	£83,622.59	£0.00	£83,622.59
All other	62.58	£0.00	1.116	£0.00	£0.00	£0.00
All other	-3.65	£0.00	1.116	£0.00	£0.00	£0.00

CIL Total for this charging authority

Total Liability for Cornwall Council	£83,622.59
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Total CIL Liability

£83,622.59
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Area Totals (sqm)

Total Development	1,230.64
Demolitions*	43.87
Existing Use*	378.77
Chargeable Area (Cornwall Council)	808.00

\* Demolished floorspace and existing floorspace are only included above if eligible for deduction from the chargeable area.

How we calculated this figure

We calculated this figure using the formula below as set out in Schedule 1 of the CIL Regulations 2010 (as amended):

$$\text{The CIL Total Area Charge} = \text{Chargeable Area (A)} \times \text{Rate (R)} \times \text{Index (I)}$$

The Chargeable Area is the gross internal area of the total development less the floorspace of any existing buildings which are eligible deduction.

To be eligible for deduction, the existing buildings must be situated on the relevant land on the day planning permission first permits the chargeable development and be 'In Use'.

A building is defined as being 'In Use' if part of the building has been in continuous use for a period of at least six months within the period of three years ending on the day planning permission first permits the chargeable development.

The charge will be index linked based on the following formula:

$I_p/I_c$  where  $I_p$  is the index figure for the year in which planning permission was granted and  $I_c$  is the index figure for the year the charging schedule took effect (2012), using the national All-in tender price index published by the Building Cost Information Service (BCIS).

Do you think we have made a mistake in our calculations?

You can ask us to review our calculation by submitting a request in writing within 28 days of the date of this Notice. If you are unhappy with the calculation following this review, you can appeal to the Valuation Office Agency. Please see the Planning Portal note on the Appeals Procedure for further information.

Recipients of this Liability Notice

Other recipients of this notice include the following (where relevant):

Those jointly liable to pay CIL or those who have jointly assumed liability to pay CIL.  
Each person known to the authority as an owner of the relevant land.  
The person who has applied for planning permission or submitted a notice of chargeable development, where this is different to those above.

Recipients of this notice who are liable to pay CIL:	
Name and address of recipient	Category of recipient
Mr Wayne Brown The Bell House, 17b Trenovissick Road, Par, Cornwall PL24 2DX	Liable Party

This notice has also be copied to the following recipients:	
Name and address of all recipient(s) of this notice	Category of recipient
None	

Please note, the agent acting on behalf of the applicant may also receive a copy of the Liability Notice.

New liability notices may be issued

Any change in the details contained in this notice which affect the calculation of the chargeable amount will lead to the Council issuing a new liability notice. Changes requiring a new calculation of the chargeable amount may arise from:

- A change to the liable party.
- Granting of a Community Infrastructure Levy relief.
- Any existing buildings deducted from the CIL-liable floorspace are subsequently found not to have qualified as being 'In Use' (defined above)

Please note it is your responsibility to notify us if:

- There is a change in the liable party. In this case, please complete a [Withdrawal of Assumption of Liability form](#) and or a [Transfer of Assumed Liability form](#).
- The liable party's contact details change.
- There are any changes in the floorspace details involved in the chargeable development. In this case, please submit a new [Planning Application Additional Information Requirement Form](#).

The amount of CIL liability in this notice is a local land charge

This CIL liability has been registered as a local land charge against the land affected by the planning permission in this notice. This charge will be cancelled on full payment of this liability or, where a relief has been granted, when the clawback period ends without a disqualifying event occurring.

Are you eligible for relief from CIL?

There are a number of exemptions available which can be applied for if your development involves: self-build housing, residential annex or extension, social housing or charitable development. Additionally, if you feel there are exceptional circumstances affecting your development, you may be eligible for a reduction in this CIL liability. Relief must be claimed and granted before commencement of the development. Please visit [www.cornwall.gov.uk/cil](http://www.cornwall.gov.uk/cil) more information.

Relief has not been claimed or granted.

When will this CIL amount be due for payment?

If the payment procedure is followed correctly, this CIL amount will be payable in the following manner:

3 instalments: 30% of the levy 90 days from commencement; 40% of the levy 180 days from commencement; 30% of the levy 270 days from commencement.

#### Next Steps

You must notify Cornwall Council of the date on which you intend to commence development by submitting a valid CIL Commencement Notice to the Council no later than the day before the day on which the chargeable development is to be commenced. Please note, this is not the same as a Building Control notification. A copy of the CIL Commencement Notice must also be served on each person known as an owner of the relevant land. If the 'Total CIL Liability' for this development is £0, or the development has been granted Residential Extension Exemption, then no further action is required.

Please email the completed CIL Commencement Notice to: [cil@cornwall.gov.uk](mailto:cil@cornwall.gov.uk). Alternatively, if you are not able to email the form please ring 0300 1234 151 and ask to speak to [REDACTED] who will be able to assist you.

If a valid CIL Commencement Notice is not submitted before development commences, payment of the CIL amount will be due in full on the day that the collecting authority believes the development to have commenced. Interest and surcharges will also be applied.

On receipt of the CIL Commencement Notice the Council will issue a Demand Notice to the liable person(s) setting out the total CIL chargeable amount payable on commencement of the development and precise details of payment arrangements.

#### Consequences of non payment

If you fail to follow the procedure described above, the collecting authority may impose surcharges on this liability. Persistent failure to pay CIL liabilities due may result in the collecting authority imposing surcharges, serving a CIL stop notice prohibiting further development on the site and/or taking action to recover the debt due.

#### Further Information

Further information and all CIL forms are available on the Planning Portal website at [www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil](http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil) and the Cornwall Council website at [www.cornwall.gov.uk/cil](http://www.cornwall.gov.uk/cil)

If you have any questions regarding CIL please contact us at [cil@cornwall.gov.uk](mailto:cil@cornwall.gov.uk) or [REDACTED] on 0300 1234 151.

Yours faithfully

Louise Wood  
Service Director for Planning and Housing Service