

**To receive a report on Community Infrastructure Levy Funding (CIL) and
consider any actions and associated expenditure**

Report to: Town Team

Date of Report: 12.10.25

Officer Writing the Report: Town Clerk / RFO

Officers Recommendations:

Members are asked to:

1. Note that Community Infrastructure Levy (CIL) funding has been awarded to Saltash Town Council in accordance with the relevant guidance;
2. Consider potential future uses for the remaining CIL funds, taking into account Town Teams current underspend against ringfenced Section 106 funding (available budget of £66k, with a deadline date to spend the funds by April 2027);
3. Be advised that any proposal to utilise part or all of the Town Council's CIL funding should be submitted to Full Council in the form of a written report. This report must include a clear and robust plan outlining the intended use of the funds, to enable fair and informed consideration by the Council;
4. Note that the available balance of Section 106 Quora funding is £64,500, with a deadline to spend the funds by April 2028.

Report Summary

At the Town Team meeting held on 11 August, the potential use of Community Infrastructure Levy (CIL) funding to support future projects was discussed.

Councillor Brenda Samuels offered to investigate other funding streams, such as CIL funding from the Treledan development.

Councillor B Samuels will investigate a list of funding available and the restriction on the Neighbourhood Plan boundary.

To date, Saltash Town Council has received a total of **£18,823.12** in CIL funding. This funding must be spent within five years of receipt.

Saltash Town Council has committed **£10,000** of its Community Infrastructure Levy (CIL) funding towards the Saltash Waterside Improvement Project, leaving a remaining budget of **£8,823.12** available.

As the project currently has no confirmed start date, the Finance Officer has been asked to contact the CIL Officer to ensure that Saltash Town Council does not risk losing the funding, which is due to expire in **April 2026**.

Please refer to the table below for further details:

Date Received	Amount Received	Amount Committed CIL 4th round	Balance to Spend	5 Year Deadline	Planning Ref	Planning Address
07/04/2021	£1,395.00	£1,395.00	£0.00	06/04/2026	PA19/09168	Land off 28 Castlemead Drive, Saltash
17/04/2021	£189.06	£189.06	£0.00	16/04/2026	PA20/05475	Land Adjacent To Polmear, Homer Park, Saltash, PL12 6HJ
15/11/2021	£385.99	£385.99	£0.00	14/11/2026	PA19/09772	Old Churchtown Farm Farm Lane St Stephens Saltash Cornwall PL12 4AR
15/11/2021	£840.00	£840.00	£0.00	14/11/2026	PA18/09294	Land On The North Side Of 1 Castle View, St Stephens, Saltash, PL12 4RD
07/10/2022	£2,434.67	£2,434.67	£0.00	06/10/2027	PA21/06948	Land East Of 16 Castle View, St Stephens, PL12 4RD
07/10/2022	£815.63	£815.63	£0.00	06/10/2027	PA21/03745	Land South of Old Churchtown Farm Lane, Stephens, PL12 4AR
19/04/2023	£1,372.84	£1,372.84	£0.00	18/04/2028	PA20/10644	12 Sunningdale Road, St Stephens, Saltash, PL12 4BN
19/04/2023	£2,246.66	£2,246.66	£0.00	18/04/2028	PA22/09842	Land East of 62 St Stephens Road, Saltash, PL12 4BJ
19/04/2023	£943.29	£320.15	£623.14	18/04/2028	PA21/03745	Land South of Old Churchtown Farm Lane, Stephens, PL12 4AR
18/10/2023	£8.82		£8.82	17/10/2028	PA20/10644	12 Sunningdale Road, St Stephens, Saltash, PL12 4BN
18/10/2023	£2,246.66		£2,246.66	17/10/2028	PA22/09842	Land East of 62 St Stephens Road, Saltash, PL12 4BJ
18/04/2024	£341.79		£341.79	17/04/2029	PA21/05336	Land West Of The Stables, Farm Lane, St Stephens, Saltash, PL12 4AR
14/10/2024	£1,034.93		£1,034.93	14/10/2029	PA21/05336	Land West Of The Stables, Farm Lane, St Stephens, Saltash, PL12 4AR
10/04/2025	£3,821.13		£3,821.13	08/04/2030	PA21/05314	118-120 North Road Saltash Cornwall PL12 6BQ
10/04/2025	£746.65		£746.65	08/04/2030	PA23/03710	18 Churchtown Drive St Stephens Saltash Cornwall PL12 4FB
	£18,823.12	£10,000.00	£8,823.12			

Following on from the discussion at the last Town Team meeting (as referenced above), I have been asked to report on the eligible uses of CIL funding.

Please refer to Section 6 of the Guidance as follows and attached:

6.What can the Neighbourhood Portion be spent on?

6.1.CIL Regulation 59C sets out that a local council must use CIL receipts passed to it to 'support the development of the local council's area, or any part of that area, by funding:

- a) the provision, improvement, replacement, operation or maintenance of infrastructure: or*
- b) anything else that is concerned with addressing the demands that development places on an area'.*

6.2.The Town or Parish Council can pass back CIL to the Charging Authority to support the delivery of infrastructure projects and/or maintenance of infrastructure that the local council does not have jurisdiction or responsibility for, e.g., extensions to schools. Local councils may also wish to pool their CIL receipts with other neighbouring local councils to deliver some infrastructure that will be mutually beneficial.

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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'.

For further information, please refer to the attached Cornwall Council CIL Guidance for Town and Parish Councils – Neighbourhood Portion.

Signature of Officer:

Town Clerk / RFO