

Community Infrastructure Levy

1. The Council has to date received only one payment of Community Infrastructure Levy (CIL) and that of only £4,002.80, where some parish councils have received a hundred times that or more.
2. The changes to the former General Elliott pub were also assessed for CIL of >£5,000 when the Vale Brewery Company made the planning application but VoWHDC later granted an exemption.
3. Known as the so-called self-build exemption, it applies to homes built or commissioned by individuals for their own use and has applied to a number of developments in the parish from the outset.
4. I am writing this paper to ensure the Council is aware of two possible, larger sources of CIL that may only come to fruition well after I have retired as your Clerk.
5. It is important the Council is not taken by surprise if it were to receive a large amount of CIL – you have to spend CIL within five years of receiving it from VoWHDC.

Former General Elliott pub car park

6. Goldace Developments Ltd owns the former pub car park and applied not long ago for permission to build two houses there.
7. This would have generated a significant sum in CIL but VoWHDC refused planning permission. If the developer were to get planning permission for a similar development, a significant amount of CIL would again be likely.
8. But there would be no CIL if Goldace were to sell the site to one or more private individuals who then arranged to have a home built for their own use – the self-build exemption would apply.

Ivy Cottages

9. Haig Housing Trust is understood to be planning redevelopment of the remaining Ivy Cottages it owns on Hinksey Hill – “remaining” as it sold off the two cottages on the main road some years ago.
10. If the Trust were to provide new properties for veterans in line with its charitable aims, a mandatory charitable exemption would apply, but a large amount of CIL would be likely if the Trust were either to sell off the whole site to a developer or build new homes for sale itself to generate money, either of which seems possible.
11. Just as with the former pub car park, no CIL would be payable if the Trust sold plots one at a time to private individuals who then

arranged to have a home built for their own use – the self-build exemption would apply.

Keeping track of CIL

12. VoWHDC is a very transparent in its dealings with CIL: CIL paperwork is added to the planning portal where anyone can see it and there is a CIL Register which you can search by parish on its website here:
<https://data.whitehorsedc.gov.uk/java/support/Main.jsp?MODULE=CILList>.
13. VoWHDC's planning alert system does not seem to inform the Council when a CIL exemption is granted later, as happened with the former General Elliott pub car park. So, it has been my practice to check the CIL Register from time to time.

Geoffrey Ferres
Parish Clerk and Responsible Financial Officer
Sunday 4th December 2022