

24th February 2014



Mr Richard Benyon MP
6 Cheap Street,
Newbury

RG14 5DD

Planning and Countryside

Council Offices
Market Street Newbury
Berkshire RG14 5LD

Our Ref: CIL Regulations
Please ask for: Bryan Lyttle
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Dear ,

Community Infrastructure Levy (Amendment) Regulations 2014

I write once more regarding the above Regulations. Officers have highlighted to members an issue that is causing us some disquiet, relating to the additional exemption from paying CIL for self build housing.

I appreciate that you will not be able to delay or influence the enactment of these latest Amendment Regulations but thought it appropriate to contact you with our latest concerns.

Officers have explained to members that the proposed regulations on "self build" are worded in such a way to allow not only the "genuine" self builder but also potentially a volume house builder.

It is now entirely possible for a volume housebuilder to apply for outline planning permission for residential development and then sell the land in parcels to individuals and offer to build their property for them as "self build" and the development would not be CIL chargeable.

Whilst this only works if the reserved matters application is submitted by the new 'self-builder' (and it may be purely hypothetical) it would result in a saving to the individual of between £ 3,375 and £15,625 at a direct cost to the tax payer.

In addition, the Council will now have to closely monitor land sales to ensure the 3 year "clawback" provision is not breached. So much for the easy and transparent system.

Regrettably, the West Berkshire members and myself remain firmly convinced that the latest reforms and amendments are only going to exacerbate the sponsorship of the development industry by the local taxpayer.

Yours Sincerely

Cllr Hilary Cole, Portfolio Holder for Planning, Transport (Policy), Culture Customer Services and Countryside (Chair of Planning Policy Task Group)