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NPPF – Link with other policy proposals

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Other Policy Proposals

- New Homes Bonus
- Community Infrastructure Levy
- Business Rates
- Localism Bill
- Tax Increment Funding



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New Homes Bonus

- Introduced in February 2011 following consultation exercise in late 2010.
- Designed to encourage housing growth by providing financial incentive for Councils and local people to accept new housing.
- First awards made in April 2011.
- For each additional home local authorities will receive six years of grant based on the council tax.
- Proposed to continue beyond the six year cycle.
- Will increase in amount each year as more new housing comes on stream.



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New Homes Bonus

- New Housing.
- Empty properties brought back into use.
- £350 enhancement per year for each affordable home.
- Traveller sites in public ownership.
- Grant made to local authorities on a non ring-fenced basis.
- 80% to local authority, 20% to county council.
- Can be used to provide new services or facilities, support local services or reduce taxation.



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Community Infrastructure Levy

- Regulations came into force in April 2010.
- Set out statutory tests for S106 contributions.
- A means to gain contributions from developers towards infrastructure.
- Anticipated to raise an additional £1bn for infrastructure by 2011 (Government figures).
- Ability to mix funding from a variety of sources.
- Levy can be used to increase the capacity of existing infrastructure or to repair failing existing infrastructure, if that is necessary to support development.



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Business Rates Retention

- Government has proposed that Local Authorities should retain their National Non Domestic Rate income from 2013.
- Government will still “share out” business rates to equalise distribution.
- In future years the amount of business rates that central government gives or takes from each local authority will remain fixed.
- Local authorities will keep new NNDR from 2013 except where they have large amounts of businesses and gain a disproportionate amount, in this instance there will be a levy.
- County Councils will receive a proportion of business rate income from each authority.



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Localism Bill

Seeks to:

- Remove 'top down' government and hand power to local communities.
- Abolish RSS.
- Introduce a duty to co-operate.
- Introduce neighbourhood plans.
- Introduce neighbourhood development orders.



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Localism Bill (Cont.)

- Proposes a 'community right to build'.
- Proposes changes to CIL to make it more flexible in terms of use.
- Limit the ability of Inspectors to impose their words into Local Plans.
- Abolish Infrastructure Planning Commission and put decisions on major infrastructure into the hands of ministers.
- Introduces the concept of local referendum



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Tax Increment Funding

- Will allow councils to pay for future infrastructure developments by borrowing against projected business rate growth.
- Ties in with proposal to allow LAs' to retain business rates.

2 options being consulted on:

- Open structure that allows councils to invest and take on risks alone: or
- One with stronger government controls that guarantees revenue and disregards the levy or reset processes.



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Links with NPPF

- Point – NPPF doesn't mention localism.
- NPPF is a “document for growth”.
- All these proposals are designed to encourage communities to accept new development and provide alternatives for local authorities to fund infrastructure requirements.
- All echo the NPPF proposal to support collaborative working.
- Issues of viability in terms of CIL.
- The reward for localism or the antidote to nimbyism?



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General Points

- NHB and CIL – already in place and happening.
- NHB can be more reliable in terms of income than CIL or Business Rates.
- All encourage pooling of resources and collaboration with neighbours.
- NHB and business rates not ring-fenced.



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Discussion Topics

- Have you considered how to allocate your NHB and how much will you allocate.
- How will you work with your neighbours and other bodies to fund strategic infrastructure.
- How will you make the maximum utilisation of the CIL as part of these arrangements.
- Are neighbourhood plans the only way of giving communities a greater say in plan making.