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the creation of development value -- The taxation of development value -- Factors affecting effective development value capture -- Property rights and ownership -- The need for finance -- The ownership of development rights -- Taxing value or raising charges -- Rules versus discretion? -- Fixed taxes, tariffs and negotiated contributions -- Hypothecation and contract -- Key factors behind the development of planning gain policy in England -- Political economy -- The planning system -- Central-local relations: Local discretion, innovation and adoption -- Definitions -- The structure of the book -- Chapter 2 The Economics of Development Value and Planning Gain -- Introduction -- Why is land and its value special? -- The potential to tax increasing land values without generating inefficiency -- The impact of planning on development values - the creation of planning gain -- How are these values achieved? -- Planning affects land supply -- Planning affects demand -- Planning affects density of construction and use -- Planning affects prices and quantities -- Bringing together the possibilities -- Instruments available to capture planning gain -- Overview -- Chapter 3 Capturing Development Value Through de jure National Taxation: The English Experience -- Introduction -- Betterment and development value defined -- Compensation and betterment: the Uthwatt principles -- Taxing development value: post-war national schemes -- 1947: The development charge and the central land tribunal -- 1967: Betterment levy and land commission. 1974, 1975 and 1976: Development Gains Tax, the Community Land Scheme and Development Land Tax -- Lessons learned -- Chapter 4 Planning Obligations Policy in England: de facto Taxation of Development Value -- Introduction -- Planning obligations: the key principles -- Using planning obligations to secure land and funding for affordable housing -- The overall framework -- Detailed requirements -- Recent policy initiatives -- Tariffs -- Optional planning charge -- Planning gain supplement -- Community infrastructure levy -- Changes to CIL and new LPA incentives -- Viability and S106 -- CIL policy: concluding comments -- Conclusions -- Chapter 5 Development Viability -- Introduction -- Development viability -- Threshold land value -- Development appraisal -- Property development within the wider property market -- Development appraisal -- Estimating the residual value of a residential development site -- Assessing the impact of planning obligations and developer's contributions on the viability of development proposals -- Accounting for spatial and temporal variations in the development market -- Conclusion: addressing the viability dilemma? -- Chapter 6 The Incidence and Value of Planning Obligations -- Introduction -- The growth of obligations -- Methods for measuring the incidence and calculating the value of planning obligations in England -- The number of obligations in England -- Affordable housing obligations in England -- The total value of planning obligations agreed in England -- Planning obligations in Scotland and Wales -- Rural exceptions schemes -- Who pays for the obligations? -- Conclusions -- Chapter 7 Spatial Variation in the Incidence and Value of Planning Obligations -- Introduction -- Defining and disseminating good practice in planning obligations -- Review of earlier evidence -- Good practice research and advice. Implications of evidence and good practice guides -- A note on Scotland and Wales -- Regional variations in the value of planning obligations -- Quantitative analysis of the drivers of the incidence and value of planning obligations -- Qualitative explanations for spatial variations in planning obligations -- The changing practice context -- Stretching the 'rational nexus' -- Delivery -- Conclusions -- Chapter 8

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Sommario/riassunto

This critical examination of the development and implementation of planning gain is timely given recent changes to the economic and policy environment. The book looks both at the British context as well as experience in other developed economies and takes stock of how the policy has evolved. It examines the rationale for planning gain, how it has delivered substantial funds for infrastructure and affordable housing and, in the light of this, how it might continue to play a role in the funding of these. It also draws on overseas experience, for example on impact fees and public sector land assembly. It looks at lessons from the past for future policy, both for Britain and for countries overseas. Mechanisms to tap development value are also a global phenomenon in developed market economies - whether through formal taxation or negotiated contributions. As fiscal austerity becomes an increasingly challenging issue, 'planning gain' has grown in importance as a potential source of funding for infrastructure and new affordable housing, with many countries keen to examine, learn from, and adapt the experience of others. a critical commentary of planning gain as a policy timely post credit crunch analysis addresses recent planning policy changes.

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