

- ♦ Up to five major new settlements along a Garden Cities Railway between Oxford and Cambridge.
- ♦ Ambitious targets for development on unwanted public sector sites through the Homes and Communities Agency, with Local Authorities given new powers to ensure development happens on any unused site in which the public sector has an interest.
- ♦ A review of Compulsory Purchase legislation to facilitate site assembly, including for Garden Cities. We will also pilot techniques for capturing the increase in land values from the granting of planning permission, helping to deliver our Garden Cities.
- ♦ A government commissioning programme to boost house building towards our 300,000 target; where the market alone fails to deliver sufficient numbers, government agencies will directly commission homes for sale and rent to fill the gap. We are already piloting this direct approach in Cambridgeshire.
- ♦ A new government-backed Housing Investment Bank to provide long-term capital for major new settlements and help attract finance for major house building projects.

7.2 Improving planning

Good planning is essential to delivering sustainable communities. With effective planning rules, we can ensure the new homes we build are well connected to public transport, resilient to the threats of climate change, safe, warm and secure, and situated in real communities where people can easily come together. We will work with Local Authorities to ensure they think for the long term, and use their powers to facilitate an affordable local housing market.

We will:

- ♦ Put Local Authorities in the driving seat for plan-led development by requiring them to make a plan for 15 years of housing need, working collaboratively with neighbouring Councils where necessary to identify sites. We will strengthen the Duty to Cooperate to help authorities – like Cambridge, Oxford and Luton – with insufficient space within the Local Authority boundary to meet housing demand to grow, through development on sites beyond the Local Authority boundaries. This long-term approach will enable us to secure the homes we need while being much stricter about proposals that deviate from the Local Plan. We will:
 - ❖ Create a Community Right of Appeal in cases where planning decisions go against the approved local plan, or a Local Plan that is emerging and has undergone substantive consultation.