

- ❖ Not allow developers' appeals against planning decisions that are in line with the local plan.
- ❖ Not allow planning appeals solely on the basis of challenges to the 15-year master plan.
- ♦ Improve housing needs assessments to ensure they respond to demand, including through price signals, rather than simply need, and segment more effectively demand from different kinds of household, including high-quality shared accommodation for young people. All areas will be expected to plan for the needs of older people for age-appropriate housing and we will work with Local Authorities to help people who wish to 'right size', particularly in later life.
- ♦ Require Local Authorities to keep a register of people who want a self-build plot in the local area and plan to meet demand for these plots, including through 'affordable land': plots on which self-builders can take a long-term lease at an affordable rent and build or commission a home.
- ♦ Update planning law to introduce the concept of 'landscape scale planning' and ensure new developments promote walking, cycling, car sharing and public transport and improve rather than diminish access to green spaces.
- ♦ Prioritise development on brownfield and town centre sites and bring to an end the permitted development rights for converting offices to residential.
- ♦ Enable Local Authorities to:
 - ❖ Attach planning conditions to new developments to ensure homes are occupied, tackling the growth of 'buy to leave empty' investments from overseas in property hotspots like London.
 - ❖ Levy up to 200% Council Tax on second homes where they judge this to be appropriate.
 - ❖ Pilot new planning conditions to ensure local communities benefit from increased housing supply.

7.3 Affordable housing

The government has an essential role to play in supporting the development of affordable housing. We have maintained a substantial programme of affordable house building in the last five years, in part enabled by designing innovative products that can deliver new homes at a lower cost. We will continue to innovate, enabling Local Authorities, Housing Associations and central government alike to build many more homes.