


Planning in Politics

2024 General Election Manifestos (England)

Labour	Conservatives	Liberal Democrats	The Green Party
<div> Housing</div> <div><ul style="list-style-type: none">— Build 1.5 million new homes over the next parliament.— Prioritize brownfield development and fast-track approval of urban brownfield sites.— Preserve the green belt but taking a strategic approach to and releasing ‘lower quality’ ‘grey belt’ land.— Where ‘grey belt’ land is used, introduce new ‘golden rules’ to ensure developments benefits communities and nature.— Ensure new social rented homes are built and protect existing stock by reviewing increased right to buy discounts and increasing protections on newly-built social housing.— A pledge to build new towns alongside urban extensions and regeneration projects, forming part of a series of large-scale new communities across England.— Deliver more social and affordable housing via ‘strengthened’ planning obligations to ensure new developments provide more affordable homes, and supporting councils and housing associations to build their capacity and make a greater contribution to affordable housing supply.</div>	<div> Housing</div> <div><ul style="list-style-type: none">— Deliver 1.6 million homes in England in the next Parliament (7% higher than Labour’s target).— A ‘cast iron’ commitment to protect the green belt, whilst ensuring more homes get built where it makes sense (inner cities).— Housing delivery focussed on brownfield land, with a fast-track route through the planning system for new homes on previously developed land in the 20 largest cities.— Increasing the Stamp Duty threshold for first-time buyers to £425,000 permanently.— Abolishing the legacy EU ‘nutrient neutrality’ rules to unlock the building of 100,000 new homes with developers required to pay a one-off mitigation fee.— Investing in energy efficiency with a £6 billion budget over three years to make around a million homes warmer.— Increase density levels in inner London.— Renew the Affordable Homes Programme that will deliver homes of all tenures and focus on regenerating and improving housing estates.— A commitment to deliver community housing schemes.</div>	<div> Housing</div> <div><ul style="list-style-type: none">— Increase building of new homes to 380,000 a year across the UK, including 150,000 social homes a year, through new garden cities and community-led development of cities and towns.— Give local authorities, including National Park Authorities, the powers to end Right to Buy in their areas.— Make homes warmer and cheaper to heat with a ten-year emergency upgrade programme and ensuring that all new homes are zero-carbon.— Remove dangerous cladding from all buildings.— Give local authorities new powers to control second homes and short-term lets in their areas.</div>	<div> Housing</div> <div><ul style="list-style-type: none">— Provide 150,000 new social homes a year and end the right to buy.— Introduce a Fairer, Greener Homes Guarantee to ensure warm, safe homes that are well insulated.— Empower local authorities to bring empty homes back into use.— All new-built homes will be required to maximise the use of solar panels and heat pumps, or equivalent low carbon technologies. New builds and home renovations will meet the standards needed to mitigate climate change.</div>
<div> Planning</div> <div><ul style="list-style-type: none">— Update the NPPF to (1) reverse the December 2023 NPPF updates, and namely restore mandatory housing targets, and (2) reform and strengthen the NPPF’s presumption in favour of sustainable development.— Take tough action to ensure planning authorities have up-to-date local plans, sanctioning local planning authorities that fail to update them.— Reform compulsory purchase compensation rules to improve land assembly and deliver housing, infrastructure, amenity, and transport benefits in the public interest, abolishing CPO hope value so that or “specific types of development schemes, landowners are awarded fair compensation rather than inflated prices based on the prospect of planning permission”.— Fund additional planning officers through increasing the rate of the stamp duty surcharge paid by non-UK residents (with a commitment to appoint 300 new planning officers).— A commitment to introduce cross-boundary strategic planning and a requirement for combined and mayoral authorities to strategically plan for housing.— Implement solutions to unlock the building of homes affected by nutrient neutrality without weakening environmental protections.— Replace the business rates system so that the same revenue can be raised by in a fairer way, levelling the playing field between the high street giants and online giants and tackle empty properties.— Transfer power out of Westminster and into communities, with landmark devolution legislation to take back control. In England, deepen devolution settlements for existing Combined Authorities and widen devolution to more areas.— Introduce a new statutory requirement for Local Growth Plans that cover towns and cities across the country.— Review the governance arrangements for Combined Authorities to unblock decision making. On housing and planning, seek to consolidate powers to allow for improved decision making.</div>	<div> Planning</div> <div><ul style="list-style-type: none">— Require councils to set land aside for local and smaller builders and lift Section 106 burdens on smaller sites.— Rule out Labour’s proposed ‘community right to appeal’ (which has now been dropped from Labour’s manifesto).— A re-commitment to the proposed new infrastructure levy.— A pledge to ‘focus’ the role of statutory consultees.— Deliver fast track permissions for the building of infrastructure on farms.— Update the NPPF to ensure local areas that host onshore wind directly benefit, such as through energy bill discounts.— Give councils have the powers to manage the uncontrolled growth of holiday lets.— A pledge to require developers to ‘offset’ the impact of developments.— Cut ‘EU red-tape to protect nature, deliver prisons and energy schemes to speed up local and national infrastructure planning systems.— Create development corporations to help deliver new quarters in three northern cities (Leeds, Liverpool and York).— A pledge to regenerate high streets through local market days and revamped shopping centres by changing planning laws.— Give every region a devolution deal by 2030.</div>	<div> Planning</div> <div><ul style="list-style-type: none">— Expand Neighbourhood Planning across England.— Build 10 new garden cities.— Reform CPO hope value, allowing Council’s to buy land for housing based on current use value rather than on a hope-value basis.— Increase funding to local planning departments to improve planning outcomes and ensure housing is not built in areas of high flood risk without adequate mitigation.— Encourage development of existing brownfield sites with financial incentives and ensure that affordable and social housing is included in these projects.— Trial Community Land Auctions to ensure that local communities receive a fair share of the benefits of new development in their areas.— Introduce ‘use-it-or-lose-it’ planning permission for developers who refuse to build.— Ensure new developments result in a significant net gain for biodiversity, with up to 100% net gain for large developments.— Tackle the funding crisis facing local authorities, including by providing multi-year settlements, boosting the supply of social housing.— Give communities more control over the number of second homes and short-term lets in their areas.— Decentralise decision-making from Whitehall and Westminster to local authorities.— Empower Local Nature Recovery Strategies to identify a new ‘Wild Belt’ for nature’s recovery.</div>	<div> Planning</div> <div><ul style="list-style-type: none">— Require all new-built homes to meet Passivhaus or equivalent standards and to maximise the use of solar panels and heat pumps.— Support local authorities to assess social housing needs, the availability and suitability of existing housing stock, and the sites suitable for new social housing.— Push for local decisions about planning to be informed by a land use planning policy framework that seeks to balance various needs, such as to meet the challenge of the climate emergency, protect nature, grow enough food and provide homes and energy.— Transform the planning system so new developments come with access to public services and green spaces and reduce the environmental impact of new construction.— Require local authorities to spread small developments across their areas rather than building huge new estates.— Committed to protecting the green belt and ensuring everyone has access to green space.— Each area’s local plan should set viability levels for development and there will be no subsequent negotiation with developers.— Take back the power of building control from developers and invest in publicly accountable building inspectors and building control officers.— Demolition will require a full planning application or inclusion in a local development order.— All planning applications will be required to include whole-life carbon and energy calculations, covering construction, maintenance and operational use.— All materials from demolished buildings will need to be considered for reuse.— New developments will need to ensure that residents are not car dependent.</div>

Labour	Conservatives	Liberal Democrats	The Green Party
<div>  Energy and Climate </div> <ul style="list-style-type: none"> — Clean energy by 2030 with a new Energy Independence Act to establish the framework for Labour’s energy and climate policies. — Work with the private sector to double onshore wind, triple solar power, and quadruple offshore wind by 2030. — Invest in carbon capture and storage, hydrogen, and marine energy. — On nuclear, get Hinkley Point C over the line as well as new nuclear power stations such as Sizewell C, which will play an important role in helping the UK achieve energy security and clean power. — Maintain a strategic reserve of gas power stations. Not issue any new licences to explore new oil fields. Not grant new coal licences. — Ban fracking for good. — Ensure a phased and responsible transition in the North Sea that recognizes the ongoing role of oil and gas in the energy mix. — Create a new publicly-owned company, Great British Energy, to deliver clean power by co-investing in leading technologies. GBE will partner with industry and trade unions to deliver clean power by co-investing in leading technologies. Labour will capitalise GBE with £8.3bn over the next Parliament. — Extend the windfall tax on oil and gas companies until the end of the next parliament and increase the rate of the levy by three percentage points. — £1bn to accelerate the deployment of carbon capture. — £500m to support the manufacturing of green hydrogen. — Support the transition to electric vehicles by accelerating the roll out of charge points, giving certainty to manufacturers by restoring the phase-out date of 2030 for new cars with internal combustion engines. — Put failing water companies under special measures to clean up our water. Give regulators power to block bonus payments to executives who pollute our waterways. — Create a new Clean Power Alliance, bringing together a coalition of countries at the cutting edge of climate action to help deliver lower energy bills while accelerating the energy transition/ 	<div>  Energy and Climate </div> <ul style="list-style-type: none"> — Tripling offshore wind capacity. — Investing £1.1 billion into the Green Industries Growth Accelerator. — Scaling up nuclear power, including approving two new fleets of Small Modular Reactors. — Delivering a new gigawatt power plant at Wylfa in North Wales. — Net zero by 2050, ruling out creating further green levies. — Funding an energy efficiency voucher scheme for every household in England to support the installation of energy efficiency measures and solar panels. — Support solar on brownfield sites and rooftops, not on the best agricultural land. — Maintain the current moratorium on fracking. — Ensure democratic consent for onshore wind, requiring local support for new schemes and introducing a ‘right to challenge’ existing schemes. 	<div>  Energy and Climate </div> <ul style="list-style-type: none"> — Expanding incentives for households to install solar panels, including a guaranteed fair price for electricity sold back into the grid. — Invest in renewable power so that 90% of the UK’s electricity is generated from renewables by 2030. — Remove the restrictions on new solar and wind power, supporting investing in tidal and wave power. — Invest in energy storage, including green hydrogen, pumped storage and battery capability. — Build more electricity interconnectors between the UK and other countries. — Invest in active travel and public transport, electrifying Britain’s railways. — Introduce a general duty of care for the environment. — Require all new homes and non-domestic buildings to be built to a zero carbon standard. — Transform water companies into public benefit companies, and replace Ofwat with a tough new regulator with new powers to prevent sewage dumps. — Strengthen the Office for Environmental Protection. — Protect up to 1m acres of green space and create a new designation of National Nature Parks. 	<div>  Energy and Climate </div> <ul style="list-style-type: none"> — Power up wind energy to provide around 70% of the UK’s electricity by 2030 and support the solar roof top revolution. Introduce new support and incentives to directly accelerate wind energy development. End the de facto ban on onshore wind. — Targets of 80GW offshore, 53GW onshore and 100GW of solar by 2035. — Ending all new fossil fuel extraction projects in the UK and cancelling recently issued fossil fuel licences. — No new oil and gas licences and the ending of all subsidies to oil and gas industries. — Communities to own their own energy sources, ensuring they can use any profit from selling excess energy to reduce their bills or benefit their communities. — Introduce a carbon tax on all fossil fuels, raising it progressively over a decade. — Push the government to transition to a zero-carbon society as soon as possible, and more than a decade ahead of 2050. — Investment in interconnectors and grid level storage. — The removal of regulatory barriers to community energy. — New support for solar and other renewable energies, including marine, hydropower and geothermal, and support the solar roof top revolution by mandating the use of solar panels on all new homes, where possible and appropriate. — Bring the water companies and the Big 5 retail energy companies back into public ownership and ensure communities see the long-term profits from these vital energy assets. — Invest £29bn over the next five years to insulate homes to EPC B standard or above, £4bn to insulate other public buildings, £9bn for heating systems, and £7bn to adapt homes to avoid over-heating. — Significantly expand and improve the efficiency of the electricity grid, increasing its capacity. — Support and rapidly increase the use of green hydrogen for necessary industrial use and energy storage technologies. — Cease development of new nuclear power stations. — Given nature legal personhood through a new Rights of Nature Act, meaning it could not be exploited for financial gain. — Seek to strengthen and prevent any rollback of existing protections of the Green Belt, National Landscapes (AONBs) and SSSIs.
<div>  Infrastructure </div> <ul style="list-style-type: none"> — Develop a ten-year infrastructure strategy, aligned with their industrial strategy and regional development priorities. — A pledge to bring British railways under ‘public ownership’ when ‘contracts with existing operators expire or are broken through a failure to deliver’. — Create a new National Infrastructure and Service Transformation Authority to set strategic infrastructure priorities and oversee the design, scope, and delivery of projects. — Work with industry to upgrade national transmission infrastructure and rewire Britain. — Set out new national policy statements, slash red tape and build support for developments by ensuring communities directly benefit. — Update national planning policy to ensure the planning system meets the needs of a modern economy, making it easier to build digital infrastructure, laboratories, and gigafactories. — Mayors will have a duty to promote and grow the use of rail. — Ensure the industrial strategy supports the development of the AI sector, removing planning barriers to new datacentres. 	<div>  Infrastructure </div> <ul style="list-style-type: none"> — Allocating over £15 billion in dedicated levelling up funding across the UK since 2019. — Investing £36 billion from HS2 savings into local and regional transport. — A promise to slash the times for major infrastructure planning consents from four years to one. — Quicker revisions to national policy statements and consented NSIPs. — Ending ‘frivolous’ legal challenges to major infrastructure projects that frustrate infrastructure delivery by amending the law so that judicial reviews that don’t have merit do not waste court time. — Proposals to scale up nuclear power with two new fleets of small modular reactors in the first 100 days of Parliament. — A new 1GW power station for Wales. — Scale up carbon capture and storage. — A promise to build four new prisons (and make it easier to build prisons by scrapping legacy EU rules and streamlining the planning system). — A pledge to improve health infrastructure. 	<div>  Infrastructure </div> <ul style="list-style-type: none"> — Extend the electrification of Britain’s rail network and deliver Northern Powerhouse rail. Urgently establish a new Railway Agency to help join up the industry. — Give more of the roads budget to local councils to maintain existing roads, pavements and cycleways, including repairing potholes. — Rapidly roll out more charging points, reintroduce the plug-in car grant and restore the requirement that every new car and small van sold from 2030 is zero-emission. 	<div>  Infrastructure </div> <ul style="list-style-type: none"> — Invest an additional £19bn over five years to improve public transport, support electrification and invest in new cycleways and footpaths.
<div> <div>Reform UK</div> <ul style="list-style-type: none"> — Reform the planning system in the first 100 days, including fast-tracking new housing on brownfield sites and infrastructure projects to boost business, especially in coastal regeneration areas, Wales, the North and the Midlands — Introduce a new loose fit planning policy for large residential developments with pre-approved guidelines and developer requirements — Incentivise innovation to speed up building, including modular construction, digital technology and building sites that improve efficiency and cut waste — Scrap net zero policies and related subsidies </div>			
<div> <div>Further information, including a list of our offices, can be found at cms.law © CMS Cameron McKenna Nabarro Olswang LLP 2024. 2406-0187788-4</div> </div>			