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## The Queen's Speech

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**The Queen's Speech.** In her speech to parliament, the Queen had little to announce on environmental matters  . She confirmed legislation will provide for devolution of powers to English cities with elected mayors helping to build a northern powerhouse. A housing bill will extend home ownership and give housing association tenants the chance to buy their home. The energy bill will increase energy security. The government will continue to legislate for high-speed rail links between the different parts of the country. And:

*My government will seek effective global collaboration to sustain economic recovery and to combat climate change, including at the climate change conference in Paris later this year.*

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## Housing Bill

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Communities secretary Greg Clark and housing minister Brandon Lewis announced the Housing Bill, saying it “will offer over a million people a helping hand onto the housing ladder” . David Cameron said :

*Our Housing Bill will dramatically extend the Right to Buy to the tenants of housing associations – putting home ownership within the reach of 1.3 million more families. We will require councils to sell high-value council houses and put the money into building affordable homes. We will get 90% of suitable brownfield land ready for development. And we will build 200,000 discounted Starter Homes for young first-time buyers. All this will mean there are more houses for people to buy.*

**Right to Buy.** England's 1.3 million housing association tenants will be offered the right to buy their home, a deal previously only available to council tenants. The government's statement said:

*Receipts from selling current property will help build replacement affordable homes on a one-for-one basis. This means the number of homes across all tenures will effectively double for each home sold, increasing national housing supply and creating a new affordable home for those in need from each sale.*

The statement suggested that government funding will be needed to achieve one for one replacement of social homes sold. Councils must also raise funds for replacement housing:

*To fund this policy the Housing Bill will also require councils to sell their most expensive housing when it falls vacant – with the receipts used to provide new affordable homes in the same area, and the surplus used to fund the Right to Buy for housing association tenants. Remaining funds will be invested in a new Brownfield Regeneration Fund to increase the supply of new housing.*

**Brownfield.** A statutory register of brownfield land will help fast-track the construction of new homes on previously-used sites, to help achieve the target of getting **local development orders** in place on 90% of suitable brownfield sites by 2020.



The new government has got off to a flying start with the launch of bills on housing, devolution and energy. The promise of local control over planning for wind farms is waiting in the wings, with changes to the National Planning Policy Framework promised. While DECC and the communities department are steaming ahead, Defra seems to have taken a vow of silence and has yet to announce the portfolio for its ministers or any new initiatives. There are fears of dramatic changes in department including the loss of Natural England.

Greg Clark, one of the principal architects of the NPPF, is at the helm of the communities department. No one would be surprised if he decided on a bit of housekeeping. The original '50 page' document (if you don't count the appendices), has been joined by a number of **ancillary planning policy documents**, which considerably expand its length and scope.

A full review of the NPPF is not in prospect but some tidying up would be welcome. No one should expect any weakening of the presumption in favour of sustainable development. Clarity on five year land supply and housing market assessment would be welcomed by developers, councils and campaigners.

George Osborne has greater influence over this government than the last. He has been elevated to first secretary of state – deputy leader. Many of his former lieutenants have been appointed to key posts . That could mean more deregulation of planning and environmental protections. However, Mr Osborne has recently sounded more convinced that brownfield should be developed first and that the green belt should be protected.

For a range of views on how the new government might fare, see Shaun Spiers , Ecologist editor Oliver Tickell  and planning lawyer Angus Walker .

### The CPRE eBulletins

CPRE South East eBulletin is independently written and edited by Andy Boddington: [cprenews@andyboddington.co.uk](mailto:cprenews@andyboddington.co.uk). Views expressed in the eBulletin and its editorial approach are those of its editor and not any part of CPRE.

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**Starter Homes.** Continuation of the current initiative, which gives a 20% discount to first time buyers aged under 40.

**Neighbourhood planning** will be streamlined and speeded up.

**Other measures are promised...** The Housing Bill will “give effect to other changes to housing and planning legislation that would support housing growth.”

**Reaction.** The extension of the Right to Buy to housing associations has been met with widespread concern. The British Property Federation described the bill as “piecemeal” and expressed concern that the extension of Right to Buy to housing associations would further reduce the supply of affordable housing. It called for the government to take account of the [Lyons Review](#) commissioned for the Labour party [\[B\]](#) [\[B\]](#) [\[24\]](#). The Local Government Association said councils would “work with government on how these proposals could be funded without any unintended consequences on councils’ ability to invest, and ensure communities include a mix of homes” [\[C\]](#). In the Spectator, Ross Clark pointed out that just one council house has been built for every 19 sold and said it is “even bigger fiasco in the making” [\[S\]](#). Other commentators say the replacement rate has been at best 1 in 10 [\[BBC\]](#) [\[HP\]](#). The National Housing Federation said [\[NHF\]](#):

*Plans to identify and free up brownfield land, the Right to Build and Starter Homes are all moves in the right direction and will contribute to resolving the huge housing shortage we have. But we need to ensure these new homes are built where people need them and are available at a price people can afford. However, the proposed Right to Buy extension and welfare reforms put these plans at risk.*

Professionals are sceptical about whether the funding mechanism for replacing homes sold under the Right to Buy adds up. Cllr Peter Box, chair of the Local Government Association’s housing board, said [\[LGA\]](#):

*The current Right to Buy system only allows councils to replace half or fewer of homes they have sold. The Government has rightly promised every home sold under these proposals will be replaced on a one-for-one basis and we need to make sure new proposals enable that to happen.*

The CBI was also sceptical [\[C\]](#):

*It’s vital the [Right to Buy] business case is thoroughly examined through a public consultation to ensure the policy delivers the best value for money and improves the supply of affordable homes.*

The CBI also believes that the Starter Homes initiative does not go far enough:

*We need to go further if we are to deliver the 240,000 new homes a year we need to meet demand, including building ten new garden cities.*

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## Cities and Local Government Devolution Bill

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David Cameron said [\[C\]](#):

*People must have more direct power over the areas in which they live. So our Cities Devolution Bill will allow them to bid for an elected mayor, with far more sway over planning, transport, policing and health.*

George Osborne made it clear that devolution cannot proceed without elected mayors [\[C\]](#). Launching the bill, Greg Clark said [\[C\]](#):

*We’re determined to end the hoarding of power in Whitehall and rebalance our economy – unlocking local flair so our cities, towns and counties can reach their full potential and become their own economic powerhouses up and down the country.*

The bill aims to:

- ◆ Devolve a wide range of powers to combined authorities of towns and counties, but they must be run by an elected mayor. The government plans to build on the existing programme of [Growth Deals](#). The mayor would take on the role Police and Crime Commissioner.
- ◆ Remove the current statutory limitation on powers that can be devolved, which are currently limited to economic development, regeneration, and transport.
- ◆ Enable local authority governance to be streamlined as agreed by councils.

**Analysis.** Greater Manchester has already taken a number of steps towards becoming a city region comprised of ten local authorities. It is developing a city-wide spatial framework, which could go to public examination next year. A mayor could be elected in 2017 [\[P\]](#). The new tri-council of Buckinghamshire, Northamptonshire and Oxfordshire is also pressing to take on more powers from central government [\[BT\]](#). Coventry and Solihull recently announced their intention to join Birmingham, Dudley, Sandwell, Walsall and Wolverhampton Councils in a proposed combined authority for the West Midlands “which could put the Northern Powerhouse in the shade” [\[C\]](#) [\[L\]](#).

**Reaction.** South Cumbria MPs called for powers to be extended to rural areas; Tim Farron said: “For people in our area it is neither sufficiently ‘northern’, nor is it a powerhouse. I will be urging the government to give extra powers to areas like ours” [\[L\]](#). The leader of Essex council called for the ‘southern powerhouses’ to be included in the government’s devolution plans [\[L\]](#) [\[i\]](#). David Sparks, chair of the Local Government Association, said [\[LGA\]](#):

*We want to make sure the benefits of devolution reach all corners of England. The push to decentralise power should be extended to these non-urban areas and are ready to work with the government to meet this aspiration.*

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## High Speed 2 Bill

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The bill will continue its long passage through parliament. David Cameron said :

*Our High Speed 2 Bill will help bring our great northern cities together in a Northern Powerhouse that rivals the biggest cities in the world.*

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## Energy Bill

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There was no mention of energy in David Cameron's introduction to the Queen's Speech.

**Wind farm planning.** The bill will remove the requirement for secretary of state consent for onshore wind farms over 50MW in England and Wales:

*This, in effect, would devolve powers out of Whitehall by transferring the existing consenting powers, in relation to onshore wind, to local planning authorities. In future the primary decision maker for onshore wind consents in England and Wales will be the local planning authority. These changes will be supported by changes to the national planning policy framework to give effect to the manifesto commitment that local communities should have the final say on planning applications for wind farms.*

**Wind farm subsidies.** The government also said: "The commitment to end new subsidy for onshore wind farms will be delivered separately, and DECC will be announcing measures to deliver this soon." As Business Green points out, the Renewable Obligation is due to end in 2017 and there is considerable uncertainty whether the replacement Contracts for Difference scheme is a subsidy. Cancellation of the CfD scheme for wind farms might also breach the government's agreement with the EU . The government will consult on whether its measures will apply in Scotland . The Telegraph suggests that the government is planning to end the Renewables Obligation early .

**Gas and Oil regulator.** The bill will give the Oil and Gas Authority (OGA) "the powers it needs to become a robust, independent and effective regulator, and enable it to maximise the economic recovery of oil and gas from UK waters." Amanda Rudd said :

*Even as we cut our carbon emissions over the coming decades we will need oil and gas as part of our energy mix. That includes maximising home grown energy sources rather than relying on imports.*

**Analysis.** A briefing from the House of Commons Library, which summarises the current planning regime for onshore wind farms, points out that this change is likely only affect two wind farms . Both are in Lincolnshire: the Keadby Wind Farm Extension project has been put on hold, while the Nocton Fen Wind Farm application is not expected until early 2016 . During the coalition government, Eric Pickles temporarily expanded planning appeal recovery criteria to allow him to take the final decision on onshore wind appeals. In 2014, Mr Pickles decided 28 wind farm applications and rejected 25 of them . It not expected that Greg Clark, a champion of localism, will be as interventionist in planning decisions.

**Analysis...** Government statements since the election make no mention of the planning inspectorate, which decides the majority of wind farm appeals. At this stage, we can only presume that the promised changes to the NPPF will give greater weight to local views in the planning process for wind farms. Amanda Rudd told the Sunday Times that she hopes the new regime would be in place by May 2016 .

**Reaction.** British Wind, which represents independent energy providers, said :

*The proposed approach contradicts the government's manifesto commitment to meet our climate change commitments, cutting carbon emissions as cheaply as possible... It surely cannot be the government's intention to deny local communities the chance to host onshore wind projects if that is what they want."*

RenewableUK isn't happy either :

*Singling out one of the most popular and lowest cost forms of energy technology for different treatment in the planning system sends a worrying message to investors across the energy sector. Onshore wind is committed to being a good neighbour to the local communities in which it is hosted, providing substantial economic advantages to the region including the ground-breaking community benefits it pays, so we are confident that local authorities should recognise the value of these projects.*

Green Party MP Caroline Lucas said:

*Will David Cameron reverse his reckless policies which are deepening our dependence on oil and gas and, instead, put our real resources into renewable energy and energy efficiency?*

Friends of the Earth said :

*It is ironic that this is happening as the government is doing everything it can to overcome opposition to fracking, which most people oppose. It's pretty clear that this has little to do with what the public actually wants.*

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## The New Government

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### Communities & Local Government

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*There is an all new line-up at the communities department. Former planning and cities minister Greg Clark returns to become the department supremo and Brandon Lewis retains his post as minister for housing and planning.*

**Secretary of State for Communities: Greg Clark** . Duties: leadership of department; troubled families. In the coalition government, he was minister of state for decentralisation, financial secretary to the treasury and minister for universities, science and cities.

**Minister of State for Housing and Planning: Brandon Lewis** . Duties: housing (including Ebbsfleet); planning policy; neighbourhood planning; lead minister on Housing Bill; planning casework. Lewis will also be responsible for architecture . Lewis continues in post from the coalition.

**Minister of State: Mark Francois** . Duties: coastal communities and Thames Gateway; fire and resilience; departmental finance and corporate issues; local government policy and finance; deregulation; lead minister on the Devolution Bill; and **Minister for Portsmouth**. He was minister of state for the armed forces during the coalition.

**Parliamentary Under Secretary of State: James Wharton** . Duties: Northern Powerhouse, supporting the secretary of state on City Deals; European Regional Development Fund; enterprise zones & local enterprise partnerships; building regulations; supporting Francois on the Devolution Bill; planning casework. This is his first government post.

**Parliamentary Under Secretary of State: Marcus Jones** . Minister for local government. Duties: local government policy, including adult social care and children's services; local government finance; homelessness; community rights, including community pubs; high streets, town centres and markets; welfare reform; supporting minister on the Housing Bill; planning casework. He was a parliamentary private secretary in the treasury and DCMS in the coalition.

**Parliamentary Under Secretary of State: Baroness Williams of Trafford** . Duties: departmental business in the House of Lords; local government finance and policy; integration and faith; HS2; travellers; supporting the secretary of state on City Deals and troubled families; women and equalities. She is new to government.

**Analysis.** Greg Clark is best remembered as the key proponent of the NPPF. In August 2011, during the row over the draft NPPF he said those who sought to “preserve in aspic” their towns were guilty of “nihilistic selfishness” . He said of CPRE: “Frankly you couldn’t change any element of national planning policy without the CPRE objecting to it; they have objected to every change in planning policy for as long as I can remember” . But during that row, he was often more conciliatory offering talks on details of the framework – though making clear that he would not budge on the presumption in favour of sustainable development. He left the communities department in the cabinet reshuffle of September 2012, joining the Treasury but retaining his brief for cities. In July 2014, he was appointed minister for universities and science, again taking his cities brief with him . Clark is a dedicated proponent of localism and of city-regions . Brandon Lewis has supported development of brownfield sites, housing zones and local development orders. He also introduced the controversial exemption for affordable housing contributions on sites of ten or fewer homes .

**Reaction.** Housing commentator Colin Wiles looked at Clark’s track record and found it impressive . Shelter wrote an open letter to Brandon Lewis saying 

*It’s simply not rational for developers to build the numbers homes we need. The answer is neither state diktat nor ripping up the planning system, but smarter planning and strategic action to get cheaper land into the hands of people who want to build.*

**Reaction...** Cycling campaigners welcomed Greg Clark’s appointment. Ralph Smyth, transport campaigner at CPRE said: “I don’t want to over egg the pudding by saying he’s going to challenge parking because there will be a backlash, but [Clark] has championed cycling in his local area, which is bound to mean a different approach – a better approach” . Council leaders also welcomed the appointment of Clark, hoping that relationships between central and local government, which had been difficult under Eric Pickles, would ease  .

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## Environment, Food & Rural Affairs

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*Liz Truss remains at the head of Defra, With the departure of Lord de Mauley, who looked after most of the environmental brief, the department is down to three ministers . The duties of George Eustace, who continues in post from before the election, and Rory Stewart have still not been confirmed.*

**Secretary of state: Liz Truss** . Duties: EU and international relations; emergencies; CAP reform; biodiversity. Truss continues in post from the coalition.

**Minister of State: George Eustice** . Eustice continues in post from the coalition.

**Parliamentary Under Secretary of State: Rory Stewart** . He is new to government and was previously chair of the defence select committee.

**House of Lords.** Farmers Weekly reports that Lord Gardiner of Kimble has been appointed as the Lords spokesperson for the department but has no Defra duties . This has not yet been confirmed on the government’s website.

**Analysis.** Compared to her climate-sceptic predecessor, Owen Paterson, Liz Truss took a fairly low profile after her appointment in July 2014. She has championed farming and farmers but has said little about environment and biodiversity. The retention of George Eustice, who has strong farming credentials, and the appointment of Rory Stewart, treasurer of the all-party parliamentary group on upland farming has been welcomed by farmers. Their appointments may also suggest that the environment and biodiversity are becoming marginalised in Defra’s brief. Truss supports a repeal of the Hunting Act and Eustace has pledged that the pilot culls in Somerset and Gloucestershire will continue in the autumn. In an interview on farming with the Eastern Daily Press, Liz Truss said she wants to cut EU red tape and ensure more national level decision making .

**Reaction.** Farmers’ leaders welcomed the Defra line-up, but said they were anxious about uncertainty over whether Britain will remain in the EU  . Writing in the Independent, Michael McCarthy said the new government will be stronger than expected on climate change but: “The threat to the defence of the natural world may be more serious.” Further cuts at Defra may mean that Natural England ceases to continue as a separate body. EU directives on birds, habitats and water may be weakened .

## Energy and Climate Change

*It's all change in this department. Amber Rudd, previously an energy minister, takes the helm. Andrea Leadsom gets the brief for fracking, alongside fossil fuels, nuclear and renewables.*

**Secretary of State: Amber Rudd** . Duties: overall strategy on energy, consumer and climate change policy; international climate change negotiations; energy bills and the Competition and Markets Authority investigation; key decisions on major programmes and new policy in Decc. Rudd was minister for energy in the coalition.

**Minister of State: Andrea Leadsom** . Duties: electricity and gas markets; new energy infrastructure; energy security; oil and gas policy, including shale gas; the Nuclear Decommissioning Authority and geological disposal facility; new nuclear, carbon capture and storage and renewables; nuclear safety and regulation; international energy. She was economic secretary to the treasury in the coalition.

**Under Secretary of State: Lord Bourne of Aberystwyth** . Duties: heat, including renewable heat incentive; smart meters; energy efficiency and fuel poverty; climate science and innovation; planning; transparency; support to the secretary of state on international climate change. He was **government whip**, **lord in waiting** in the coalition and continues in that role.

**Comment.** In January, in what seemed a hurried move, Rudd ruled out fracking in national parks, SSSIs and AONBs. In February, she took a different tack: “In the case of AONBs and national parks, given their size and dispersion, it might not be practical to guarantee that fracking will not take place under them in all cases without unduly constraining the industry.” After the election, she confirmed to the Sunday Times that she supports fracking under national parks: “We have protected groundwater source areas and [prevented] national park drilling. I will make sure that we go out of our way to demonstrate to people the safety elements of [fracking].” Rudd suggested secondary legislation could be introduced to allow shale gas to be extracted from national parks as long as the drilling took place outside the park boundary  . She is a proponent of rooftop solar and has said she wants to “unleash new solar revolution” . In Sussex, she campaigned for the construction of the Hastings to Bexhill Link Road .

**Reaction.** The renewables industry welcomed Amber Rudd's appointment. RenewableUK said: “We welcome the positive commitments that she has made on reducing carbon emissions, tackling climate change and protecting the environment” . Ms Rudd was also welcomed by green campaigners. Greenpeace said: “Amber Rudd's appointment is a hopeful sign that the government remains committed to implementing the Climate Change Act and achieving a strong international climate deal in Paris later this year”  . In the Guardian, Damian Carrington took a detailed look at Rudd's environmental credentials but warned: “The key will be whether energy and climate change policy is run from Decc or the Treasury” .

## Transport

*Patrick McLoughlin continues to steer DfT. Andrew Jones gets the local and sustainable transport brief. Walking and cycling remain with Robert Goodwill.*

**Secretary of State: Patrick McLoughlin** . Duties: transport strategy, including economic growth and climate change; spending review; transport security; HS2. He continues in post from the coalition.

**Parliamentary Under Secretary: Robert Goodwill** . Duties: HS2; aviation; Europe and international; maritime; devolution; cycling and walking. He continues in post from the coalition.

**Parliamentary Under Secretary: Andrew Jones** . Duties: Northern Powerhouse, including northern train franchises; environment; Office for Low Emission Vehicles; connected vehicles; technology and innovation; freight and logistics; national roads and Highways England; bus policy; local transport, including roads, local majors, and Local Sustainable Transport Fund; city growth deals; smart ticketing; road safety. Jones was a parliamentary private secretary for health, business and transport in the coalition.

**Parliamentary Under Secretary: Claire Perry** . Duties: rail major projects and growth; rail infrastructure, safety and security; passenger services; strategy, funding and sponsorship; integrated delivery and accessibility; rail fares and ticketing. She continues in post from the coalition.

**Parliamentary Under Secretary of State: Lord Ahmad of Wimbledon** . Duties: aviation security; transport agencies; corporate and better regulation; skills and supply chain; London. He was a lord's whip during the coalition.

**Analysis.** Patrick McLoughlin was responsible for HS2 under the coalition, and will continue to push forward the plans for the high-speed rail line in the new government. He will also be in charge of developing a plan for HS3, another proposed high-speed rail link outlined in the Conservatives' manifesto connecting Liverpool to Hull via Manchester and Leeds, as well as implementing the outcome of the Davies Commission on airport capacity.

## Conservative Manifesto: A to Z

**Airports.** No preference stated over Gatwick or Heathrow. Will respond to the Airports Commission's final report.

**Biodiversity.** Replace locally any biodiversity lost in the construction of High Speed 2. Extend Natural Capital Committee (NCC) though next parliament to develop a 25 year plan to restore the UK's biodiversity. No mention of EU birds, habitats, and water directives.

**Brownfield.** Require councils to ensure 90% of suitable brownfield sites have planning permission for housing by 2020. £1 billion brownfield fund. London Land Commission to identify and release all surplus public brownfield land. Housing Zones to deliver 95,000 new homes on brownfield sites.

**Climate change.** Cut emissions as cost-effectively as possible. Meet climate change commitments as cheaply as possible. Push for a strong global climate deal that keeps the goal of limiting global warming to two-degrees firmly in reach. Continue to support the UK Climate Change Act. Will not support additional distorting and expensive power sector targets.

**Communications.** Superfast broadband in urban and rural areas to provide coverage to 95% of the UK by the end of 2017. Subsidy for installing superfast capable satellite services in the very hardest to reach areas. Invest in mobile infrastructure to deliver coverage for voice calls and text messages for the final 0.3-0.4% of UK premises that do not have it.

**Community rights and services.** Strengthen the Community Right to Bid by extending time limits and requiring owners to set a clear reserve price for the community. Make the most of the economic potential of our rural areas. Secure the future of 3,000 rural Post Offices. Pub Loan Fund to enable community groups.

**Efficiency and emissions.** Smart Meter for every home and business by 2020. Support low-cost measures on energy efficiency, with aim of insulating a million more homes over the next five years.

**Energy supplies.** End the use of unabated coal for power generation. Significant expansion in new nuclear and gas. Continue to support development of North Sea oil and gas. Back good-value green energy. Will not support additional distorting and expensive power sector targets. End any new public subsidy for onshore wind farms and local people to have final say on windfarm applications. Significant start-up funding for renewables only where clearly represent value for money. Support safe development of shale gas and ensure that local communities share the proceeds. Sovereign Wealth Fund for the North to invest shale gas resources.

**Farming and food.** Long-term vision for the future of British farming, working with industry to develop a 25 year plan to grow more, buy more and sell more British food. Treble the number of apprenticeships in food, farming and agri-tech. Further reform of CAP. Great British Food Unit to help trademark and promote local foods around the world. Champion Groceries Code Adjudicator. Science-led approach on GM crops and pesticides. 25-year strategy to eradicate bovine TB. Protect hunting, shooting and fishing. Free vote on repeal of Hunting Act.

**Garden cities.** Locally-led garden cities and towns in places where communities want them, such as Ebbsfleet and Bicester.

**Green belt.** We will protect the green belt.

**Green space and countryside.** A programme of pocket parks for towns and cities. £3 billion from CAP to enhance England's countryside over the next five years. Free, comprehensive maps of all open-access green space to make it easier to access. Public forests and woodland kept in trust for the nation. Plant 11 million trees.

**Historic environment.** Build a tunnel where the A303 passes closest to Stonehenge.

**Housing.** No overall annual housing target. 275,000 additional affordable homes by 2020. Double the number of custom-built and self-built homes by 2020. A new Right to Build, requiring councils to allocate land to local people to build or commission their own home.

**Infrastructure.** Several infrastructure commitments in line with the coalition's plans. £100 billion in infrastructure over the next Parliament. 1,400 new flood defence schemes protect 300,000 homes. Invest £13 billion in transport for the North.

**Local planning.** Encourage communities engaged in neighbourhood planning to complete the process and assist others to draw up their own plans.

**Marine.** Complete network of Marine Conservation Zones to create a UK Blue Belt of protected sites. Defend Common Fisheries Policy reforms. Devolve the management of North Sea fisheries to local communities.

**National Planning Policy Framework.** No mention.

**Permissions and Appeals.** Ensure that local people have more control over planning.

**Permitted development rights.** No new promises.

**Pollution and littering.** Fixed penalty notices to tackle small-scale fly-tipping. Higher fixed penalty notices for littering.

**Railways.** Build HS2. £38 billion investment in railway network to 2019. Electrify main rail routes. Develop High Speed 3. Build Northern Hub. New trains for the North. Push forward with plans for Crossrail 2. Smart ticketing. Control fare rises.

**Recycling.** No mention.

**Regional devolution.** Devolve far-reaching powers over economic development, transport and social care to large cities which choose to have elected mayors. More bespoke Growth Deals with local councils, where locally supported.

**Roads.** Invest £15 billion in roads including over £6 billion in the northern road network. Upgrade A1, M62, M1 and A555 link road. Improve connections to the South West, including M5, A358, A30 and A303. Add 1,300 extra lane miles to roads, improve over 60 problem junctions and fix around 18m potholes between 2015 and 2021. Almost every car and van to be a zero emission vehicle by 2050. Invest £300 million in cutting light pollution from new roads, more tunnelling, better noise barriers and helping to restore lost habitat.

**Sustainable transport.** Invest over £200 million to make cycling safer and double number of journeys made.

**Town centres and retail.** Give more say to local traders on issues such as minor planning applications, cleaning and parking.

**Water.** No mention.