



Creating Places ■ Delivering Communities

Membership Prospectus

2026-2027



Who We Are

The Land, Planning and Development Federation (LPDF) brings together the leading land, housebuilding and commercial development businesses delivering the country's new homes, workplaces and infrastructure.

Formed in 2018, we began as the voice of the land promotion sector. As our members' work has grown, across housing, commercial development and the infrastructure that supports both, so has the Federation. Today we represent land promoters and housebuilders big and small, as well as the businesses who support them at every stage along the way, from securing land, achieving planning permission, and delivering great places.

We work in a positive and cooperative way with central and local government towards two principle aims.

Firstly, we make the case for a planning system that meets the country's housing and employment land needs in full, highlighting all of the social, environmental and economic benefits that doing so will bring.

Secondly, we seek to improve the operating environment of all LPDF members by promoting ways in which the time it takes to determine major planning applications can be reduced.



What We Do

Our members invest in promoting land through the planning system, turning great ideas into great places. They are committed to making sure that every scheme is shaped in partnership with residents, councils and key stakeholders to respond to local needs and create places that work. That means delivering not just homes and buildings, but the roads, schools, green spaces and community facilities that help places thrive.

The LPDF gives the sector a single, credible voice, turning front-line experience into evidence that Government can act on. We bring together the businesses, advisers and partners shaping what the country builds and represent them across Parliament, Government and the media.

The research and consultation responses that are at the heart of our work are based upon evidence as to what is happening right now on the ground, helping us work constructively with Government to shape policy, remove barriers and get the planning system delivering.



LPDF Values

Our aim is to work with government, local Authorities and communities up and down the country to enhance the planning process and deliver the new, sustainable homes and communities this country needs.

- Working in a positive and cooperative way with central and local government and key stakeholders, to deliver a planning system capable of supplying the homes and employment space we need.
- Promoting research and an evidence-led approach to policy development.
- Increasing the supply of new homes to meet demand and make home ownership a realistic possibility for all those who aspire to it.
- Ensuring that we build the affordable homes of all types and tenures that this country so desperately needs.
- Delivering new employment space to meet demand from businesses and support economic growth.
- Championing the impact of increased housing delivery on reducing intergenerational unfairness.
- Creating well designed, high quality and sustainable places to live and work.
- Educating and informing about the social, environmental and economic benefits of development.
- Supporting diversity of delivery in the market and championing SME developers.
- Promoting diversity and inclusivity within the sector.



Industrial & Logistics

Championing the future of Industrial & Logistics development

The Industrial & Logistics (I&L) sector is a vital part of the UK economy, supporting national and international trade, strengthening supply chains and enabling growth across a wide range of industries.

From logistics and distribution networks to manufacturing and employment space, industrial development plays a critical role in supporting jobs, productivity and the delivery of sustainable, resilient communities.

The LPDF recognises that commercial development is essential infrastructure and that a balanced planning system must support both housing and employment needs. Through our work with members, policymakers and stakeholders, we champion the role and value of industrial and logistics development and advocate for a planning system that enables the sector to thrive.

Giving the sector a stronger voice

The LPDF's Industrial & Logistics Policy Committee brings together expertise from across the sector to identify key issues, develop evidenced positions and inform our policy work.

Through the Committee, the LPDF engages with government, policymakers and industry stakeholders to ensure that the challenges and opportunities facing industrial and logistics development are understood and considered within planning and economic policy.

Our work focuses on ensuring that employment land is recognised as a strategic priority and that the sector's contribution to economic growth, supply chain resilience and the transition to net zero is fully acknowledged.



What we are advocating for

The LPDF advocates for a planning and policy framework that recognises the strategic importance of industrial and logistics development. Our focus includes:

- A planning system that gives appropriate consideration to employment land alongside housing delivery.
- A strategic approach to industrial and logistics development that reflects regional, national and international needs.
- Greater recognition of commercial development as essential economic infrastructure.
- Improved coordination between planning, transport and infrastructure policy to support well-connected, future-ready development.
- Policies that enable sustainable growth, including low-carbon buildings, green logistics and innovation.

Investing in the future of our sector

The LPDF Future Leaders Network (FLN) is a community for early- and mid-career professionals working across the land, planning and development sector.

Created to support the next generation of industry leaders, the FLN brings together professionals from across LPDF member organisations to build connections, develop skills and contribute to the conversations shaping the future of our places and communities.

Whether you're looking to expand your professional network, gain fresh perspectives or play a more active role within the sector, the FLN provides opportunities to learn, collaborate and grow alongside peers from across the industry.



A network built on collaboration

The Future Leaders Network is founded on a simple principle: the future of our sector depends on investing in the people who will lead it.

The Network brings together professionals at similar stages in their careers, creating an inclusive environment where members can share experiences, build lasting professional relationships and learn from one another. Importantly, the FLN is based on career stage rather than age,

recognising that people join the profession through many different routes and at different points in their careers.

Led by a dedicated Committee, the FLN works closely with the LPDF to ensure the perspectives of emerging professionals help inform future conversations across the Federation.

Membership Details

- Applications for full membership are welcomed from those who risk financial capital by putting in place contracts in relation to land and then fund the ongoing investment in planning costs to establish the principle of development.
- This means that, regardless of the end use (residential or commercial development and type thereof), if an organisation meets the criteria above then it is applicable for full membership.

- All members are expected to share the LPDF's values, which are available on the website.
- Affiliate members are a highly valued part of the LPDF network and include solicitors, planning consultants, engineers and other related disciplines.
- Associate Members are selected from our larger affiliate organisations. They play an active role in shaping the Federation's future direction through the Thought Leadership Group, while also supporting the LPDF's research programme.

Membership Benefits	Full Member	Associate Member	Affiliate
Ability to serve on the Board, Policy and Technical Committee and any other Committee/Working Group established for LPDF purposes with membership of the Committees re-elected every three years.	✓	✓	✗
Ability to assist in shaping the future research programme of the LPDF by becoming a research partner.	✓	✓	✗
Ability to request one-on-one discussions with a member of the LPDF team either in person (at your chosen location) or by video call, to discuss specific issues, seek advice or to influence LPDF activities.	✓	✓	✓
Ability to suggest questions to be raised by LPDF staff at forthcoming meetings with key stakeholders such as government departments, politicians and peers of the realm, PINS etc.	✓	✓	✗
Ability to contribute towards and shape consultation responses prepared by the LPDF on behalf of its members.	✓	✓	✗
Ability to use consultation responses prepared by the LPDF as a basis for your organisation's representations.	✓	✓	✓
Priority booking for our annual lunch and other networking events.	✓	✓	✗
Ability to participate in all LPDF CPD accredited seminars and networking events both in-person and on-line, with a number of full member only events organised throughout the year.	✓	✓	✓
Unlimited spaces available for attendance at seminars and networking events.	✓	✗	✗
Additional spaces beyond affiliate allocation available for attendance at events.	✓	✓	✗
Access to full member meetings (usually held via Zoom) every 6 weeks to discuss current issues affecting the planning and housebuilding sectors.	✓	✗	✗
Access to a quarterley thought leadership meeting with all Associate Members	✗	✓	✗
Access to affiliate meetings held every 3 months to discuss current issues affecting the planning and housebuilding sectors.	✗	✓	✓
Circulation of a weekly newsletter with news, articles and a media update.	✓	✓	✓
Circulation of a monthly success bulletin covering all members achievements that have been conveyed to the LPDF over the previous month.	✓	✗	✗
Circulation of a in-depth quarterley newsletter with topical content and news.	✗	✓	✗
Circulation of a monthly detailed policy bulletin covering key policy announcements.	✓	✓	✓
Access to all LPDF research reports and free use of the findings.	✓	✓	✓
Free use of all LPDF branding material.	✓	✓	✓
Free use of images and videos produced by the LPDF	✓	✓	✗

	Full Membership Including Corporate Landowners	Associate Member	Affiliate
Membership Fees	Fees are scaled and based on number of employees. See application for details.	£10,000 per annum pro rata, plus VAT.**	£2,950 per annum pro rata, plus VAT.

(The Federation is continually evolving, and membership benefits may be updated or changed at any time without prior notice)

**Associate Member acceptance is at the discretion of the LPDF

LPDF Events Within The Last 12 Months

Networking is a key part of our membership offering, and members benefit from access to a wide range of events throughout the year.

Events range from seminars, conferences, drink networking opportunities and CPD speaker events.

CPD Event – Grey Belt and Beyond



**Thursday
1st October 2026**

Level 19, The Strand
32 London Bridge Street
London
SE1 9SG

AI in Land & Planning Northern Golf Day

**Thursday
24th September 2026**

Carden Park
Broxton Road
Chester
CH3 9DQ



Annual Summer Party 2026



**Thursday
10th September 2026**

Savage Garden Rooftop Bar
Doubletree by Hilton
London
EC3N 4AF

Research Launch Removing the Grit from the System

**Thursday
23rd July 2026**

Lichfields
The Minster Building
21 Mincing Lane
London EC3R 7AG



CPD Event It's all happening in Leeds...



**Thursday
18th June 2026**

The Terrace
10 Wellington Place
Leeds
LS1 4AP

Manchester CPD and Spring Drinks

**Wednesday
13th May 2026**

Cloud 23
Manchester Deansgate
Hotel, Deansgate
M3 4LQ



CPD Event Building More Than Just Bricks



**Thursday
23rd April 2026**

Countryside House
The Drive
Brentwood
CM13 3AT

AI in Land & Planning Midland Golf Day

**Wednesday
15th April 2026**

The Belfry Hotel and Resort
Lichfield Road
Sutton Coldfield
B76 9PR



LPDF Events Within The Last 12 Months (continued)

Annual Lunch & After Party 2026



**Thursday
26th March 2026**

The Brewery
52 Chiswell Street
London
EC1Y 4SD

Shaping Equality Together! International Women's Day Breakfast Event

**Thursday
5th March 2026**

Carter Jonas
1 Chapel Place
London
W1G 0BG



CPD Event How to kill your options and resolving BNG



**Wednesday
25th February 2026**

Knights, Bank House
Pilgrim Street
Newcastle Upon Tyne
NE1 6QF

Northern Christmas Drinks

**Wednesday
3rd December 2025**

Rain Bar,
80 Great Bridgewater Street
Manchester



Annual Conference 2025 & Christmas Drinks



**Thursday
27th November 2025**

30 Euston Square
London

Full Members & Land Agents Darts Social

**Thursday
16th October 2025**

Flight Club Bloomsbury
55 New Oxford Street
London





Paul Brocklehurst

Another year, another NPPF! More on that later.

Having read prior years Chairman's Updates they have often focussed on planning, policy development and the scale of interactions with other stakeholders. However, I feel compelled to depart from that formula this year. In thinking on what I would write, it dawned on me that for pretty much my whole working life of 40 years, I have either been lending into or operating within the development sector (building and planning). So, when I now

say that the market conditions are the most challenging of my working lifetime, I am covering some significant events / cycles in our nation's economic history many of which have impacted significantly on our sector.

Accordingly, appreciating this the LPDF team have had a twin focus, planning policy and market facing issues, over the last 12 months. We have sought to highlight through research and our interactions with stakeholders, some of the market dislocations (and solutions) which are leading to the issues that we currently face:

- An average of nearly 2 years to get a planning consent from the initial application;
- Moribund sales rates for new homes in many parts of the country creating limited demand for land;
- The continued struggle in obtaining s106 Affordable Housing offers;
- Viability;
- The plight of SMEs and the fact that there are simply not enough builders in the UK!

All of this needs to be set in the context of the further increase to planning fees in November, LPAs bringing forward Local Plans which fail to meet the housing need as determined by the Standard Method and local government reorganisation. It all adds up to a toxic combination of factors which slows down the velocity of capital and limits the ability of the sector to attract new investment.

And, some of the solutions to those issues we are facing:

- Removing 'grit', proportionality, simplification, standardisation of s106 agreements, Chief Planning Officers with a statutory duty to national government as well, the list goes on (utilities, s278) and the LPDF is taking a lead in working with Government on this;
- The re-introduction of a targeted H2B2 for First Time Buyers and changes to or the abolition of SDLT;
- Cascades and wider use of Discounted Market Sales (and ambitions noted below under viability);
- Viability – whilst it has been covered in our work on the NPPF, we intend to do far more in the months ahead, building on the work of our colleagues at the HBF we will be commissioning research in the coming period. We will seek to take Zoopla / Richard Donnell's updated work to be published in September and use it as a basis for a fundamental review of the s106 / CIL framework, to make it simpler for housebuilders, linking it to Government ambitions for devolution;
- Finally, and a real personal hobby horse, SMEs. The latest NPPF has failed SMEs and frankly years of layering of one regulatory burden after another have led to a position where we have hardly any SMEs left operating. Government needs to do far more, and we intend as best we can to ensure more is done. The whole sector will benefit from a much broader base.

This provides a perfect segue into the latest version of the NPPF. Now I will not add substantially to the '000s of words that have been written by



planners and barristers on the latest version of the NPPF. Suffice to say, I agree that in many respects it appears (I use that word as I suspect many of us will have to prove it through Appeal!) a very positive step forward in the national policy framework. It is a positive reflection on Phill (Sam, Nicole, Steve Quartermain and those of our members that inputted to our consultation representations) that many things we said in our consultation response were picked up by Government (Annie Gingell and I were particularly pleased with the scope of S5 going beyond 5YHLS to 'need' as we have been discussing this with MHCLG for 2 years. An example of clever drafting from MHCLG).

However, in two respects I'm afraid I am passionately disappointed and frustrated. First, the 'new' Medium Sites classification stands for nothing (I disagreed with the threshold of 49, the 10% in Local Plans shows no ambition to grow the sub-sector and there is no other benefit that is ascribed in any of the policies, such as in S5 or elsewhere that comes from being a Medium Sized Site). Second, through the changed wording in respect of National Landscapes, I fear we have created no incentive for those LPAs who benefit from being largely in the National Landscapes, such as Cotswold District, from bringing forward Local Plans, unless there are exceptional circumstances and what if like Dorset, you have former parts of the 'new' LPA that were largely NL (West Dorset) but not elsewhere – you will consign those settlements in the NL to whither on the vine. Worse it perpetuates the failure to consider the impact of policy on SMEs many of whom would have operated in these very areas by building sensitive additions to the settlements within them.

Right, I've got that off my chest!

Moving on, the team have been very busy. Phill and Nicole (with the input of the Policy and Technical Committee) have responded to 21 consultations through the year, all available on our website and it looks as if the flow will not let up into the Autumn. Thanks to them and the P&T Committee members, steered by Steve Quartermain, for ensuring we put forward our considered, evidenced responses. Our activities have been enhanced by a new Industrial and Logistics Policy Committee (who positively contributed to our support of those elements of the NPPF focussed on Employment Space) and task and finish groups on Water and Electricity Infrastructure as well as BNG. Sam, Phill and I have all been involved in liaising with Natural England in respect of the Nature Recovery Fund and whilst its implementation is frustratingly slow I do believe it has the prospect of resolving the nutrients impasse (logically) and possibly in the future some other issues created by Habitat Regulations.

These efforts have been supported by our continued investment in research which has included 'Grit', Demand Side Support, SDLT, Discounted Market Sales, a Land Matters update, SMEs, Quick Wins (with the Fabian Society), Affordability Dashboard (alongside the Intergenerational Foundation), Grey Belt (with Marrons). As I have said, we will look to do more with a focus on viability / s106/ CIL simplification and SMEs. Again, all of these are available on our website and many will have benefits to members in their applications or Appeals.



Hanad, who joined in October 2025, has been working hard to improve our parliamentary interactions and a number of events have been held within the Westminster estate, whilst using our research, together with regular updates, to reach more and more MPs. Sam and Hanad will shortly be spending much of their time at the Annual Conferences with Phill and I both attending the Labour Conference again in Liverpool. A Parliamentary Reception for members is also now scheduled for next spring.

Lucy has been her normal busy self! We have seen a much-expanded programme of 15 in person events, many in new locations to the LPDF (Newcastle, Leeds, Exeter, Brentwood), often with an ability to count towards members professional CPD requirements (as well as the normal LPDF networking and socialising!). Thanks to those members and affiliates who have partnered with us at these events to ensure that they are a success. In addition, there has been a steady flow of webinar

opportunities. We are always delighted to work with our affiliates and members in looking to schedule events within the calendar.

The Summer Party and Annual Conference (which the re-appointed Matthew Pennycook attended as a guest speaker) continue to grow whilst the annual lunch in March was our largest yet, oversubscribed, leading us to decide to change venue for 2027 to Old Billingsgate with its stunning location right next to the Thames. We will be hosting 1,000 on the day and tickets have already sold out!! I know Lucy is working hard to maintain its success and boost its position as the sectors premier networking event.

Going forward we are investing in a bespoke booking system to be rolled out for our events in 2027 which hopefully will take some of the stress out of it for both you and Lucy!

The Board are commencing discussions on its future structure, succession planning, and we will say more in 2027, whilst we have been delighted that a new Future Leaders Network has started with participants drawn from our member organisations all keen to build connections and develop and enhance their skills.

And to cap it all we have continued to grow to over 200 members and affiliates, not bad from a standing start of 15 only 8 years ago! Yet this is where our efforts will continue to focus, to grow our income base by growing membership numbers not through increasing fees which, recognising the circumstances our members and affiliates face, will be frozen for 2026 / 2027. Indeed, we have sought to amend membership bandings to lessen the fee burden for some of our small full members. In addition, we are recognising the role our affiliates can play by creating a new tier of Associate Member.

The Board and I would like to thank Sam, Lucy, Phill, Hanad, Nicole, Emma (who joined as Finance Officer recently) and Steve Q for their hard work and efforts over the past 12 months, it has been yet another busy one in the world of land and planning! I would like to thank the Board for their support and work during 2026. Finally, the biggest thanks go to you our members and affiliates. This Federation would not exist without your support, active involvement and engagement. I am acutely aware of the cashflow challenges that are faced by many at present and that is why every member, large or small, is equally important to us and we crave your engagement – let us know of the issues you face, turn to us if you think we may be able to help and do not be shy if you have ideas for research, events (or anything else!).

Whilst we at the LPDF will strive through our work and activities to improve the environment within which you operate I know I can be sure of one thing, that you will carry on displaying the resilience, innovation and determination to find a way through both the planning system and the market at the moment. There will be better days ahead for those of us that do!

Paul Brocklehurst
Chairman, Land, Planning and Development Federation

