



Chairman's Update 2024



As I'm forced to reflect by this drafting on the passage of the last 12 months one cannot help but be struck with what we, as a sector, have had to deal with over the period. The previous Conservative administration deigned to eventually announce a revised version of the NPPF in December 2023, which had been largely anticipated by many local authorities, the impact of which was negative. Together with the uncertainty created by the lengthy consultation, the continued absence of plan making by LPAs and indeed the negative revisions to the NPPF we recorded historic lows in major planning applications and consents in the first few months of 2024. The practical outcome of this as we (and Richborough Estates) have highlighted in our Savills research, Land Matters, is that we have an outlets crisis impacting the whole industry.

Yet, as a consequence of Rishi Sunak's rather surprising decision to call an early General Election for the beginning of July, we now have a new Labour Government with different ambitions and priorities. There therefore seems little benefit in dwelling on the past, rather we should look forward to what this change may bring. Indeed, the new Government has wasted no time in issuing a revised version of the NPPF, reversing many of the changes made in December 2023, and surprising us all with a robust proposal to change the Standard Method, setting ambitious goals for the assessment of housing need. As I write there is still 5 weeks of the consultation period remaining and whilst perhaps on 2nd or 3rd reading there are points we will need to make to bring clarity and ensure delivery in the short term, the intent of Government is clear, should be welcomed and supported. What is clear is that the efforts of the LPDF (and other trade bodies) through its research, previous consultation responses, public affairs efforts and interaction with officials is 'cutting through' – the new Standard Method takes its lead from work that we have done and submitted to Government with Turley and the direction of travel of policy seems to reflect much of what we set out in our 10 point plan. Pretty good for an organisation only 6 years young! Whilst never complacent these could be exciting times to be involved in our sector.

Over the past 12 months Phill and I continued our engagement with a wide range of stakeholders, political or otherwise. We have continued to invest in research, polling, as well as seeking to engage with the press. To aid these efforts early this year the Board took the decision to recruit an External

Affairs Manager and we were delighted to welcome Eve McQuillan to the team in June. Eve's diary is now filling with meetings with the many newly elected MPs, in particular, those of the Labour Party. Clearly in the short term our efforts will be to engage with the new Government, officials and members of the new parliament. We are sponsoring a number of events at the Labour Party conference in 2024 (contact Eve if you are going) and Eve will be attending the Liberal Democrats conference as well. In view of the likely focus of the Conservative Party conference as a hustings for the election of a new leader we will take a 12 month sabbatical from attendance.





Over the coming 12 months we will continue to champion the need to broaden the delivery base by increasing the universe of SMEs (work we began in our submissions to the CMA which in its report highlighted the impact of the planning system on SMEs in particular), deliver more affordable housing, find a pragmatic solution to the issue of nutrients (and other nature based impacts on the development industry) as well as ensure that the cause of economic growth is not just seen in the context of housing but employment and infrastructure uses as well. In addition, we are aware of the need for the sector and our members to highlight our embracing of and support for diversity in our workforce and we will be approaching members and affiliates shortly to seek their agreement to undertake surveys on this important issue.

Yet again Lucy has excelled herself over the past 12 months and a successful Summer Party and Policy Conference in 2023 was followed by an Annual Lunch attended by 610 people for which the feedback was universally good. I believe it has secured its place in the sector's events calendar. Capacity has been increased further for 2025 to 700. Where next?! In the meantime, our Summer Party is visiting yet another London roof top and we will soon be sending out booking details for our Policy Conference on the 26 November where the keynote speaker will be the Housing and Planning Minister, Matthew Pennycook. We will continue to balance our work as a representative trade federation with our aim of providing networking opportunities for all our members and affiliates. I, on behalf of the Board, would like to thank all the team – Phill, Lucy, Nicole and Steve (Quartermain) – for their efforts on behalf of members over the past 12 months.

The year has seen further growth in our membership base with the total now reaching 59 full members and 91 affiliates. We will continue to seek to grow our membership base further over the coming 12 months as we would like in 2025 to be able to revert to the position which held in the early years of our existence where we sought to hold our fees. As indicated last year fees will increase by just under 5% in 2024, save for the smaller full members where the rates are held static yet again. On behalf of myself and the Board I would like to thank you for your continued support and I would like to re-emphasise the continued desire of the whole LPDF team to encourage all members and affiliates to feel free to contact us with any ideas, suggestions or views.

In closing I am currently looking forward with a positivity I have not felt in many, many years. I am not delusional (!) there will be many challenges to come but it is refreshing that the political environment we are working within now appears to be one in which new homes, affordable housing, employment space / development and economic growth is sought rather than fought. I wish you every success over the coming 12 months.

Paul Brocklehurst
Chairman, Land, Planning and Development Federation



Events Within The Last 12 Months

Tuesday 13th June 2024



How to Kill your Options in partnership with Knights

Knights, 5th Floor,
2 Chamberlain Square,
Birmingham

Thursday 16th May 2024



Northern CPD Event and Spring Drinks in partnership with Turley

The Bonded Warehouse,
18 Lower Byrom St,
Manchester

Tuesday 16th April 2024



The Affordable Housing Conundrum in partnership with Tetlow King

BMA House,
Tavistock Square,
London

Thursday 21st March 2024



Annual Lunch and After Party 2024

The Brewery,
52 Chiswell St,
London

Wednesday 31st January 2024



Delivering Sustainable Housing in partnership with Shoosmiths

Shoosmiths Birmingham,
103 Colmore Row,
Birmingham

Thursday 7th December 2023



Northern Christmas Drinks

Albert Schloss,
27 Peter St, Manchester

Thursday 30th November 2023



Conference and Christmas Drinks

RIBA, 66 Portland
Place, London

Thursday 14th September 2023



LPDF Summer Party

Madison Rooftop,
New Change, London



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