



Paul Brocklehurst

Chairman's Update 2025



What a year! The change that my Chairman's Update of 2024 anticipated as a consequence of the new Government has not only occurred but will ensure that we continue to see an evolution in the planning landscape for many months to come yet. Many of the changes that were made to the NPPF in December 2023 were reversed (sadly not all, the Neighbourhood Plan paras still rankle with me!) and Labour went so much further with the Grey Belt policies which have already had such a positive effect on enabling former Green Belt sites to come forward in many, if not all (the 15% uplift on AH delivery stymieing the effectiveness of the policy in parts of the North of England in particular), parts of the country. The step change in the Standard Method numbers was in no small part a direct result of the work done by the LPDF, with the input of Turley, into promoting the use of a new stock-based formula with MHCLG.

The team, led by Phill, ably supported by Nicole have been hard at work responding to an almost never-ending stream of policy consultations or preparing inputs to parliamentary inquiries over the last 12 months. 25 in total until the end of August 2025. I have noted these as they will also serve to highlight to you what may still lie on the horizon in terms of change!

Consultations (submitted)

- NPPF Reforms (September 2024)
- Brownfield Passports (October 2024)
- Grey Belt Inquiry (October 2024)
- Surrey Hills AONB (December 2024)
- Future Social Housing Rent Policy (December 2024)
- Right to Buy Reforms (January 2025)
- Nature Recovery Working Paper (January 2025)
- Planning Committee Reforms Working Paper (January 2025)
- Submission to HM Treasury (February 2025)
- CPO Reforms (February 2025)
- Streamlining Infrastructure Working Paper (February 2025)
- Land Value Capture (March 2025)
- Planning and Infrastructure Bill: Call For Evidence (April 2025)
- Independent Commission on the Water Sector Regulatory System (April 2025)
- Land Use Consultation (April 2025)
- Built Environment Committee Inquiry – New Towns (May 2025)
- Speeding Up Build Out (July 2025)
- Build Out Transparency (July 2025)
- Reforming Site Thresholds (July 2025)
- Reform of Planning Committees (July 2025)
- Landfill Tax (July 2025)
- BNG for Medium Size Sites (July 2025)
- Expanding the Role of the Private Sector in Nature Recovery (August 2025)
- Affordability of Home Ownership Inquiry (August 2025)
- Social Rent Convergence (August 2025)



I want to congratulate both of them for rising to the challenge of this workload and know from our increased interactions with Government officials in both MHCLG and HMT the gratitude for our often broad minded, detailed, pragmatic, positive solution driven approach to our responses. I am in no doubt that members have and will continue to benefit from the relationships and interactions that have been built up with Government over the last 12 months. Thank you to Steve Quartermain and the members of the Policy & Technical Committee who have supported them in reviewing and providing input to these consultation responses. I would also like to highlight our targeted use of the member 'polling' conducted earlier this calendar year, which whilst it did not see the 100% response rate I might have wished for, struck a chord in Government. On planning application data, it was used by the Prime Minister in a speech within 24 hours of our supplying the information, whilst in relation to the 'puddles test' this hit home with MHCLG. I cannot over emphasise how important it is for members to respond to such polls / information requests in order to highlight the scale of a problem and the impact it is having in the 'real world'.

This work has been supplemented by a steady stream of research, most published, some though for use in leveraging the right outcomes from Government in relation to future planning initiatives, best reserved for those bilateral discussions. Some have made a huge impact, notably How Long is a Piece of String? done by Lichfields and supported by the LPDF and one of our founder members, Richborough. Also, a number of pieces around SMEs, supported by the annual Land Matters work (again, co-funded by Richborough), all undertaken by Savills have served to place us at the centre of the debate about the need to do more to support the SME sector and in particular to lift the focus from the Small onto the Medium within that definition. We need more housebuilders to both increase delivery and to buy the land that we bring forward through the planning system.

In addition, we have sought to lobby Government on a range of issues from the 'puddles test' (thanks to Paul Smith for coming up with the terminology!) to utilities, whether water / wastewater or electricity connections and capacity. The practical impacts of slow moving policy or LPAs using the 'wrong' regulatory regime to stymie development will impact greatly on the Government's ability to achieve its 1.5M target.

Looking forward, I believe we are going to see an Autumn and spring 2026 where the pace of change will accelerate further. More consultations, responses to consultations and change in and of itself. Be prepared to respond. We are holding our breath in anticipation.....



Having earlier in the year made the decision as a Board to appoint our first full time Managing Director we were delighted to welcome **Sam Stafford**, known to many of you from his time with the HBF and 'Fifty Shades of Planning', into the role in May 2025. He is already having a very positive impact.

Over the past 12 months Phill and I (and now Sam) continued our engagement with a wide range of stakeholders, political or otherwise. We were supported in this by our recruitment of Eve McQuillan, who as External Affairs Manager has established a base of parliamentary contacts and a level of engagement which we can leverage going forward including close links with the Labour Growth Group of MPs. Eve's stay with us was short lived but a successor has already been identified and Hanad Darwish joins us from a Parliamentary Affairs firm in early-mid October. We had a very successful Labour Party Conference, sponsoring a number of events, and we are readying ourselves for 2025. Sam will be attending all other party conferences and we are, subject to the local election results of 2026, preparing to take a fuller role in them all in 2026 when, after over 2 years since the general election, our mind should be turning to the next (!), ensuring we influence the policy formation of other political parties.

To be honest I've only scratched the surface of our activities. From a standing start 7 years ago we are now viewed positively by not only Government but many stakeholders engaged in the housing / planning

debate. Our continued championing of issues such as SMEs, broadening delivery, the practicalities of planning, awareness of how the system is actually working (including the impact that politics and implementation has at the local level) , where the bottlenecks are, how the land market operates and how proposed changes will impact on the Government's ability to achieve its targets now leads to us being frequently called upon. Our broad perspective, frequently highlighting the challenges of those in other development spheres, such as Industrial & Logistics, is also welcomed as a 'one stop' shop for views on wider planning or policy changes. Most of all our belief that positive changes to planning can lead to economic growth and positive outcomes socially chimes with the Government's own beliefs.

Yet again Lucy has excelled herself. Over the past 12 months not only were our Summer Party and Policy Conference better than ever our Annual Lunch was attended by 700 people for which the feedback was again universally good. Indeed, notwithstanding we increased capacity to 720 for 2026, the event was sold out within 12 hours of its launch. I hope to be able to make some big announcements with regards to 2027 at our Summer Party as we were very conscious of the disappointment of those that missed out and we wish to ensure that it does not happen in 2027! The event has undoubtedly become the most anticipated on the land, planning and housing calendar. The show piece events were supplemented by an enlarged range of networking, seminars and webinars throughout the year and we're committed to increasing this going forward, including in more locations.

The year has seen further growth in our membership base with the total now reaching 66 full members and 115 affiliates. We will continue to seek to grow our membership base further over the coming 12 months and we hope to welcome our first Industrial and Logistics sector members soon. As promised last year, we have sought to minimise fee level increases in the fast approaching new membership year and for our smaller members there will be no change. I am confident that the fees deliver exceptional value for money for our members and affiliates with fees effectively only 20% up on those when we formed in 2018 and whilst we do not envisage any growth in headcount in the short term we are very conscious in continuing to be recognised for our research and the necessity to involve ourselves more broadly politically after May 2026.

I, together with the Board, would like to thank two groups of people. First, the team – Sam, Phill, Lucy, Nicole and Steve (Quartermain) – for their efforts on behalf of members over the past 12 months. The level of activity has been frenetic. I am extremely proud of their efforts and how they are perceived both externally and by members. Second, a huge thank you to you, our members and affiliates, for your continued support. As I always do, 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 – after all this is your Federation.

Whilst challenges remain in the environment in which we operate, I think we sometimes need to stand back and reflect how positively it has already changed. I'm sure we will see more positive change in the next 12 months!

Paul Brocklehurst
Chairman, Land, Planning and Development Federation

Events Within The Last 12 Months

June 2025



South West CPD Event: Building the Future

**In partnership
with Ashfords**

Ashford House
Grenadier Road
Exeter

May 2025



Northern CPD Event: Don't Look Back in Anger **In partnership with Stantec**

Stantec
100 Barbirolli Square
Manchester

March 2025



Seminar: Will Grey Belt Help Deliver 1.5m homes?

Stantec 7
Soho Square
London

March 2025



LPDF Annual Lunch and After Party

The Brewery
52 Chiswell Street
London

March 2025



International Women's Day Breakfast

In partnership with Cratus

Landmark Chambers
180 Fleet St
London

January 2025



Seminar: The New NPPF

Lincoln's Inn
London

December 2024



Northern Christmas Drinks

The Fitzgerald
11 Stevenson Square
Manchester

November 2024



LPDF Annual Conference and Christmas Drinks

30 Euston Square
London

October 2024



Full Member and Agents Darts Social

Flight Club Bloomsbury
55 New Oxford Street
London

September 2024



LPDF Summer Party

Wagtail Rooftop
68 King William St
London



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