

The RT Hon Stephen Reed MP

Secretary of State for Housing, Communities and Local Government

2 Marsham Street

SW1P 4DF

9th September 2025

Dear Secretary of State

May I take this early opportunity, as Chairman of the Land, Planning and Development Federation (LPDF), to welcome you to your new role. The Federation, our members, and I look forward to working with you and your ministerial team in the months to come.

The LPDF seeks to represent the UK's leading land promoters, home builders, and commercial developers.

LPDF members support the housebuilding and commercial development sectors by promoting sites through the planning system, providing "shovel-ready" land with planning permission, which can facilitate the delivery of infrastructure and serviced land parcels.

The LPDF seeks to actively engage with government on planning, housing, and commercial development policy and to educate the wider public on the social, environmental, and economic benefits of development through an evidence-based approach.

The LPDF encourages its members to deliver well-designed, high-quality, sustainable places that deliver a mix of housing types and tenures, commercial spaces, and community uses that have a positive social, environmental, and economic impact.

The LPDF has been very supportive of the Government's drive to reform the planning system to ensure that it is fit for purpose and helps to bring forward much-needed new homes, commercial development, and new infrastructure as quickly as possible. We acknowledge that the changes implemented through the new National Planning Policy Framework (NPPF) in December 2024, along with subsequent changes to the Planning Practice Guidance (PPG) and other elements of the planning system, have made a positive difference to the mood and activity of the development sector. Indeed, research by the LPDF has shown that in the first two quarters of 2025, there is an anticipated 160%

increase in the numbers of planning applications which our members are seeking to submit, compared with the 6 months leading up to the publication of the new NPPF.

However, in order to make a significant difference to the delivery of new homes and commercial development within this Parliament, more needs to be done to remove existing hurdles facing the planning system, to increase resources within Local Authorities and other organisations who are involved in the planning process, and to ensure that everybody is focused on delivering the Government's agenda. It must also be recognised that these changes need to be made with the utmost urgency, if they are to have any impact on delivery within this Parliament.

The LPDF firmly believes that the best way in which the Government can increase housing delivery is by ensuring that we have countrywide coverage of up-to-date local plans and that those local plans allocate a wide variety of sites, in a geographical spread of locations, and of varying sizes, to allow volume housebuilders and SMEs numerous opportunities to deliver. This should be supported by an efficient and effective Development Management process which provides certainty and consistency of outcome and allows for decisions to be made within statutory timeframes. It also needs Government demand-side support, in the form of an equity loan scheme, to stimulate first-time buyers to enter the market and to give confidence to the housebuilders to increase delivery to meet that increase in demand.

Therefore, the LPDF considers that as the new Secretary of State, your focus in the early part of your tenure should be on the following initiatives:

- To publish a set of statutory National Development Management Policies which are positively framed, pro-growth, and reflect the Government's ambitions to significantly increase the delivery of new homes, commercial development, and supporting infrastructure.
- To tackle significant barriers to the delivery of development, such as the capacity of the electricity supply network, the water supply network, and sewage treatment capacity.
- To increase resources within Local Planning Authorities (LPAs) and other organisations involved in the determination of planning applications, to ensure that applications are processed efficiently and effectively.
- To standardise the content of S106 agreements and planning conditions as much as possible, to ease resource pressures within LPAs, and to ensure that they are agreed as efficiently as possible.

- To publish a robust and detailed National Scheme of Delegation which improves the consistency and certainty of decision making and reduces resource pressures within LPAs.
- To tackle day-to-day live issues which are causing delays in the planning process, such as addressing surface water flood risk, nutrient and water neutrality, recreational impact mitigation, viability assessment, and other 'coalface' issues.
- To positively encourage the delivery of up-to-date development plans across the country and to ensure that these documents are consistent with the NPPF, the Government's ambitions, and are kept up-to-date with regular reviews in line with the new local plan preparation process.
- To introduce a principle of proportionality to all aspects of planning to facilitate more focused decision-making and significantly reduce the burden on applicants and LPAs.

These are some of the key headline issues that the LPDF and its members believe would make a huge impact on their ability to deliver significant new development as quickly as possible.

The LPDF currently regularly meets with your civil service team at MHCLG, and we engage with your Minister of State, Matthew Pennycook MP, as often as we are able to. We will continue to offer our assistance and expertise as your teams tackle some of the issues listed above.

We also offer our support and willingness to meet with you in your new role, so that we can help the Government to achieve its ambitions within this Parliament and hopefully, into your next term.

Please do not hesitate to contact me if you need anything from me or my team at the LPDF, and I will personally ensure that we assist you in any way we can.

Yours faithfully



Paul Brocklehurst

Chairman of the Land, Planning and Development Federation

paulb@lpdf.co.uk