



20th September 2024

Planning Policy Consultation Team
Planning Directorate – Planning Policy Division
Ministry of Housing, Communities and Local Government
Floor 3, Fry Building
2 Marsham Street
London
SW1P 4DF

Re Changes to the National Planning Policy Framework

Edlesborough Parish Council wishes to express its objections to the proposed changes to the National Planning Policy Framework. Whilst recognising the need for more new housing, the revised formula for calculating housing need will not ensure the provision of the right sort of houses in the right places.

Currently the greatest need is for affordable housing, and that need differs around the country. The proposed methodology would almost certainly dramatically increase the identified housing need but would not ensure its delivery. That relies on developers that are commercial businesses, not social philanthropists.

Providing affordable housing, especially in areas where land prices are high, is not commercially attractive. Private developers will understandably always gravitate towards the more profitable upper end of the market. Consequently, local planning authorities that cannot demonstrate an inflated 5 year housing supply will be powerless to prevent unplanned speculative high end developments, which do nothing to address the fundamental need for affordable homes.

It is more than just numbers, and a simplistic nationwide approach that relies on the private sector to deliver new housing would merely generate more of the wrong sort of homes in the wrong places. Local planning authorities must have a say in content, extent and location of new development, and not simply be the implementers of arbitrary diktats from Central Government. The reason for having local planning authorities is because the needs and infrastructure provision differ considerably from area to area. A simplistic one size fits all will not produce the desired result. Central Government needs to create a framework that recognises the expertise of LPAs to provide what is best for their community; not one that effectively neuters them.

If Central Government cannot deliver the appropriate new housing directly, it must find a way of incentivising the private sector to deliver it. Not create a framework that allows the sector to deliver what it likes, where it likes.

Yours faithfully

Miss Penny Pataky
Clerk to Edlesborough Parish Council