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Matthew Pennycook MP  
Minister of State Housing, Communities and Local Government  
Ministry of Housing, Communities and Local Government  
4th floor NW, Fry Building, 2 Marsham Street  
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17<sup>th</sup> of October 2024

Dear Minister,

On behalf of the undersigned partners, I am writing to you about fixing the broken housing system. Together we work with local communities across the country and have a broad knowledge base and experience in planning and housing delivery.

We have all responded to your department's consultation on the National Planning Policy Framework (NPPF) and welcome its positive intentions to reform the planning system. We are pleased to see the reiteration of a plan-led system to ensure more strategic outcomes such as brownfield regeneration and 'vision-led' master-planning with sustainable and active travel embedded. We believe these changes will help deliver the homes we need.

For too long the previous government failed to tackle the housing crisis and we are delighted that your government is making changes to resolve it. But if we are to tackle this crisis, we believe there are other changes that must be made.

First, far more needs to be done to ensure the construction of more "affordable housing" and to prioritise the delivery of social rented housing, including in rural areas. We strongly believe that changing the definition of affordable housing, from 80% of market value to explicitly link it to local incomes, would deliver housing that is genuinely affordable.

Second, we want to ensure that this affordable and social housing is delivered, so there must be a new approach to viability assessments to better support delivery of the local plan system.

We would be pleased to see these changes progressed in the revised NPPF, in the Chancellor's budget at the end of the month, or in the forthcoming Planning and Infrastructure Bill that is due next year.



We would be happy to meet with you or your team to discuss these changes further to ensure that your government can deliver the expansion of social and genuinely affordable housing that you have pledged to do.

Yours sincerely,

Roger Mortlock, Chief Executive, CPRE, The Countryside Charity

Corinne Pluchino, Chief Executive, Action with Communities in Rural England (ACRE)

Fiona Howie, Chief Executive, Town and Country Planning Association

Jonathan Owen, Chief Executive, National Association of Local Councils

Kerry Booth, Chief Executive, Rural Services Network

Tom Chance, Chief Executive, Community Land Trust

Victoria Hills, Chief Executive, Royal Town Planning Institute