



HOUSE OF COMMONS

LONDON SW1A 0AA

10 March 2026

Dear Planning Policy Consultation Team,

**Re: NPPF consultation: proposed reforms and other changes to the planning system**

I write in response to the current National Planning Policy Framework consultation and accompanying NPPF draft text. Since I was first elected in 2019 I have been campaigning to strengthen planning policy, including proposing my own Planning (Enforcement) Bill in 2021.

Planning policy is vital to ensure delivery of not just new houses, but homes and infrastructure within communities. But planning policy must also protect our natural environment, our heritage and our current communities from inappropriate development. The National Planning Policy Framework should seek to strike this balance, however the Government proposals set out in this consultation fail to achieve this. Instead the Government is creating a developer's charter that could cause irreparable damage.

Key concerns I have highlighted in my response include:

- A lack of meaningful engagement and consultation with local communities.
- A failure to protect areas with no current Local Plan from inappropriate development.
- No proposed action to ensure effective planning enforcement or protection of local heritage.
- Insufficient protection from development on flood plains, we need an expansion of Article 4 scope to prevent permitted development.
- Serious concerns over the environmental impact of pursuing such large scale development.
- Requirements for Planning Authority presumption to approve the vast majority of development applications both within and outside of existing settlements, before consideration of impacts on infrastructure or existing communities.
- A presumption in favour of mineral extraction applications, despite the significant impact this can have on surrounding communities.
- Fundamental errors in assumptions being made regarding housing needs assessments, which will fail to deliver the affordable housing both needed and promised.

This planning document has clearly been prepared as a means to enable huge levels of development in order to meet Government manifesto promises, but fails to recognise that alongside houses people need infrastructure, amenities, functioning and cohesive communities and a healthy local natural environment.

I urge Ministers and planning policy officials to ensure effective proposals for the provision of infrastructure, community engagement, environmental protection, and planning enforcement are in place before the plans outlined in this draft policy are brought into force.

My full response to the consultation is attached.

Yours sincerely,

*BEN SPENCER*

**Dr Ben Spencer MP**  
**Runnymede and Weybridge**