



Levelling Up, Housing and Communities Committee

Lee Rowley MP
**Minister of State (Minister for Housing, Planning and Building
Safety)**
Department for Levelling Up, Housing & Communities
2 Marsham Street
London, SW1P 4DF

25 March 2024

Dear Lee,

Long Term Plan for Housing

I write in response to your letter regarding the Long Term Plan for Housing, [dated 13 February 2024](#).

In your letter, you set out your Department's intention to make changes to the [National Planning Policy Framework](#) to strengthen planning policy for brownfield development. This includes a 'brownfield presumption' for the twenty most populous cities and urban centres; and the expansion of permitted development rights to facilitate commercial buildings being turned into new homes. I note that some of the policies set out in your letter are subject to an [open consultation](#) which closes on 26 March 2024.

I would be grateful for your answers to the following questions:

- Has your Department conducted an impact assessment (or conducted any similar analysis) of your proposed 'brownfield presumption' policy? Will you publish this?
- Could you provide a complete list of local authorities to which the proposed brownfield presumption policy will apply?
- What evidence has your Department considered in identifying the local authorities to which the proposed brownfield presumption policy will apply?
- How many of the local authorities to which the proposed brownfield presumption policy will apply are underperforming in terms of housing delivery?
- Following representations from stakeholders across the sector,¹ how will your Department ensure the expansion of permitted development rights does not impact housing quality?
- Approximately how many additional homes do you expect the proposed policies in the Long Term Plan for Housing to deliver?
- When do you expect to respond to the [consultation](#) on Strengthening planning policy for brownfield development?

¹ See, for example, Financial Times, [Michael Gove's push to convert shops risks surge of poor quality homes, experts say](#)



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- When do you expect to publish a revised National Planning Policy Framework to implement the changes proposed in the consultation on Strengthening planning policy for brownfield development?

I would be grateful for your response by 15 April 2024.

Best wishes,

A handwritten signature in black ink, appearing to read 'Clive Betts'.

Clive Betts MP
Chair, Levelling Up, Housing and Communities Committee