

17 April 2018

Mr Peter Aldous MP
5 Surrey Street
Lowestoft
Suffolk NR32 1LJ

Dear Mr Aldous

NATIONAL PLANNING POLICY FRAMEWORK

We, at the Suffolk Preservation Society are writing to you in response to the recently published proposed changes to the National Planning Policy Framework (NPPF).

It is imperative that measures are taken to tackle the housing crisis, including some reform of the planning system. However, while there are certainly some positives to be welcomed in the NPPF, we are concerned that overall it will instead leave the housing crisis unresolved, with communities' actual housing needs unmet and with irreparable harm to the countryside incurred in the process.

The government's consultation closes on 10 May and so we would like you to write to Secretary of State, Sajid Javid MP, before this date to convey our concerns as outlined below and in the enclosed briefing. We also encourage you to consider responding to the consultation on behalf of Waveney.

We are concerned that the NPPF will fail to deliver on genuine sustainable development, in which communities' needs and environmental considerations are genuinely respected within the government's market demand driven approach to housebuilding. Our wish is for an NPPF that:

- **Supports local democracy** by adhering to neighbourhood and local plans;
- **Ensures realistic and high quality development** based on genuine need not market demand;
- **Delivers more affordable homes** by closing the viability loophole that puts developer profits first;
- **Adopts a true 'brownfield first' approach** to development; and
- **Protects our countryside** for current and future generations, with strong protection for Suffolk's Areas of Outstanding Natural Beauty.

We enclose a short briefing from our sister charity CPRE outlining headline concerns and recommendations in more detail and would welcome the opportunity to discuss this further with you.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Fiona Cairns', with a stylized flourish at the end.

Fiona Cairns
Director

