

20 February 2026

Dear xxxxxxxxxx

**Re: Proposed reforms to the National Planning Policy Framework**

As you will be aware, the government is currently consulting on radical changes to planning rules. In our view, while there are some details to be welcomed, overall the proposed changes to the National Planning Policy Framework (NPPF):

- Are highly centralising, further reducing the scope of local communities and their elected representatives to shape the places where they live, work and play;
- Double down on unrealistic and undeliverable housing targets, opening the door to yet more speculative and unplanned development, which largely benefit landowners, land agents and a relatively small number of large development companies, and not people struggling with unaffordable rents, house prices or homelessness;
- Fail to sufficiently prioritise essential infrastructure, or sustainable travel;
- Undermine the idea that we should develop in ways that protect the ability of future generations to live well, and ignore the ecological underpinnings of all life;
- Place countryside – whether formally ‘Protected’ or undesignated – under significant threat, and in doing so, harm wildlife, habitats, food security and other critical land uses.

Coming on top of the ‘pay to trash nature’ reforms of the Planning and Infrastructure Act, threats to protections for National Parks and National Landscapes (aka AONBs) under the Fingleton Review, and a government positioning nature and local communities as ‘blockers’ to economic success rather than building blocks, this is extremely worrying.

I have enclosed CPRE Sussex’s response to the current consultation, highlighting these issues in much more detail. We would very much encourage you to respond to the consultation and to make your views known to the Secretary of State, Steve Reed.

Yours faithfully

Paul Steedman

Director, CPRE Sussex

P.S. We have not responded directly to each of the 220+ formal consultation questions, which miss much of the overall impact of the reforms while focusing on the details. Our sister charity, CPRE has suggested responses to some of the most critical questions at [www.cpre.org.uk/action/national-planning-policy-framework-respond-to-the-consultation/](http://www.cpre.org.uk/action/national-planning-policy-framework-respond-to-the-consultation/)