

# ADEPT

Association of Directors of  
Environment, Economy, Planning & Transport

Planning Policy Consultation Team  
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Submitted electronically via [planningpolicyconsultation@communities.gsi.gov.uk](mailto:planningpolicyconsultation@communities.gsi.gov.uk)

Dear Sir/Madam,

**ADEPT response to the Government's consultation on the Draft National Planning Policy Framework (NPPF) and National Planning Guidance (NPG)**

The Association of Directors of Environment, Economy, Planning & Transport (ADEPT) is an active and growing organisation, with membership up 30% in the past year. Our members are drawn from 'Place' Directors in upper tier local authorities, Local Enterprise Partnerships (LEPs) and commercial partners. Partnership is at the core of everything we do, working to solve complex political and policy problems while constantly looking for innovative solutions. We develop the policies and initiatives that we take to Government, representing the views of our members to Whitehall and Westminster, working alongside key Government departments and agencies.

One of the standing Boards within ADEPT is the Housing, Planning and Regeneration Board and we welcome this opportunity to respond to the Government's consultation on the Draft National Planning Policy Framework (NPPF) and National Planning Guidance (NPG). ADEPT fully supports the government's aspiration to deliver housing and considers that the best way to achieve this is a strategic approach to planning and infrastructure that is sustainable. We consider this is fundamental to delivering the government's ambition for housing development. We work to get the balance between social, economic and environmental objectives that are at the heart of creating vibrant sustainable places for all.

Viability is a vital consideration in delivering the housing needed. There must be transparency about the viability of development, and the issues of land value capture must be properly and fully addressed. It is not just about the costs of delivering housing, but also in terms of the burden on local authority budgets of housing developments once built.

ADEPT members are at the very heart of maximising sustainable growth in communities throughout the UK. We are delivering projects and initiatives that are unlocking broader economic success and creating more resilient communities, economies and infrastructure.

Attached is our response to the detailed questions. We would take this opportunity, whilst responding, to extend to government, the offer of working together to take forward these issues and exploring what initiatives might achieve our shared aspiration of providing sustainable homes and places our communities need.

Yours faithfully,

Peter Geraghty  
Chair, Planning, Housing & Regeneration Board  
For and on behalf of ADEPT and the Housing, Planning and Regeneration Board. 3