

Rt Hon James Brokenshire MP
Secretary of State for Housing, Communities and Local Government
2 Marsham Street
London
SW1P 4DF

Monday 26 November

Dear James,

The root of England's housing crisis lies in how we buy and sell land. When agricultural land is granted planning permission for housing to be built, the land typically becomes at least 100 times more valuable.

We, the undersigned, believe that more of this huge uplift in value should be captured to provide benefits to the community. If there was more confidence that more of the gains from development would certainly be invested in better places and better landscaping; in attractive green spaces; and in affordable housing and public services like new doctors surgeries and schools, then there would be less opposition to new development and much better infrastructure.

The Government should think radically about reforming the way we capture planning gain for the community. First, they should monitor the implementation of their welcome changes to Section 106 to ensure that councils deliver and developers do not continue to wriggle out of their commitments. Next, they could give local government a stronger role in buying and assembling land for housing, allowing them to plan new developments more effectively, share the benefits for the community and approve developments in places local people accept. Most importantly, they should reform the 1961 Land Compensation Act to clarify that local authorities should be able to compulsorily purchase land at fair market value that does not include prospective planning permission, rather than speculative "hope" value.

Too often in Britain new housing is not good enough and comes without the infrastructure and public services required to support it. Other countries do a better job of making attractive new places to live, by making sure that development profits the community as a whole. Unless we learn from them, Britain's housing crisis will remain.

Yours,

Local government

Cllr Paul Carter, Chairman of the **County Councils Network (CCN)** | Cllr Martin Tett, Chairman of the **Local Government Association (LGA)** Environment, Economy, Housing and Transport Board | Ben Houchen, **Mayor of Tees Valley** Combined Authority | James Palmer, **Mayor of Cambridgeshire and Peterborough** Combined Authority | John Biggs, **Mayor of Tower Hamlets** | Phil Glanville, **Mayor of Hackney** | Tom Copley, Deputy Chair, **Greater London Authority** Housing Committee | Cllr Steve Count, Leader of **Cambridgeshire County Council** | Cllr Gagan Mohindra, Cabinet Member for Economic Development at **Essex County Council** | Cllr James Jamieson, Leader of **Central Bedfordshire Unitary Council** | Cllr David Williams, Leader, **Hertfordshire County Council** | Cllr Charles Roberts, Leader of **East Cambridgeshire District Council** | Cllr Chris Seaton, Leader of **Fenland District Council** | John Holdich, Leader of **Peterborough City Council** | Cllr Graham Bull, Leader of **Huntingdonshire District Council**

Parliamentarians

Tom Tugendhat, **MP for Tonbridge and Malling** | Ben Bradley, **MP for Mansfield** | Scott Mann, **MP for North Cornwall** | Clive Betts, **MP for Sheffield South East** | Matt Western, **MP for Warwick & Leamington** | Karen Buck, **MP for Westminster North** | Emma Reynolds, **MP for Wolverhampton North East** | Hilary Benn, **MP for Leeds Central**

Campaign organisations

Will Tanner, Director, and Neil O'Brien MP, Advisory Board Member, **Onward** | Daniel Bentley, Director, **Civitas** | Polly Neate, Chief Executive, **Shelter** | Crispin Truman, CEO, **Campaign for the Protection of Rural England** | John Myers, Founder, **London YIMBY** | Jon Sparkes, CEO, **Crisis** | Dan Wilson Craw, Director, **Generation Rent** | Nicholas Boys Smith, Director, **Create Streets** | Tom Kibasi, Chief Executive, **Institute for Public Policy Research** | Joe Beswick, Head of Housing and Land, **New Economics Foundation** | Kate Henderson, CEO, **Town and Country Planning Association** | Richard Lambert, CEO, **National Landlords Association** | Campbell Robb, CEO, **Joseph Rowntree Foundation** | Charlotte Alldritt, Director, **Centre for Progressive Policy** | Reuben Young, Director, **PricedOut**

Online Signatories

Lord Lucas, House of Lords | Terrie Alafat, CEO, Chartered Institute of Housing | Ben Rogers, Director, Centre for London | Tom Chance, Director, National Community Land Trust Network | Thomas-Emanuel Hoepfner, Director, New Garden Cities Alliance | Kia Trainor, Director, CPRE Sussex | Christopher Lewis, Chairmen, CPRE Somerset | Mark Walton, Director, Shared Assets | Leo Pollak, Cabinet Member for Social Regeneration, Great Estates and New Council Homes, London Borough of Southwark | Peter Eversden, Chairman, London Forum of Amenity and Civic Societies | Councillor Sean Fitzsimons, Chair of Scrutiny, Croydon Council | Laurie Heykoop, Economist, Joseph Rowntree Foundation | Chris Harris, Director, UK YIMBY | Theodore Roos, Management Consultant, The Boston Consulting Group | Willard J Freeman | David Elton, Retired | David Leathers, Retired | Richard Scrase, Self employed | John Davies-Mourby, Self-employed | Steve Hilditch, Editor, RedBrickBlog | John Walker, Chairman, Kent Federation of Amenity Societies | David Martin, Chief Executive, Corsham Town Council | Ann Kolodziejski, Senior Lecturer, University of Bolton | Jonathan Warner, Head of Research, Kelstedge Consultants | Yvonne Jeffery, Campaigns Officer, Save the Children | Brett Garner, Retired | John Goodman, Chair, UK Cohousing Trust | Mike Roberts, Team Leader, Labour Business Local Government Group | Stephen Hill, Chair, UK Cohousing Network | Mariam Lolavar, Marketing, FT | Kate Willshaw, Policy Officer, Friends of the Lake District | Duncan Hayes, Editor, Freelance | Hugo McCloud, Architect, 1200 WORKS | Lorayne Woodend Wall | Desmond Brennan, Retired | Dr Peter John Hirst, Peter Hirst Coaching | Flora Walker, Caseworker, Southwark Law Centre | Andy Yuille, Planning and environment consultant | Annie Haslam, Domestic Engineer | Alban Thurston, Member, Merton Citizens Housing | Andrew Goldring, Chief Executive, Permaculture Association | Michael John Carr, Retired | Chris Brown, Chair, igloo Regeneration | Julia Wakelam, Retired | Barbara Telford, Retired | Natalie Pearson, Digital Communications Officer, Equality and Diversity Forum | Andrew Purves, Tutor, School of Economic Science | Christopher Napier, CPRE Hampshire | Richard Shaw, Planning Policy Officer, London Borough, Ealing | Christina Emmett, Post Graduate Planning Student, University of Birmingham | Charlie Watson, Retired | Catherine

Le Grice-Mack, Environment and Transport Campaigner | James Ferguson, Marketing Executive, The Outward Bound Trust | Steven Orner, Chartered Accountant | Mike Adams, Web Designer | Peter Walters, Self Employed | Stephen B Fry, Founder, City-voice.org | Alban Thurston, Sales Manager, Merton Power | Stewart Andrew Simpson, Solicitor | Jack Mulligan, Communications officer, TCPA | Holly Denny, Editor, WING | David Treanor, Retired, M3 Houding Ltd | Tricia Lennie, Clerk to Parish Council, Bedford Borough Council | Sid Bennett, Ministry of Defence | Jackie Surtees | Warren Whyte, County Councillor, Buckinghamshire County Council | Karen Hewlett, Administration, Devon County Council | Alastair Parvin, CEO, Open Systems Lab | Alexander Curtis, Councillor, Ware Town Council | Chris Haycock, Operations Director, Deepdale Backpackers & Camping | Neil Stanley, Retired | Robert Felstead, Managing Director | Vanessa d'Esterre | Roger Gambba-Jones, Councillor, South Holland District Council | Steve Bridger, Candidate for Yatton ward, North Somerset | Independent | Christina O'Neill, Director | Roger Philip Daniels, Principal, RP Daniels Ltd | Beth Stratford, Economist, University of Leeds | Dr Wei Yang, Chairmen, Wei Yang & Partners | Alin-Claudiu Luca, Student, King's College London | Barbara Ann Haley, Retired | Craig Melcher, Editorial Lead, Shelter | Benjamin Brind, Student, KCL | Rebecca Collier, Manager | Thomas Hall, Leader, Young People's Party UK | Patrick Herring, Councillor, South Swindon Parish Council | Henry Cumbers, Planner | Dominic Griffiths, Teacher, Bishops Hatfield School | Terence Michael Frostick, Retired | Joel Cassells, Student | Jacqueline Annette Thompson, Retired (Public sector), Wharfedale Alliance for Sound Planning | Hamish McCallum, Councillor, Southwark Council | David Oppenheim, Manager | Philip Gowenlock, Lattepapa Policy | Chris Barrington, Owner, Higher Adventure | Jonathan Mallinson, Inclusive Growth Strategy Advisor, London Borough of Barking and Dagenham | Mark Burlison, Consultant | Guy Shrubsole, Founder, Who Owns England | Afzal Hussain, Chief Officer, Witton Lodge Community Association | Craig Barton, Web officer, Joseph Rowntree Foundation | Jack Minchella, Co-Founder, In-Between Economies | Jay Mistry, Development Project Manager, RHP | Matt Clifford, Co-founder and Chief Executive, Entrepreneur First | Josh Broadway, Community Relations, NHS | Ian Solley, Property developer, Mount Ephraim projects | Miles Holder, Student | Benedict Murphy, Strategy Analyst, Landor