



Ministry of Housing,  
Communities &  
Local Government

Rt Hon Christopher Pincher MP  
Minister of State for Housing

Ministry of Housing, Communities and Local  
Government  
Fry Building  
2 Marsham Street  
London  
SW1P 4DF

Tel: 0303 444 3430  
Email: christopher.pincher@communities.gov.uk

[www.gov.uk/mhclg](http://www.gov.uk/mhclg)

Our Ref: 11447089  
Your Ref: AB17683

10 June 2021

Dr Alex Burghart MP  
House of Commons  
London  
SW1A 0AA

Dear Alex,

Thank you for your email of 26 May on behalf of your constituent, a chairman of a local neighbourhood plan community group, about the National Planning Policy Framework and effective use of land.

The Government recognises the importance of supporting the delivery of high-quality housing, whilst safeguarding and improving the environment, and ensuring safe and healthy living conditions. Your constituent mentions Chapter 11 of the National Planning Policy Framework, which sets out the government's planning policies for England and how these are expected to be applied. Rather than promoting cramming homes onto a site, this policy is aimed at preventing inefficient use of land and unnecessary urban sprawl.

As stated in paragraph 122 of the National Planning Policy Framework, planning policies should support development that makes efficient use of land, recognising that provision of housing, habitat creation, public access to the countryside, flood risk mitigation are among many of the efficient uses of land. Policies should support efficient use of land whilst taking into account aspects such as identified need for different types of housing, the desirability of maintaining an area's prevailing character and the importance of securing well-designed, attractive and healthy places. *important in*

The National Planning Policy Framework should be read as a whole, so policy statements included in Chapter 11 should not be read in isolation of other chapters, which emphasise the importance of sustainable, well-designed development which supports strong, vibrant and healthy communities. In particular, the Government supports the creation of high-quality buildings and places. In Chapter 12, the Government sets out that planning policies and decisions should ensure that developments be visually attractive, sympathetic to local character and history and create places which are safe, inclusive and accessible and promote health and well-being.

Thank you again for your email. I hope your constituent finds this information helpful.

*with  
Deviser*

RT HON CHRISTOPHER PINCHER MP