

Title: *Planning Fraud and Coordination Reform – Criminalising Deception in the Planning System*

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The Problem - Major developers routinely:

- Submit misleading planning documents;
- Hide links between sites to avoid EIA thresholds;
- Fragment schemes to reduce scrutiny;
- Manipulate consultation to avoid accountability.

These tactics harm infrastructure, environment, and public trust — with **no legal consequence**.

The Legal Gap

- Fraud law requires high intent;
- Planning law is civil;
- Councils lack enforcement power;
- Police and CPS avoid planning matters.

Result: **Developers exploit this space freely.**

The Reform

Introduce an offence:

“Planning Fraud by Misrepresentation or Omission”

Applies where a developer, landowner, or agent:

“Ought reasonably to have known that submitted information was false, misleading, or incomplete.”

Penalties:

- Fines based on scheme value
- Temporary planning bans
- Director-level liability

Why This Matters

In a housing crisis, **every development must be honest, lawful, and sustainable.**

We need homes — but we need them delivered with care, coordination, and integrity.

Action Requested

- Table a **Private Member’s Bill**;
- Refer to the **Housing & Local Government Select Committee**;
- Raise the issue in Parliament.