



Ministry of Housing,  
Communities &  
Local Government



Easy  
Read

# Changing our planning rules

What do you think?



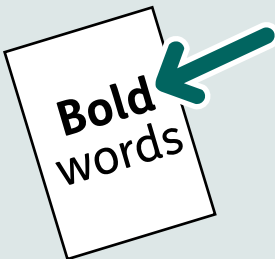
# Easy Read



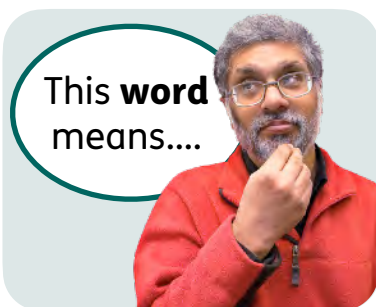
This is an Easy Read version of some information. It may not include all of the information but it will tell you about the important parts.



This Easy Read booklet uses easier words and pictures. Some people may still want help to read it.



Some words are in **bold** - this means the writing is thicker and darker. These are important words in the booklet.



Sometimes if a bold word is hard to understand, we will explain what it means.



[Blue and underlined](#) words show links to websites and email addresses. You can click on these links on a computer.

# What is in this booklet

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# About this booklet



Ministry of Housing,  
Communities &  
Local Government

The Ministry of Housing, Communities and Local Government is a part of the government.



We want to make it easier to build new buildings in the UK.



But there are a lot of rules that stop new buildings from being built.



We want to know if you have ideas about how we can change the rules and build more new buildings.



Please answer the questions to tell us what you think.

# Planning



**Planning** is when people decide whether new buildings should be built.



Local councils are in charge of planning.



When a local council agrees that a new building can be built on some land, this is called **planning permission**.



But local councils do not always agree that enough new buildings can be built in their area.



If not enough new buildings are built, this can mean:



- There are not enough places for people to live.



- There are not enough jobs for people.



Last year, the last government wrote rules to change planning.



But these rules made it even harder to build new buildings.



We need to change the rules quickly, so we can build lots of new homes.

# The changes we want to make



We want to build 1.5 million new homes in the next 5 years.

To do this, we want to:



- Make sure local councils plan for enough new homes, and only plan for fewer if they really have to.



- Get rid of rules from last year that made it harder to build new buildings.



- Change the way that councils decide on whether new building projects should happen.

We also want to:



- Make it easier to build homes on **brownfield land**, and make sure these homes are close together in cities.



**Brownfield land** is an area of land that has been used before and is now empty.



- Find places in the **Green Belt** that are near towns, to build new homes on.



The **Green Belt** is an area of land around cities that cannot be built on.



We also want to:



- Have strong rules for building new homes in the Green Belt, to make sure that:
  - They are good quality.
  - People can afford them.



- Help local councils to choose what kind of new homes they need in their area.



- Make sure we have many different companies building new homes.



- Support companies to build places that will give people jobs in the future.

We also want to:



- Make sure we build places that are healthy for people to live in.



- Create more green energy, by building new wind turbines and solar panels.

# What do you think?



We have information about all the changes that we want to make in this booklet.



There are questions for you to answer, to tell us what you think.



You do not need to answer them all in one go.



You can ask someone to help you.

# Working out how many homes we need



Last year, the last government changed the rules about how many homes councils need to build.



They said there could be different ways for councils to work out how many homes are needed in their area.

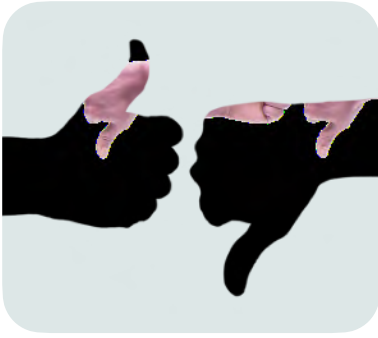


But these rules are not clear, and can make it harder to build new homes.



We want to change the rules back, so that councils only work out how many homes are needed in 1 way.

This way is called the **standard method**.



**Question 1:** Do you agree that we should change these rules back?



The old rules talk about different ways to work out how many homes are needed.



We want to get rid of this. We only want to include the standard method.

Other ways should only be used very rarely.



**Question 2:** Do you agree that we should only mention the standard method of working out how many homes are needed?



# Making cities better



The old rules made it easier to build in big cities, and harder in smaller cities and towns.



We want to make it easier for these smaller cities and towns to grow.



We want these cities and towns to work together to make sure there are enough homes for everyone.



**Question 3:** Do you agree with these changes?

# How buildings look

An old rule says that:



- When local councils plan new buildings, they must think about how the new buildings will look.



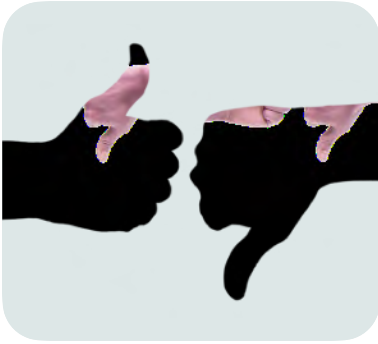
- Councils should not put a lot of new buildings in one place, if they do not look like the other buildings in the area.



We want to get rid of this rule.



Getting rid of the rule will make it easier to build new homes. This is extra important in places with good services.



**Question 4:** Do you agree that we should get rid of this rule?



We also want to make rules that say local councils must think about putting more buildings in towns and cities.



We want to focus on areas that can make a big difference to people, like building homes for new communities.



**Question 5:** Do you agree that we should focus on building in areas that will make a big difference?

# The presumption



Part of the planning rules is called the **presumption**.

The **presumption** says that councils should let builders build new buildings unless there is a good reason not to.



We want new rules to help more councils use the presumption more often on local land.



We will make sure that only good quality houses are built using the presumption.



**Question 6:** Do you agree with these changes to the presumption rule?

# 5-year housing supply



The old rules said that local councils had to have enough places where new houses could be built.



They needed to have enough for 5 years. This was called the **5-year housing supply**.



If they did not have enough places, then new houses could be built in other places.



This rule helped to make sure that there were enough places to build new houses.





But in 2023, the rules changed.



The last government said that councils did not need to check if they had enough places for 5 years.



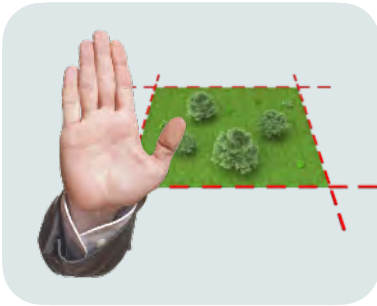
We want to go back to the old rules and bring back the 5-year housing supply.



**Question 7:** Do you agree that all councils must check that they have a 5-year housing supply?



We also want to remove some words from the rules. The words were added in 2023.



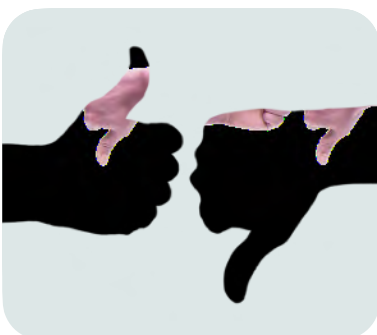
These words were added to say that if a council had too many places to build houses, they did not have to use them until later.



But there is still a big need for new houses.



We should be happy if councils build a lot of new houses.



**Question 8:** Do you agree with our plan to remove these words?

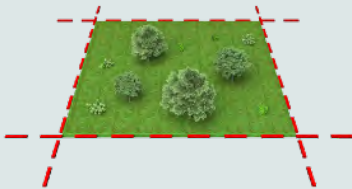
# Adding a buffer

## Buffer



The old rules said that when councils checked their 5-year housing supply, they needed to have a **buffer**.

A **buffer** is an extra bit of land that could be built on.



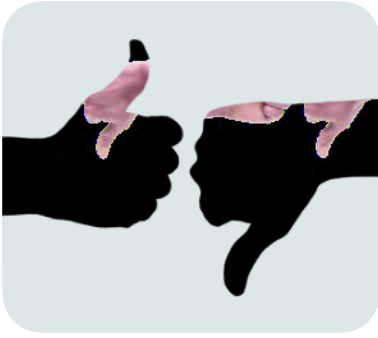
5 percent extra

The old rules said that this needed to be 5 **percent**. This means 5 out of 100.

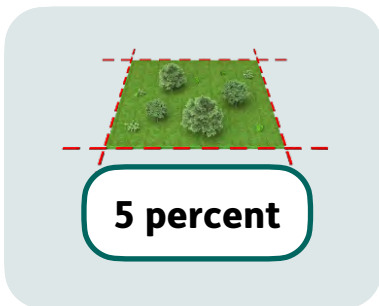
This meant that there would be a little extra room if builders built more or fewer houses than the councils expected.



In 2023, the last government stopped this rule. But we want to bring it back.



**Question 9:** Do you agree that all councils should have to add a buffer to their 5-year housing land supply?



**Question 10:** If you said yes, do you think 5 percent is the right size for a buffer, or should it be different?



We also want to get rid of a rule that lets councils say they have enough land for building homes.



**Question 11:** Do you agree with us getting rid of this rule?

# Working together



We will make sure that everyone works together on planning in England.



We will help local **mayors** make plans for new buildings in their area.

The **mayor** is the leader of a city or area.

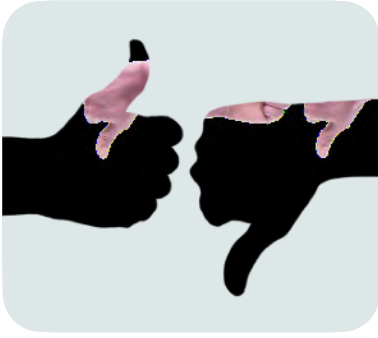


We will also look at how to help areas that do not have a mayor.



We will find groups of areas that can work together more closely.





**Question 12:** Do you agree with changing the rules to help councils and mayors work well together on planning?



Sometimes, it can take a long time to build big things, like bridges or railways.



We want it to be easier to plan and build big things.



**Question 13:** Should we change how we test whether plans for big new building projects should go ahead?



**Question 14:** Do you have any other ideas about anything we have talked about so far?

# The standard method



We want to make a new way to work out how many homes are needed in different areas.

The way that we work this out is called the **standard method**.



It says that 300,000 homes are needed across the country each year.



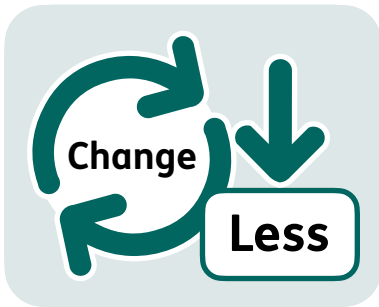
But for each area, it looks at how many people will live in an area in the future.



But this changes a lot.



This makes it hard for local planners to plan for homes for the next 10 or 15 years.



We want to change the standard method so that these numbers do not change so often.



This will help to build more homes.

# What we want to do

Our plan to work out how many homes are needed in an area is to:



- Start with the number of homes in a place already.

This will help make sure there are enough homes in the places that need them.



- Add more homes in the places that need them most.



- Not have any limits on how many homes can be built.



**Question 15:** Do you agree that we should start by looking at how many homes are in an area already?



Housing is expensive. This is because there are not enough homes.



The best way to make it cheaper to buy a home is to build more.



In areas where homes are very expensive, the rules will say that more new homes should be built.



This will help to make sure that more homes are built where they are most needed.





We will use a new way of working out how expensive homes are in a local area.



It looks at how much people earn, compared to how much homes cost.



The new way will make it easier for planners to plan where more homes are needed.



**Question 16:** Do you agree that we should change the way we work out how expensive homes are in different areas?



**Question 17:** Do you agree that we should look at how expensive homes are when we decide how many new homes are needed?



**Question 18:** Do you think that we should also look at how expensive it is to rent a home?

# What happens if we change the standard method

If we change the standard method it will mean:



- It will be easier to build enough homes in London.



- There will be more homes built across the country, like in the north and midlands.



- More homes are built in towns and cities.



**Question 19:** Is there anything else you would like to say about the new standard method?

# Brownfield, grey belt and the Green Belt

## Brownfield land



Remember, **brownfield land** is an area of land that has been used before and is now empty.



We want to change a rule about building on brownfield land.

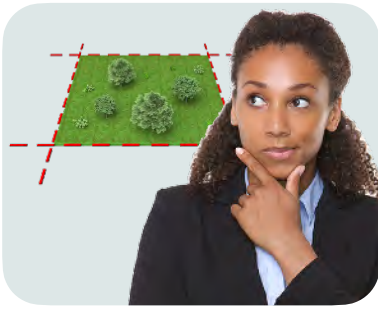


The change will make sure that councils always look at new buildings on brownfield land as a good thing.



**Question 20:** Do you agree with this change?

# The Green Belt



We need more than just brownfield land to build everything that people need.



Remember, the **Green Belt** is an area of land around cities that cannot be built on.



The Green Belt is important to stop cities from getting too big. But it is not a special place for the environment.



Parts of it are not good quality. We call these parts 'the grey belt'.





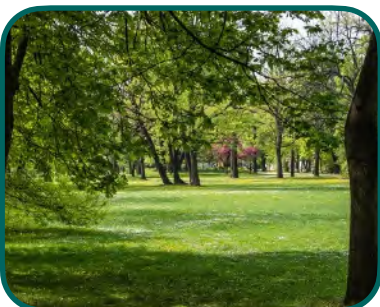
Some of the grey belt has already been built on. For example, some of it used to be petrol stations or car parks.



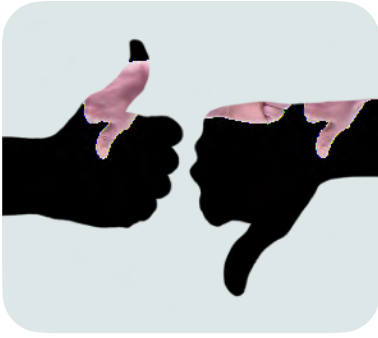
We will allow councils to build on grey belt land.



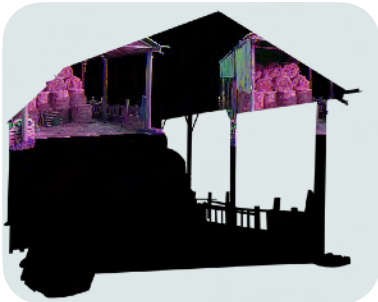
We want to make sure that, if we build on the grey belt, it will make the area nicer.



We will make sure that there are places with lots of plants and trees.



**Question 21:** Do you agree that we should build new buildings on parts of the Green Belt that have already been built on?



We are also thinking about whether to build on parts of the Green Belt that used to have farming buildings on them.



We want to make sure that there is still enough land for farming and growing plants.



**Question 22:** Do you think that we should also be allowed to build on these parts of the Green Belt?



We want to decide what land is in the grey belt.



We have written some rules to help us decide.

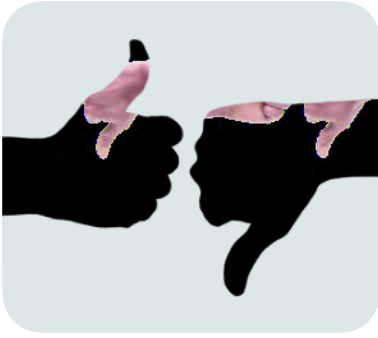


We want to make sure that:

- We do not build on good farmland in the Green Belt.



- Building in the grey belt is good for:
  - The environment.
  - The people who live there.



**Question 23:** Do you agree with what we say grey belt land is? Should we change anything?



**Question 24:** What should we do to make sure that good Green Belt land does not get built on?



**Question 25:** Do you agree that we should write information to help councils work out if land is grey belt land?

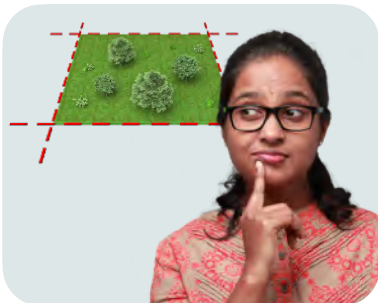


**Question 26:** Do you think that we have good ways of working out if land is grey belt?

# Changing Green Belt land



If councils do not build enough homes, we want them to look at local Green Belt land.



They will need to decide if there is Green Belt land that could be built on.

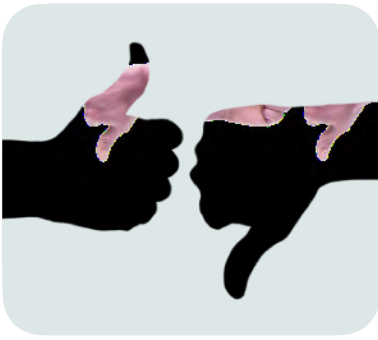


We want to build houses in places that help people to be good to the environment, like around train stations.



But we do not want them to build new houses in places that would spoil the whole Green Belt.





**Question 28:** Do you agree that councils should be able to change whether land is in the Green Belt, so that it could be built on?



**Question 29:** Do you agree that this should not spoil the whole Green Belt?

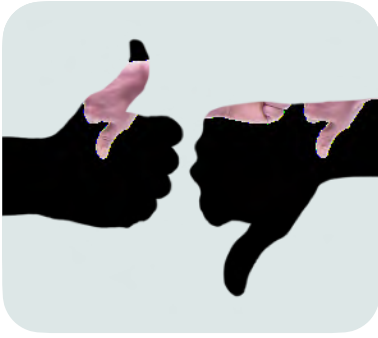


If councils are not building enough houses, we will say that they can build on grey belt land.



Other Green Belt land could sometimes be used, but this would be rare.





**Question 30:** Do you agree with this plan to allow building on Green Belt land? If not, what else should we do?



We want to help to build shops and other buildings on grey belt land too, not just houses.



**Question 31:** What do you think about our plans to allow building shops and other buildings on grey belt land?

# Homes for Travellers



**Travellers** are people from families who move around from place to place.



We want to make more places for homes for Travellers.



**Question 32:** Do you agree that the rules for finding land to build on should also work for Travellers?



**Question 33:** How should we decide if there should be more homes for Travellers?

# Rules for new buildings



We have rules to make sure that new building projects on Green Belt land help people.

The rules say that:



- At least half of the new houses must be **affordable** - this means that they are not too expensive.



- There must be new schools, doctors, care homes, nursery places and ways of getting around too.



- There must be new parks that are easy for people to get to.



We call these 'Golden Rules'.



**Question 34:** Do you agree with our plan to include affordable housing?



**Question 35:** Should the golden rules be the same for all Green Belt areas?



**Question 36:** Do you agree that new buildings should include new parks, and be good for nature?

# How much land is worth



Green Belt land can be used for affordable housing, new buildings and helping the environment.



But the buildings that can be built on this land will be different in different places.



This is because:

- Some places have lower house prices.
- Some places have higher costs.
- Some land is worth more as it is.



We think it is important to sometimes look at the cost of building on this land.

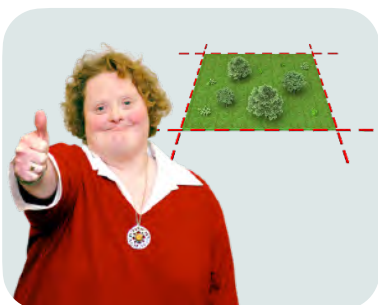
This is called a '**viability assessment**'.



But we want to do this less often. Viability assessments should not be used to make land-owners and builders a lot of money.

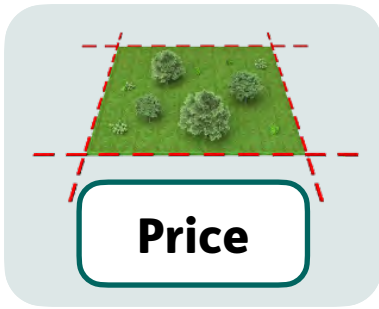


Building should be fair and not just help the people who own the land.



There are different ways to make sure that we only build on Green Belt land when it is fair.





We could set a price for the land.



If the land is sold for more than this price, then the viability assessment should not go ahead.



**Question 37:** Do you agree with this idea to set a price for land?



**Question 38:** How should we decide how much Green Belt land is worth?



We can also check the costs of building on the land after the plan has been agreed.



If the costs are lower than expected, then the people building on the land should give more money to help the local area.



**Fair price**

We are also thinking about how to make sure that land owners sell their land at a fair price.



This is to help build affordable housing, new buildings and places for nature.



We could use the law to buy land if land owners do not want to sell it.

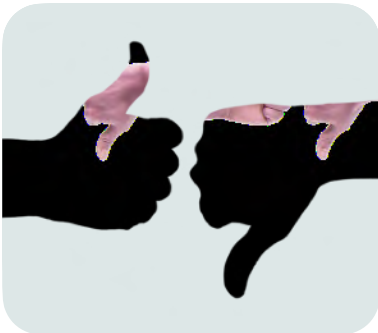
**Fair price**



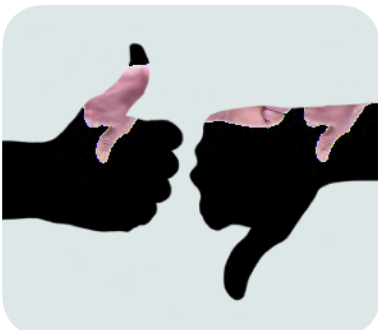
The law will make sure that the land owners get a fair price for their land.



**Question 39:** Do you agree with our plan to use viability assessments less?



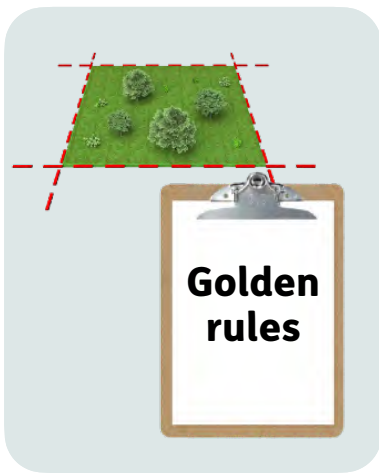
**Question 40:** Do you agree that builders should give money to the local area if building costs are less than they expect?



**Question 41:** Do you agree that we should check on the value of the land and the building costs after the plan has been agreed?



**Question 42:** What do you think about using the Golden Rules for buildings other than houses?



**Question 43:** Do you think that councils should use the Golden Rules for land that is already going to be built on?



**Question 44:** Do you have anything else to say about building on the Green Belt or grey belt?

# Building affordable homes



We are going to build more **social housing** and **affordable homes** than ever before.



Remember, **affordable homes** are not too expensive for people to buy.



**Social housing** is housing for a lower rent, provided by either:

- Your local council
- A housing association, or
- A charity.



The last government wrote rules for how many affordable homes need to be built.



But we want to give local councils more power to decide what local people need.



**Question 47:** Do you agree with our idea to give local councils more power to decide how much social housing and affordable homes to build?



One rule says that 1 in 10 new homes must be affordable in new housing projects.

We want to get rid of this rule.





**Question 48:** Do you agree with our idea to get rid of this rule?



Another rule says that 1 in 4 affordable homes should be **First Homes**.

**First Homes** are a type of affordable home for people who have never owned a home before.



We also want to get rid of this rule. We think councils should decide how many First Homes they build.



**Question 49:** Do you agree with our idea to get rid of this rule?



We are still planning to let councils build First Homes if they think people need them.



**Question 50:** Do you have anything to say about our plan for First Homes?



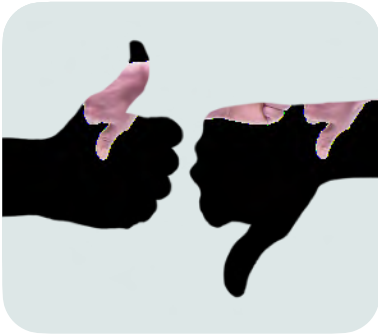
We think it is good to have a mix of different types of homes in new housing projects.



This could include affordable homes, places for older people or places for students.



We want to help local councils to support housing projects with a mix of different types of homes.



**Question 51:** Do you agree with this plan?



Sometimes housing projects will need to have a lot of social housing.



**Question 52:** What do you think would be the best way to help councils build a lot of social housing?



If there is a lot of social housing in a project, there might not be much of a mix of different types of homes.



**Question 53:** What do you think we should do to make sure projects that have a lot of social housing work well?



**Question 54:** What should we do to help build more affordable homes in the countryside?



We think every child should have a loving, safe home near their local community.



To do this, we need the right type of homes for **looked-after children** in the right places.

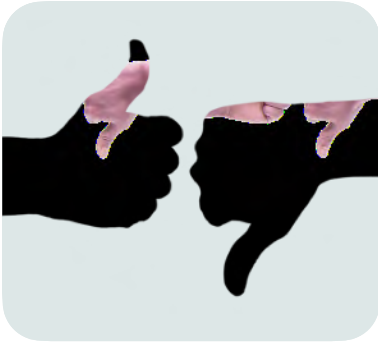
A **looked-after child** is a child who is taken care of by the council.



We want to change a rule to make sure there are enough homes for looked-after children.



The new rule would say that we need to think about the housing needs of different groups of people, including looked-after children.



**Question 55:** Do you agree with this change?

## Building good quality homes



**Community-led housing** is when a group of people in the community work together to find homes for people who need them.

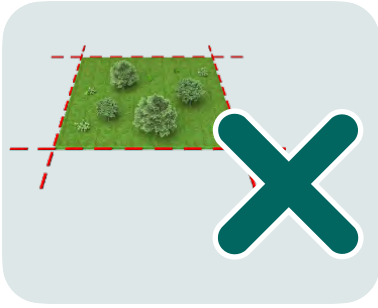


We have made changes to the rules about planning to help community-led housing.



But we want to include more types of housing.





We also want to take away the rule about how big the land can be for community-led housing.



**Question 56:** Do you agree with these changes?



We also want to know if the rules about what counts as **affordable housing for rent** need to be changed.

**Affordable housing for rent** is housing that costs less money for people to rent.



We want to know if it is too hard for community groups to build new affordable housing for rent.



**Question 57:** Do you think the rules about affordable housing for rent should be changed?

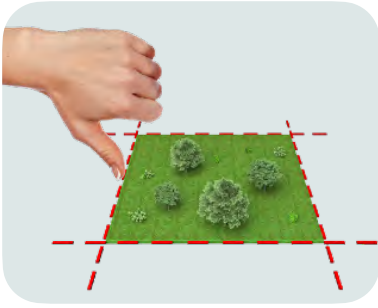
If you do, what should we change?

A large, empty rounded rectangle box with a dark teal border, intended for a user to write their response to the question.

Small and medium-sized building companies are important for building houses.



They build most of the small building projects in our country.



But most councils have not been able to find enough small sites for building.

We want to know why this is. We want to know if:



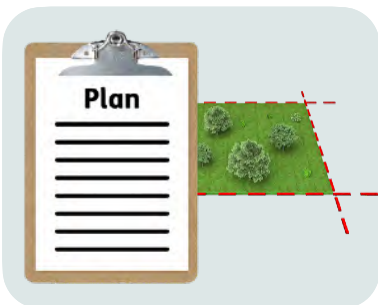
- The rules about small building sites should be changed.



- The rules should be the same in all places.



- Having different rules for small and medium sites would be better.



- Having special plans for small sites would help.



**Question 58:** What do you think about this?

# How buildings look



We want to change the rules about how new buildings look. This is called 'beauty'.

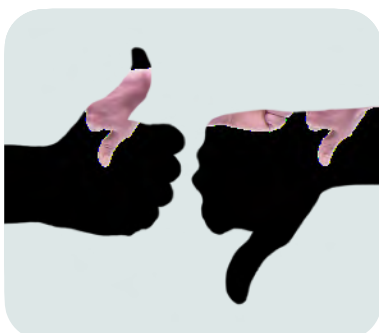


Some people think that beauty is different for everyone.



We are going to keep rules about how new buildings look.

But we want to take out the rules about 'beauty'.



**Question 59:** Do you agree with this change?

# Making buildings taller



We want to help people to make buildings taller, like by adding another floor at the top of their house.



This will provide more space for people to live.



**Question 60:** Do you agree with this?



**Question 61:** Is there anything else you would like to tell us about the topics in this part of the booklet?



# Helping companies to grow



As well as building new homes, we need to help companies to grow.



This will help people get good new jobs, and make the UK strong in the future.

Many growing companies want to build new buildings, like:



- **Labs** - these are where scientists work.



- **Gigafactories** - these are places that make batteries for cars that run on electricity.

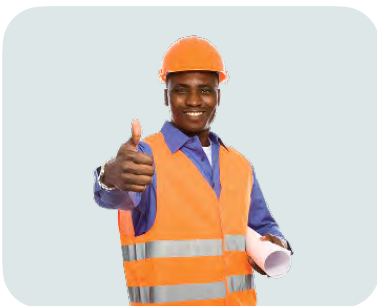
Growing companies may also want to build:



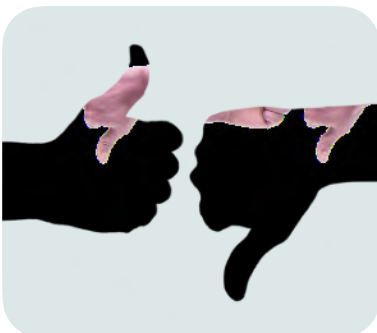
- Places to store items that they will send around the world.



- **Data centres** - these are big buildings full of computers that store information.



We want to make it easier to build these kinds of buildings.



**Question 62:** Do you agree that we should make it easier to build these kinds of buildings?



**Question 63:** Are there any other types of buildings that we should build more of?

What are they, and why should we build them?

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We are thinking about including labs, data centres and gigafactories in our **Nationally Significant Infrastructure Projects (NSIP) scheme.**



This is a set of rules that makes it easier and faster for big building projects to happen if they are important to the country.



**Question 64:** Do you agree with this idea?



**Question 65:** Do you think there should be rules for how big these new buildings can be?



**Question 66:** Is there anything else you would like to tell us about the topics in this part of the booklet?

# Giving communities what they need



Local communities need more than just homes and jobs.



We want:

- There to be fewer people in prisons.



- More cheap child care.



- People to walk more.



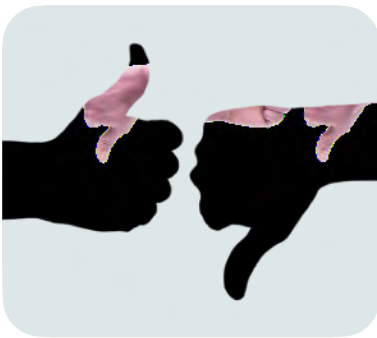
- Children to be healthier.



We want to change the rules for planning new buildings like hospitals, police stations and courts.



We think it is very important to provide more public services when we build a lot of new homes.

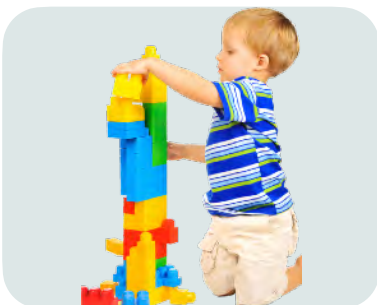


**Question 67:** Do you agree with this?

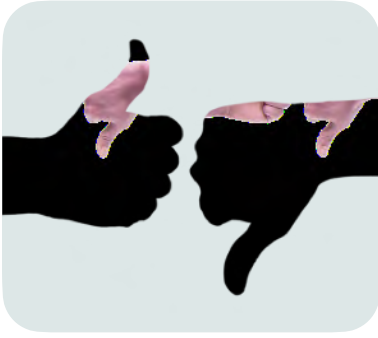
When we talk about new public services, we want this to include:



- Places in colleges and sixth forms for young people aged over 16.



- Childcare places.



**Question 68:** Do you agree with this?

## Transport



**Transport** is different ways of getting around, like buses, trains, cars and bikes.



At the moment, plans for housing projects assume that people will use cars to get around a lot.



But we want plans to think about what would be best for new communities.





This might mean less space for cars to drive and park, but more choices for other ways of getting around.



**Question 69:** Do you agree with this change?

## Helping people to be healthy



We want to help local communities across the country to be healthier.



We want to think about how planning housing projects can help with this.



**Question 70:** Do you have any ideas on how planning rules could help people to be healthier?



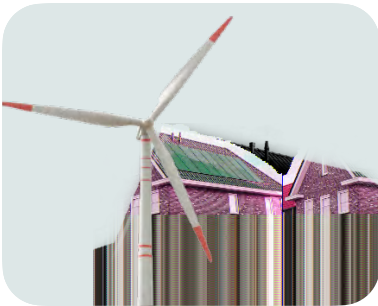
**Question 71:** Is there anything else you would like to tell us about the topics in this part of the booklet?

# Green energy and the environment



We also need to change planning rules to make it easier to make **green energy**.

**Green energy** is electricity that is made in a way that is good for the environment.



To make green energy, we need to build things like **wind turbines** and **solar panels**.



**Wind turbines** use the power of the wind to make electricity.



**Solar panels** use the power of the sun to make electricity.



Making more **green energy** will help to stop **climate change**.

**Climate change** is all about big changes in the weather. For example, storms getting worse than they used to be. Or having less rain in some places.

## Wind power



We want to make more **onshore wind energy**. This uses wind turbines on land to make electricity.



The old rules make it very hard to build these wind turbines.



We will make it easier to build onshore wind turbines.



We are also thinking of making wind turbines part of the **Nationally Significant Infrastructure Projects (NSIP)** scheme.



This would make it much easier and quicker to build wind turbines.



**Question 72:** Do you agree with our idea to include onshore wind in this scheme?



We want to make planners think about how green energy projects can help the environment.



This will make it more likely that green energy projects will get built.



We also want to make councils look for places that would be good for green energy projects in their local area.



Sometimes, green energy projects might be built in places that are important for the environment.



**Question 73:** Do you agree with these changes?





**Question 74:** Should there be ways to protect places that are important for the environment?



We want to make it easier to build small and medium-sized solar and wind projects.



There are extra rules for solar and wind projects that are over a certain size.



We want to have a higher size limit, so that medium-sized solar and wind projects do not need to follow these extra rules.



This will help to build more small and medium-sized projects.





**Question 75:** Do you agree that we should have a higher size limit for wind projects?



**Question 76:** Do you agree that we should have a higher size limit for solar projects?



**Question 77:** If you have different ideas for size limits for solar and wind projects, what are they?



We want to think of more ways that planning projects can help to stop climate change.



**Question 78:** What more could we do to help stop climate change when we plan building projects?



There are ways of checking if building projects are harming the environment, or making climate change worse.



**Question 79:** Do you think these ways of checking building projects are good enough?



Climate change is going to make floods more common.



**Question 80:** Do we need to make any changes to our plans so we are ready for more floods?



**Question 81:** Is there anything else you think we should do in planning to stop climate change?

# Making sure there is enough land to grow food



We need to protect the best land for growing food.



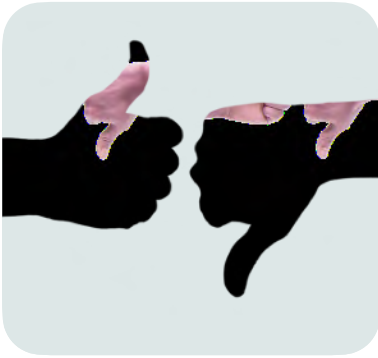
This will help us to make sure that everyone has enough food to eat.



There is a rule that says that planners must think about whether land is good for growing food before building projects can happen.



We do not think that we need this rule.



**Question 82:** Do you agree that we should get rid of this rule?



**Question 83:** Are there other ways that we can make sure that we have enough land for growing food?

## National Landscapes



Parts of the country that used to be called Areas of Outstanding Natural Beauty are now called **National Landscapes**.

# Water



We need to be able to provide more water for people to drink and use.



We need to stop water leaks and use water better.



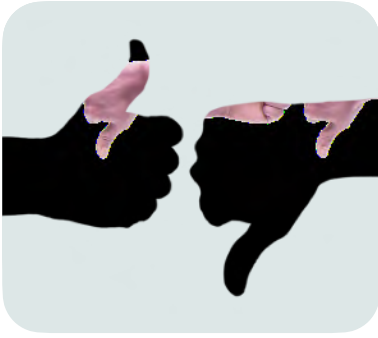
We also need to build new places to get water from, like reservoirs.



We want to make it easier for water companies to create these places, and build pipes to get water to people's houses.



We want to include water projects in the Nationally Significant Infrastructure Projects scheme.



**Question 84:** Do you agree that we should improve our water systems?

Do you have any ideas for how we can do this?



**Question 85:** Are there any other projects we could work on to improve the water system in the UK?





**Question 86:** Is there anything else you would like to tell us about the topics in this part of the booklet?

# Getting involved in local plans



We want to make sure councils have up-to-date **local plans**.

The **local plan** says what can be built in the local area.



If a council does not have a local plan, we can step in.



We want to be able to do this quickly and fairly.



We might need to change the rules to do this.



We have different ways of getting involved, like:

- Telling the council what to do, or
- Making a plan with local people and putting it into action.



We would think about the local area's needs and how the plan is going.



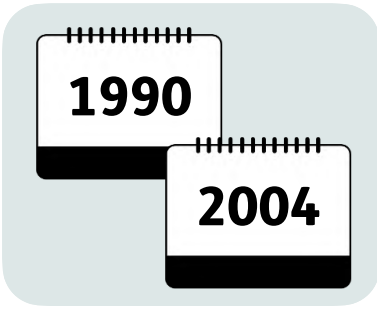
We would also let the councils explain if there are any special reasons why we should not get involved.



**Question 87:** Do you agree that we should make these changes to the rules?



We could also get rid of all the rules. Instead, we would just follow laws about making local plans for councils.



This is what governments did between 1990 and 2004.



**Question 88:** Do you think we should get rid of all the rules and just follow laws instead?

# The costs of planning



We want to know if we should charge people more when they ask for **planning permission**.



Remember, **planning permission** is when the council agrees that someone can build something.



Local councils need to have enough money to give a good service and make quick decisions.



The money they get from charging people helps them to do this.

**I want to build...**



But the money is not enough to cover the council's costs of looking at **planning applications**.

**Planning applications** are when people ask for planning permission.



We want to make sure the money covers all the costs.



This would mean that councils have more money to pay for other services.



**£258**

Right now, councils charge £258 for planning applications to make changes to a house.



**£528**

We want them to charge £528 instead.



£528 is how much it costs councils to look at a planning application and decide if it can happen.



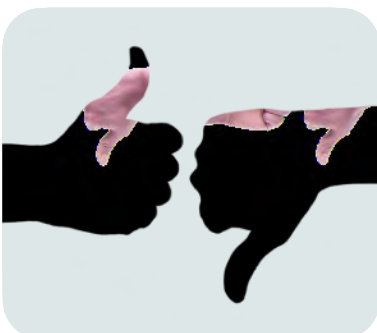
We know that it is important to make sure people can still afford to ask for planning permission.



But £528 is still much less than what it usually costs to build something.



We do not think that it will stop people from building things.



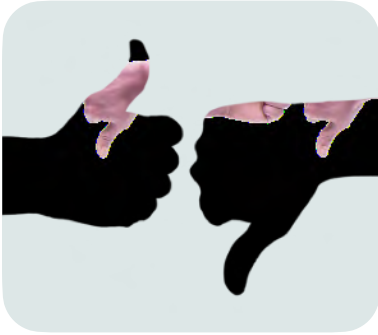
**Question 89:** Do you agree that councils should charge people what it costs them to look at planning applications?





**Question 90:** If you do not agree, do you think there should be a smaller increase?

If you do, please tell us how much you think the cost should increase by.



**Question 91:** Do you agree that councils should charge people £528 for planning applications to make changes to a house?

☐

Yes

☐

No - it should be more than £528

☐

No - it should be less than £528

☐

No - it should stay as £258

☐

I do not know



If you said 'No', please tell us what you think the right cost should be.



As well as planning applications for houses, there are many other types of planning applications, like for offices or factories.



Councils charge different amounts of money for different types of planning applications.



**Question 92:** Are there any types of planning applications that you think councils should charge more for?

Please tell us how much you think they should charge.

Some types of planning applications are free. These include:



- Making changes to listed buildings - these are old and important buildings.



- Knocking down buildings in certain areas.



- Making changes to trees in certain areas.



Councils do not charge for these planning applications because owners have a lot of rules to follow.



But these planning applications still cost councils a lot of money.



**Question 93:** Do you think councils should charge for any of these types of planning applications?

Please tell us why you think this.

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We want to make it easier for councils to decide how much to charge for planning applications.



This would make it easier for them to cover their costs.



But it might make it harder for people who want to build things.

There are 2 ways of doing this:



- Full Localisation - this is where all councils can choose how much to charge.



- Local Variation - this is where councils can change how much they charge a little bit if they need more to cover their costs.



**Question 94:** Do you think that local councils should be able to choose how much to charge for planning applications?

Please tell us why you think this.



**Question 95:** Which would you prefer?

☐

Full Localisation

☐

Local Variation

☐

Neither

☐

I do not know



Please tell us why you said this:





It costs a lot of money to run planning services.



Instead of just covering the costs of planning applications, councils could charge enough to pay for their whole planning services.



**Question 96:** Do you think councils should charge people enough to pay for their whole planning services?

If you do, please tell us:

- How much should they charge?
- Should they charge more for all types of planning applications?



**Question 97:** Which planning services could be paid for by charging people more?



We are also thinking about whether councils should charge for projects that are part of the Nationally Significant Infrastructure Projects Scheme.



We think this might be a good idea.



**Question 98:** Do you think this is a good idea?



**Question 99:** If you said yes, please tell us about any issues we should think about:



**Question 100:** Should we set limits on how much local councils can charge for planning applications?



**Question 101:** Is there any more information you can give us about councils charging for planning applications?



**Question 102:** Is there anything else you would like to tell us about the topics in this part of the booklet?

# Making our changes happen



We are going to help local councils to follow the new rules and make plans.



We might give extra help to councils that need to change their plans quickly.



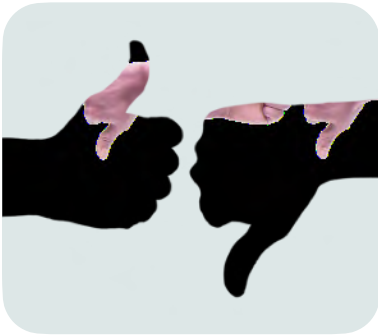
We are already checking some plans. These plans will be checked with the old rules.



If the local area needs more houses, the local council must change the plan.



If a council already has a plan for the local area that is less than 5 years old, they can still use that plan.



**Question 103:** Do you agree with these ideas to help councils get used to the new rules?



We want to start a new system for making plans in the summer or autumn of 2025.



All plans that are not part of the new system will need to be checked by the end of December 2026.



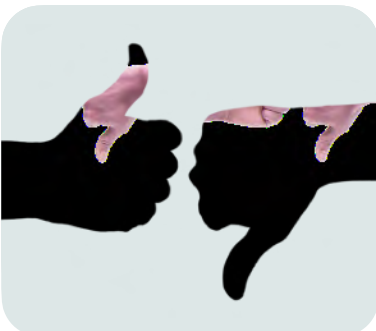
The new system will be very different from the old one.



We will give more time for people to think about the new rules and make good plans.



We will explain more about our new rules soon.



**Question 104:** Do you agree with these ideas for the new system?



In the future, we might make more new rules about how we build things.





We will make a new website with our new rules on it.



Some councils will be preparing a new plan under the new rules.



**Question 105:** Is there anything else you would like to tell us about the topics in this part of the booklet?

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# Being fair to everyone



We want to know if our ideas might be unfair to certain groups of people.



Tell us about any ideas you have to help us to be fair. This will help us make our final decisions.



**Question 106:** Do you have any thoughts about how our ideas might affect you or the group you are part of?