



Ministry of Housing,  
Communities &  
Local Government



Easy  
Read

# Changing the planning rules for England

What do you think?



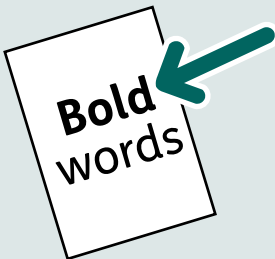
# Easy Read



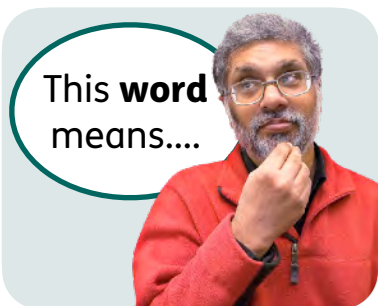
This is an Easy Read version of some information. It may not include all of the information but it will tell you about the important parts.



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.

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You can fill in a quick survey to say what you think about this Easy Read booklet:

[www.easy-read-online.co.uk/easy-read-feedback-survey](http://www.easy-read-online.co.uk/easy-read-feedback-survey)

# About this booklet



Ministry of Housing,  
Communities &  
Local Government

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



In this booklet, the Ministry of Housing, Communities and Local Government will be called 'the Government'.



The Government wants to make some changes to the **planning rules** for England.



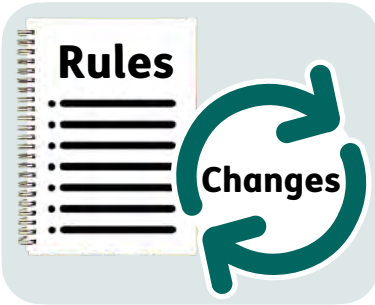
**Planning rules** are used by councils when deciding whether to allow **development**.



**Development** means new buildings or changes to existing buildings or land that affect how a place is used or looks.



The planning rules are set by the Government.



This booklet will tell you about the changes the Government wants to make to the planning rules.



It is an Easy Read copy of the changes the Government wants to make.

This means it only includes the most important information.



You can find the full set of changes the Government wants to make here:  
<https://www.gov.uk/government/consultations/national-planning-policy-framework-proposed-reforms-and-other-changes-to-the-planning-system>



The full version is not in Easy Read.

# What do you think?



Before making any changes, the Government wants to know what you think.



Please read this booklet and answer the questions.



You do not have to answer all of the questions if you do not want to.



Your answers will be kept safe and private.



You need to send your answers back by 11:45pm on 10 March 2026.

# 12 main changes

The Government wants to make lots of changes to the planning rules. The main changes are:



1. Always making sure development is carried out in suitable areas.



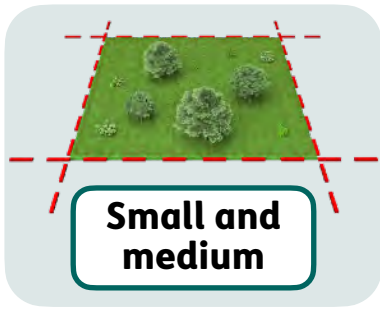
2. Building homes around train stations.



3. Fitting more buildings into existing areas instead of spreading them out.



4. Making sure England has a mix of different types of homes.



5. Supporting development on small and medium-sized land.



6. Making it easier for councils and developers to write plans and rules.



7. Supporting local businesses and local **economies**.

**Economies** are how people, businesses, and the government in a country make, sell and use goods and services.



8. Using **minerals** that are better for the environment.

**Minerals** are materials taken from the ground and are used for energy, making things and building.



9. Supporting local transport and reducing the number of cars on the road.



## 10. Fighting **climate change**.

**Climate change** means the earth is getting warmer and the weather is changing over time.



## 11. Protecting nature.



## 12. Supporting and protecting historic buildings and areas.

# Making the rules part of the law



At the moment, the planning rules are used to help make planning decisions, but they are not part of the law.



The Government can choose to make some rules part of the law, but it does not think this is needed at the moment.



The Government may look at this again in the future.



**Question 1:** If the Government changes the planning rules into laws in the future, how do you think this change should be introduced and managed?

A large, empty rectangular box with rounded corners and a thin grey border, intended for the user to provide an answer to the question.

# Changing the layout of the rules

The Government wants to:



- Make the planning rules easier to understand and use.



- Add some extra information that will give councils more detail, like information about Travellers.

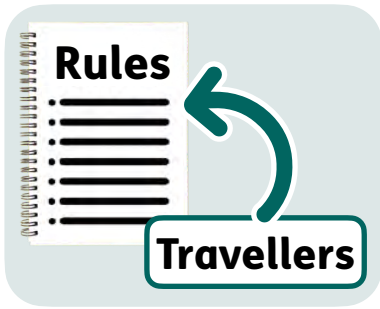
The Government wants to do this by:



- Changing the order of the rules.



- Splitting the rules into 2 parts:
  1. Rules about making plans for new development.
  2. Rules for making decisions about development.



The Government also wants to move rules about land for Travellers into the main planning rules, to keep all the rules together in 1 place.



**Question 2:** Do you agree or disagree with these changes?

Agree  
a lot

Agree  
a bit

Neither

Disagree  
a bit

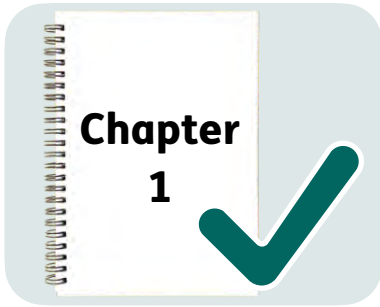
Disagree  
a lot



**Question 2a:** Please explain why you agree or disagree:

You can also use this space to write any comments you have about changing the layout of the rules.

# Chapter 1: The introduction



The Government wants to make the introduction of the planning rules easier to understand.

The Government wants to do this by:

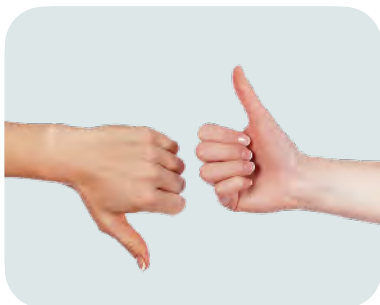


- Using clearer and easier words in the introduction.



- Using the same word when talking about the same thing.

Not lots of different words, which can be confusing.



**Question 3:** Do you agree or disagree with making the introduction of the planning rules easier to understand?

Agree  
a lot

Agree  
a bit

Neither

Disagree  
a bit

Disagree  
a lot



**Question 3a:** Please explain why you agree or disagree:

You can also use this space to write any comments you have about chapter 1.

# Chapter 2: Rules about making plans for development



Councils have to write plans for development in their local areas.

These plans include:



- **Spatial development strategies** - these are longer-term and less detailed plans which are written by councils that need to plan development across more than 1 local area.



- **Local plans** - these plans are normally written by 1 council and are for planning development in 1 local area.



The Government wants the planning rules to explain how plans should be written and used.

The Government wants the planning rules to say that:



- Spatial development strategies and local plans should be updated every 5 years.



- Councils should finish writing their local plan within 30 months of starting it.



- Plans should only include information that is actually needed.



- Plans should include the thoughts of local people.



- Plans should be easy to read and follow.

The Government also wants the planning rules to say that:



- Councils should use information to prove that the decisions they are making in their plans are the right decisions.



- Plans should include steps for finding, checking, and choosing land to build on.

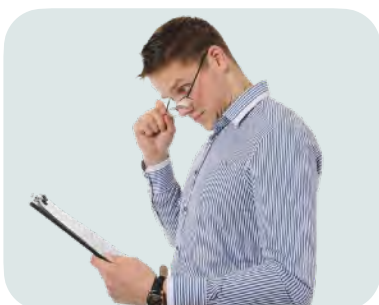


- Plans should include what **developers** are expected to pay for.

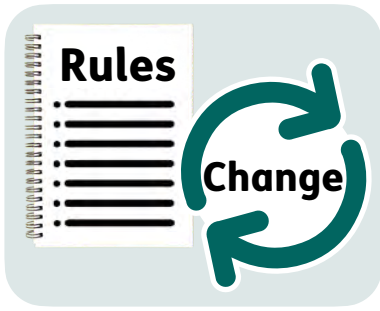
**Developers** are the people or companies that carry out development. They build new buildings or change buildings that already exist.



- Plans should set local rules about development.



- Plans must be checked by a professional who is not part of the council.



The Government also wants the planning rules to say that plans should not make local rules that rewrite or change the planning rules set by the Government.



**Question 4:** Do you agree or disagree with what the planning rules say about how councils should write plans for development?

Agree  
a lot

Agree  
a bit

Neither

Disagree  
a bit

Disagree  
a lot



**Question 4a:** Please explain why you agree or disagree:

You can also use this space to write any comments you have about chapter 2.

# Chapter 3: Rules for making decisions about development



When developers want to carry out development, they have to send an application to the local council.



Councils then look at the application and decide whether the development should go ahead.

The Government wants:



- To make development applications easier and quicker, especially for smaller developers.



- **Planning permission** rules set by councils to be clearer in different areas across the country.

**Planning permission** is when a local council agrees that new development can go ahead.

To help with this, the Government wants the planning rules to:



- Explain what information is needed in development applications.



- Say that councils should be positive and work with developers when making decisions about development.



- Explain what councils can ask of developers when planning permission is given.



- Set out what councils should think about when making decisions about development.



**Question 5:** Do you agree or disagree with these changes?

Agree  
a lot

Agree  
a bit

Neither

Disagree  
a bit

Disagree  
a lot



**Question 5a:** Please explain why you agree or disagree:

You can also use this space to write any comments you have about chapter 3.

# Chapter 4: Rules about sustainability



**Sustainability** is about working in a way that does not harm the environment.

The Government wants:



- New buildings to be built in a way that does not harm the environment.



- More development in **settlements**.

A **settlement** is a place where people live and work, such as a city or town.



- To be more careful about development outside of settlements.



The Government also wants **neighbourhood plans** to clearly explain what kind of new buildings should be built and where.



A **neighbourhood plan** is a plan written by a community to set how land in an area should be used and developed on.

To help with this, the Government wants the planning rules to:



- Set out what councils should include in a **spatial strategy**.

A **spatial strategy** shows where new buildings should be built and where settlements are.



- Say that councils must think more about where new buildings will be built when making decisions about development.

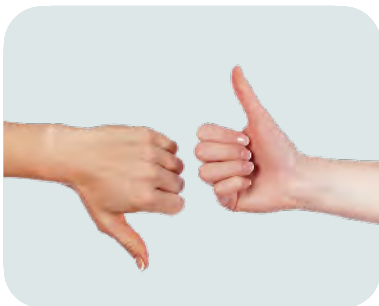
The Government also wants the planning rules to explain:



- When it is okay for new buildings to be built outside of settlements.



- How neighbourhood plans should be written and what they should include.



**Question 6:** Do you agree or disagree with these changes?

Agree  
a lot

Agree  
a bit

Neither

Disagree  
a bit

Disagree  
a lot



**Question 6a:** Please explain why you agree or disagree:

You can also use this space to write any comments you have about chapter 4.

# Chapter 5: Rules about climate change



Remember, **climate change** means the earth is getting warmer and the weather is changing over time.



Climate change can cause risks like bad storms, flooding and wildfires.

The Government wants:



- Development to happen in a way that stops climate change from getting worse.



- New buildings to be designed in a certain way, so that they are ready for risks caused by climate change, like flooding and wildfires.

To help with this, the Government wants the planning rules to:



- Set out how councils should include climate change in their local plans and their spatial development strategies.



- Explain how councils should think about climate change when making decisions about development.



- Say that developers must think about climate change when designing and planning development.



- Say that developers must think about how the risks that are caused by climate change may affect their development.



**Question 7:** Do you agree or disagree with these changes?

Agree  
a lot

Agree  
a bit

Neither

Disagree  
a bit

Disagree  
a lot



**Question 7a:** Please explain why you agree or disagree:

You can also use this space to write any comments you have about chapter 5.

# Chapter 6: Rules about making sure enough homes are built



The Government wants to make sure enough homes are built so people can have a safe place to live.



The Government wants councils to properly plan for how many homes are needed in their area.

The Government also wants councils to plan for different types of homes, like:



- Affordable homes.



- Homes for older people.

Different types of homes that councils need to plan for also include:



- Care homes for children.



- Homes for disabled people.



- Homes for students.



- Land and homes for Travellers, where they are needed.

The Government also wants the planning rules to support:



- More affordable housing, including in **rural areas**.  
**Rural areas** are places in the countryside, like villages.



- A better mix of different types of homes on larger building sites.  
This will help to create mixed and stronger communities.

To help with this, the Government wants the planning rules to say that councils must:



- Work out how many homes are needed in their area, using the best available information.



- Find and set aside enough land for homes to be built.

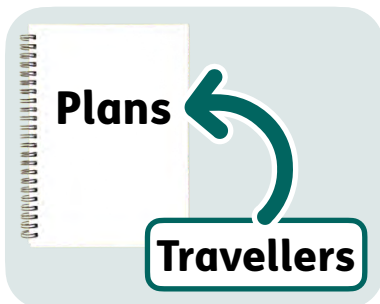
The Government also wants the planning rules to say that councils must:



- Keep checking whether enough homes are being built.



- Plan for housing that meets the needs of different groups of people.



- Include rules about land for Travellers in their building plans, instead of keeping them in a separate document.



- Support new **settlements** where they are needed.

Remember, a **settlement** is a place where people live and work, such as a city or town.



**Question 8:** Do you agree or disagree with these changes?

Agree  
a lot

Agree  
a bit

Neither

Disagree  
a bit

Disagree  
a lot



**Question 8a:** Please explain why you agree or disagree:

You can also use this space to write any comments you have about chapter 6.

# Chapter 7: Rules about helping the economy



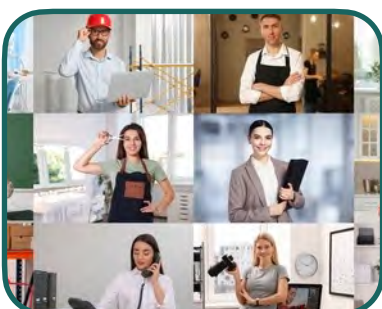
Remember, the **economy** is how people, businesses, and the government in a country make, sell and use goods and services.



If a country has a good economy, it means there are plenty of jobs, businesses do well, and everyone can access the services they need.



The Government wants to make sure the whole of the UK has a good economy.



The Government wants to support lots of different types of businesses in different areas.

To help with this, the Government wants the planning rules to:



- Say that development should be planned in a way that supports government plans for new businesses and better technology.



- Say that councils should think carefully about how development might affect businesses and the economy when making decisions about development.



- Include new rules about development that helps move things from 1 place to another.



- Support development that help farms and businesses in the countryside.



**Question 9:** Do you agree or disagree with these changes?

Agree  
a lot

Agree  
a bit

Neither

Disagree  
a bit

Disagree  
a lot



**Question 9a:** Please explain why you agree or disagree:

You can also use this space to write any comments you have about chapter 7.

# Chapter 8: Rules about town centres

The Government wants:



- Shops and other services that local people need to be in town centres if possible.



- Shops and services to only be outside town centres if there is no space.



- To have different types of shops and services in town centres.



- To build more homes in town centres.



The Government also wants new development to be good for town centres, like making space for new homes or businesses.

To help with this, the Government wants the planning rules to say that councils must:



- Include plans for town centres in their local plans.



- Think about having new uses for buildings and more homes in town centres.



- Support buildings with good designs.



- Think about how to make sure high streets and town centres are successful.



The Government also wants the planning rules to say that councils must look at how out of town centre large shops or leisure centres will affect local town centres.



**Question 10:** Do you agree or disagree with these changes?

Agree  
a lot

Agree  
a bit

Neither

Disagree  
a bit

Disagree  
a lot



**Question 10a:** Please explain why you agree or disagree:

You can also use this space to write any comments you have about chapter 8.

# Chapter 9: Rules about internet and phones



The Government wants everyone in England to be able to use fast internet and access a phone.



Having access to the internet and a phone helps people to work, take part in their community and access services.



The Government wants England to upgrade to a new type of phone connection called **5G Standalone**.



**5G Standalone** will help people and businesses to use new technologies like **artificial intelligence (AI)**.



**Artificial intelligence (AI)** is technology that helps computers do tasks that usually need people, like sorting information or answering questions.



The Government also wants it to be easier for phone and internet companies to build new masts and cables.

To help with this, the Government wants the planning rules to:



- Say that internet access should be improved in buildings that already exist.



- Set out what information about internet access developers should include in their development applications.



- Explain how councils should think about improving internet access when making decisions about development.



**Question 11:** Do you agree or disagree with these changes?

Agree  
a lot

Agree  
a bit

Neither

Disagree  
a bit

Disagree  
a lot



**Question 11a:** Please explain why you agree or disagree:

You can also use this space to write any comments you have about chapter 9.

# Chapter 10: Rules about clean energy and water systems



**Clean energy** is energy that can come from wind, sun, or water.



Using clean energy helps fight climate change and means we are less likely to run out of energy in the future.



**Water systems** help make sure we have clean water in our homes, safe ways to take away wastewater, and drains that manage rainwater.



The Government wants to increase the use of clean energy and make sure water systems work well.



To help with this, the Government has added a new chapter about clean energy and water to the planning rules.

The Government wants the planning rules to:



- Explain what information councils must include about energy and water in their plans.



- Say that councils and developers must work with energy and water companies when planning new buildings.

This is to make sure that new buildings have good access to energy and water systems.



- Say that local plans must include information about which areas are suitable for clean energy projects.



- Explain how councils should give support to new clean energy projects.



The Government also wants the planning rules to explain how councils should give support to new water projects.



**Question 12:** Do you agree or disagree with these changes?

Agree  
a lot

Agree  
a bit

Neither

Disagree  
a bit

Disagree  
a lot



**Question 12a:** Please explain why you agree or disagree:

You can also use this space to write any comments you have about chapter 10.

# Chapter 11: Rules about using minerals



**Minerals** are materials taken from the ground and are used for energy, making things and building.



**Fossil fuels** are a type of mineral and include coal, oil and gas.



But burning fossil fuels is bad for the environment.



**Critical and growth minerals** are minerals which are important for green energy, net zero, national security and are used in key industries we want to grow.

The Government wants to:



- Be clear on how to plan for fossil fuels.



- Reduce the use of fossil fuels to protect the environment.



- Move towards clean energy and away from burning fossil fuels.



- Increase the amount of critical and growth minerals from England.

To help with this, the Government wants the planning rules to:



- Say that councils should not find new places to get coal from.



- Be clearer about where councils should find new places to get oil and gas.



- Explain that getting fossil fuels from the ground will not be allowed unless it is for very special reasons.



- Recognise the benefits of critical and growth minerals.



**Question 13:** Do you agree or disagree with these changes?

Agree  
a lot

Agree  
a bit

Neither

Disagree  
a bit

Disagree  
a lot



**Question 13a:** Please explain why you agree or disagree:

You can also use this space to write any comments you have about chapter 11.

# Chapter 12: Rules about using land

The Government wants:



- Land to be used in a better way, and more land to be used for building homes.



- **Brownfield land** to be used first.  
**Brownfield land** is land that has been built on before and can be reused for new buildings.



- More homes to be built in towns and cities, and be built closer together.



- More buildings to be built close to good public transport, especially train stations.



- Reduce car use and support walking, cycling and public transport.

To help with this, the Government wants the planning rules to say:



- Councils should support development on Brownfield land.



- There should be at least 40 homes per **hectare** near all train stations and at least 50 homes per hectare near better-connected train stations.

A **hectare** is an area of land that is a bit bigger than a football pitch.



- Councils should support more development in areas which already have buildings.



- Councils should give strong support to development that increases **density**.

This means new buildings are built close to buildings that already exist, instead of spreading the buildings out.



**Question 14:** Do you agree or disagree with these changes?

Agree  
a lot

Agree  
a bit

Neither

Disagree  
a bit

Disagree  
a lot



**Question 14a:** Please explain why you agree or disagree:

You can also use this space to write any comments you have about chapter 12.

# Chapter 13: Rules about protecting Green Belt land



**Green Belt land** is land that is protected from new buildings to stop towns and cities from spreading too far.



Green Belt land is usually open countryside, farmland, fields, woods, or open spaces.

The Government wants to:



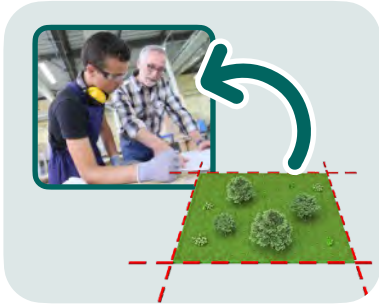
- Be careful with how development on Green Belt land is planned.



- Support **higher-density** housing near train stations.

Remember, this means new buildings are built closer together, instead of spreading the buildings out.

The Government also wants to:



- Make better use of land which is close to jobs and services.



- Make sure that any development on Green Belt land is built for the good of the local community.



- Protect Green Belt land while allowing some development.



- Increase the amount of green space in England.

To help with this, the Government wants the planning rules to:



- Be clear about what Green Belt land is and what **Grey Belt land** is.

**Grey Belt land** is land within Green Belt land that may be more suitable for development than other Green Belt land.



- Allow councils to change what land is Green Belt land in their plans to support development near train stations.



- Set out when councils should not allow development near train stations.



- Say that councils need to plan for more new homes and more green space.



- Be clear about when development is and is not allowed in Green Belt land.



**Question 15:** Do you agree or disagree with these changes?

Agree  
a lot

Agree  
a bit

Neither

Disagree  
a bit

Disagree  
a lot



**Question 15a:** Please explain why you agree or disagree:

You can also use this space to write any comments you have about chapter 13.

# Chapter 14: Rules about designing new places

The Government wants to make sure that new buildings, places and spaces:



- Are well designed and healthy.



- Are sustainable - this means the building, place, or space can be used long into the future.



- Are inclusive - this means the building, place, or space can be used by everyone, not just some people.



- Fit their surroundings.

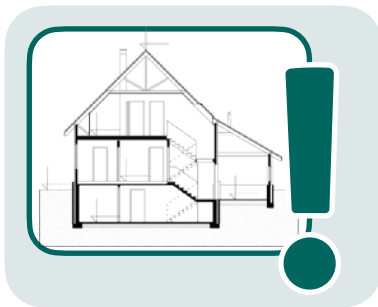
The Government wants to:



- Improve the design of new buildings and make sure new buildings are placed in the right areas.



- Make sure clean energy and climate change are thought about when new buildings, places and spaces are being designed.

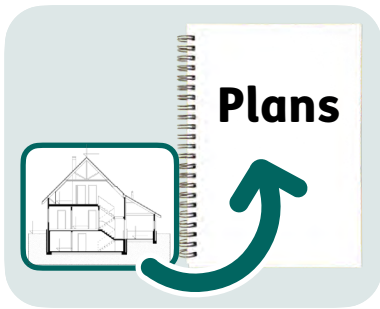


- Make design an important part of planning new buildings, places and spaces.



- Be clearer about what good design means.

To help with this, the Government wants the planning rules to:



- Say that developers and councils need to include design in their plans for new buildings, places and spaces.



- Explain how design should be included when planning certain areas, like town centres.



- Introduce clearer rules on how to decide whether a new building or development is well designed.



- Say that councils should not allow new buildings or development to be built if they have a bad design.



**Question 16:** Do you agree or disagree with these changes?

Agree  
a lot

Agree  
a bit

Neither

Disagree  
a bit

Disagree  
a lot



**Question 16a:** Please explain why you agree or disagree:

You can also use this space to write any comments you have about chapter 14.

# Chapter 15: Rules about transport

The Government wants to:



- Support **sustainable transport** and reduce car use.

**Sustainable transport** is transport that is good for the environment.



- Make sure it is easy to walk, cycle, wheel and use public transport.



- Make sure areas have access to good transport that is well designed.



- Manage car parking in a way that supports sustainability.



The Government also wants to protect and improve services for drivers, passengers, and vehicles along roads where they are needed.

To help with this, the Government wants the planning rules to:



- Say that developers and councils must make sure development will be connected to local transport when planning.



- Say that councils' local plans must set rules about car parking standards in their area.



- Say that developers must consider the transport needs of older people, children and disabled people.



- Be clear about when **transport assessments** and travel plans are needed and how to complete them.

**Transport assessments** look at how development may affect transport in an area.



**Question 17:** Do you agree or disagree with these changes?

Agree  
a lot

Agree  
a bit

Neither

Disagree  
a bit

Disagree  
a lot



**Question 17a:** Please explain why you agree or disagree:

You can also use this space to write any comments you have about chapter 15.

# Chapter 16: Rules about supporting communities

The Government wants to:



- Support communities in being healthy through the good planning of development.



- Build inclusive and well-connected places that reduce loneliness.



- Make sure communities have the services they need, like schools and hospitals.



- Make sure communities have access to outdoor spaces like play areas.

The Government also wants to:



- Manage fast food and hot food takeaways near schools and places where young people gather.

This will help to reduce the access that young people have to unhealthy food.



- Support new community buildings and outdoor spaces.



- Help stop local services from closing.



To help with this, the Government wants the planning rules to say that councils' plans should set rules about local community services and outdoor spaces.

To help with this, the Government also wants the planning rules to say that councils' plans should:



- Say that local green spaces should be close to communities.



- Say that councils should support plans for new or improved local community services.



- Introduce a new rule that will help to keep local community services where they are the last of their type.



- Be clearer about the rules for replacing and changing outdoor spaces.



- Be clearer about when and where new fast food and takeaway businesses can be built.



The Government also wants the planning rules to say that councils should make sure communities have their say in the design of new play areas in their area.



**Question 18:** Do you agree or disagree with these changes?

Agree  
a lot

Agree  
a bit

Neither

Disagree  
a bit

Disagree  
a lot



**Question 18a:** Please explain why you agree or disagree:

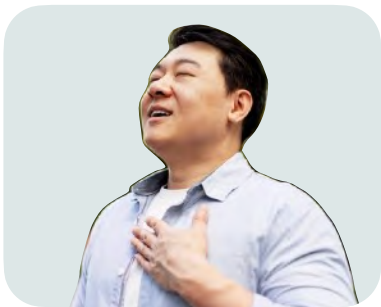
You can also use this space to write any comments you have about chapter 16.

# Chapter 17: Rules about pollution and protecting communities



**Pollution** is dirty chemicals in the air and water that harm the environment.

The Government wants to:



- Make sure development creates clean, safe and healthy places for people to live and work.



- Make sure developers find and understand the risks of development in different places, early on in planning.



- Make sure new buildings do not create lots of pollution.

The Government also wants to:



- Make sure communities and businesses are not affected by development in a bad way.

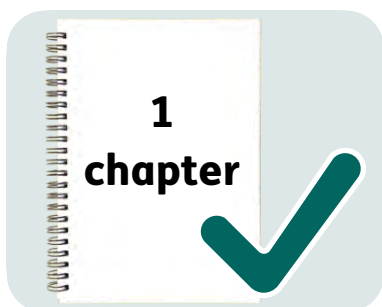


- Protect communities and keep them safe from **hazards**.

A **hazard** is something that can hurt you or cause damage.



- Support new buildings which are needed to keep local communities safe, such as buildings for defence and security.



To help with this, the Government wants the planning rules to have 1 clearer chapter about pollution and safety.

The Government wants the planning rules to:



- Say that when councils write plans, they must set out how they will keep communities healthy, clean and safe.



- Say that new homes must provide good living conditions, with clean water and air, good sunlight and not too much noise.



- Be clearer about how plans for development should think about the uses of buildings which are already in the area.



- Introduce clearer rules about keeping communities safe.



- Say that councils must support development that is needed for services that keep communities safe.



**Question 19:** Do you agree or disagree with these changes?

Agree  
a lot

Agree  
a bit

Neither

Disagree  
a bit

Disagree  
a lot

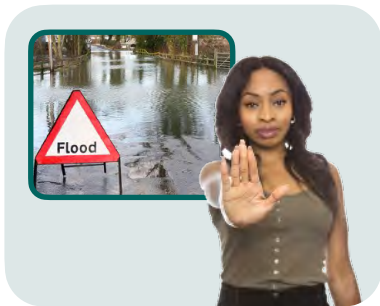


**Question 19a:** Please explain why you agree or disagree:

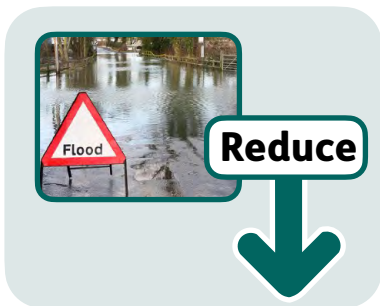
You can also use this space to write any comments you have about chapter 17.

# Chapter 18: Rules about flood risk and coastal change

**Managing flood risk** means planning and designing development so that:



- Flooding is avoided where possible, and



- The effects of flooding are reduced when flooding cannot be stopped.



**Managing coastal change** means planning and designing development so that it is not at risk of erosion.



**Erosion** is when the sea slowly wears away the coastline.

If erosion is not managed, buildings near the edge of the coast can become unsafe.

Managing coastal change also means planning and designing development so that it is not at risk of:



- Coastal landslip - this is when land on the coast suddenly slides downhill, often from cliffs.



- Coastal flooding - this is when sea water flows onto land and causes flooding.

The Government wants to:



- Make sure new buildings are safe from the effects of flooding both now and in the future, as the chance of flooding is increasing.



- Make sure developers and councils use clear information about flooding and coastal change when making decisions about development.

The Government also wants to:



- Avoid development in areas at risk of flooding where possible, and make sure new buildings do not increase the chance of flooding elsewhere.



- Support better water management.



- Avoid building in areas at risk of coastal change where possible, and be clear about what new development may be allowed in these areas.

To help with this, the Government wants the planning rules to:



- Have a new chapter about managing flood risk and coastal change.



- Say that councils should support development in areas that are least at risk of flooding first, when possible.

The Government also wants the planning rules to:



- Say that when councils write development plans, they must do **flood risk assessments**.

A **flood risk assessment** is when a council checks whether an area is at risk of flooding and how serious this flooding is.



- Be clear about when developers need to do flood risk assessments for their development applications.



- Explain what tests can be used to understand if development may be allowed in areas that are at risk of flooding, and how to use these tests.



- Set rules that say new buildings must be safe from flooding and coastal change for their whole lifetime.



**Question 20:** Do you agree or disagree with these changes?

Agree  
a lot

Agree  
a bit

Neither

Disagree  
a bit

Disagree  
a lot



**Question 20a:** Please explain why you agree or disagree:

You can also use this space to write any comments you have about chapter 18.

# Chapter 19: Rules about protecting nature

The Government wants to:



- Use the best information to protect and improve nature through good development planning.



- Make sure development works with nature, not against it.



- Protect areas that are important for wildlife and plants.



- Support **nature recovery** while still allowing development that is needed.  
**Nature recovery** means helping the environment get better. For example, planting more trees or making sure there are safe places for animals to live.

To help with this, the Government wants the planning rules to:



- Have a clearer chapter about protecting nature, which sets out new rules on the environment.



- Say that councils and developers must think about and include nature when planning development.



- Say that councils' local plans must set out how they will protect the environment and support nature recovery.



- Be clearer about how development must improve or work with nature, such as by using **swift bricks** when building.

A **swift brick** is a brick with a small built-in nesting space for small birds, like swifts.



- Set out the importance of different areas of nature.



**Question 21:** Do you agree or disagree with these changes?

Agree  
a lot

Agree  
a bit

Neither

Disagree  
a bit

Disagree  
a lot



**Question 21a:** Please explain why you agree or disagree:

You can also use this space to write any comments you have about chapter 19.

# Chapter 20: Rules about protecting history

The Government wants to:



- Protect the history of local areas.



- Be clearer about how the history of local areas should be protected.



- Support the improvement and use of historic buildings.



To help with this, the Government wants the planning rules to be clearer about how councils should protect local historic buildings.

The Government also wants the planning rules to:



- Set out how councils can include history and historic buildings in their plans and when making decisions about development.



- Be clear about how councils should look at whether development will affect the history or historic buildings in an area.



- Say that developers should include **heritage assessments** in their development applications.

A **heritage assessment** is when a council checks whether an area's history or historic buildings will be affected by development.



- Say that councils should support plans that aim to improve and reuse historic buildings that already exist.



**Question 22:** Do you agree or disagree with these changes?

Agree  
a lot

Agree  
a bit

Neither

Disagree  
a bit

Disagree  
a lot



**Question 22a:** Please explain why you agree or disagree:

You can also use this space to write any comments you have about chapter 20.

# Moving to the new planning rules



As soon as the new planning rules are finished, they will be used straight away.



This means councils should start using the new planning rules when deciding whether **development** should be allowed.



When a council writes a new plan for development, like a local plan, it must follow the new planning rules.



But any plans that a council has already written can still be used, as long as they do not go against any rules in the new planning rules.



**Question 23:** Do you agree or disagree with the way that the Government wants to move to the new planning rules?

Agree  
a lot

Agree  
a bit

Neither

Disagree  
a bit

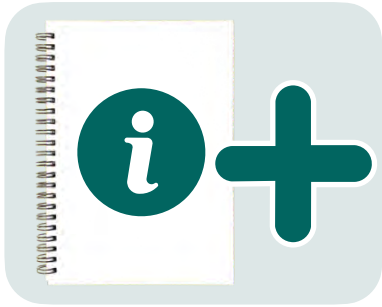
Disagree  
a lot



**Question 23a:** Please explain why you agree or disagree:

You can also use this space to write any comments you have about moving to the new planning rules.

# Annex A: Data centres



An **annex** is extra information at the end of a document.



The first annex in the planning rules is about **data centres**.

**Data centres** are large buildings that hold computers that help to run things like:



- Websites.



- Online services.



- Artificial intelligence (AI).



Data centres are an important part of the future in England, and they create more jobs.

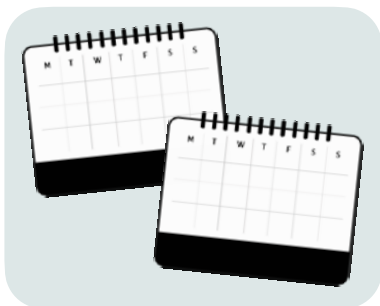
The Government wants to:



- Build more data centres.

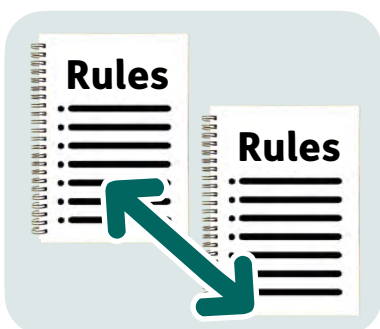


- Make sure there is enough energy to keep the data centres working all the time.



At the moment, it can take a long time to decide whether a data centre can be built.

This is because there are separate planning rules to decide:



- If a data centre can be built.
- How the data centre will get the energy it needs to run.

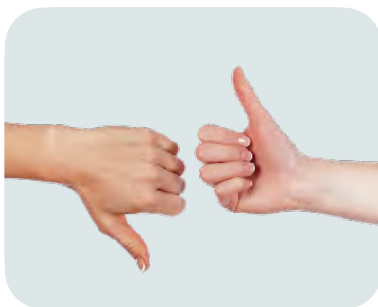
To help with this, the Government wants the planning rules to:



- Make it quicker to decide if a new data centre can be built and how it will get the energy it needs.



- Allow decisions about data centres and energy to be made together.



**Question 24:** Do you agree or disagree with these changes?

Agree  
a lot

Agree  
a bit

Neither

Disagree  
a bit

Disagree  
a lot



**Question 24a:** Please explain why you agree or disagree:

You can also use this space to write any comments you have about Annex A.

# Annex B: Checking if developers can afford development



Plans for development should include what developers are expected to pay for.



Sometimes developers cannot afford to pay for everything included in the plan.

This can affect:



- The amount of affordable housing that developers build.

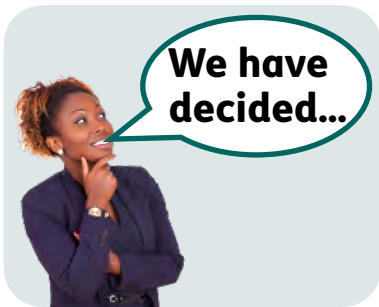


- Whether developers build facilities like schools and health centres when they build new homes.



Developers have to give information to the council to show what they can afford.

The Government wants:



- Councils to be able to make decisions more easily and quickly.



- Developers to be clear and honest about what they can afford.

To help with this, the Government wants Annex B to:



- Set out what information developers must give to councils, so the rules are the same across the country.



- Make it easier for councils to check the information they get from developers.



The Government also wants Annex B to help reduce delays and disagreements between developers and councils.



**Question 25:** Do you agree or disagree with these changes?

Agree  
a lot

Agree  
a bit

Neither

Disagree  
a bit

Disagree  
a lot



**Question 25a:** Please explain why you agree or disagree:

You can also use this space to write any comments you have about Annex B.

# Annex C: Building homes on medium-sized sites



The Government wants to make sure enough homes are built for people who need them.

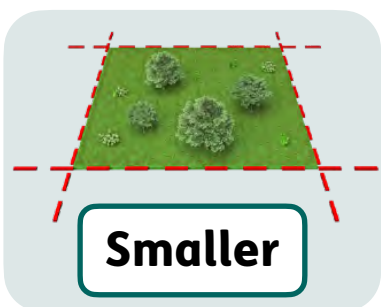


Not all homes are built by large developers. Some homes are built by smaller developers.

Smaller developers often:



- Build fewer homes at a time.



- Build on smaller pieces of land.



Smaller developers also often help to provide different types of homes in local areas.

The Government wants to:



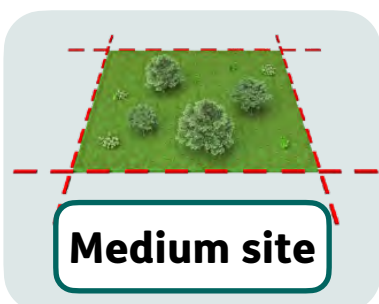
- Support smaller developers.



- Make it easier for smaller developers to build new homes.



- Make the planning rules fair for different sizes of building projects.

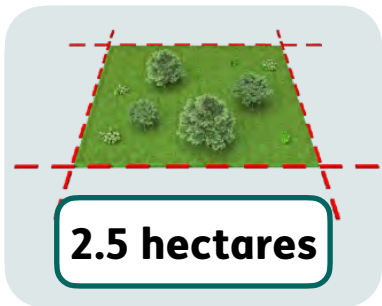


To help with this, the Government wants to introduce a new type of area for building homes called a **medium site**.

A **medium site** would mean:



- An area of land for building between 10 and 49 homes.



- An area of land up to **2.5 hectares** in size - this is about the size of 3 to 4 football pitches.

To help smaller developers, the Government wants the planning rules to:



- Ask developers for less information in their applications for new buildings on medium sites than for very large sites.

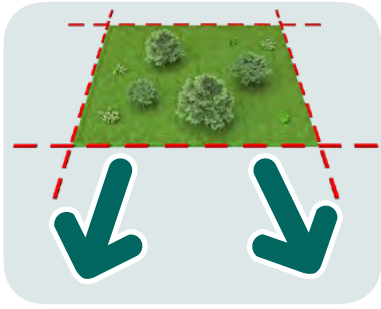


- Make it quicker and easier to apply for planning permission.



- Reduce delays caused by long discussions about money or legal agreements.

The Government also wants to:



- Stop bigger areas from being split into smaller areas of land, just to avoid the rules.



- Make sure the changes are used fairly.

The Government is also thinking about:



- Reducing or removing some extra charges for medium sites.



- Making it easier to check early on if land is suitable for building homes.



- Keeping people safe while still supporting new homes being built.



**Question 26:** Do you agree or disagree with these changes?

Agree  
a lot

Agree  
a bit

Neither

Disagree  
a bit

Disagree  
a lot



**Question 26a:** Please explain why you agree or disagree:

You can also use this space to write any comments you have about Annex C.

# Equality and fairness



The Government wants to make sure the changes to the planning rules are fair for everyone.

The Government wants to know if the changes could affect some groups of people more than others, like:



- Disabled people.



- Older or younger people.



- People from different ethnic groups.

The Government also wants to know if the changes could affect:



- People with different religions or beliefs.



- People with different sexual orientations, like gay or straight people.



**Question 27:** Do you think any of the changes to the planning rules could affect you, your organisation, or any group of people?

Yes

No

I do not know



**Question 27a:** If you answered yes to question 27, please explain who could be affected and in what way:

A large, empty rectangular box with rounded corners, intended for the user to provide an answer to the question.



**Fairer**

**Question 27b:** Please tell us if there is anything the Government could do to make things fairer for everyone:

# Sending your answers when you are done

You can send your answers to the Government by:



- Email:  
[PlanningPolicyConsultation@communities.gov.uk](mailto:PlanningPolicyConsultation@communities.gov.uk)



- Post:  
Planning Policy Consultation Team  
Planning Directorate – Planning Policy Division  
Ministry of Housing, Communities and Local Government  
Fry Building  
2 Marsham Street  
London  
SW1P 4DF



You need to send your answers by 11:45pm on 10 March 2026.



If you have any questions, you can email:

[PlanningPolicyConsultation@  
communities.gov.uk](mailto:PlanningPolicyConsultation@communities.gov.uk)

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