

POLICY
THUMBNAIL

Building For Growth

Cheaper, Faster Infrastructure & Business
Premises



AUGUST
2026



THE PROBLEM

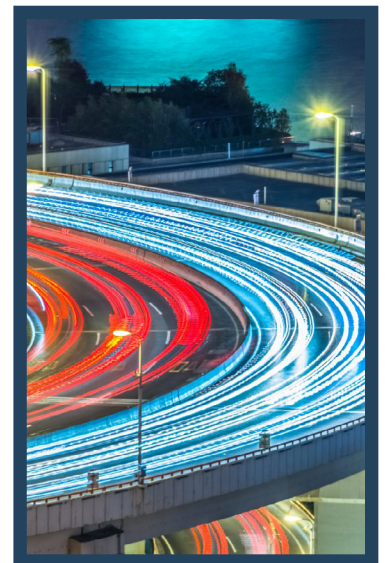
Building or upgrading UK infrastructure & business premises is slower & more expensive than many other developed nations, making UK firms less internationally competitive & investment less attractive.

THE SOLUTION

We will slash the costs & risks of planning approvals for business premises & infrastructure by:

- Giving business property owners in towns & cities the legal 'Right To Build' without needing planning permission, providing buildings follow the local Council's Design Code so they match the style of the best existing local buildings in the area, and satisfy building safety & heritage protections in the normal way. This mirrors the proposal for cheap, safe & beautiful new homebuilding in [Build Up Not Out](#) elsewhere.
- Replacing existing Use Class business zoning restrictions with predefined & legally-enforceable 'neighbours rights' so all business properties can be used for any legal purpose providing it doesn't disturb, pollute or endanger their neighbours.
- Replacing existing infrastructure planning processes with legally pre-approved permissions to build new:
 - a) Electricity pylons alongside motorways and dual carriageways
 - b) Rooftop solar PV arrays on all buildings apart from listed heritage sites.
 - c) Nuclear generation on all previous nuclear sites.
- Ending gold plating on construction projects by requiring regulators to publish & compare independently-audited costs & benefits for the environment & safety protections they impose, and to remove or amend any which don't meet a democratically-approved cost-benefit threshold. There is more detail on this in [A Matter of Life & Death](#).
- Updating UK building control regulations to deliver safe, beautiful, comfortable premises faster & more cheaply without diluting standards, using the new approach outlined in [Slashing Red Tape](#).

There are also Government-sponsored changes to infrastructure planning processes currently underway, which these reforms would further simplify & improve. Other regulations on building safety, alcohol licensing for pubs & clubs, environmental protections or heritage building preservation would be unchanged.



THE BENEFITS

These changes will:

- Slash costs, risks & delays on most infrastructure & business development projects, including energy grid improvements & nuclear power generation, so investment becomes cheaper & our economy grows faster.
- Protect the environment & green belt by switching development & solar farms to existing town & city sites instead.
- Give UK towns and cityscapes back their distinctive local characters, as local Design Codes stop 'anywhere-

ville' developments of identical, ugly buildings & match the best of what's already there instead.

- Revive UK High Streets & business districts by returning them to their former, pre-zoning dynamic & organic mixture of different activities & uses, making them more diversified, flexible, future-proof & economically resilient than today's bureaucratically-controlled zoning monocultures.
- Ensure business property developments make their neighbours' quality of life the same or better than before the work began.
- Encourage more small & medium-sized construction firms to become developers, by removing the planning delays, complexity, expense & risks which currently lock all but the biggest firms out of the market.

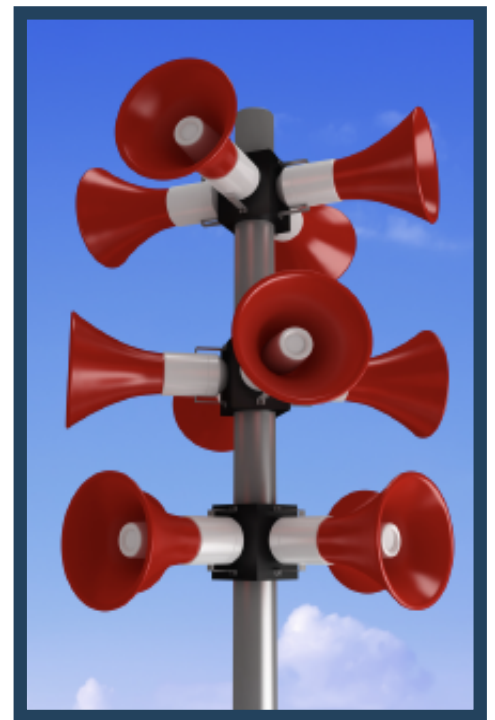


THE SOUNDBITES

"We will make our towns and cities beautiful again, matching the best of what's already there to bring back distinctive local styles and end 'anywhere-ville' developments of ugly, identikit buildings too"

"This will regenerate our High Streets & business districts with new investment, making them 'alive after five', better-looking & more sustainable too."

"These reforms will slash costs, risks & delays on infrastructure & business development projects, including energy grid improvements & nuclear power investments, so our economy grows faster"



THE REBUTTALS



1. Won't this mean high-rise tower blocks sprouting everywhere?

Not at all. It will only allow buildings that follow the local Council's Design Code, giving towns & cities back their distinctive local characters. Anything else will still need planning permission in exactly the same way as now.

2. Won't this leave local residents unprotected from noisy, polluting businesses moving in next door?

Quite the opposite. Everyone will have stronger legal rights & protection against pollution or disturbance from the neighbouring business, so their quality of life will be the same or better than before. And the licensing regime for things like pubs or clubs won't change either.

3. Won't this weaponise neighbour disputes which ought to be dealt with informally?

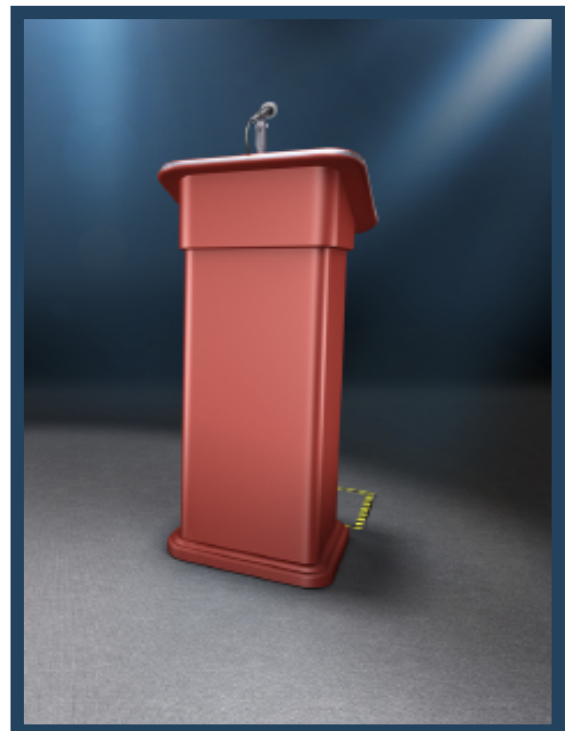
Definitely not. The new neighbours rights will only apply if a company wants to change an existing site to run a new type of business that's more polluting or disturbing than whatever was there before, so their neighbours' quality of life is the same or better once the work is finished. They won't apply to disputes between residential neighbours at all.

4. Haven't we learnt anything from Grenfell? Won't this just lead to lots more shoddily-built, dangerous buildings?

Yes we have & no it won't. These proposals will deliver safe, beautiful, sustainable & comfortable buildings faster & more cheaply than now, but without diluting standards. Nor will any other regulations on building safety, alcohol licensing for pubs & clubs, biodiversity or heritage building protections be changed by these improvements either.

5. Aren't you riding roughshod over local democracy by cutting Councils and residents out of planning decisions?

This change will strengthen local democracy, not weaken it, because new developments will have to comply with the local Council's democratically-approved Design Code. They will give our towns and cityscapes back their distinctive local characters and stop 'anywhere-ville' developments of identikit, ugly buildings too.



6. Isn't allowing developers to demolish historic buildings to turn a profit just cultural vandalism?

That's the exact opposite of what these proposals will do. The regulations which protect historic listed buildings and other heritage sites won't be changed by this at all, and nor should they be.