Ministry of Housing, Communities & Local Government

Easy Read

What people think of changing the planning rules for England



Easy Read

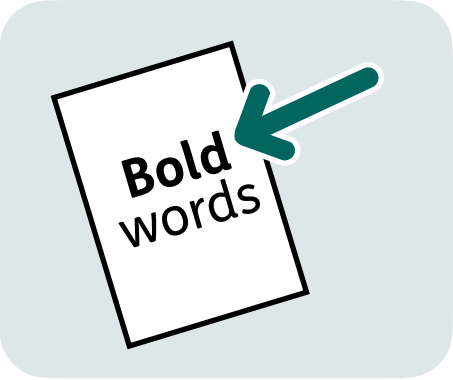


This is an Easy Read version of some information.

It uses easier words and pictures.



Some people may still want help to read it.



Some words are **bold** to show they are important.



We explain bold words if they are hard to understand.

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About this booklet

Ministry of Housing, Communities & Local Government

This booklet is from the **Ministry of Housing, Communities and Local Government.**

We are part of the UK government.



This booklet explains what people think of changing the **planning rules** for England.



We will explain what this means on the next page.

About planning rules



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

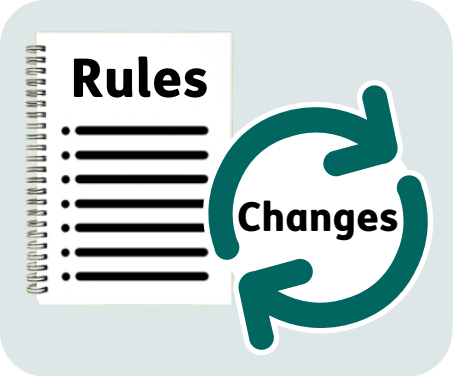
Development means:



- New buildings, or



- changes to existing buildings or land that affect how a place is used or looks.



We wanted to make some changes to the planning rules for England so that they are clearer.



This will make it easier for councils to decide whether to allow development.

How we found out what people think



We wanted to know what people thought of the changes we have suggested.



Hearing what people thought helped us to make decisions about which changes to make.



To find out what people thought, we shared a **survey**.

A **survey** is a set of questions for you to answer.



20,572 people filled in the survey.



Some of these people filled in the survey as a group or organisation.



You can find the Easy Read copy of our survey, which includes all the suggested changes in more detail, here:
Changing the planning rules for England - what do you think?



The next parts of this booklet will tell you:

- What changes we asked people about.
- What people said about the changes.
- What we have decided to do after listening to what people said.

Making the rules part of the law



At the moment, the planning rules are not part of the law.

We do not think the planning rules need to be part of the law right now.



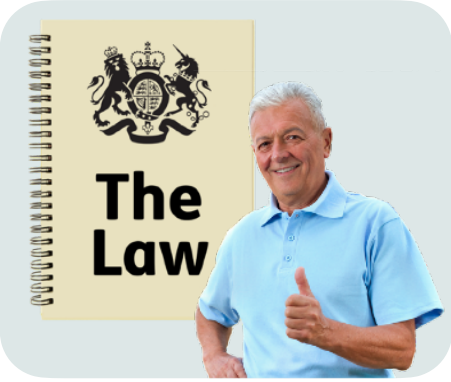
But we may look at this again in the future.



So we asked people how they think this change could be introduced and managed in the future.

What people said

Many people said:



- It would be good if the planning rules were a part of the law.



- If planning rules became a part of the law, they must be clear, and there needs to be good guidance on how to use them.

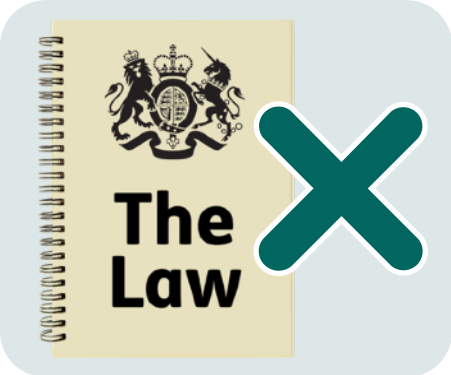


Some people were worried that making planning rules a part of the law could mean that every rule has to be the same for every area.



They were worried local areas will have less chance of using the planning rules in a way that suits local people's needs.

What we will do



At the moment, planning rules will not be part of the law.



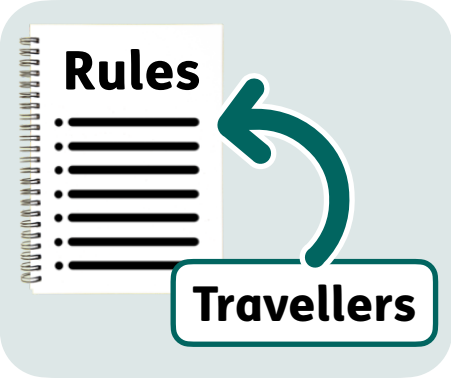
If we decide to make them part of the law in the future, we will make sure that we think about what people have said.

Changing the layout of the rules

In the survey, we explained how we want to:



- Change the layout of the planning rules.



- Add rules about land for Travellers into the planning rules.



We asked people what they thought of the changes we suggested.

What people said



Most people agreed with the changes we suggested.



Some people were worried that the changes could mean the needs of local people in different areas were not met.

What we will do



We will go ahead with the changes we suggested.



We will make sure that the layout of the rules means that everyone can use and understand them.

Chapter 1: The introduction



In the survey, we explained how we want to make the introduction of the planning rules easier to understand.



We asked people what they thought of the changes we suggested.

What people said



Most people agreed with the changes we suggested.



Some people said it is not clear how the planning rules relate to other laws

What we will do



We will go ahead with the changes we suggested.



We will change the language throughout the planning rules so that it uses easier words.



It is up to whoever is using the rules to decide which parts are most important to the development they are making a decision about.

Chapter 2: Rules about making plans for development



In the survey, we explained that we want the planning rules to say how councils should write and use plans.



For example, **spatial development strategies**.

These are longer-term and less detailed plans written by councils that need to plan development across more than 1 local area.



We asked people what they thought of the changes we suggested.

What people said



Most people agreed with the changes we want to make.

People supported:



- Having clearer and simpler rules for writing plans.



- Making plans more up to date and making sure that plans are based on good information.



But some people said councils may not have enough time to write their local plans within 30 months.

Some people also said:



- There should be clearer rules about how different plans should work together.



- They were worried that councils would not be able to set their own standards for things.



- The rules about what **developers** should pay for should not be too strict, because different developments may have different needs.

  Developers are the people or companies that carry out development.

What we will do



We will continue with our plans to have clearer and simpler rules for writing plans.



But after hearing what people think, we will make some changes.

The new changes:



1. Spatial development strategies will now be expected to cover at least 25 years.



2. Councils will need to start changing or replacing a spatial development strategy after 7 years, or sooner.



3. Local plans will need to cover at least 10 years, rather than 15 years.

We will also:



- Share guidelines about how spatial development strategies and local plans should work together.



- Give councils some freedom to change what developers should pay for in some cases.



- Allow some local standards, including on how much energy new buildings should use.

Chapter 3: Rules for making decisions about development

In the survey, we explained that we want the planning rules to say more about:



- Development applications.



- **Planning permission** rules.

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



- What councils should think about when making decisions about development.



We asked people what they thought of the changes we suggested.

What people said



Most people agreed with the changes we suggested.

People supported:



- Making development applications clearer and quicker.



- Having more rules about what information developers need to give when they apply for development.



People also supported councils working with developers earlier on when planning development.



But some people were worried about council's being too slow when making decisions.

Especially if they have to wait for information or decisions from other organisations.

Some people also said:



- We should make sure councils have enough information to make safe decisions.



- Councils should have some freedom with what they can ask of developers when planning permission is given.

What we will do



We will go ahead with most of our changes.

We will also:



- Make it easier and quicker for councils and developers to agree on what is asked of developers.



- Allow councils some freedom in what they can ask of developers when there are problems with a development.



- Share more guidelines for how councils should use the rules in this chapter.

Chapter 4: Rules about sustainability



In the survey, we explained that we want the planning rules to include more rules about **sustainability**.



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



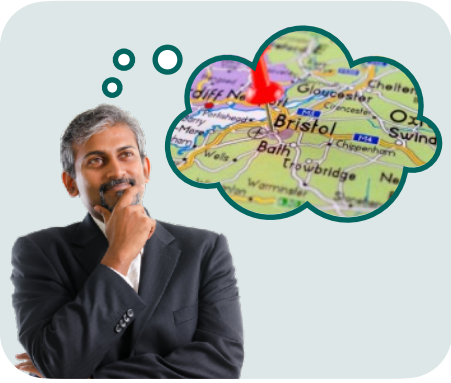
We asked people what they thought of the changes we suggested.

What people said



Most people agreed with the changes we suggested.

Some people supported:



- Our plans for where development should happen.



- Having clear spatial strategies and clearer rules about where development should take place.



- More development in **settlements**.

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



Some people had more mixed views about more development in settlements.



There were mixed views about development outside of settlements in **rural areas**.

Rural areas are places in the countryside.



Some people supported this because it could help rural areas.



Other people were worried that too much development in rural areas could harm nature.



People also wanted neighbourhood plans to continue to give local people a say in deciding where new homes should be built.

What we will do



We will go ahead with most of the changes we suggested.



We will keep rules about development in rural areas, but make them clearer.

We will also:



- Make sure that rural areas are protected.



- Share more guidelines that help local people understand the rules for neighbourhood plans and how they can have a say.

Chapter 5: Rules about climate change



In the survey, we explained that we want the planning rules to include more rules about **climate change**.



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



We asked people what they thought of the changes we suggested.

What people said



Most people agreed with the changes we suggested.

People supported:



- Making climate change an important part of planning development.



- Making new buildings better able to cope with risks such as flooding and wildfires.



Some people wanted stronger rules to make sure development helps to reduce climate change and follows the laws about climate change.

Others wanted:



- Councils to have more freedom to take stronger action on climate change in their local areas.



- Clearer rules about wildfire risks.



There were mixed views about making developers check how much **carbon dioxide** is produced by their developments.



Carbon dioxide is a gas that is released into the air. It is called a greenhouse gas.



Too much carbon dioxide and other greenhouse gases can make climate change worse.



Some people were worried about the extra work and cost of checking how much carbon is produced by a development.

What we will do



We will go ahead with most of the changes we suggested.

But after listening to what people think, we will make some changes.



We will give more support to making existing buildings better able to cope with climate change.

We will also:



- Make the rules about wildfire risks clearer.



- Not include a rule about developers checking how much carbon their developments produce in the planning rules at this time.



- Help people travel in ways that are better for the environment.

Chapter 6: Rules about making sure enough homes are built

In the survey, we explained that we want the planning rules to include more rules about how councils should:



- Make sure there are enough homes in their local area.



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



We asked people what they thought of the changes we suggested.

What people said



Most people agreed with our plans to make sure enough homes are built.

People supported:



- Councils planning for different types of homes for groups of people with specific needs.



- More affordable housing in rural areas.



- A better mix of different types of homes on larger building sites.

Some people wanted:



- Clearer rules about how councils should work out how many homes are needed and how they should make sure these homes are built.



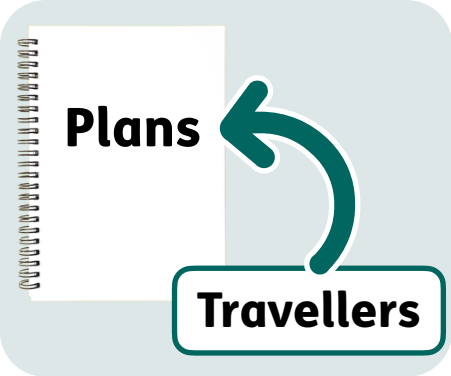
- Clearer information about how many Traveller sites are needed and where they should be built.

What we will do



We will go ahead with most of the changes we suggested.

We will also:



- Include rules about Traveller sites in the planning rules and provide clearer guidance for them.



- Ask councils to keep checking whether enough homes are being built.



- Support the development of new settlements where they are needed.

Chapter 7: Rules about helping the economy



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

In the survey, we explained that we want the planning rules to include more rules about how councils should:



- Support new businesses in their local area.



- Think carefully about how development might affect businesses and the economy in their local area.



We asked people what they thought of the changes we suggested.

What people said



Most people agreed with the changes we suggested.

People supported:



- Clearer planning rules for businesses.



- Councils supporting different types of businesses in different areas.



People also supported:

- New rules for moving and storing goods.



- Helping businesses and farms in rural areas.



Some people were worried that new businesses and farming in rural areas could harm the environment.

What we will do



We will go ahead with the changes we suggested.

But we will also:



- Make it clear that councils should think about the needs of businesses and the economy when making decisions about development.



- Make the rules clearer about what types of moving and storing goods they cover.

Chapter 8: Rules about town centres



In the survey, we explained that we wanted the planning rules to include more rules about supporting town centres.



We asked people what they thought of the changes we suggested.

What people said



Most people agreed with the changes we suggested.

People supported:



- Keeping shops and important services in town centres where possible.



- Having a better mix of shops, services, businesses and homes in town centres.



- Keeping town centres successful and attractive.



Some people were worried that allowing more types of development in town centres, like homes, would change the main role of town centres.

What we will do



We will go ahead with the changes we suggested.



But we will also make it clear that new homes should not affect the main role of a town centre.

Chapter 9: Rules about internet and phones



In the survey, we explained that we want the planning rules to include more rules about:

- **5G Standalone**.

  5G Standalone is a new type of phone connection.



- How councils should think about internet access when making decisions about development.



We asked people what they thought of the changes we suggested.

What people said



Most people agreed with the changes we suggested.

People supported:



- Making it easier to provide fast internet and good phone connections.



- 5G Standalone and other new technology.



- Making it easier for phone and internet companies to build new phone masts and cables.

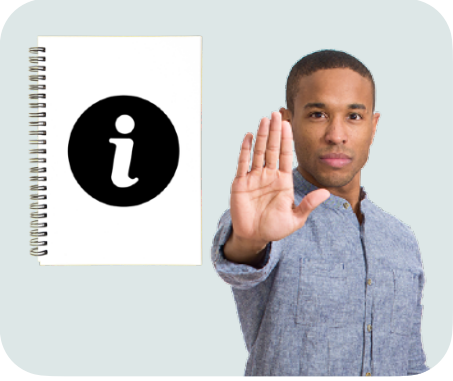


People also supported improving internet access in existing buildings.



Some people were worried about:

- How new phone masts, cables or other equipment might look.



- Asking internet access developers to provide too much information.

What we will do



We will go ahead with the changes we suggested.

But we will also:



- Make it clear that phone and internet companies should make sure any equipment they build does not spoil the look of the area.



- Make sure developers provide enough information to help councils make decisions, without creating any extra work.

Chapter 10: Rules about clean energy and water systems



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



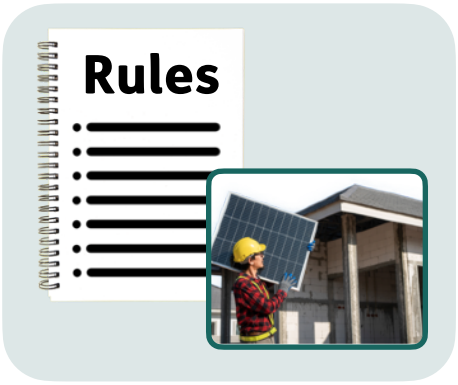
Using clean energy helps fight climate change and means we are less likely to run out of energy in the future.



Water systems help make sure we have clean water in our homes.



Water systems also make sure we have safe ways to take away wastewater and drains that manage rainwater.



In the survey, we explained that we want to add a new chapter about clean energy and water to the planning rules.



We also explained what we want the planning rules to include about clean energy and water.



We asked people what they thought of the new chapter and what it would include.

What people said



Most people agreed with the changes we suggested.

People supported:



- Better planning for clean energy and water systems.



- Councils working with energy and water companies when planning new development.



- Making sure new development has enough water and energy.



Some people wanted clearer rules about how councils should find areas that are suitable for clean energy projects.

What we will do



We will go ahead with the changes we suggested.

We will also:



- Help councils find areas that are suitable for clean energy projects.



- Make sure government water and energy planning supports new development.



We will also provide more information to help councils use and understand rules about clean energy and water systems.

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 using fossil fuels for energy is bad for the environment.



In the survey, we explained how we want the planning rules to include more rules about fossil fuels.



We also explained that we want to move towards using **critical and growth minerals**.



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.



We asked people what they thought of the changes we suggested.

What people said



Most people agreed with the changes we suggested.

People supported:



- Reducing the use of fossil fuels and moving towards clean energy.



- Protecting minerals that may be needed in the future.



Some people were worried about having enough energy and wanted to make sure the country can still get the energy it needs.



Some people had more mixed views about which minerals should be thought of as important.



People also wanted clearer rules about when fossil fuels can be taken out of the ground.

What we will do



We will go ahead with the changes we suggested.



We will make it clear that councils should not find new places to get coal from.



But we will allow taking coal out of the ground in special cases.

For example if this needs to happen so that new development can be built on the land.

We will also:



- Say that after minerals have been taken from the ground, this area should be cared for and turned back to how it was before.



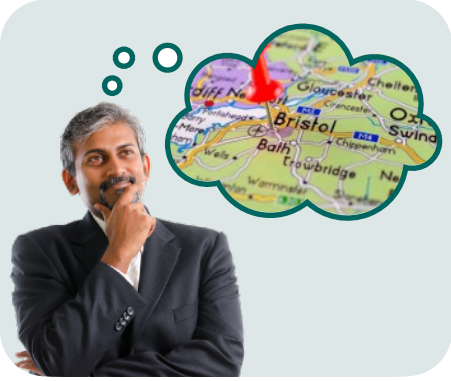
- Make changes to the rules in this chapter to make them clearer.

Chapter 12: Rules about using land



In the survey, we explained how we want the planning rules to include more rules about:

- How different types of land should be used.



- How councils should decide where to allow new development.



We asked people what they thought of the changes we suggested.

What people said



Most people agreed with the changes we suggested.

People supported:



- Making better use of land that has already been built on.



- Building more homes in settlements and areas with good public transport.



- Making better use of land around well-connected train stations.

Some people were worried that building more homes close together could:



- Change the design and character of local areas.



- Put more pressure on roads and other services.



- Lead to development that is not suitable for some areas.



People wanted councils to have some freedom to use this chapter of the planning rules in a way that suits their local areas.

What we will do



We will go ahead with the changes we suggested.

But we will:



- Allow homes to be built slightly more apart from each other near well-connected train station.



- Make it clear that new development should respect the design and character of local areas.



- Give councils more guidelines about how to make the best use of land.

Chapter 13: Rules about protecting Green Belt land



Green Belt land is land that is protected from new development.

This helps to stop towns and cities from spreading too far.



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



In the survey, we explained how we want the planning rules to include more rules about Green Belt land and how to protect it.



We asked people what they thought of the changes we suggested.

What people said



People had mixed views about the changes we suggested.



Some people supported the changes because they could help provide more homes and make better use of land near train stations.



But many people were worried that the plans could lead to too much development on Green Belt land.

People said they want:



- Strong protection for Green Belt land.



- Clearer rules about when development is allowed on Green Belt land.



- Clearer rules about **Grey Belt land**.

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



- More information about development near train stations.



People also said they want development on Green Belt land not to harm the countryside or local character.

Some people were also worried about:



- How councils should decide which Green Belt land can have new development.



- How different development organisations should work together.

What we will do



We will go ahead with most of the changes we suggested.

But we will also:



- Only allow developers to provide less affordable housing in very special cases.

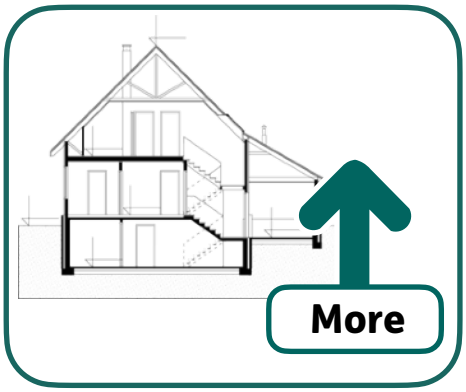


- Make the rules in this chapter clearer and provide more guidelines to help councils understand these rules.



- Allow councils to think about their local areas when checking whether Green Belt land is suitable for development.

Chapter 14: Rules about designing new places



In the survey, we explained that we want the planning rules to include clearer rules about designing new development.



We asked people what they thought of the changes we suggested.

What people said

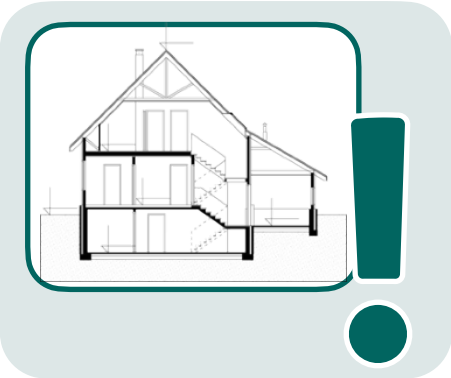


Most people agreed with the changes we suggested.

People supported:



- Clearer rules about what good design means.



- Making design an important part of planning development.



- Using different kinds of design tools to plan development designs.

Some people were worried about:



- The time and money councils will need to be able to use some design tools.



- How councils should decide when a development's design is not good enough.



- Making sure design rules are used fairly and not used to refuse development.

What we will do



We will go ahead with the changes we suggested.

We will also:



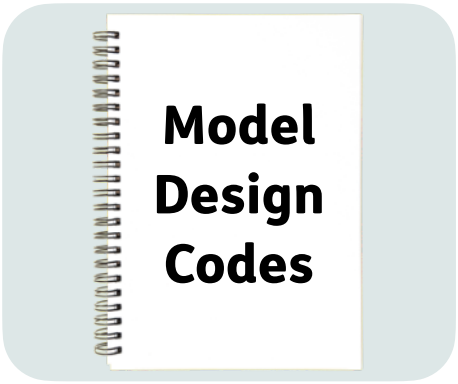
- Make sure councils and developers involve local people when planning the design of new development.



- Help councils to use different design tools.



- Allow councils some freedom when using this chapter of the planning rules if the design of a development does not suit an area.



We will also write and share some **Model Design Codes** to help councils with design.



These will be standard design rules for common types of development.

Chapter 15: Rules about transport



In the survey, we explained that we want the planning rules to include more rules about local transport.



We asked people what they thought of the changes we suggested.

What people said



Most people agreed with the changes we suggested.

People supported:



- Making it easier to walk, cycle, wheel and use public transport.



- Making sure new development is placed around good public transport.



- Making sure transport is safe and can be used by everyone.

Some people were worried about:



- How the rules in this chapter would work in rural areas where there may be less public transport.



- Making sure any car parking rules do not stop local people and businesses from having places to park.



- How councils should decide when a development would have a bad impact on public transport.

Some people were also worried about the rules not being clear enough about:



- How **transport assessments** should be done.

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



- How **travel plans** should be written.

  Travel plans explain how transport changes will be made.

What we will do



We will go ahead with the changes we suggested.

We will also:



- Make sure public transport is thought about early on when new development is being planned.



- Tell councils to set local car parking rules.



- Write clearer rules about when transport assessments and travel plans are needed.

Chapter 16: Rules about supporting communities



In the survey, we explained that we want to include clearer planning rules about supporting local communities.



We asked people what they thought of the changes we suggested.

What people said



Most people agreed with the changes we suggested.

People supported:



- Making sure local people have good access to all the services they need and outdoor spaces.



- Planning places that help people feel connected with others and less lonely.

Some people were worried about:



- Making sure all local services are protected.



- Losing playing fields or other open spaces used for activities.



Some people were also worried that this chapter did not focus on improving the health of local communities enough.



They felt more needed to be said about making sure everybody can access health care services, no matter their background.



Some people said they were not sure how councils should use rules about fast food and takeaways.

What we will do



We will go ahead with the changes we suggested.



We will make sure the planning rules help improve people's health and make sure everyone can access health care.

We will also:



- Give councils more support to protect local services, like pubs.



- Make changes to better protect playing fields and open spaces from development.



We will also look at other ways we can use the planning rules to reduce children's access to unhealthy fast food.

Chapter 17: Rules about pollution and protecting communities



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

In the survey, we explained that we want the planning rules to include more rules about:



- Pollution.



- Keeping local communities healthy, clean and safe.



We asked people what they thought of the changes we suggested.

What people said



Most people agreed wth the changes we suggested.

People supported:



- Making sure new buildings provide good, clean, and healthy conditions to live and work.



- Making sure local communities and businesses are not affected by new development in a bad way.

People also supported:



- Protecting local communities from pollution and keeping them safe.



- Allowing development that is needed for services that keep communities and our country safe.

Some people wanted:



- More guidance about how to understand the risks from pollution.



- More focus on stopping risks from happening, rather than dealing with problems after they happen.

Some people wanted:



- More guidance about how existing buildings and businesses should be thought about when new development is planned.



- Rules that focus on the safety and needs of women and girls.

What we will do



We will go ahead with many of the changes we suggested.

We have changed some of our suggestions so that the rules are clearer.

We will:



- Write clearer guidance about when land needs to be checked and made safe before new buildings are built on it.



- Write clearer guidance about how existing buildings and businesses should be thought about when new development is planned.



- Make sure the safety of women and girls is thought about when planning new development.

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 water slowly wears away at coastlines and river banks.

If erosion is not managed, buildings near the edge of the coast and near rivers can be unsafe.



In the survey, we explained that we want to add a new chapter about managing flood risk and coastal change.



We also explained what we want the planning rules to say about managing flood risk and coastal change.



We asked people what they thought of the new chapter and what it would say.

What people said



Most people agreed with the changes we suggested.

People supported:



- Clear information about flood risk and coastal change.



- New development to avoid areas at high risk of flooding or coastal change where possible.

Some people wanted:



- Better protection for rivers and nature.



- New developments to use sustainable drainage systems.

  These are systems that help manage rainwater and reduce flooding.



- Rivers and streams to be kept open where possible rather than being covered over.



Some people felt that councils should have the freedom to use the rules in a way that suits their local areas.

What we will do



We will go ahead with the changes we suggested.

We will also:



- Make the rules clearer about when flood risk assessments are needed.



- Allow councils some freedom in using the rules in this chapter for some types of development.



- Make sure drainage systems are designed and built in the right way.

We will also:



- Support keeping rivers and streams open.



- Remove pipes from rivers where possible, to help them be a natural shape.



- Make clearer which types of development may need to stay open during flooding.



- Provide more guidelines on how councils should use the rules in this chapter.

Chapter 19: Rules about protecting nature



In the survey, we explained that we want the planning rules to make sure development works with nature, not against it.



We asked people what they thought of the changes we suggested.

What people said



People had mixed views about the changes we suggested.

Many people supported:



- Using better information to protect nature.



- **Nature recovery**.

  Nature recovery means helping the environment get better. For example, planting more trees or making sure there are safe places for animals to live.



- Making development work better with nature and wildlife.



- Protecting important areas of nature.

But many people wanted:



- Stronger protection for nature.



- More areas to be protected from development.

People were worried about:



- Protecting farmland, trees, hedgerows, green spaces and soils.



- Protecting areas where wildlife live.



People also wanted to make sure that councils are given enough information to make good decisions.

What we will do



We will go ahead with many of the changes we suggested.



We have changed some of our suggestions so that we have stronger protections for nature.

We will make sure that:



- Developers and councils use the best information to make sure new development does not harm nature.



- New buildings are designed to support wildlife.



- Councils think about all types of nature when making decisions about new development.



- Nature is thought about when new development is being planned.

Chapter 20: Rules about protecting history



In the survey, we explained that we want the planning rules to include more rules about protecting the history of local areas.



We asked people what they thought of the changes we suggested.

What people said



Most people agreed with the changes we suggested.

People supported:



- The protection of historic buildings.



- Improving historic buildings where possible.

Some people said they wanted:



- Clearer rules about how historic buildings should be protected.



- Councils to really think about how new development could affect historic buildings.



Some people were worried that strong protection of historic buildings could create extra work and costs for councils and developers.

What we will do



We will go ahead with the changes we suggested.

We will also:



- Make the rules in this chapter clearer.



- Make sure councils think about the effect of development on historic places.

We will also:



- Introduce stronger protection for some important areas of history.



- Write guidelines to help councils and developers understand and use the rules in this chapter.

Moving to the new planning rules



In the survey, we explained how and when councils should start using the new planning rules.



We asked people what they thought of the way we have suggested councils should start using the new planning rules.

What people said



People had mixed views about the what we suggested.

Some people supported the changes because they:



- Help the new planning rules to be used faster.



- Make it clearer what the government expects.

Others were worried that:



- Local plans that already exist could be given less importance.



- Councils might have less reason to make and keep their own local plans.



People also said there could be more disagreements about whether local plans follow the new rules.



The rules need to be clearer to stop disagreements from happening.

What we will do



We will go ahead with what we suggested.

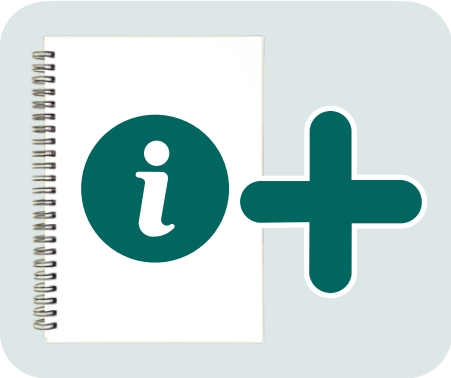


But we will make it clearer that when a council writes a new plan for development, like a local plan, it must follow the new planning rules.



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.

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 which help to run things like websites and online services.



In the survey, we explained how we want to change some planning rules about building data centres.



We asked people what they thought of the changes we suggested.

What people said



People had mixed views about what we suggested.

People supported:



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



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

But some people were worried about:



- This annex being too hard to read and understand.



- Decisions about a data centre and an energy project not taking place at the same time, which could cause delays.



- Councils having to deal with more large and complicated energy projects, which could be a lot of extra work.

What we will do



We will not go ahead with the changes we suggested to this part of the planning rules.

Annex B: Checking if developers can afford development



Remember, **developers** are the people or companies that carry out development.



They build new buildings or change buildings that already exist.



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



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



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



In the survey, we explained how we want the planning rules to set out what information developers must give to councils.



We want the rules about what information is needed to be the same across the country.



We asked people what they thought of what we suggested.

What people said



People had mixed views about the changes we suggested.



Some people thought the rules could make it easier for councils to get the information they need from developers.



People said they wanted developers to give councils clear and up-to-date information about what they can afford.



People also said there should be checks to make sure developers are not trying to reduce the affordable housing they should provide.

What we will do



We will not go ahead with the changes we suggested to this part of the planning rules.



We will use what people have said to look at changing guidance for this part of the planning rules in the future.

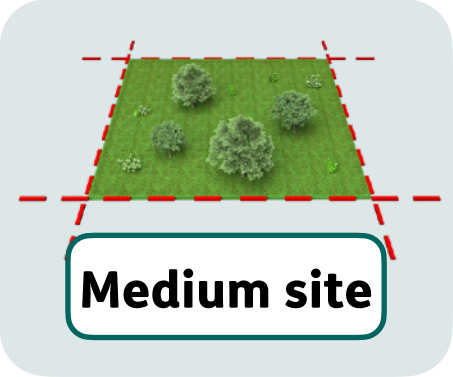


We will make sure that the planning rules are still clear about what information developers should provide to councils.

Annex C: Building homes on medium-sized sites



In the survey, we explained how we want to change the planning rules to make it easier for smaller developers to build homes.



This includes introducing a new type of area for building homes on, called a **medium site**.



We asked people what they thought of the changes we suggested.

What people said

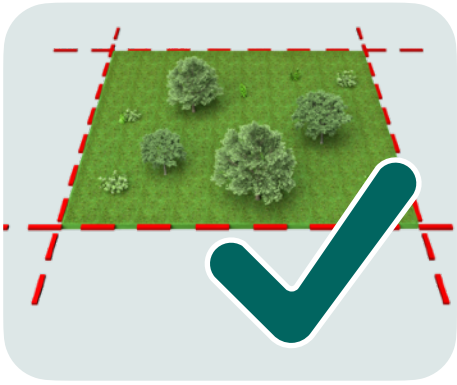


People had mixed views about medium sites.

Some people supported:



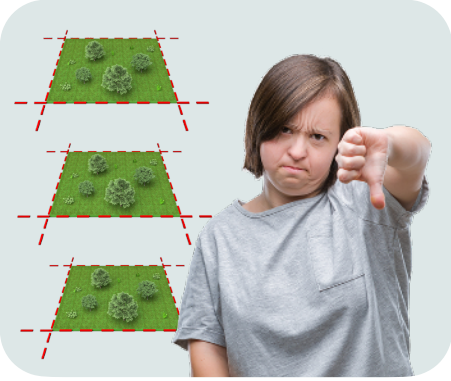
- Making it easier for smaller developers to build homes.



- The new size of a medium site.



Other people were worried that medium sites could still affect nature, flooding and local areas.

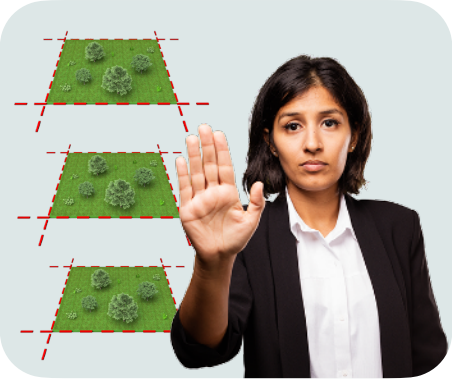


Some people were also worried that developers might split large sites into smaller sites to avoid having to follow the rules.

What we will do



We will go ahead with the changes we suggested.



We have made it clear that other rules help to stop large sites being split up.



We will also look at making it easier to check if a medium site can be built on.

Equality and fairness



In the survey, we asked people if they thought changing the planning rules could affect some groups of people more than others.

What people said



Some people were worried that changing the planning rules could affect some groups more than others.

For example, disabled people and older and younger people.



People said that planning development should be fair to everyone.

What we will do



We have already completed a Public Sector Equality Duty Assessment.



This is when an organisation checks whether changes they want to make will affect some groups of people more than others.



You can read about what we found out here: Public Sector Equality Duty Assessment



We will keep checking how changing the planning rules could affect different groups of people.



We will look at ways to reduce any unfair effects on groups of people.

Find out more



You can look at our website here:
www.gov.uk/government/consultations/national-planning-policy-framework-proposed-reforms-and-other-changes-to-the-planning-system



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