

“Build, baby build....”

RSN Rural Planning Seminar

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About me

I am rural community planner currently acting as Chair of the Wiltshire Community Land Trust and part-time Rural Housing Enabler for Wiltshire on a project funded by Defra to help and support rural communities wishing to provide affordable housing.

My career spans local government, academia, the independent voluntary sector, not-for-profit consultancy, and central government (also the Provincial Government of Newfoundland & Labrador – very rural!).

I am currently a member of the Town and Country Planning Association's Policy Council and the Rural Coalition.

The views expressed in this seminar are personal.



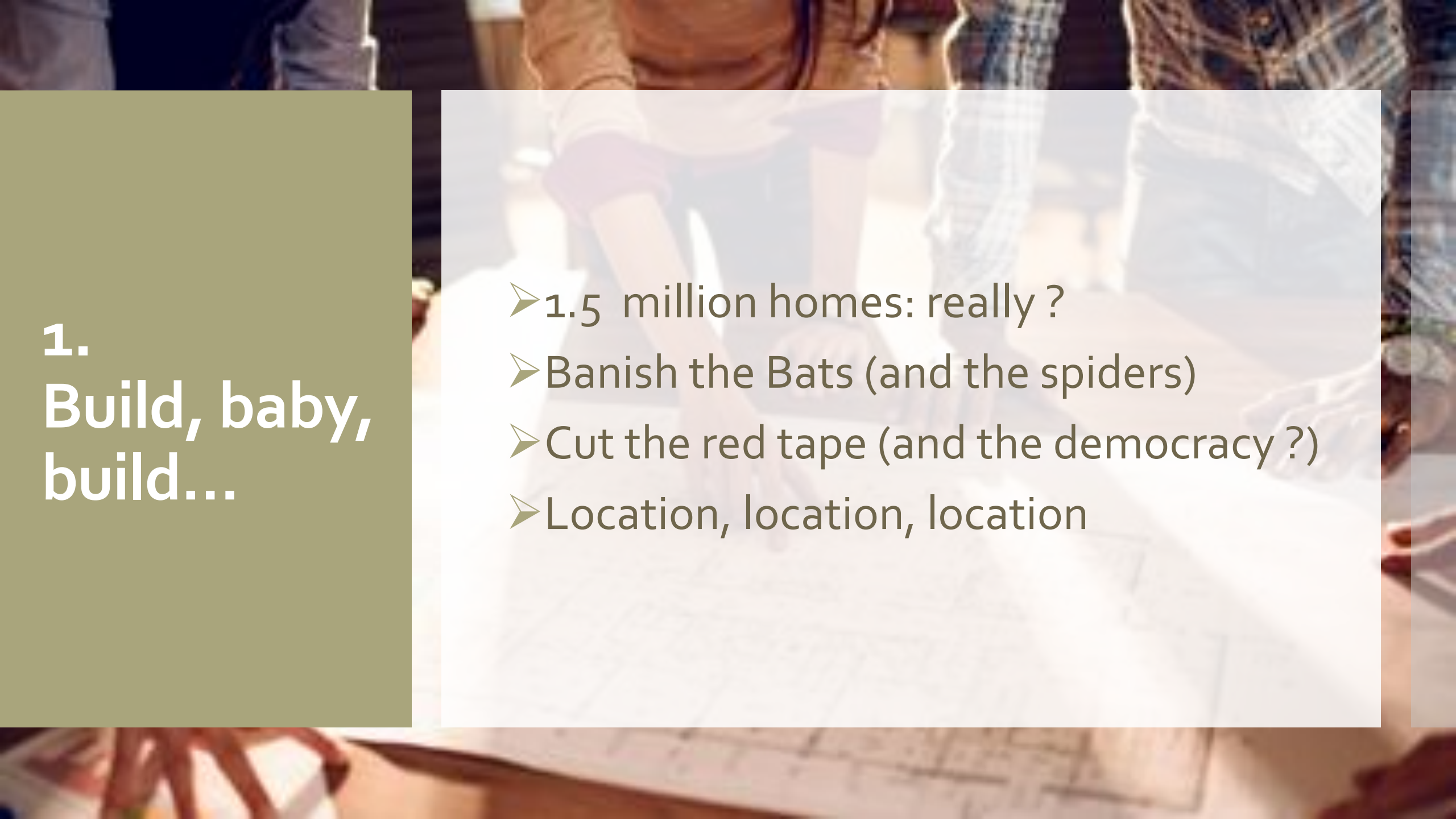
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A background image showing a group of people, likely professionals, gathered around a table and looking at large-scale architectural plans or blueprints. The image is slightly blurred and has a warm, golden-brown color palette. The text is overlaid on this image in two distinct colored boxes.

**“Build,
baby,
build...”**

Steve Reid, Sec
of State for
Housing

The Labour Government is promising to build 1.5 million homes by 2030. How will these dwellings impact on the sustainability of rural communities and the countryside? Will they help support local services? Will they be affordable?

A background image showing several people, mostly from the waist down, gathered around a large table. They are looking at and pointing to architectural blueprints or plans spread out on the table. The scene appears to be a collaborative meeting or a design studio.

1. Build, baby, build...

- 1.5 million homes: really ?
- Banish the Bats (and the spiders)
- Cut the red tape (and the democracy ?)
- Location, location, location

A background image showing several people's hands and arms gathered around a table, looking at and pointing to architectural blueprints or plans. The image is slightly blurred and has a warm, golden-brown color palette. A semi-transparent olive green rectangle is on the left side, and a semi-transparent white rectangle is in the center-right, both containing text.

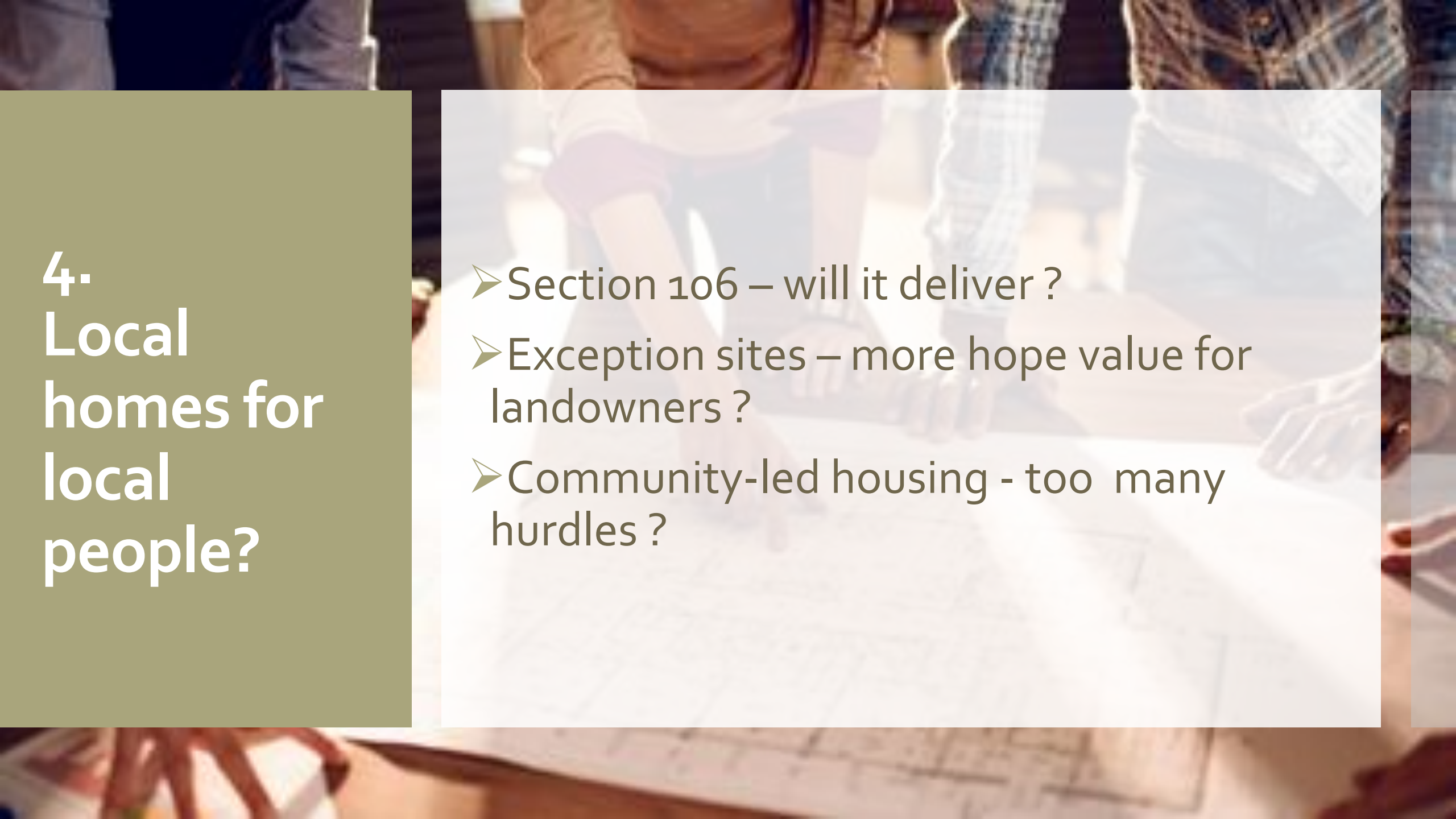
2. How will planning cope?

- Are Local Plans up to it?
- More planning by Appeal ?
- What is planning for ?

A background image showing a group of people, mostly women, gathered around a table and looking at a large map or architectural plan. The image is slightly blurred and has a warm, golden-brown color palette. The map shows a grid-like pattern, possibly representing a city layout or a land survey.

3. Escape to the country

- More speculative, developer led housing
- Local services and infrastructure ?
- Impacts on the countryside ?

A background image showing a group of people, mostly women, gathered around a table and looking at large sheets of paper, which appear to be architectural plans or maps. The image is slightly blurred and has a warm, golden-brown color palette. The text is overlaid on this image.

4. Local homes for local people?

- Section 106 – will it deliver ?
- Exception sites – more hope value for landowners ?
- Community-led housing - too many hurdles ?

5. What can we do?

- Local Plans – the need to engage local communities
- Neighbourhood Plans – funding cut !
- Rural Housing Enablers – here for now
- Community Land Trusts
- Community -led planning and housing : can we push back ?

Thank you