

# A New Dawn for Rural Affordable Housing (?)

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# In descent

Public funding

National Planning Guidance

National Rural Target

Housing market bouyancy

LA resources – staff & funding



There is still a need for:

Rural affordable housing

Sustainable rural communities



# In ascent

Localism & Community  
Rights

Freedoms & Flexibilities



# What do we need

Adaptation

Making more of best  
current practice

Try something new

Don't forget 'rural'



# A sunhat - Change in mind set

Responsive to local  
circumstances

Innovative

Creative



# Map – shift in focus of LA housing enabling role

Evidence

Local Investment Plan

Levers

Delivery team approach



# Warm socks – Planning approach

NPPF – principles

NPPF – rural  
development

5 year land supply

Cross- subsidy on rural  
exception sites

Understanding viability is  
key

Policy and Development  
Management





# Flask of tea – Relationships LAs & RPs

RP with HCA allocation has upper hand

LA greater role in speeding up delivery

Taking up slippage



# Flask of tea – Relationships LA & Communities

Earlier more active  
engagement

CIL – local community  
payment

Community resources &  
rights

Community Land Trusts



# Flask of tea – Relationships LA & Third Sector

Rural Housing Enablers

Rural Community  
Councils



# Climbing rope - Councillors

Freedom and flexibilities

Pivotal role

informed

questioning

mutual support/trust

Ambassadors – 2 way



# Its not going to be easy

‘Why curse the dark when you can light a candle’



The sun always shines after the rain

