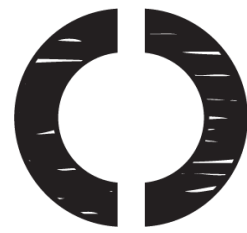


RTPI SW: Putting the country back into planning



Planning responses to innovative land based enterprises

18 September 2019

SHARED ASSETS





COMMON GOOD LAND USE

www.sharedassets.org.uk



1. LIVELIHOODS

For models of land use to be sustainable they must allow people to develop livelihoods.

4. SHARED BENEFITS

Land provides economic, social and environmental benefits which should be shared among communities.



2. ENVIRONMENT

Farming and land management methods should enrich the environment.



5. COMMUNITY CONTROL

Communities should have real power in deciding how land and resources locally are owned and used.



3. PRODUCTIVITY

Land must produce the things people need, whether these are food, fuel or social and environmental benefits.

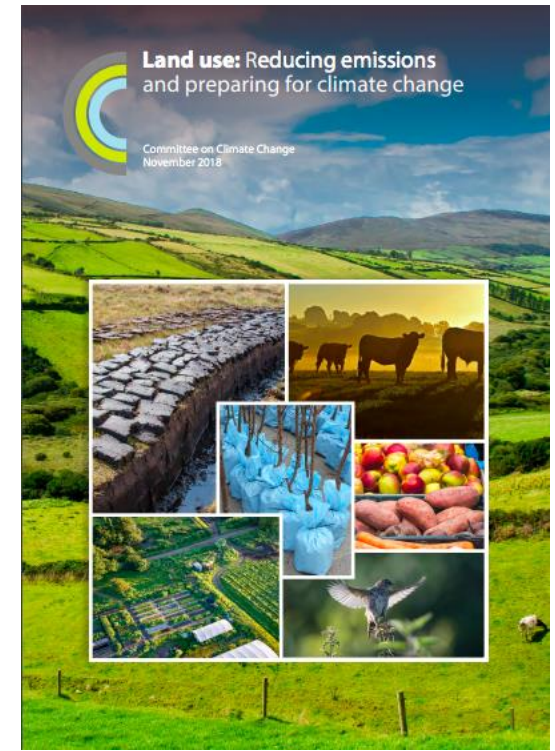
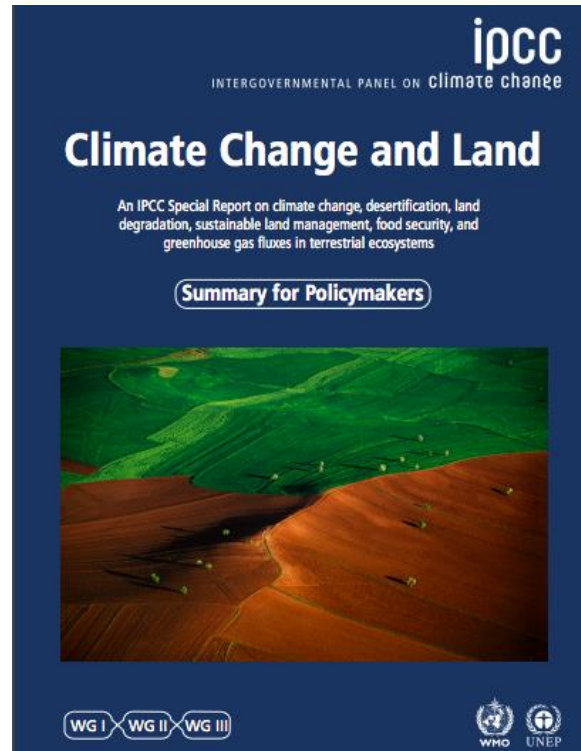
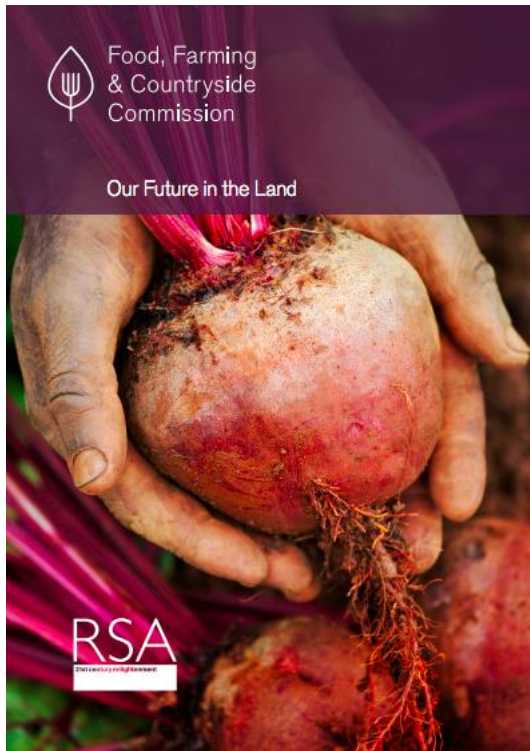
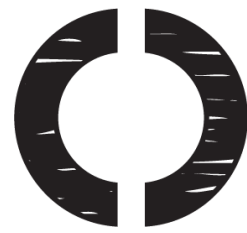


6. SYSTEM CHANGE

A more sustainable society should consider how land is used, owned and governed.

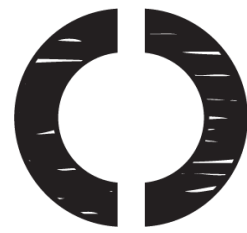


A changing attitude to land use





Permitted Development









Dwellings





Needs / tests for dwellings

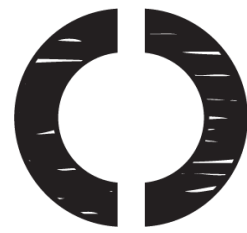
New NPPF Para 79 (old 55)

Planning policies and decisions should avoid the development of **isolated** homes in the countryside unless:

there is an **essential need** for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside

Also **function test** & **financial test** from old PPS7

Isolation



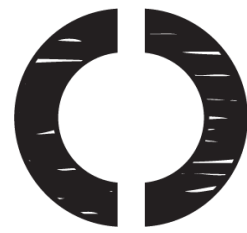
“Isolated” does not equal “open countryside”

Inspector in an appeal at Cuddyford Meadow in Dartmoor National Park found that despite being in open countryside the site was a relatively short distance from a good range of local services and could therefore not be considered isolated.

Paragraph 55 of the NPPF was therefore not considered pertinent.

APP/J9497/W/17/31684680/

Financial test / viability



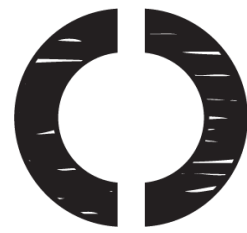
Financial viability does not always equal high financial returns

PPS7 Annex A:

... authorities should take a realistic approach to the level of profitability, taking account of the nature of the enterprise concerned. Some enterprises which aim to operate broadly on a subsistence basis, but which nonetheless provide wider benefits (eg in managing attractive landscapes or wildlife habitats), can be sustained on relatively low financial returns.



Essential need / functional test



Essential need may arise from the nature of the business

Inspector on appeal at Fivepenny Farm found that *“the diversity and character of this enterprise is bound to give rise not only to the occasional emergency, but also to a constant stream of smaller problems. These would demand attention on an immediate, or at least urgent, basis throughout the working day”*

APP/F1230/C/04/1162420,21,22,25



RESPONSIBLE BUSINESS

RESPONSIVE PUBLIC SECTOR

POSITIVE ECONOMIC ACTIVITY



COMMUNITY ASSETS

ENVIRONMENTAL SUSTAINABILITY

RESILIENT CITIZENS

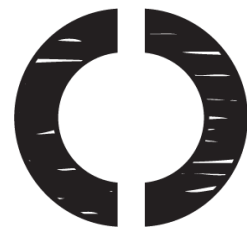




What needs to change

- Include local socially, economically and environmentally sustainable food production, land and woodland management in local plans
- Take a more rounded view of the models being developed and assess them more on their contribution to sustainable development and viability, than profitability
- Recognise the needs of land workers to live on the land and the contribution this makes to the viability and sustainability of their businesses

Highland Council: SPG

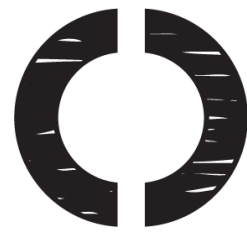


Trees, Woodlands & Development
Craobhan, Coilltean agus Leasachad



Wales: One Planet Development





Further information

- sharedassets.org.uk/innovation/local-land-economies
- makinglocalwoodwork.org/the-planning-system
- sharedassets.org.uk/what-we-think





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