



The  
countryside  
charity

# Is the planning system protecting rural England?

Matt Thomson, head of land use & planning, CPRE

# CPRE – the countryside charity

Vision: a beautiful and thriving countryside that enriches all our lives.

Parish to Parliament: national charity and an independent local charity in every English county.

To promote and encourage for the benefit of the nation the improvement and protection of the English countryside and its towns and villages and the better development of the rural environment.



# Is the planning system protecting rural England?

## One way of looking at it:

England: 13,039,500 hectares

Built-on/built-up: c. 10-12%

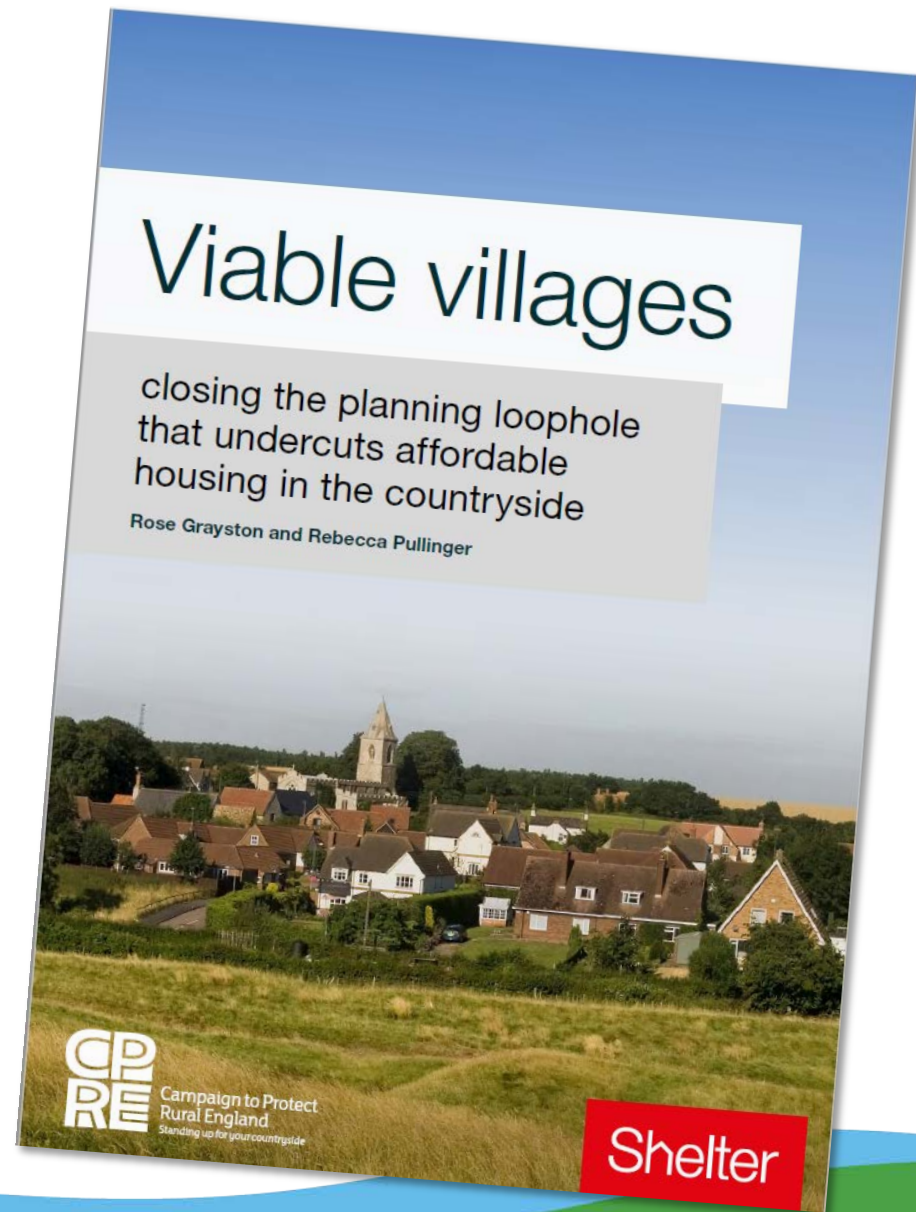
Land Use Change: non-developed to developed, on average: c. 15,795 ha p.a.

Target date for countryside to be concreted over: 8.15am on 13 September 2752.



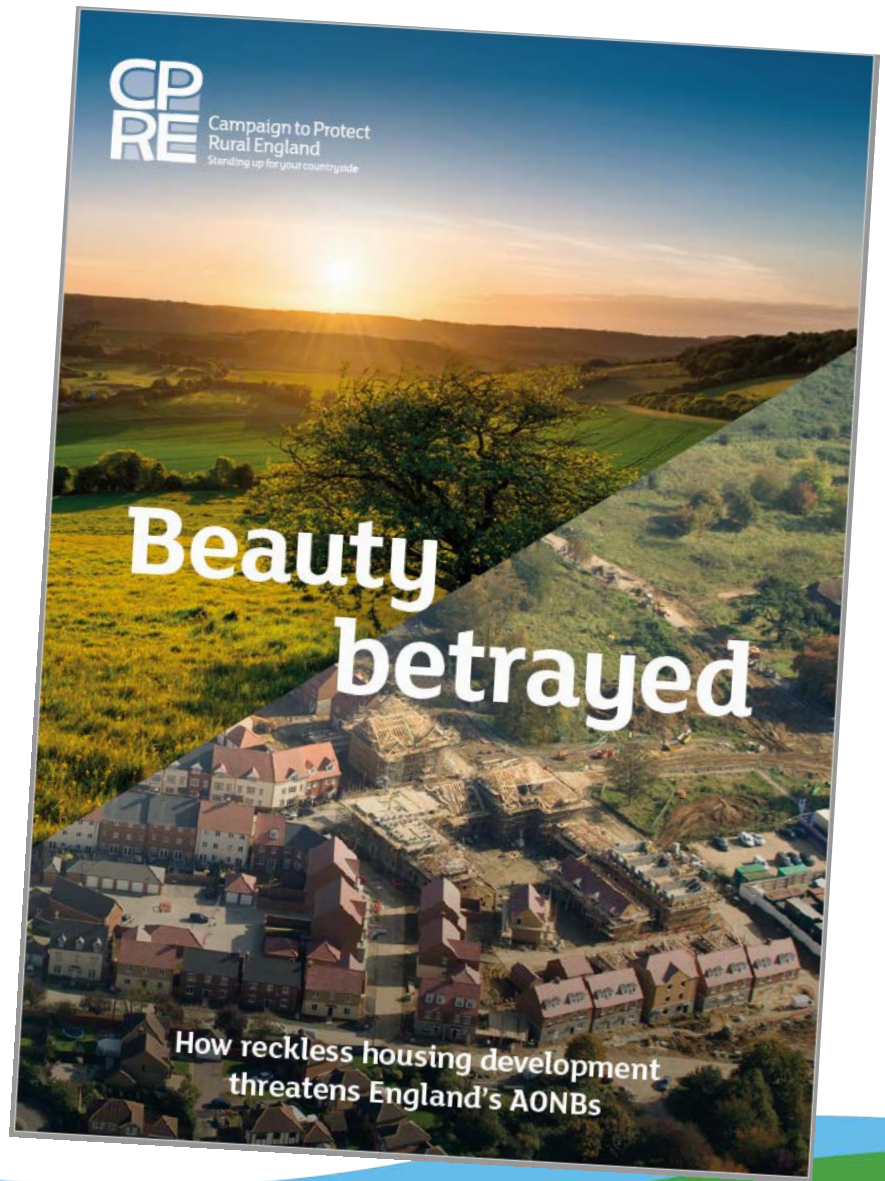
# Is the planning system protecting rural England?

Not really: it's not providing the homes rural people need.



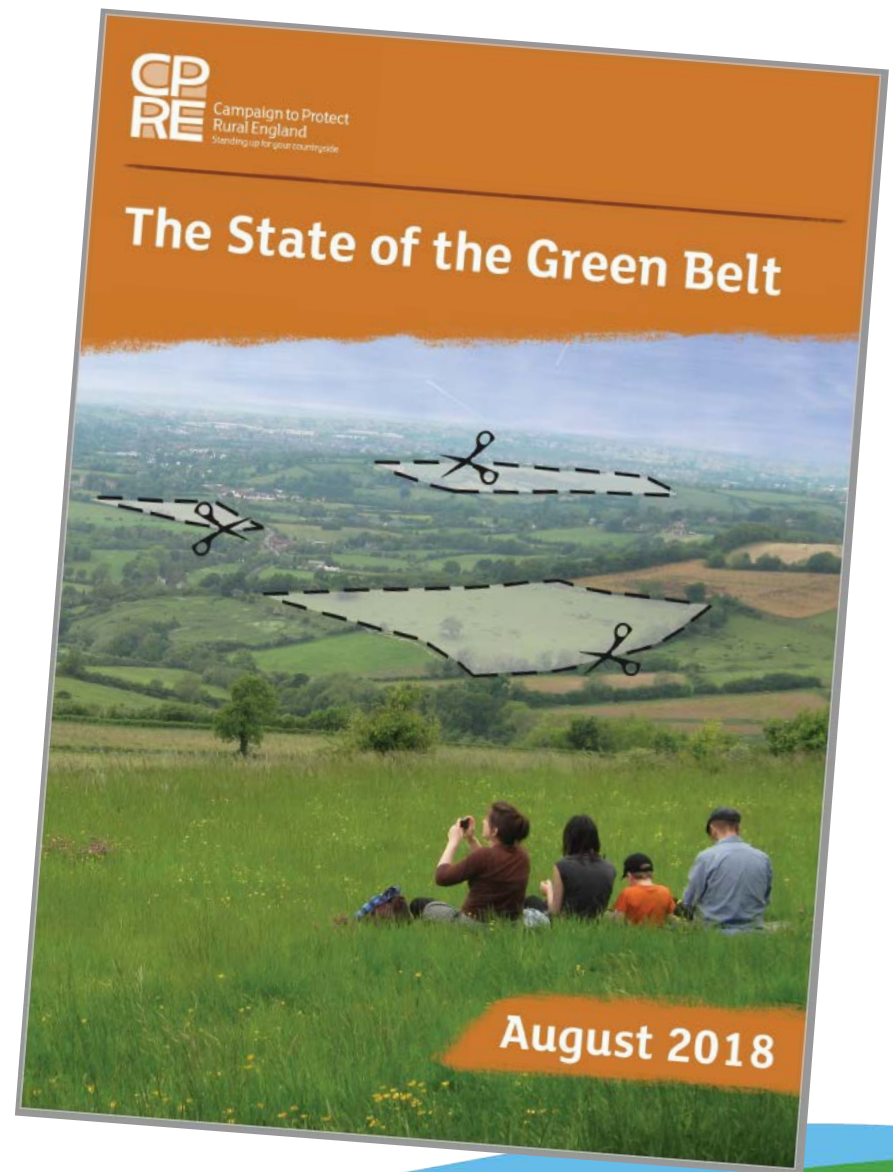
# Is the planning system protecting rural England?

Not really: more development is happening in protected areas.



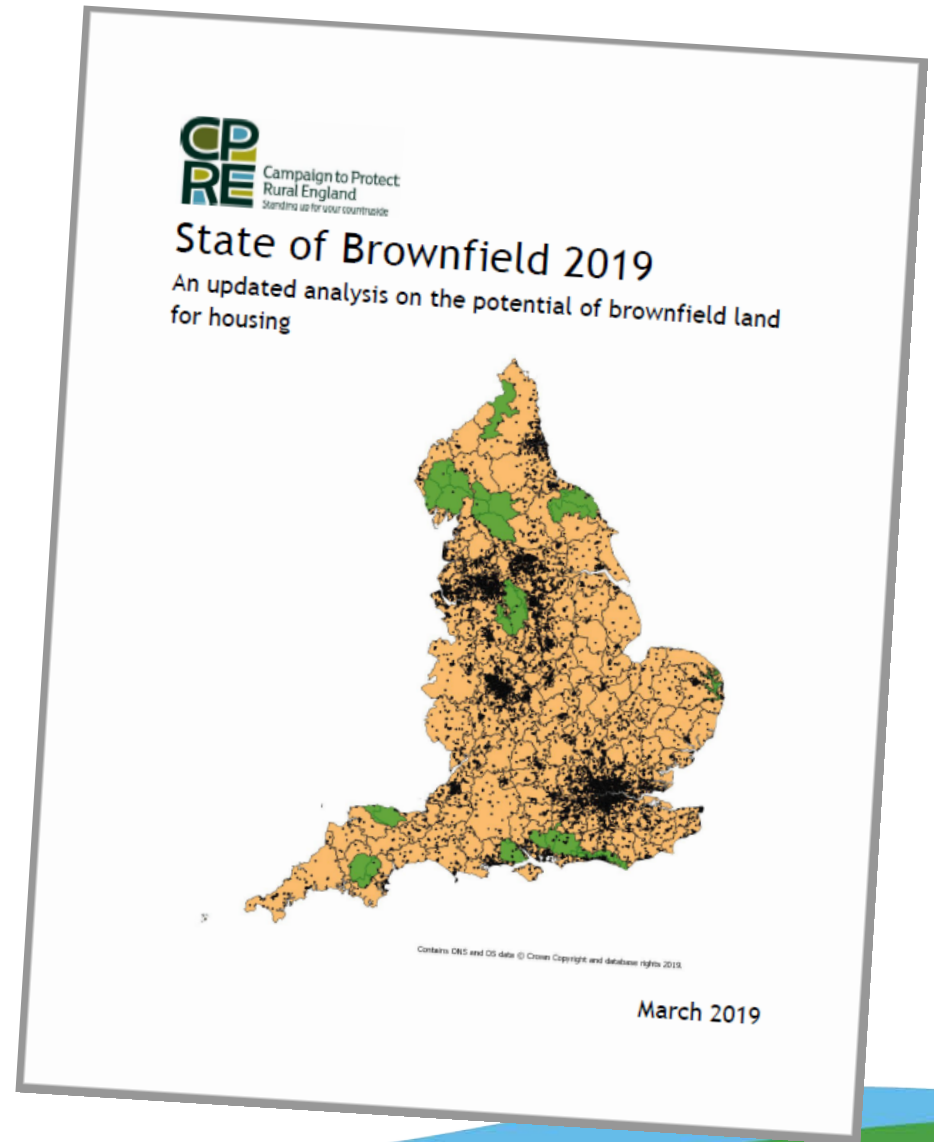
# Is the planning system protecting rural England?

Not really: more development is happening in Green Belts.



# Is the planning system protecting rural England?

Not really: we're not making full use of opportunities to regenerate suitable urban brownfield land.



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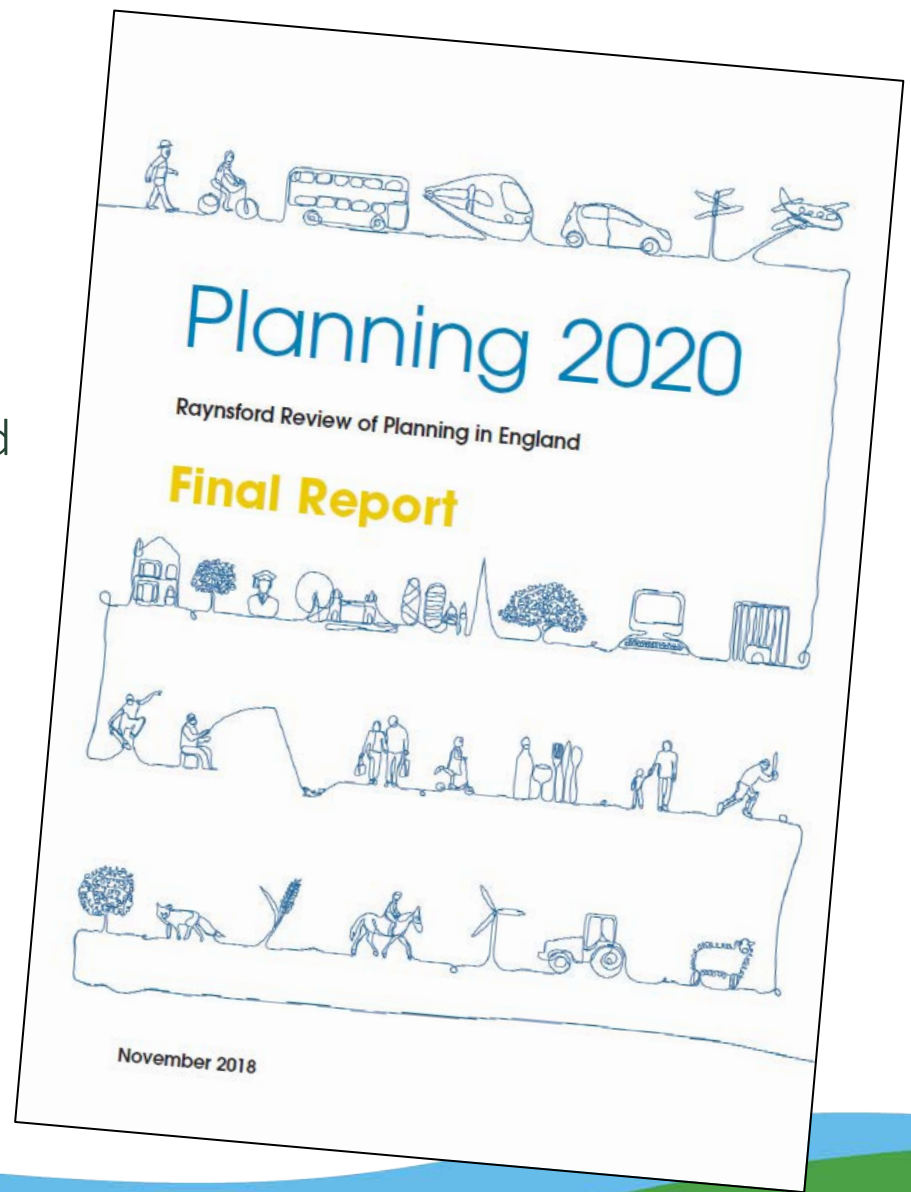
Not really: we're still treating the countryside as land waiting for towns to be built on it, and not recognising that rural areas make a unique and irreplaceable contribution to the nation's economic, social, environmental and cultural wellbeing, and critical for our response to the climate emergency too.





# What are we going to do about it?

Work – including with others – to promote innovative approaches to land management and planning in the 21<sup>st</sup> century.



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do about it?



@CPRE

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