

RURAL LAND USE PLANNING: INTRODUCTION

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Content

- **Significance**
- **Priorities and challenges**
- **Interventions**
- **Institutional framework**
- **Effectiveness**
- **Clarify aims**

① SIGNIFICANCE

Rural planning has been the poor relation to urban planning

- **Problems dispersed and 'disguised'**
- **Post-war reconstruction**
- **Agriculture and forestry excluded from planning permission**
- **Image is tranquil and unchanging**

80% of land area

Landscape aesthetics

Primary industries

Wildlife conservation

Where people live

Where people visit

② PRIORITIES OF RURAL PLANNING

- **Urban development**
- **Food production**
- **Resources (timber, minerals, water)**
- **Conservation**
- **Recreation**
- **Place of peace and solitude**

**Urban
containment**

**Agricultural
production**

**Forest
expansion**

**Environmental
Conservation**

**Recreation
opportunities**

Multi-functional

Challenges faced by rural planning

- **Managing change**

Accept as progress or restrain change

- **Resolving conflict**

Land area: 24m ha

Population: 58.8m

Development versus conservation

- **Societal attitudes**

Image of countryside heavily embedded in culture: 'chocolate box', romantic, myth?

③ INTERVENTIONS IN RURAL PLANNING

“Gilg-Selman spectrum”

- **Public ownership**
- **Regulatory controls**
- **Monetary disincentives**
- **Financial incentives**
- **Voluntary approaches**
- **Agency or body**
- **Designations**
- **Market methods**

4 INSTITUTIONAL FRAMEWORK

Urban containment	Agricultural production	Forest expansion	Environmental Conservation	Recreation opportunities
T&CP Act 1947	Agriculture Act 1947	Forestry Act 1919/1947	National Parks & Access to the Countryside Act 1949	
LPAs	MAFF DEFRA	FC	NPC→CC→CA NC→NCC→EN	
Development Control	Grants	Grants	National Parks	
Green Belts	Subsidies	TPOs	Areas of Outstanding Natural Beauty	
	Exclude planning permission		SSSIs	Country Parks
Brownfield	Post-productivist transition: Agri-environment schemes			
New settlements	Environmentally Sensitive Areas, Countryside Stewardship			

Lord Haskins Review of Rural Service Delivery (Autumn, 2003)

- **Better accountability**
- **Readiness for policy change**
- **Devolution**
- **Customer focus**
- **Simplicity**
- **Co-ordination**
- **Value for money**

⑤ EFFECTIVENESS OF RURAL PLANNING

Cherry (1979, p.316)

"Planning legislation is the story of the incremental adoption of measures imperfectly conceived in respect of problems only partially understood".

Planning constraints coffin (Gilg, 1996)

- **Imperfect knowledge**
- **Influence of personalities, ideologies and political shifts**
- **Socio-economic & political realities**
- **Pressure of day-to-day events**
- **Restrictions of existing environment**
- **Unforeseen events and unexpected results of past policies**

Problems of policy evaluation

- **Whose goals?**
- **Policies change over time**
- **'Counter-factual' problem**
- **Unintended consequences**

⑥ AIMS

- **Examine the nature of changes taking place in the countryside and the processes involved**
- **Evaluate the impact of policies, plans and management schemes which seek to guide the processes of change**

Four main components of rural land use change

- **Growth and changing composition of urban areas**
- **Changes in agricultural sector**
- **Extension of forest and woodland**
- **Growing competition for rural land from 'quasi-urban' uses**

Change

Management

Conflicts

Effectiveness