

Planning For Rural Housing Development

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1. What is 'Planning'?
 2. What is changing?
 3. Rural Opportunities
 4. The BIG PICTURE



1. WHAT IS PLANNING?

- a delegated matter
- SG legislation, policy & guidance
- National Planning Framework
- Scottish Planning Policy

34 Planning Authorities:

- Strategic Development Plans**
- Local Development Plans**
- Planning Applications**





Cross Cutting / Multi-Disciplinary:

- urban, rural, marine, agriculture, forestry
- housing, economy, transport, landscape
- environment, climate change, flood risk
- infrastructure, waste, renewables



Cross Agency:

- SEPA, SNH, HES, A+DS
- Scottish Water
- Transport Scotland
- CAA etc

2. WHAT IS CHANGING?





Planning Review:

- infrastructure and delivery
- efficiencies (MIR/plan period etc)
- early and better engagement
- local place plans

Issues:

- complexity
- up front cost and risk
- lack of vision / policy disconnect
- perceptions
- culture change



Positives:

- move to early/better engagement
- local place plans
- broad support for affordable housing
- campaigns for greater intervention



3. RURAL OPPORTUNITIES





- simplified planning?
- allocation of affordable housing sites?
- public/community intervention
- LVC, land reform, hutting, other....

4. THE BIG PICTURE:



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- public interest**
- public intervention/private sector action**
- community empowerment**
- policy driven by vision**



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