

NFU top ten housing asks for Government



1. A new paragraph to be included in the National Planning Policy Framework specifically addressing rural housing policy, highlighting the need for rural housing development to support the delivery of the Rural Productivity Plan and 25-year food and farming plan.
2. Development plans to be required to assess all the housing needs of their rural populations, including those living in sparse settings and on farm. For plans to assess the needs for rural retirement and rural worker homes and to make provision outside the main rural villages and towns for housing where it can be achieved sustainably (such as through the re-use of redundant land or buildings on a farmyard).
3. Affordable housing policy, to be rural proofed, to reflect actual wages earned locally and the housing needs of rural workers, families, elderly people and carers. Starter homes to be added to the affordable housing provision as an option, but not to replace affordable housing provision.
4. Agricultural and rural workers accommodation to be recognised as essential for rural areas, with positive policy to encourage appropriate forms of development.
5. Redundant farmyards, brought forward for development, to be recognised as suitable land for brownfield registers and self-build registers.
6. Positive guidance to support the simplified planning rules for the conversion of farm buildings to residential use and other rural buildings that can be developed sustainably, for example on forestry and equestrian sites.
7. Positive housing policies for National Parks, Areas of Outstanding National Beauty and for other protected landscapes and buildings, so that there are clear rules as to how the communities living and maintaining these environments and buildings can continue to do so.
8. Positive guidance to ensure that the impact of wider housing delivery on agricultural land, both directly through land take and indirectly as a result of additional infrastructure requirements, are fully assessed through the planning system.
9. For new housing to be future-proofed and to not create unforeseen demands on adjacent land. For example if green infrastructure, open space and footpaths are needed to serve a single or several housing sites, then these land use requirements need to be highlighted at the start of the planning process and the full implications explained to adjacent landowners and farmers who may be affected.
10. New settlements and other new housing developments to be rural proofed to ensure they can help support the rural economies in which they are planned, for example by creating access to markets and the provision of services.