

Appendix 1 - Land Use Consultation 2025 Questions and proposed answers

| Question | Suggested ADC response |
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| <p>1. To what extent do you agree or disagree with our assessment of the scale and type of land use change needed, as set out in this consultation and the Analytical Annex (Appendix 2)?</p> <p>Please explain your response, including your views on the potential scale of change and the type of change needed, including any specific types of change.</p> | <p>Neither agree nor disagree - Based on the evidence provided the assessment of land use change seems to be largely reasonable.</p> <p>The proposed quantity of land required for homes is considered slightly low (200m²/new home). Whilst this level of density is achievable in more urban areas, a lower density is likely in more rural settings especially with the creation of new settlements or towns.</p> |
| <p>2. Do you agree or disagree with the land use principles proposed?</p> <p>Please provide any reasons for your response including any changes you believe should be made.</p> | <p>Agree – Taking each principle in turn:</p> <p>Co-design: This is a good objective with local participation likely to add a lot of value to assessment of land and process.</p> <p>Multifunctional land: This is a very ambitious principle to achieve, but good in theory.</p> <p>Playing to the strengths of the land: This is good in theory, however, almost impossible usually in practice.</p> <p>Decisions fit for the long-term: Does this include the impacts of climate change of agricultural land and the anticipated effects?</p> <p>Responsive by design: How will this be monitored and updated?</p> |

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| <p>3. Beyond Government departments in England, which other decision makers do you think would benefit from applying these principles?</p> | <p>Combined and local authorities (including local planning authorities) – These principles are generally incorporated into local authorities, including Arun, with particular reference to the planning department.</p> <p>Landowners and land managers (including environmental and heritage groups) – These principles could facilitate more appropriate development if used by landowners.</p> |
| <p>4. What are the policies, incentives and other changes that are needed to support decision makers in the agricultural sector to deliver this scale of land use change, while considering the importance of food production?</p> | <p>The Land Use Framework needs to be aligned with national planning policy. The removal in the current NPPF of the previous reference to the importance of food production in footnote 65 of the NPPF 2023 was not helpful in this regard and sends conflicting messages about how important this issue really is to the government.</p> <p>Farmers need to have income security on all types of land use. This will be on a location-based situation, however, farmers should be able to make a profit on their produce no matter what crop they produce, potential climate change impacts on their harvest, or biodiversity projects that support local wildlife. Farmers should also not feel that their only option for making a profit is from selling their land to developers for new developments. Encouraging creation of land banks and wilding projects can support alternative land uses also.</p> |
| <p>5. How could Government support more land managers to implement multifunctional land uses that deliver a wider range of benefits, such as agroforestry systems with trees within pasture or arable fields?</p> | <p>Decarbonising or biodiversity increasing actions taken by land managers should be encouraged through BNG contributions paid from developments to those land managers as well as prioritisation of their crops being purchased at harvest time.</p> |
| <p>6. What should the Government consider in identifying suitable locations for spatially targeted incentives?</p> | <p>Projects that encourage wilding and forestry creation should be aimed at areas close to urban developments, allowing for local residents to benefit from these schemes and have access to natural open spaces.</p> |

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| 7. What approach(es) could most effectively support land managers and the agricultural sector to steer land use changes to where they can deliver greater potential benefits and lower trade-offs? | A proportion of agricultural land can be used to support climate change mitigation measures, including but not exclusively, periphery tree planting for wind protection, wildflower fields for biodiversity and soil regeneration, and mixed crop planting to reduce chemicals required for soil longevity. |
| 8. In addition to promoting multifunctional land uses and spatially targeting land use change incentives, what more could be done by Government or others to reduce the risk that we displace more food production and environmental impacts abroad? | <p>Monitoring land use change or production on agricultural land – identifying where land is losing its production yield with assessment protocols and mitigation measures available to address this.</p> <p>Accounting for displaced food production impacts in project appraisals – with further measures of how food replacement can be achieved.</p> <p>Protecting the best agricultural land from permanent land use changes – with the only caveat being that this is unless said land is located in the most sustainable location for development within a geographical region.</p> |
| 9. What should Government consider in increasing private investment towards appropriate land use changes? | Large scale agricultural land developments should include urban farming projects and dual system water reticulation systems as standard to reduce their reliance of commercial farming and water supply. |
| 10. What changes are needed to accelerate 30by30 delivery, including by enabling Protected Landscapes to contribute more? | <p>Strengthened Protected Landscapes legislation (around governance and regulations or duties on key actors) with a greater focus on nature – This could include more stringent development criteria in and around Protected Landscapes.</p> <p>Resources: such as funding or guidance for those managing Protected Landscapes for nature.</p> |

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| 11. What approaches could cost-effectively support nature and food production in urban landscapes and on land managed for recreation? | Community gardens can offer both food production and if designed well also be used as recreational space for the community. |
| 12. How can Government ensure that development and infrastructure spatial plans take advantage of potential co-benefits and manage trade-offs? | Guidance, training and policy will all help to ensure that plan makers are well versed in best practice when it comes to potential co-benefits and how these can be best utilised. |
| 13. How can local authorities and Government better take account of land use opportunities in transport planning? | Sustainable transport interventions need to be at the heart of every new development. Developments should also aim to have access to or create access to the rail and bus network to ensure that residents have the opportunity to use public transport. Active travel also needs to be designed into every development and the private sector used to fund active travel improvements in the area. |
| 14. How can Government support closer coordination across plans and strategies for different sectors and outcomes at the local and regional level? | The devolution of authorities will support the creation of larger more strategic plans that can support more incorporation of strategies from other regions. Better coordination could be achieved if those authorities can base growth proposals on local evidence and sustainability assessments rather than just blunt housing targets set by the Government that pay little respect to significant land use constraints. |
| 15. Would including additional major landowners and land managers in the Adaptation Reporting Power process support adaptation knowledge sharing? | Yes – major landowners and land managers are likely to already be preparing for the impact of climate change or have felt this first hand in the recent climate change over the past few years. They will be able to give advice and guidance on what has worked and best practice. |
| 16. Below is a list of activities the Government could implement to support landowners, land managers, and communities to understand and prepare for the impacts of climate change. | Providing better information on local climate impacts to inform local decision making and strategies (for example, translating UK Climate Projections into what these mean in terms of on-the-ground impacts on farming, buildings, communities and nature) (Met Office UK Climate |

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| <p>Please select the activities you think should be prioritised and give any reasons for your answer, or specific approaches you would like to see.</p> | <p>Projections available at https://www.metoffice.gov.uk/research/approach/collaboration/ukcp)</p> <p>Providing improved tools and guidance for turning climate information into tangible actions (for example, how to produce an adaptation plan for different sectors)</p> <p>Developing and sharing clearer objectives and resilience standards (for example, a clear picture and standards of good practice for each sector under a 2°C climate scenario: the climate changes we will experience if there is 2°C of global average temperature increase above pre-industrial baselines by 2100)</p> <p>Supporting the right actions in the right places in a changing climate (for example, prioritising incentives for sustainable land uses where they will be most resilient to climate change).</p> |
| <p>17. What changes to how Government's spatial data is presented or shared could increase its value in decision making and make it more accessible?</p> | <p>Updating existing Government tools, apps, portals or websites – This could support the decisions made on strategic developments especially if compared to other suitable sites.</p> <p>Bringing data from different sectors together into common portals or maps – A single point mapping system with a wide variety of layers and information could greatly improve strategic land use assessments.</p> <p>Increasing consistency across spatial and land datasets</p> |
| <p>18. What improvements could be made to how spatial data is captured, managed, or used to support land use decisions in the following sectors?</p> | <p>Development and planning: such as environmental survey data – GIS mapping should be used to identify suitable development areas where there is poorer agricultural land with few or no constraints, whilst still in a sustainable location. This can then be used with identifying land least</p> |

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| | <p>suitable for development that should be flagged during development applications.</p> <p>Farming: such as supply chain data and carbon or nature baseline measurements – This can then indicate the best farming land to preserve.</p> <p>Environment and forestry: such as local and volunteer-collected environmental records – This can be used to identify potential forestry expansion projects and BNG regions.</p> <p>Recreation and access: such as accessible land and route data</p> <p>Government-published land and agricultural statistics.</p> |
| <p>19. What improvements are needed to the quality, availability and accessibility of ALC data to support effective land use decisions?</p> | <p>The scale of ALC needs to be refined to ensure that plan making and planning decisions can use it when assessing potentially impactful neighbouring land uses and land use changes.</p> |
| <p>20. Which sources of spatial data should Government consider making free or easier to access, including via open licensing, to increase their potential benefit?</p> | <p>Transport modelling is not assessed or presented in a universal way with different areas having different methods of assessment and with very limited actual access to data. This could be combined and mapped to help better understand the current transport issues within each region and larger more strategic areas.</p> |
| <p>21. What gaps in land management capacity or skills do you anticipate as part of the land use transition?</p> | <p>Development and planning – Upskilling land managers to better understand the planning system could support their assessment of their land and potential uses for it beyond agriculture.</p> <p>Farming – local and regional authorities could use some training on the needs and uses of farmland to better plan for future development.</p> |

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| | Environment and forestry – training around what to be aware of in terms of environmental sensitivity should be encouraged. |
| 22. How could the sharing of best practice in innovative land use practices and management be improved? | As some of these practices could be considered to give farmers a competitive advantage, rewards for sharing their knowledge should be created. |
| 23. Should a Land Use Framework for England be updated periodically, and if so, how frequently should this occur? | Yes, every 3 years – This will allow for a regular update that is able to monitor climate change and best practice advice. |
| 24. To what extent do you agree or disagree with the proposed areas above? (Please refer to section on <i>Making Government effective in policy co-creation</i>) | Strongly agree – The proposed interventions would benefit strategic planning and development and if correctly and effectively implemented could help steer future development within the UK. There does, however, need to be consistency between this Land Use Framework and the provisions of the National Planning Policy Framework. |