

SUSTAINABLE COMMUNITIES: THE ROLE OF HOUSING IN STRENGTHENING THE RURAL ECONOMY



Sustainable Communities: the role of housing in strengthening the rural economy

Contacts

For more information on *Sustainable Communities: the role of housing in strengthening the rural economy*, published in February 2022, contact:

Jonathan Roberts, Director of External Affairs

Tel: 020 7235 0511

Email: jonathan.roberts@cla.org.uk

Rosie Nagle, Public Affairs Manager

Tel: 07792 097145

Email: rosie.nagle@cla.org.uk

CLA

16 Belgrave Square

London SW1X 8PQ

Tel: 020 7235 0511

Fax: 020 7235 4696

Email: mail@cla.org.uk

www.cla.org.uk

© Country Land and Business Association Limited 2022

Registered in England and Wales No: 6131587 at the above address

All rights reserved. No part of this publication may be reproduced or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, or stored in any retrieval system of any nature without prior written permission of the copyright holder except as expressly permitted by law.



Sustainable Communities: the role of housing in strengthening the rural economy

Contents

	Page
1. Introduction	4
2. The rural housing crisis	6
3. An unsupportive planning system	7
3.1 Sustainable communities	7
3.2 Rural housing need	7
3.3 Rural exception sites	8
4. Rural housing in a post-pandemic England and Wales	9
4.1 Rural communities and Covid-19	9
4.2 The opportunity	9
4.3 The challenge	10
5. CLA recommendations	11
5.1 Incremental housing growth	11
5.2 Sustainability assessments	11
5.3 Housing needs assessments	11
5.4 Permitted development rights	12
5.5 Inheritance tax conditional exemption	12
6. Case study – Lawrenny, Pembrokeshire Coast National Park, Wales	13
6.1 Background	13
6.2 The planning system	13
6.3 Sustainability	13
7. Conclusion and summary of recommendations	15

1. Introduction

According to Defra figures, the rural economy is 18% less productive than the national average. Closing this gap would add up to £43bn to the economy in England alone, implying the creation of hundreds of thousands of good jobs and a very positive knock-on impact on the viability of small towns and villages as places to live. To achieve this, a number of measures are necessary, including investment in skills and digital and electrical infrastructure, wholesale planning reform – and a renewed focus on housing.

Rural communities in England and Wales continue to face a number of distinct challenges compared to their urban counterparts: a population ageing at a faster rate, proportionally fewer affordable homes, pressure on house prices from second home ownership and a larger gap between house prices and wages.

These challenges are largely the result of a planning system which is not fit for purpose for rural development. The system continues to favour large-scale developments that so often fundamentally and negatively alter the fabric of the local community. Likewise, this same system ignores the advantages of small-scale developments that would improve the viability of small, rural villages. These communities, often disregarded as unsustainable villages in local plans, are thus denied the opportunity to improve their sustainability.

The lack of available and affordable homes in rural areas has resulted in young people having to move to urban areas, which not only has a knock-on effect for local employers but has led to the reduction of key rural services and amenities, such as public transport, banks, schools, and pubs which continues to hold back the economies in rural areas. This systemic failure of government planning policy is steadily killing rural communities.

Whilst Covid-19 was devastating for so many people and businesses, the increasing demand for rural homes and changes in societal patterns present new opportunities for rural areas. If rural areas are able to grow in order to meet the increasing demand, as well as accommodate the existing need, then communities, economies, and the environment in rural areas could be transformed.

This CLA report, *Sustainable Communities: the role of housing in strengthening the rural economy*, looks at the opportunities and challenges facing rural communities in a post-pandemic England and Wales, highlighting the importance for organic, incremental growth in rural areas. The recommendations set out in this publication are critical for rural renewal, for levelling up the economy and for diverse, sustainable, and resilient communities.

Mark Tufnell

President

Country Land and Business Association (CLA)

CLA recommendations

In order to create sustainable communities and strengthen the rural economy through housing, the CLA believes the following actions are necessary.

- 1 The National Planning Policy Framework (NPPF) must return to a policy which promotes organic incremental growth in settlements of fewer than 3,000 inhabitants, which would lead to a small number of houses in a larger number of villages.
- 2 Local authority sustainability assessments should be reformed, to place greater emphasis on digital connectivity in recognition of the services that can be accessed online; and to assess which services could be supported if development were enabled.
- 3 Local planning authorities should be mandated to undertake a housing needs assessment across all rural settlements without a housing allocation so that identified local need can be met at a local level.
- 4 Permitted development rights should be introduced for new-build affordable housing for discounted rent on rural exception sites.
- 5 Conditional exemption from inheritance tax should be expanded to affordable rented housing for the period the homes remain let as such.

2. The rural housing crisis

In many rural areas, housing has become divorced from local people and their incomes, with the market being driven by second homeowners and retirees. The pressure has become more acute since the start of the Covid-19 pandemic, with a surge in the number of rural properties being used for holiday lettings, owing to restrictions on international travel and with more people looking to move from towns and cities due to an increase in home working. With demand continuing to outstrip supply, rural house prices continue to rise and, as a result, local people are often priced out of home ownership and rely on the rental market.

However, there is a severe shortage of rural affordable homes, and this puts additional pressure on the private rented sector, which now supports double the number of low-income families than it did twenty years ago.¹ CLA members recognise the importance of affordable homes to their community: 60% of respondents to a recent member survey let homes below market rent, with 24% of all homes let below market rent, to help people live near to where they work and to enable younger people to remain living in their community. Our members are, in effect, taking on the role of a social landlord when the provision of social housing should be through the social sector rather than the private sector, and this is a clear market failure.

The pricing out of the younger generation has resulted in rural areas ageing faster than other parts of the country, yet with the least provision of suitable homes for the elderly. The loss of young people and full-time occupiers in rural areas continues to contribute to the closure and loss of key services and amenities, which will only be exacerbated by the pandemic.

For rural areas to thrive, there needs to be an adequate, available, and diverse supply of homes, which includes different tenure types of varying sizes. The existing lack of homes in rural areas prevents young families to continue living in their community, key workers to be based near to their places of work and the elderly to downsize.

Key Statistics



In 2019, the average house price was 8.6 times the average earnings in rural areas compared to 7.4 times in urban areas, excluding London. In some rural areas, the ratio is over ten times.*

* DEFRA, [Statistical Digest of Rural England 2021](#)



In 2019, private rent accounted for more than 35% of many key workers' post-tax income in over nine out of ten rural areas, making them unaffordable.*

* CPRE, [Homes for heroes: affordable housing for rural key workers](#)



In 2020, there were over 260,000 people on a housing waiting list in rural areas* and fewer than 4,500 social homes were built in rural areas in 2019-20.**

* Gov.uk, [Live Table 600: Numbers of households on local authorities' housing waiting lists by district: England, 31 March 1987-2021](#)

** Gov.uk, [Table 1011: additional affordable housing supply, detailed breakdown by local authority](#)



The number of families classified as homeless in rural towns and villages across England has increased by 85% between 2018 and 2019.*

* CPRE, [Social housing waiting lists grow for over half of rural councils](#)



In 2019, only 9% of rural dwellings were affordable compared to 19% of urban dwellings.*

* Gov.uk, [Digest supplementary data tables, rural living](#)



In 2019, 25% of the rural population was aged over 65 compared to 17% of the urban population.*

* Affordable Housing Commission, [A National Housing Conversion Fund](#)



From 2012-17, 52 rural schools shut their doors to pupils, roughly one a month, and post offices closed at a similar rate. Between March 2013 and December 2016 1,365 rural pubs closed, that's seven pubs a week.*

* DEFRA, [Statistical Digest of Rural England 2021](#)

1. Affordable Housing Commission, [A National Housing Conversion Fund](#), 2020

3. An unsupportive planning system

3.1 Sustainable communities

Sustainable communities are places where people want to live and work, now and in the future. They meet social needs, promote economic success, and protect and enhance the environment. Communities must have the opportunity to grow and develop in order to continue to be sustainable. The Taylor Review (2008) sums it up well with its emphasis on “action, not just maintaining the status quo, and it’s about more than just the environment, it has to address environmental, social and economic issues together.”²

However, local plan policies continue to overlook the need for proportional development in smaller rural settlements. In 2017, the CLA’s report: *Sustainable Villages* found that more than 2,000 villages across England and Wales were deemed to be unsustainable due to a lack of public services.

This is an outcome of local authorities undertaking sustainability assessments and placing settlements in a hierarchy according to their services. Housing is then allocated to those towards the top of the hierarchy, such as in market towns and large villages, ignoring the needs of smaller villages and hamlets and perpetuating a vicious cycle.

A sustainability assessment is based on a list of services which the local authority believes are necessary for a community to thrive. Most local authorities include a post office, primary school, food shop, GP, village hall, pub, and bus service in their assessment. However, far fewer include broadband when determining the sustainability of a settlement, ignoring the changing role technology will continue to play in rural areas. Using antiquated methodology to measure the viability of an area is flawed and needs reform.

The assumption that a lack of services means that smaller rural communities are unsustainable for new homes is damaging, actively diminishing the sustainability of these settlements. If sustainability was at the heart of planning decision-making, then these settlements would be able to grow to meet social needs, promote economic success and protect and enhance environmental objectives.

Rather than local authorities assessing rural settlements on what services they do not have, especially when so many have been lost, **settlements should be assessed on what services could be supported if development were enabled in addition to taking greater account of digital connectivity.** The shift in emphasis to support incremental, organic growth in smaller rural settlements is fundamental for the survival of rural communities.

Making it easier to build homes in rural areas does not mean concreting over the countryside and destroying communities but preserving the identity of communities by incrementally adding homes through small-scale development. The fact that many communities find themselves battling large-scale developments underscores the lack of sustainable development in the past which has left rural areas behind and directly contributed to the situation today. Unsustainable villages are entirely a failure of government planning policy, and it does not have to be this way.

3.2 Rural housing need

Local planning authorities are required to calculate the housing need for their authority and ensure that they have a five-year land supply. As outlined above, sites are allocated towards the top of the hierarchy, resulting in significant expansions to market towns and larger villages, and little opportunity for smaller settlements. Once again, the methodology consistently puts rural areas at a disadvantage, and reiterates how unfit for purpose the planning system is.

2. Taylor Review, 2008

To ensure that the housing needs of rural communities are met within the community, **local planning authorities should be required to conduct housing needs assessments in settlements not allocated housing in their local plans.** This will not only enable housing to be delivered within the settlement where it is needed, but will allow for the size, type, and tenure to be identified.

This is particularly important for rural communities that have an ageing population, but where homes are less likely to be adapted for the elderly³ and are more likely to be larger, older, and detached than urban homes.⁴ The lack of suitable homes for the elderly prevents those who would like to scale down to a more manageable property from doing so, as they would not be able to remain in their community, often where their family and support network are.

3.3 Rural exception sites

Rural exception sites are a very important mechanism for delivering affordable rural homes on land which would otherwise not gain planning permission. However, the rural exception site policy continues to be underutilised due to high upfront costs for the landowner including professional fees and surveys, uncertainty with the planning system, a risk of right to buy, local perceptions and the inheritance tax burden if the landowner wants to retain and manage the affordable rented provision in-house.

To mitigate the uncertainty of the planning system and encourage more rural exception sites to be brought forward, **permitted development rights for new-build affordable housing for discounted rent on rural exception sites should be introduced.** This would enable a rural landowner to have the principle of development agreed before incurring significant costs and taking on a disproportionate risk.

Rented property is currently considered an investment asset and included when calculating the value of the estate for inheritance tax purposes. Rural landowners are unlikely to want to invest in building new affordable homes if it increases the inheritance tax faced by their families when financial returns are only likely to be marginal. **A conditional exemption from inheritance tax for affordable housing for the period they remain let at affordable rent should be introduced** to encourage landowners to bring forward land for affordable homes whilst giving the option to retain and manage the homes in-house.

3. APPG: Rural Housing for an Ageing Population: Preserving Independence

4. English Housing Survey, Live Tables 2019

4. Rural housing in a post-pandemic England and Wales

4.1 Rural communities and Covid-19

For many, Covid-19 has fundamentally transformed the value of home and community. Whether it be the home's ability to transform into a classroom, offer a space to work remotely from, or provide a sanctuary to stay safe during the global pandemic, home has never been more important. The pandemic has also shone a light on the importance of community, with recent research showing that the pandemic has helped to reignite people's interest in their local community and sparked a desire to be more involved.⁵

Multiple lockdowns brought into focus people's living arrangements, such as no or inadequate gardens, overcrowding in the city and distance from those in their communities. As well as access to outdoor space and cleaner air, homes in rural areas are on average 38% larger than homes in urban areas and are therefore often better at meeting the needs of families and working remotely.⁶

This has resulted in a surge of interest in rural homes. A survey commissioned by the CLA of over 1,000 Londoners found that 44% of respondents were more likely to consider moving to the countryside as a result of the pandemic versus just 9% saying the contrary. People aged 18-34 are most likely to consider moving to the countryside, at 55% compared to 38% of people aged 35+. These young people could help revitalise the rural economy, if suitable housing were available.

Although the average rural house price has continued to rise, the strong demand is best illustrated by an increase in value of over 14% for rural homes in England and Wales between May 2020-21, compared to an increase of just under 7% in urban areas⁷, with Savills predicting continued growth.⁸

Research shows that over the next decade, an additional 124,000 households are expected to move to rural areas, three times the current annual new build rate.⁹

4.2 The opportunity

The increase in urban to rural migration is a huge opportunity. The movement of young people to the countryside would be a welcome reversal and could be fundamental in improving economic success, the health of communities and environmental stewardship in rural areas.

The rural economy is as diverse as the urban economy, supporting over 250 different business types. 17% of the population live in rural areas, whereas 24% of all registered businesses operate there. However, there is still an 18% productivity gap between urban and rural areas which, if closed, would add £43bn to the national economy, showing how much potential there is in the rural economy.

There is a close interaction between economy, community, and environment in rural areas. However, the planning system continues to be a barrier for appropriate and much-needed development in the countryside in the misplaced belief that this supports communities and the environment.

Environmentally good land management produces a valuable backdrop for inward investment and tourism, but that management will only work on the back of the profitable use of land and buildings. Housing and economic development are interdependent and vital for rural areas to grow and prosper in a sustainable way.

5. The National Lottery Community Fund, 2021: [importance of communities set to remain high as people identify loneliness and isolation as a key issue to tackle in their local area](#)
6. English Housing Survey, Stock Profile, live tables 2018
7. Hamptons, [Rural price growth twice the urban average](#) June 2021
8. Savills, [Mainstream Residential Property Forecasts 2021](#)
9. CPRE, [Rural Recovery and Revitalisation](#) October 2020

If rural areas are able to meet the existing need but also the growing demand for homes, then more diverse, resilient, and sustainable communities would emerge, helping close the 18% productivity gap and unleashing the potential of the rural economy.

4.3 The challenge

If rural areas are not able to grow, the disparity between the supply of homes and the demand of homes will worsen, leading to an even greater affordability crisis. House prices will rise, continuing to price out local people – particularly the younger generation – who want to live and work where they grew up; increasing the need to either travel for work in rural areas (sometimes from urban areas); and increasing the migration to urban areas to work and live, whilst the availability and affordability of rented homes will continue to be stretched.

The short-term movement of younger people from cities to the countryside as a result of the pandemic must be capitalised on in the long term. This means that it is critical for rural areas to have the facilities, infrastructure, services, and amenities the younger generation want so they continue to stay in the countryside past the pandemic.

It is essential for rural areas to be digitally connected. 85% of working adults want to use a hybrid approach of home and office working in future and a recent poll showed that 82% of 1,500 UK business owners are considering changing future working practices to allow more staff to work from home as a result of the Covid-19 pandemic.¹⁰ In addition to remote working, digital connectivity reduces isolation and opens up access to services like banking, shopping, education, healthcare, communication, employment, and entertainment services.

10. Gartner, [Gartner Survey Reveals 82% of Company Leaders Plan to Allow Employees to Work Remotely Some of the Time](#), 2020

5. CLA recommendations

The CLA's Rural Powerhouse campaign aims to unleash the potential of the rural economy by closing the rural productivity gap and transforming the lives of millions of people who live and work in the countryside.

The second theme of the campaign is "a planning system designed for rural communities" which calls for a simpler and properly resourced planning system to support, enable and enhance development in rural areas.

5.1 Incremental housing growth

The National Planning Policy Framework (NPPF) must return to a policy which promotes organic, incremental growth in settlements of fewer than 3,000 inhabitants.

Planning policy should promote the organic, incremental growth of villages and smaller rural settlements, so that local need is met at a local level. A smaller number of houses in a larger number of villages would support the sustainability of rural areas, reversing decades of settlements being held in aspic, unable to incrementally grow to meet the changing needs of the community.

The 2017 Housing White Paper, *Fixing our broken housing market*, identified that housebuilding is too slow and the construction industry is too reliant on a small number of big players. Building more, smaller sites could address both of these problems, as smaller sites can often be built out more quickly than larger sites and use small and medium-sized enterprises (SMEs), which aligns with the Government's ambition to attract smaller builders into the housing market.

5.2 Sustainability assessments

The way in which local authorities currently assess the sustainability of settlements is outdated and harmful to smaller villages and hamlets. Rather than judging a settlement solely on what services they or their neighbouring settlements have, the assessment must be reformed to consider what services could be supported if development were enabled.

For example, if a community has lost its school or pub, it may be that a small-scale, proportional development of family homes could enable the school or pub to come back into use. It may also be that a development of housing for the elderly allows larger homes best suited to families to be freed up, enabling younger families to return.

In addition, digital connectivity must be given greater weight in the sustainability assessment, not only for its role in connecting communities to services which may have been lost, such as a bank or a doctor's surgery, but also for its role in enabling people to work and run businesses from home as well as the social and well-being benefits.

5.3 Housing needs assessments

The housing need of rural communities should be met within the community, rather than within the wider local authority. Local planning authorities should be required to conduct a housing needs assessment in settlements not allocated housing in the local plan. The housing needs assessments should identify the number of homes needed: market, affordable rented, shared ownership, houses under the First Homes scheme, housing for the elderly, and serviced self-build plots.

In order to ensure there are resources to carry this out, the Government should allocate funding from the Community Housing Fund to local authorities for housing needs assessments. These could then be completed by the local authority, the community, or the parish council.

Identified local housing need should then be met, where possible, within the local community. A similar approach should be taken to the rural exception site policy, whereby several plots of land are identified and reviewed, until a suitable site is found.

5.4 Permitted development rights

The uncertainty and high cost of the planning system is a barrier for many rural landowners. Permitted development rights would remove the uncertainty and encourage more rural landowners to provide critically needed affordable housing for rent aimed at the local community.

The new permitted development rights could allow the construction of between one to nine affordable dwellings for rent on a rural exception site. Prior approval would be required and would need to be the subject of carefully thought-through criteria. There would also need to be a condition that the housing must be built, retained, and managed by the landowner for the benefit of the local community.

5.5 Inheritance tax conditional exemption

Rural landowners are key to the provision of rural housing but rented property is currently considered an investment asset and therefore, on death, will be subject to inheritance tax. This is a barrier to landowners who would not want to increase the inheritance tax faced by their families, especially where the long-term financial returns are only likely to be marginal.

This proposal postpones the payment of inheritance tax, which can act as a significant barrier to many landowners bringing forward new housing for their local communities. The proposal can be achieved by amending the definition of designated property in section 31(1) Inheritance Act 1984 to include affordable property.

A recent report by English Rural and CPRE has estimated that “for every 10 new affordable homes built, the economy will be boosted by £1.4 million, supporting 26 jobs and generating £250,000 in government revenue.”¹¹ When multiplied by the number of affordable homes needed, this could have a significant impact on jobs and well-being across the economy.

11. English Rural, CPRE, [Rural recovery and revitalisation](#), 2020

6. Case study – Lawrenny, Pembrokeshire Coast National Park, Wales

6.1 Background

In May 2020, the village of Lawrenny obtained planning permission for 39 new homes, workspaces, and a new village green, after fifty years of perseverance, lobbying and determination navigating the planning system. The development is hoped to be finished in 2026.

In 1969, David Lort-Philips took over the family farm, becoming responsible for the future of an estate village, Lawrenny, that had fallen into disrepair. Previously populated by retired or active farm workers, it soon became clear that despite building up the dairy herd, the number of people that the estate could afford to employ on the land would have to fall, reducing the need to house farmworkers.

For the village to regain its former vitality as a living, working rural community – previously based on agriculture, but also on other traditional but long-gone activities such as quarrying, and fishing – new ideas were needed. For a remote, rural community, the only solution was to provide the village with modern housing and working premises.

The vision fifty years ago, which has now become Lawrenny's flagship statement, is for a community which encourages people to live, work and play, ensuring that the village has the critical mass to support economic activity and infrastructure as a post-agricultural community.

6.2 The planning system

Lawrenny, one of many examples across England and Wales, felt the full impact of a planning system which continues to deem small, rural settlements as unsustainable, limiting development opportunities. In 1970, a plan was prepared by local architects, envisaging the total removal of farming activities from a site within an undefined settlement boundary, but within a few yards of existing housing. An outline plan was taken to the relevant planning authority, then a special National Park committee. The concept was approved in outline and detailed plans awaited.

Fifty years later, following decades of lobbying, three statutory development planning exercises plus attendant enquiries, the application was progressed from original concept to final planning approval for the addition of 39 houses in May 2020.

Lawrenny's situation in a National Park only worsened their issues with planning. Local planning authorities continue to ignore the economic needs of village communities in designated areas. It is too often assumed that communities located in designated areas derive particular financial benefit from simply being where they are. Tourism businesses in particular which use this as their principal and only brand often find activity highly seasonal and vulnerable, while the settlements around them struggle with the social issues arising from excessive second home ownership.

6.3 Sustainability

There are five principles underlying Lawrenny's development and sustainability: human, social, financial, natural, and intellectual. This strategy is already working at Lawrenny, before the development has finished, with a diverse mix of families who live and run businesses in the village.

Like many rural villages, over the years Lawrenny has lost a number of its services, including its school and post office. Now with a diverse population, the village has enabled a number of local amenities to return, with many more hoped for in the future. For example, the village supports a local shop which can now be accessed 24/7 using contactless technology, facilitated by a community project to install broadband in the village. The village also has a successful pub, a very busy cricket and football club, and a popular hostel.

The design of the new development has been named an “exemplar of rural development in Wales” by the Design Commission for Wales. It is based on the history of the settlement, including the traditional features and curtilages of the 18th century buildings. It reflects the local vernacular, with smart sourcing of local materials, and future-facing sustainability features (energy, water, waste etc) connected to the working organic farm ecosystem.

The 39 new homes (of which seven are affordable) and the inclusion of new offices and workshops, will help Lawrenny to remain a living village and to support amenities so often lacking in communities in deeply rural areas.

7. Conclusion and summary of recommendations

Conclusion

Housing is central to the sustainability, viability, and vitality of rural communities. For the economy in rural areas to thrive, for the health and well-being of communities and for a well-managed environment, there needs to be an adequate supply of rural homes in the right place and of the right size and tenure.

The growing demand for rural homes in a post-pandemic England and Wales offers important opportunities for levelling up the economy in rural areas, and urgent action is necessary to avoid an even greater disparity between supply and demand, and a deepening of the rural housing crisis.

For the risk to become an opportunity, the planning system must support and enable organic, incremental growth in all rural communities. This can only be achieved if local housing need is assessed and met within the community, rather than within the wider authority and if local planning authorities change the way they assess the sustainability of settlements.

In order to encourage and support more land to be brought forward for rural affordable housing, the risk, uncertainty, and high cost of obtaining planning permission must be mitigated by introducing permitted development rights for rural exception sites. In addition, the inheritance tax burden for a landowner building and retaining affordable homes for rent must be removed, so that more landowners can choose to build affordable rented homes despite the low returns.

The recommendations in this CLA report, *Sustainable Communities: the role of housing in strengthening the rural economy*, are critical for rural renewal, levelling up the economy and for diverse, sustainable, and resilient communities.

Summary of recommendations

In order to create sustainable communities and strengthen the rural economy through housing, the CLA believes the following actions are necessary.

- 1 The National Planning Policy Framework (NPPF) must return to a policy which promotes organic incremental growth in settlements of fewer than 3,000 inhabitants, which would lead to a small number of houses in a larger number of villages.
- 2 Local authority sustainability assessments should be reformed, to place greater emphasis on digital connectivity in recognition of the services that can be accessed online; and to assess which services could be supported if development were enabled.
- 3 Local planning authorities should be mandated to undertake a housing needs assessment across all rural settlements without a housing allocation so that identified local need can be met at a local level.
- 4 Permitted development rights should be introduced for new-build affordable housing for discounted rent on rural exception sites.
- 5 Conditional exemption from inheritance tax should be expanded to affordable rented housing for the period the homes remain let as such.

SUSTAINABLE COMMUNITIES: THE ROLE OF HOUSING IN STRENGTHENING THE RURAL ECONOMY

16 BELGRAVE SQUARE, LONDON SW1X 8PQ
TEL: 020 7235 0511 FAX: 020 7235 4696
EMAIL: MAIL@CLA.ORG.UK WWW.CLA.ORG.UK

