

NATIONAL RURAL PLANNING CONFERENCE

Between the green belt
and a hard place

Revitalising the countryside
through effective rural planning

Thursday 10th October 2024

The British Motor Museum | Gaydon | Warwickshire

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25th ANNIVERSARY



PROGRAMME & INFORMATION

CONFERENCE PROGRAMME

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TIME	DETAILS	SPEAKER
8.45	Registration	
9.15	Welcome Address	Barry Davies, Davies & Co Chartered Surveyors
SESSION 1: RURAL PLANNING ON THE NATIONAL STAGE		
Session Chairperson: Tony Kernon, Kernon Countryside Consultants		
9.20	Delivering economic growth and affordable housing in every rural community	Victoria Vyvyan, President, CLA
9.45	The changing face of public sector planning – putting the ‘what’ and ‘why’ before the ‘how’	Anna Rose, Head of the Planning Advisory Service and Chair of Public Practice
10.10	Falling back in love with the future NPPF updates for rural planning	Rebecca Stanton & Lorriane Neve, Thrings LLP
10.30	Questions	
10.45	Break	

SESSION 2: AT THE SHARP-END – APPEALS AND ENFORCEMENT		
Session Chairperson: Alex Madden, Head of Planning and Environmental, Hugh James Solicitors		
11.15	Lessons from enforcement and prior approval appeals	Claire Sherratt, Operations Lead (Enforcement), The Planning Inspectorate
11.35	Resourcing issue/ changing legislation	Olivia Stapleford, National Association of Planning Enforcement

11.55	The do's and don'ts of planning appeals	Christian Hawley, Planning and Environmental Barrister, No5 Chambers
12.15	Questions Followed by an introduction to the panel session question time	
12.30	25 Year Anniversary of the Conference – Drinks reception	
13.00	Lunch & Optional viewing of museum	
SESSION 3: QUESTION TIME “BIAC STYLE”		
Session Chairperson: Richard Garlick, Editor Planning		
14.00	Questions from the audience to our panel made up of speakers from the morning sessions	Olivia Stapleford, Christian Hawley, Claire Sherratt
SESSION 4: SUSTAINABLE DEVELOPMENT NOWAND THE FUTURE		
Session Chairperson: James Miles-Hobbs, JMH Farming & Renewables Ltd		
14.45	Adapting to Potential Change in Rural Planning for Sustainable Development	Steve Hesmondhalgh, Managing Director of AMS Planning & Architecture Limited
15.05	Unlocking Potential Permitted Development Rights	Sara Tucker, North & Letherby
15.25	AI's Role in Transforming Agriculture	Peter Gill, Managing Director, Social: Farmers
15.45	Questions	
15.55	Closing Address	Sam Franklin, Landscape Land and Property Ltd
16.00	Conference Close	

ABOUT OUR SPEAKERS



BARRY DAVIES
Chartered Surveyor

Barry Davies BSc (Agric), MRICS, FAAV, Chartered Surveyor specialising in Rural Planning and Business Rates advice.



SAM FRANKLIN, BSc (Hons)
MSc MRICS FAAV FBIAC PIEMA
MISoilSci
Landscape Land and Property Ltd
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Having grown up on a mixed livestock and arable farm, Sam graduated with BSc (Hons) in Agriculture from Newcastle University and qualified as a Chartered Surveyor and as a Fellow of the Association of Agricultural Valuers and went on to take an MSc at Cranfield University. Sam is also an Agricultural Consultant (FBIAC), Environmental Consultant (PIEMA) and a Professional Soil Scientist (MISoilSci).

He started Landscape in 2001, operating across the Eastern Region and Central England. The practice has grown based on its strong track record of success in rural practice surveying and planning consultancy, resulting in personal referrals and repeat business.



PETER GILL
Managing Director,
Social: Farmers
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Peter Gill is the Managing Director of Social: Farmers, a digital agency focusing on exploring the farming business applications stemming from generative AI allied with longstanding expertise in using social media for marketing.

The agricultural portion of Peter's CV includes ag research scientist, ag college lecturer, ag radio journalist, ag PR, combine operator, relief milker and either world-lowest sheep-shearer or world-slowest turkey-plucker.

In other news, Peter is also a published humorous author and once enjoyed a sabbatical jolly away from work back-packing around twenty Pacific Ocean islands.



CHRISTIAN HAWLEY
Planning and Environmental
Barrister, **No5 Chambers**
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Christian is a highly regarded planning and environmental barrister. He regularly acts for developers, promotes, local authorities and interested parties across a wide range of matters both at inquiry and in the high courts. He also enjoys a busy advisory practice.

Prior to joining the Bar he was a Property Director at Lidl UK. Years of industry experience has provided Christian with a rich knowledge of property development and planning allied with a keen sense of commercial realism.



STEVE HESMONDHALGH
Managing Director of AMS
Planning & Architecture Limited

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Steve has 36 years experience in the planning profession. The majority of that time has been spent in the private sector advising clients on a wide range of development projects.

He has particular expertise on housing, tourism and leisure related projects. He is also an expert on enabling developments and has successfully advised on both historic and economic enabling schemes throughout the UK.

Leading AMS Planning the focus in the last 3-5 years has been on tourism projects. This has included schemes of varying scales; including a 200 chalet scheme in County Durham, a planned tourism regeneration project for over 400 chalets, tourism facilities and infrastructure improvements in South Yorkshire and a wide range of mid sized projects in South Wales, Cornwall, the Yorkshire Dales National Park and Suffolk.

In addition, Steve's team are currently advising on a development of 350 houses in the Tees Valley having previously secured a development of 325 houses on a different site elsewhere in that region.

Steve has led planning, architectural and multi-disciplinary practices for a number of years and is a highly respected planning professional in both the northern region and across the UK. He is a Member of the Royal Town Planning Institute.



LORRAINE NEVE
Solicitor - Senior Associate, Things LLP

P: 07436 265953
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Lorraine is a Senior Associate within the Agriculture Planning Team.

She specialises in providing advice on a wide variety of contentious and non-contentious planning matters including the drafting and negotiating section 106 Agreements; planning appeals; affordable housing; planning enforcement; highways; the interpretation of planning permissions; and general planning law.

Lorraine brings many years of experience to Things from previous roles in both local government and private practice, providing advice to developers, housing associations, promoters, landowners and local authorities. Lorraine also has a MSc in Urban Planning.



ANNA ROSE
Head of the Planning Advisory
Service and Chair of Public
Practice

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Anna has been an RTPI member since 2003. She started her professional career at the National Farmers Union (NFU) before moving to Rugby Borough Council where she became Head of Planning and Culture in 2007.

In 2014 Anna moved to Milton Keynes Council as the Director of Growth, Economy, and Culture, taking a lead role in the 2050 vision.

Since 2017, Anna has been the Head of the Planning Advisory Service (PAS), driving improvement in council planning services.

Anna is the Chair of Public Practice, striving to build capacity and improve diversity in public sector place making.



CLAIRE SHERRATT, DIPURP MRTPI
Operations Lead (Enforcement),
The Planning Inspectorate

Claire joined the Planning Inspectorate 2002, having previously worked in various local planning authorities. As well as determining planning, enforcement and lawful development certificate appeals, she has examined a number of development plans.

For a number of years, she has been an Inspector Manager, managing a group of Inspectors doing predominantly enforcement appeals as well as managing a caseload of more complex appeals herself. However, since June 2022 she has taken on the role as the Operations Lead overseeing the Enforcement Appeals Service area of the Inspectorate more generally, including the administrative support team.

The main focus of her work has been to improve the handling times for enforcement appeals.



REBECCA STANTON
Solicitor, Things LLP
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Rebecca is an Associate Solicitor in the Thrings Planning and Environment team. Alongside the Agriculture sector team at Thrings, she works on both contentious and non-contentious matters, with experience defending high value criminal prosecutions brought by the Environment Agency, and also acting for private individuals and companies against local authorities' planning enforcement investigations.

She also assists with non-contentious cases involving section 106 agreements and providing advice enabling farming enterprises to diversify, and achieve development as well as compliance with national policy and legislation in the rural economy.

She is a committee member of the Women in Property South West branch for 2024-2045, for the second year running.



OLIVIA STAPLEFORD
National Association of Planning Enforcement
T: 01296 585144
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Olivia Stapleford is the chair of NAPE and has worked in planning enforcement for over 10 years.

She currently works for a large unitary authority, managing a large team of officers who work on cases including residential and commercial planning breaches, minerals and waste matters and monitoring of large scale waste consents across Buckinghamshire.



SARA TUCKER
North & Letherby
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Sara is a chartered surveyor at North & Letherby, a South Gloucestershire-based practice covering all aspects of rural property.

Sara specialises in rural planning matters, working with farmers and landowners across southern England and Wales.

She has extensive experience in preparing and managing planning applications and applications for prior approval for a wide variety of rural development projects including building conversions, rural workers' dwellings, new farm buildings, equestrian development, other changes of use and rural diversification projects.

Sara also assists clients with applications for Lawful Development Certificates and rural planning Enforcement issues.



VICTORIA VYVYAN
President, CLA
T: 0207 235 0511

Treloarwarren, Victoria's home in Cornwall, is a diversified rural family business with a strong ecological focus. The business includes some tenanted and some in-hand agricultural land, a lowland heath restoration project, woodland managed in-hand for quality timber and for bio-mass production, a tourism business and off-site building projects.

Victoria has been actively involved in the CLA at Branch, Regional and National level. She chaired the CLA's Business and Rural Economy Committee and the Environment Committee, and was previously Deputy before being elected President in November 2023.

ABOUT OUR CHAIRPEOPLE



PLANNING

RICHARD GARLICK
Haymarket Media Group
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Richard Garlick has been editor of Planning since 2011, after a previous stint as editor between 1997 and 2000. From 2000-2010 he was editor of Regeneration & Renewal.



TONY KERNON
Kernon Countryside Consultants
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Tony was BIAC's Chairman for 2020 – 2022. He has specialised in agricultural and equestrian dwellings, buildings, all manner of rural planning work, and inputs to environmental assessments for 35 years.

His work takes him across most of England and Wales and he acts for many local planning authorities as well as applicants.



JAMES MILES-HOBBS
JMH Farming & Renewables Ltd
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Originally from a farming background James has practised as a rural consultant for nearly forty years and was named Farmers Weekly Farm Consultant of the Year in 2011. He has run his own Wiltshire based rural consultancy since 2004 and specialises in renewable energy advice.

James is a Fellow of BIAC, the Institute of Agricultural Management and The Royal Agricultural Society of England and a director on the CLA National Executive Board. He is a liveryman for the Worshipful Company of Farmers, a member of LEAF and The Farmers Club and a director of Green kW C.I.C., a community 5MW solar PV business on the Isle of Wight.

In his spare time, he enjoys country pursuits, travelling and spending time with his family.



ALEX MADDEN
Hugh James Solicitors
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Alex has over 20 years' experience advising on planning and environmental matters. He is a Solicitor-Advocate with higher rights of audience in the Civil Courts, a Legal Associate of the RTPI and a Fellow of BIAC.

Alex advises on both contentious and non-contentious planning matters covering residential development, retail and leisure, agricultural development, waste planning and renewables.

His practice covers the preparation and drafting of infrastructure agreements (including section 106 agreements) and applications, planning appeals, planning enforcement and challenges to Appeal decisions in the High Court and judicial review proceedings.

Alex advises on the EIA Regulations, works to Listed Buildings and development constrained by Tree Preservation Orders.

He is experienced with advising on Town and Village Green Applications, Assets of Community Value, Community Infrastructure Levy and issues arising under the Permitted Development Rights regime in particular with regard to Class Q (residential conversion of rural buildings) and Class R (agricultural buildings to flexible commercial use). Alex advises on issues arising under the Habitats Regulations 2017 (including development affected by nutrient and water neutrality) and the Environment Act 2021 (including the Biodiversity Net Gain regime).

Alex is also experienced in dealing with statutory nuisance and abatement notice appeals, offences relating to controlled waste, pollution, waste packaging, contaminated land together with the Environmental Permitting and the Civil Sanctions regime. Alex is a member of UKELA and sits on the South East Wales branch of the CLA committee. He also speaks on planning and environmental matters at national conferences run by leading industry bodies such as the NFU, the CLA, BIAC and RICS.

CONFERENCE COMMITTEE

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NATIONAL RURAL PLANNING CONFERENCE

THURSDAY 10TH OCTOBER 2024

BOOK ONLINE

Via the BIAC website at - <http://www.biac.co.uk/events>

BOOK VIA EMAIL

Forward your booking form to events@biac.co.uk with confirmation of BACS payment to: BIAC Account Number 90192473 | Sort Code 20 01 09 using Reference 'NRPC24'

BOOKINGS CLOSE ON MONDAY 30TH SEPTEMBER 2024

BOOKING FORM

CONTACT NAME

COMPANY

ADDRESS

POSTCODE

TELEPHONE

EMAIL

NAMES OF ATTENDEES

EMAIL

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CONFERENCE PRICES

BIAC MEMBER

£168.00 (incl VAT)

FOUNDATION COURSE
ATTENDEES

£120.00 (incl VAT)

NON-BIAC MEMBER

£216.00 (incl VAT)

ORGANISATIONS

£192.00 (incl VAT)

LOCAL AUTHORITY

£150.00 (incl VAT)

STUDENTS

£72.00 (incl VAT)

If you require a VAT invoice please retain a copy of this form for your records VAT Registration Number GB 650 6050 66 (VAT charged at 20%)

TOTAL