

New Ruralism as an inspiration for the Czech rural planning

New Ruralism represents an effort to extend the familiar principles of New Urbanism to non-urban areas with an emphasis on farmland protection. The aim is to present New Ruralism as an inspirational framework for rural planning in our environment. The article explains the concept of New Ruralism, its main principles and tools. Since it is still an evolving concept with generally established principles and thus enough implementations cannot be evaluated, various sources dealing with New Ruralism (mainly from the North American environment) were analyzed using the desk research method. The research approach consisted of a comprehensive summary of the knowledge on New Ruralism and then answering the research questions: **What is New Ruralism? Can some of the tools of New Ruralism be used in our environment?** Using the example of New Ruralism it was shown that economic instruments can appropriately complement standard land-use planning instruments even in the case of rural and agricultural planning. This finding can be an inspiration for rural planning in our environment and for the ongoing research.

Two-thirds of the world's population will live in cities and urban regions by 2050*. How will the remaining third live?

* According to the United Nations projections (2019)



Fig. 1 United Nations prediction scheme (source: author)



Fig. 2 Scheme of territorial development tools (source: author)

Tools to promote New Ruralism

The most common type of farmland protection is direct regulation through land-use planning. Agricultural Protection Zoning (APZ) preserves agricultural land by restricting non-agricultural land uses in designated areas.

The economic tools: Agricultural zoning can be appropriately combined with the Agricultural Conservation Easement Purchase Program (ACEPP). Purchase of Development Rights (PDR) is a voluntary program that compensates agricultural landowners for permanent restrictions (agricultural use conservation easements) on their land. Transfer of Development Rights (TDR) is a land-use planning tool that uses market mechanisms to extend concepts known primarily from emissions trading to the land-use sector.

Using the example of New Ruralism it is shown that economic tools can complement standard spatial planning tools even in the case of planning rural areas where farmland protection is linked to sustainable agricultural development.

The example of New Ruralism

Serenbe (Palmetto, United States) is the best example of New Ruralism. It's a 360 hectare development and it consists of three separate rural hamlets that have a variety of elements. The development was designed to follow the natural traces of the landscape, while retaining large areas of the natural landscape in conjunction with the farmland itself (70% of the property is being preserved as open space).

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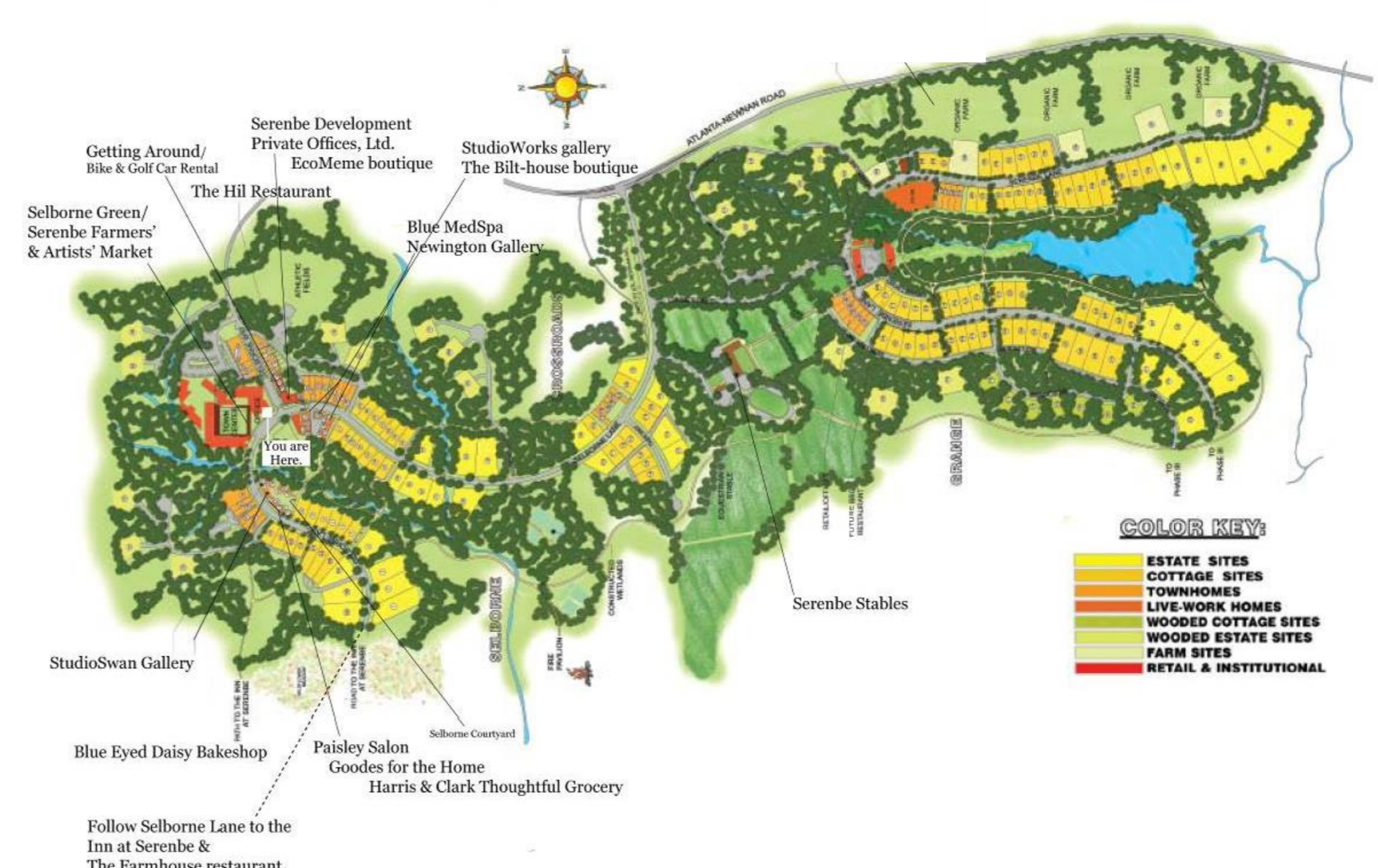


Fig. 3 Serenbe site plan (source: terrain.org/2012/unsprawl/serenbe)