Farmland sale and transfer: urban influences on a rural land use

Inge Aalders\textsuperscript{1}

Fiona Williams\textsuperscript{2}

\textsuperscript{1} Macaulay Institute
\textsuperscript{2} Scottish Agricultural College
Introduction

• Rationale
• Methodology
• Preliminary results
• Ongoing process and objectives
Rationale

• **Changes in rural communities**¹

• **Sustainable rural communities & community well-being**
  
  – Impact of change on stability & sustainability of communities

• **Dynamics of change:**
  
  – Within existing agricultural communities
  
  – Interactions between established farmers and new-comers to locality

replace this photo with one that is representative of a rural community, i.e. a village or cluster of dwellings
Change and demand for land

- **Demand for rural land**
  - Local farmers
  - Overseas farmers (Danish and Irish mainly)
  - Hobby/part-time farmers (equestrian & rare breeds)
  - Development (peri-urban areas/tourism)

- **Concern for sustainability**
  - Potential conflict on development & change
  - Sustainability of the social, economic and environmental changes
replace this photo with something in relation to other activities & changing land use ...
Land Sale and Transfer

• Complexity of the process
  – Agricultural reform
  – Nature of the demand for land
  – Economic & social change

• Knowledge about the process
  – Farm transfer (succession)
  – Land value
  – Demand from outsiders
  – Demand from other landscape functions
Methodological Challenges

- **Complexity of drivers**
- **Data constraints**
  - Availability
  - Confidentiality
  - Compatibility
- **Flexibility**
  - Involvement of experts & stakeholders
  - Utilisation of both qualitative and quantitative data
Bayesian Belief Networks (BBN)

- Capturing & structuring available knowledge\(^1\)
- Identification of the data gaps & knowledge
- Allowing dialogue with stakeholders\(^2\)

Engagement of multiple actors in a process cycle from the development of a conceptual model, to building the BBN with the best possible data, to reviewing, updating and learning from new knowledge & data.

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\(^2\)Bacon et al 2002 Belief network models of land manager decisions and land use change. Journal of Environmental Management 65 (1), p1-23
BBN development process

- Conceptual model
- Identification of knowledge & secondary data
- Building BBN
  - training
  - testing
  - evaluation
- Modified BBN & learning
- Scenario analysis (inference)
BBN development

relationships

potential successor

spouse background

values & attitudes

Farm Size (SLR)

inheritance

Land Transaction

succession

retirement

business profitability

opportunity alternative employment

amenity value

development value

overseas demand

national demand

fragmentation

land value

national demand
Discussion

• So far:
  – Structuring our understanding of the process of land sale and transfer
  – Utilisation of limited information and knowledge
  – Incorporate quantitative & qualitative data

• Ongoing:
  – Improve the demand component of BBN
  – Examine spatial variability in the land sale and transfer process
  – Dialogue with stakeholders to improve the BBN
Conclusion

• **Land sale and transfer – different types of links between urban & rural areas**
  – Change within agricultural community through succession process
  – Complex of interests from outsiders who rely on land becoming available

• **BBN process - a useful tool to manage and examine the complexity in this process of land sale and transfer.**
Thank you!