

# Two toots for England's planning overhaul

为英格兰规划改革鸣笛两声

*A bold supply-side reform from this Labour government? Yes, really*

这届工党政府也会推出大胆的供给侧改革？确实如此

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一块长着杂草的空地上立着新住宅项目“即将推出”的广告牌。

难度 70 / 100

建议65–85分钟；选做作文另计。

适用读者：能阅读一般英语新闻，希望读准长句、搭配与作者语气的学习者。

入门准备：能辨认基本主谓结构和常见从句，愿意结合语境查词。

## About this lesson 本课导读

从伦敦通勤车站旁荒废的高尔夫球场出发，文章讨论让车站周边更容易建房的规划变化。作者总体赞成，同时保留对审批方式、绿带和项目可行性的疑问；乡野风景与地方商户的反应，使制度讨论落到具体生活。

- 读准车站条件、距离与住房密度的限定
- 区分可释放土地、审批与实际建成住房
- 拆解插入从句、否定倒装与让步前置
- 辨认two toots、adds up与as ... as it comes的语气

## Before you read 读前思考

Why might land near a busy commuter station be attractive for housing?

拓展例句与练习情境用于说明用法。

书末答案 (p.13)

## Text 课文

[P01] KNOCKHOLT IS ALL that is right and wrong about the Home Counties. Board the train at Charing Cross in central London, and disembark 49 minutes later in the Kentish countryside.<sup>V01</sup> The station inspired Edith Nesbit to write “The Railway Children”, a pastoral novel, in 1905, and the landscape has hardly changed.<sup>V02</sup> To the north side is a golf course; to the south, an abandoned one on which proposals to build houses have been knocked back for years.<sup>V03K01</sup> Squeeze past the brambles heavy with blackberries and nightshades; the water hazards are bone dry, and the grass on the old fairways is overgrown and coarse.<sup>V04V05V06</sup>



一块长着杂草的空地上立着新住宅项目“即将推出”的广告牌。

[P02] Perhaps not for long. A new planning framework, published by the government on August 17th and effective immediately, takes aim at the Knockholts: stations on busy commuter routes found across England that are surrounded by fields or only half-developed land.<sup>V07V08</sup> They may be a fine place to walk the labrador before catching the 7.58 to the City; they are also a symptom of a restrictive planning regime known around the world as a form of pig-headed economic self-harm.<sup>V09V10</sup> Taken with other recent changes, it “adds up to the most powerful, coherent and quietly revolutionary national planning policy we’ve ever had,” says Zack Simons, a barrister.<sup>V11V12K02</sup>

[P03] A sweeping supply-side reform might seem improbable from a government characterised by dithering and interventionism.<sup>V13</sup> And for years, planning reform was seen as untouchable, given the backlash of homeowners and conservationists.<sup>V14</sup> To its credit, Labour has grasped it, reckoning on the support of its young and urban coalition.<sup>V15V16</sup> “I did expect more of a political backlash than we have seen,” says Matthew Pennycook, the low-drama minister responsible. He succeeded by pitching the changes as “common sense”, he says.<sup>V17</sup> “It is very hard to dispute that we should be building around train stations.”

[P04] The boldest steps target stations outside existing settlements served by four trains an hour, in the most productive half of the country.<sup>V18K03</sup> There, it will be possible to build within “rea-

25 sonable walking distance”, or 800 metres, at a density of at least 35 dwellings per hectare (dph), typical of new estates.<sup>V19V20</sup> (Where eight trains an hour run, a minimum of 45dph applies). Lichfields, a consultancy, reckons around 800 stations are in scope and the reform could release land for 535,000-570,000 homes.<sup>V21</sup>

[P05] It is not perfect. Rather than attempting a more liberal American-style zoning system, the  
30 government has sought to tilt the existing system—under which local authorities balance the case for building against the potential harms—more firmly in favour of development.<sup>V22K04</sup> Accordingly, a system defined by discretionary decision-making and legal appeals will persist, says Mr Simons.<sup>V23</sup> Nor do the new rules automatically release land designated as “green belt” near stations, points out Paul Cheshire, a land economist.<sup>V24K05</sup> And since that land will be sub-  
35 ject to strict housing-affordability rules, many potential sites might be economically unviable, he suggests.<sup>V25V26</sup>

[P06] Mr Pennycook insists the sums add up for developers.<sup>V27</sup> In Knockholt, people seem re-  
signed to more development.<sup>V28</sup> The golf-course development has been unpopular with some  
locals, says Kate Mansfield, the landlady of the Bo-Peep, a pub built in 1548, but it may also  
40 bring new patrons.<sup>V29</sup>

[P07] Sanjay Puri, who runs a garden-office business, says the passing traffic may bring him  
more trade too, even if the gardens of new homes tend to be too small for the swish outbuild-  
ings he sells.<sup>V30V31K06</sup> Still, “people who live in Kent like to feel that they’re separate from Lon-  
don,” he says, and do not want it to “become Los Angeles, where you drive for 100 miles and  
45 you’re still in the city”. Improbable as it might seem, a moment later a Spitfire thunders into  
view, executes a perfect barrel-roll over the golf course, and disappears behind the tree line.<sup>K07</sup>  
The land is changing; the sky will remain as Kentish as it comes.<sup>V32</sup>

## New words and expressions 生词和短语

按原文出现顺序排列；★为优先练习表达。

### V01 · P01 disembark

/ˌdɪsɪmˈbɑːk/ v. 下车；下船；下飞机

与board登上交通工具相对；本文是乘火车而非乘船。

### V02 · P01 pastoral

/ˈpɑːstərəl/ adj. 田园的；描写乡村生活的

此处形容小说气质，不是教会牧养这个另一义项。

### V03 · P01 knock back★

/nɒk bæk/ phr. v. 拒绝；驳回

proposals have been knocked back指建房提案屡被拒  
绝；标题地名Knockholt也增添声音上的趣味。

### V04 · P01 bramble

/ˈbræmbəl/ n. 黑莓等有刺灌木；荆棘丛

squeeze past写穿过杂乱植被的具体动作，帮助读者想  
象荒废场地。

### V05 · P01 bone dry★

/bəʊn ˈdraɪ/ adj. phr. 干透的；极干燥的

bone加强dry，不是在说真的有骨头。名词前常写bone-  
dry。

### V06 · P01 fairway

/ˈfeəweɪ/ n. 高尔夫球道

与water hazards共同限定球场语境；不是公平的道  
路。

### V07 · P02 take aim at★

/teɪk eɪm æt/ phr. 瞄准；针对

政策以这类车站土地为目标，不是实际开枪。

### V08 · P02 commuter

/kəˈmjuːtə/ n./adj. 通勤者；通勤的

commuter routes连接居住地与工作地点，车站周边土  
地使用是全文议题。

**V09 · P02 restrictive**

/rɪ'strɪktɪv/ adj. 限制多的；约束性的

描述规划制度对开发的约束；后面的pigheaded带更强作者评价。

**V10 · P02 pigheaded**

/pɪg'hedɪd/ adj. 固执的；顽固不化的

明显贬义。讲解应识别评论立场，不把语气强烈误作已完整证明全部经济后果。

**V11 · P02 coherent\***

/kəʊ'hɪərənt/ adj. 连贯一致的；协调的

强调多项政策组合有一致方向，不仅是句子写得流畅。

**V12 · P02 barrister**

/bærɪstə/ n. 出庭律师；大律师

英格兰法律职业称呼；本文引其对规划制度的评价，不表示他代表全体法律界。

**V13 · P03 dithering**

/dɪðərɪŋ/ n. 犹豫不决；迟疑拖延

与sweeping reform对照，制造作者认为出乎意料的转变。

**V14 · P03 backlash\***

/bæk'læʃ/ n. 强烈反弹；抵制反应

指政策引发的反对，不等同于任何轻微意见不同。

**V15 · P03 to one's credit\***

/tə wʌnz 'kredɪt/ phr. 值得肯定的是

credit在此为功劳与赞许，不能译成信用账户或贷款。

*To her credit, she acknowledged the mistake quickly.*

值得肯定的是，她很快承认了错误。

**V16 · P03 reckon on**

/rekən ɒn/ phr. v. 指望；预计得到

reckoning on support说明行动所依据的期待，不表示支持结果已逐一确认。

**V17 · P03 pitch A as B\***

/pɪtʃ/ v. phr. 把A宣传或表述为B

pitching changes as common sense强调如何向公众介绍方案；不是棒球投球。

**V18 · P04 settlement**

/setəlmənt/ n. 聚居区；居民点

这里是空间规划用词，不是诉讼和解或支付结算。

**V19 · P04 dwelling**

/dwelɪŋ/ n. 住宅；住所

35 dwellings指35套住宅，不是35位居民。

**V20 · P04 hectare**

/'hekteə/ n. 公顷

一公顷为10,000平方米。dph为dwellings per hectare，分母是面积。

**V21 · P04 in scope\***

/ɪn skəʊp/ phr. 在适用范围内

around 800 stations是咨询机构估计，不能当作800个项目已获许可。

**V22 · P05 tilt in favour of\***

/tɪlt ɪn 'feɪvər əv/ v. phr. 使向有利于...的方向倾斜

本文是改变既有权衡的方向，并没有说现行审批程序被全部替换。

**V23 · P05 discretionary**

/dɪ'skreʃənəri/ adj. 由判断裁量的；有酌处空间的

描述个案决定留有权衡空间，不等于可以不遵守任何约束。

**V24 · P05 designate as**

/'deɪzɪneɪt æz/ v. phr. 划定为；指定为

land designated as green belt是土地被划定的身份，不只看地表有没有绿色植被。

**V25 · P05 be subject to\***

/bi 'sʌbdʒekt tu:/ phr. 受...约束；须遵守

to为介词，后接rules。subject在这个短语中的重音在首音节。

*The proposal remains subject to further review.*

该提案仍须接受进一步审查。

**V26 · P05 unviable**

/ʌn'vaɪəbəl/ adj. 不可行的；难以持续的

economically unviable指经济上不划算，区别于法律上绝对禁止。

**V27 · P06 the sums add up\***

/ðə sʌmz æd ʌp/ phr. 账算得过来；收支可行

P6说开发商经济账成立；P2的adds up to则是多项变化合起来构成某种结果。

**V28 · P06 resigned to\***

/rɪ'zʌnd tu:/ adj. phr. 无奈接受；认命于

与resign from辞职不同；不表示热烈欢迎更多开发。

*They seemed resigned to another delay.*

他们似乎已无奈接受又一次延期。

**V29 · P06 patron**

/'peɪtrən/ n. 顾客；常客

酒馆语境是到店消费的人，与资助艺术家的赞助人义不同。

**V30 · P07 outbuilding**

/aʊt'bɪldɪŋ/ n. 主屋外的附属建筑

本文指可在花园安置的办公用房等，不是所有室外建筑的统称。

**V31 · P07 swish**

/'swɪʃ/ adj. 时髦漂亮的；高档的

英式非正式形容词，此处不是物体嗖嗖移动的声音。



## V32 · P07 as ... as it comes\*

/æz æz ɪt kʌmz/ phr. 极其...的；再典型不过的

as Kentish as it comes表示肯特地方特色十足，不是比较它到来得有多快。

## Notes on the text 课文注释

## 1 乡野很美，为何又说它有问题？

[P01 / P02]

all that is right and wrong用一个地方容纳双重判断：49分钟即到乡间体现交通与环境优势，荒废球场旁建房提案多年受阻则引出土地利用疑问。作者没有先写抽象制度，而是带读者下车、挤过荆棘，看到无人打理的现场。

P2把地名变成复数the Knockholts，意思是全国具有相似条件的车站，不是诺克霍尔特有了多个官方复数名称。遛狗赶通勤车的画面先承认现有居民的便利，再用they are also转向作者对供应限制的批评。

## 2 赞许里有保留：从two toots读作者立场

[P02 / P03 / P05]

标题two toots让人想到鸣笛致意，也呼应火车站主题；可联想到“有限度喝彩”的two cheers，而不是三声毫无保留的欢呼。文章的结构支持这种读法：先称改革大胆，再用It is not perfect列出制度和经济限制。

pigheaded、dithering带明显批评色彩，To its credit则在保留总体批评背景时给予这项行动肯定。引文中most powerful ... we've ever had是大律师的评价；部长的common sense是他解释成功沟通的方法。不同人的主张应保留归属。

## 3 车站条件、步行距离与每公顷住宅数各管什么？

[P04]

按本文描述，条件先限定哪些车站进入改革范围：已有聚居区外、每小时4班车、位于生产率较高那半区域。800米限定周边建设距离；35或45 dph则是最低建设密度。不能把35读作一座车站周围只能建35套，或把at least当作上限。

一公顷等于10,000平方米。仅作密度算术示例：若一块2公顷土地按同一口径适用35 dph，数量对应至少70套；这不是该地块实际一定能建70套的结论，还要处理道路、用地边界和其他条件。咨询机构说could release land for ...是潜在土地容量，不是已经交付53.5万至57万套住房。

## 4 倾斜现有天平，并不等于换掉天平

[P05]

Rather than ...提出一条未选择的路径：更宽松的分区制度。实际选择由has sought to tilt引出，即在既有逐案权衡中更支持开发。破折号中under which说明这个制度本来怎样运作。

Accordingly连接制度选择与结果：裁量决策和法律申诉仍会存在。Nor再添一项限制：绿带不自动释放。since提出可负担性要求可能影响经济账的理由；might与he suggests都保留估计和主张归属。法律上存在机会、经济上可行、最终建成，是三个不同层次。

## 5 同一个项目，可以不受欢迎，也带来顾客

[P06 / P07]

部长insists账算得过来，与前段经济学家的might be unviable形成分歧，并未由报道给出完整现金流来裁决。当地人seem resigned to写无奈接受，酒馆女老板则同时提到反感与新增顾客的可能性。

花园办公用房商人的逻辑也有转折：路过的人流可能带来生意，尽管新住宅自带的花园未必放得下产品。may不能省；收益可以来自更广的经过人群，而不必每一套新房都是直接客户。

## 6 土地在变，天空仍旧：结尾的乡土意味

[P07]

住在肯特却不愿觉得自己住在伦敦，是地方身份感；洛杉矶和100英里的引语是受访者对连绵城市扩张的夸张担心，不能当作本文测量出的都市边界。

喷火式飞机突然出现，给严肃规划报道一个戏剧性停顿。thunders、executes、disappears三连动词形成短促画面；最后以land与sky、is changing与will remain对照。天空当然也会变化，这句话是带乡土情绪的修辞收束，不是环境监测预测。

## Special difficulties 难点辨析

### 1 add up to与the sums add up：一个合起来，一个账成立

[P02 / P06]

P2 it adds up to ...中的it回指新规划框架；Taken with other recent changes要求把它与其他变化合并考虑，adds up to再引出综合结果。P6 the sums add up不带to后的结果名词，而是说项目收支能够相容。前者评价举措合起来的作用，后者强调财务可行。

*The small changes add up to a major improvement.*

这些小变化合起来带来了显著改善。

*The idea sounds attractive, but the sums do not add up.*

想法听起来诱人，但账算不过来。

### 2 green belt是规划身份，不等于看到绿色就算

[P05]

原句land designated as green belt的designated强调划定身份。荒草地、高尔夫球场、未开发土地与法定或政策划定的绿带，不能只凭外观互换。本文又用automatically限制结论：改革未自动释放这些地块，不等于作者说任何情况下都永远不能开发。

## Background 背景与延伸

### 1 把供给侧改革放进“车站边为什么建不了房”这个问题

[P01 / P04 / P05]

需求侧讨论常问买房者能付多少；本文的供给侧着眼于哪里可以建、可建多密，以及审批怎样判断。车站连接就业地点，土地有交通优势；若建房受限，优势未必能转成新增住房。

放松某些限制后，土地所有者、开发商仍需把售价、建设成本、配套及各种要求放到一起计算。因而规划容量增加不是立即建成量的同义词。本文的争论也正处在这两步之间：机会增加了，但剩余条件可能决定实际落地多少。

### 2 Spitfire为何带着历史气息？

[P07]

英国皇家空军的机型介绍将喷火式战斗机与1940年的不列颠空战联系起来。本文突然写到这种老式飞机，可以读作对英国历史景观的唤起；这是结合结尾意象的文学解读，并不意味着当时正在发生战斗，也不确定这架飞机的具体型号或用途。

## Key structures 关键句型

### K01 · P01 to the north is ... ; 南边省去重复部分

*To the north side is a golf course; to the south, an abandoned one on which proposals to build houses have been knocked back for years.*

车站北侧是一座高尔夫球场；南侧则是一座废弃球场，多年来，在那里建房的提案屡遭否决。

To the north side为前置地点，is a golf course用地点倒装；分号后to the south, an abandoned one省去对应的is。one代替golf course。

on which ... have been knocked back修饰南侧废弃球场；proposals是从句主语，to build houses说明提案内容，have been knocked back为现在完成时被动，for years说明持续多年。

*To the east is a warehouse; to the west, an empty one on which several redevelopment proposals have been rejected.*

东侧是一座仓库，西侧是一座空仓库，针对它的多项改造提案都被否决了。

### K02 · P02 Taken with ... : 先识别被合并考虑的it

*Taken with other recent changes, it “adds up to the most powerful, coherent and quietly revolutionary national planning policy we’ve ever had,” says Zack Simons, a barrister.*

大律师Zack Simons说，把它与近期其他变化合在一起看，“这构成了我们迄今最有力、最连贯，也最不动声色地具有革命性的全国规划政策”。

Taken with other recent changes是过去分词短语，可理解为When it is considered together with other recent changes。it指这份新框架，合并考虑者则是作评价的人。

主句it adds up to ...后接评价名词短语。we’ve ever had是省略关系代词的定语从句，修饰national planning policy；says Zack Simons把这项评价归于受访者。

*Taken with earlier improvements, the new service adds up to a much better experience for visitors.*

把新服务与先前的改进合在一起看，游客的体验已经好得多了。

### K03 · P04 served by与in ... : 长串限定不能读成所有车站

*The boldest steps target stations outside existing settlements served by four trains an hour, in the most productive half of the country.*

最大胆的措施针对的是已有聚居区之外、每小时有4班列车服务、且位于全国生产率较高那一半地区的车站。

主干The boldest steps target stations。outside existing settlements、served by four trains an hour及in the most productive half ...层层限定目标位置和条件；served是过去分词，表示车站得到列车服务。

served by虽紧邻settlements，但结合本段针对车站的条件及下句列车频次，应接回stations。聚居区也可以说被交通服务，因此不能单靠最近名词或词义排除另一附着。读者要综合语境消歧，自己写作可用明确的关系从句避免歧义。

*The scheme targets libraries that are outside major centres, are served by regular buses and lie in the northern part of the region.*

该方案针对大中心之外、有定期公交服务且位于本地区北部的图书馆。

**K04 · P05 破折号里的under which解释system**

*Rather than attempting a more liberal American-style zoning system, the government has sought to tilt the existing system—under which local authorities balance the case for building against the potential harms—more firmly in favour of development.*

政府没有尝试更宽松的美式分区制度，而是试图让现有制度更坚定地倾向开发；在现行制度下，地方主管部门要权衡建设理由与潜在损害。

主干the government has sought to tilt the existing system more firmly in favour of development. Rather than attempting ...先交代未选择的替代路径。

两道破折号中的under which从句修饰system；local authorities为从句主语，balance A against B为权衡结构。恢复主线时，要把more firmly接回tilt，不能接在potential harms后当作损害程度。

*Rather than replace the process, the team has sought to adjust the system—under which editors weigh speed against accuracy—more firmly in favour of careful checking.*

团队没有替换流程，而是调整现有制度，使其更倾向细致核查；在这个制度下，编辑要权衡速度与准确性。

**K05 · P05 Nor do ... automatically ... : 否定补充与范围**

*Nor do the new rules automatically release land designated as “green belt” near stations, points out Paul Cheshire, a land economist.*

土地经济学家Paul Cheshire指出，新规则也不会自动释放车站附近被划为“绿带”的土地。

Nor位于句首，助动词do移到主语the new rules前；release用原形。常规顺序为The new rules do not automatically release ... either。

designated as ...后置修饰land；near stations定位土地。否定直接涉及“自动释放”，不能擅自扩大为“这些土地绝无任何开发途径”。points out ...则标记观点归属。

*Nor do the new guidelines automatically approve every application, the adviser points out.*

顾问指出，新指引也不会自动批准每一份申请。

**K06 · P07 even if : 生意可能增加，目标客户却有局限**

*Sanjay Puri, who runs a garden-office business, says the passing traffic may bring him more trade too, even if the gardens of new homes tend to be too small for the swish outbuildings he sells.*

经营花园办公用房生意的Sanjay Puri说，来往车流也可能给他带来更多生意，尽管新房子的花园往往太小，放不下他出售的那些时髦附属建筑。

主句Sanjay Puri ... says后接that可省略的宾语从句；who runs ...修饰人。passing traffic是可能带来贸易的主语，may保留可能性。

even if引入让步：新房花园往往太小，不适合swish outbuildings。too small for ...表空间不足；he sells省去关系代词，修饰outbuildings。这不是在说花园本身被卖成办公室。

*The owner says more visitors may help the shop, even if the rooms they rent are too small for the furniture she sells.*

店主说，更多游客可能有利于商店，尽管他们租的房间太小，放不下她出售的家具。



**K07 · P07 形容词 + as + 主谓 : Improbable as it might seem**

*Improbable as it might seem, a moment later a Spitfire thunders into view, executes a perfect barrel-roll over the golf course, and disappears behind the tree line.*

虽然听起来不太可能，片刻之后，一架喷火式飞机轰鸣着进入视野，在高尔夫球场上空完成一个漂亮的桶滚动作，然后消失在树线后方。

Improbable as it might seem为前置让步，可换成Although it might seem improbable。形容词improbable移到as前，might保留“看来可能”的语气。

主句a Spitfire依次支配thunders、executes、disappears。a moment later为时间状语，into view、over the golf course、behind the tree line按出现、动作、离去推进画面。

*Unlikely as it might sound, the old machine started immediately, ran smoothly and finished the job.*

尽管听起来不太可能，那台旧机器立刻启动，平稳运行，并完成了工作。

**Exercises 练习与写作**

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**Listening 听力 (选做)**

选做：听录音，分别记录步行距离和两个住宅密度标准。

02 What distance and two minimum densities does the article mention?

**Comprehension 理解**

按报道回答，标明条件、估计与观点归属。

03 How does the abandoned golf course help introduce the argument?

04 What does the plural the Knockholts mean?

05 Does the estimate of 535,000–570,000 homes mean those homes have been built?

06 How does the chosen reform differ from replacing the system with zoning?

07 What two limitations are raised after the description of the existing decision process?

08 How can the pub owner see both a drawback and an opportunity?

09 Why is the final land-and-sky contrast a literary ending rather than a literal forecast?

### Words in use 词汇

用词库补全句子，每项一次；注意词组在句中的位置。

词库：knocked back / to her credit / subject to / resigned to / add up

- 10 The proposal has been \_\_\_\_ twice.
- 11 \_\_\_\_, she admitted that the first plan was unrealistic.
- 12 The offer is \_\_\_\_ a final inspection.
- 13 After several postponements, they seemed \_\_\_\_ another wait.
- 14 The project sounds exciting, but the sums do not \_\_\_\_.

### Key structures 句型

把修饰语接回正确的名词或谓语，并保持否定与让步范围。

- 15 In P1, what does an abandoned one replace, and what do the proposals concern?
- 16 Expand Taken with into a full clause: “Taken with the earlier changes, the plan is significant.”
- 17 List the three station-location or service conditions described in P4’s first sentence.
- 18 Remove the dash insertion in P5 to recover the main government action.
- 19 Start with Nor: “The rules do not automatically approve every site either.”
- 20 What is too small for the outbuildings in P7?
- 21 Use although: “Improbable as it might seem, the old machine still works.”

**Summary writing 摘要**

用80–100词概括改革方向、主要限制与地方反应。

22 Write an 80–100-word summary.

**Composition 作文 (选做)**

选做：用100–120词讨论一个地方改造项目，说明一项潜在好处、一项限制及需要核实的信息。

23 Discuss a proposed local change without treating every expected benefit as certain.

## Reference translation 参考译文

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**P01** 诺克霍尔特浓缩了伦敦周边各郡的好与不好。在伦敦市中心的查令十字站上车，49分钟后下车，便到了肯特郡的乡间。这座车站曾在1905年启发伊迪丝·内斯比特创作田园小说《铁路边的孩子们》，而当地景观几乎没有改变。车站北侧是一座高尔夫球场；南侧则是一座废弃球场，多年来，在那里建房的提案屡遭否决。从结满黑莓、夹杂茄属植物的荆棘丛中挤过去，可以看到水障碍区已经干透，旧球道上的草疯长，粗硬杂乱。

**P02** 也许这种景象不会持续太久。政府于8月17日公布并立即生效的一份新规划框架，把目标对准了各地的“诺克霍尔特”：这些车站遍布英格兰繁忙的通勤线路，却被农田或只开发了一半的土地包围。在人们乘7时58分的列车去伦敦金融城之前，这些地方也许很适合遛拉布拉多犬；但它们也是限制性规划制度的症状，这种制度以固执地伤害自身经济而闻名。大律师Zack Simons说，把它与近期其他变化合在一起看，“这构成了我们迄今最有力、最连贯，也最不动声色地具有革命性的全国规划政策”。

**P03** 对于一个以犹豫不决和干预主义为特点政府来说，推出大范围供给侧改革似乎不太可能。而且，多年来，考虑到业主和保育人士可能强烈反弹，规划改革一直被视为碰不得的议题。值得肯定的是，工党抓住了这个议题，指望得到其年轻和城市支持者群体的支持。负责此事、行事低调的部长Matthew Pennycook说：“我原本确实预期，政治上的反弹会比现在看到的更大。”他说，他之所以成功，是因为把这些变化表述为“常识”。“我们应该在火车站周边建房，这一点很难反对。”

**P04** 最大胆的措施针对的是已有聚居区之外、每小时有4班列车服务、且位于全国生产率较高那一半地区的车站。在那里，可以在“合理步行距离”、也就是800米范围内，以每公顷至少35套住宅的密度建设，这相当于新建住宅区的典型密度。每小时有8班列车的地方，适用的最低密度是每公顷45套。咨询公司Lichfields估计，约800座车站在适用范围内，这项改革可能释放出足以建设53.5万至57万套住房的土地。

**P05** 这并不完美。政府没有尝试更宽松的美式分区制度，而是试图让现有制度更坚定地倾向开发；在现行制度下，地方主管部门要权衡建设理由与潜在损害。Simons先生说，因此，由自由裁量式决策和法律申诉主导的制度将继续存在。土地经济学家Paul Cheshire指出，新规则也不会自动释放车站附近被划为“绿带”的土地。他认为，由于那些土地仍须遵守严格的住房可负担性规则，许多潜在地块在经济上可能不具备开发可行性。

**P06** Pennycook先生坚称，开发商的账算得过来。在诺克霍尔特，人们似乎已经认命地接受将有更多开发。建于1548年的Bo-Peep酒馆的女老板Kate Mansfield说，一些当地人一直不喜欢高尔夫球场开发项目，但它也可能带来新顾客。

**P07** 经营花园办公用房生意的Sanjay Puri说，来往车流也可能给他带来更多生意，尽管新房子的花园往往太小，放不下他出售的那些时髦附属建筑。不过，他说，“住在肯特的人喜欢觉得自己与伦敦是分开的”，不希望这里“变成洛杉矶：你开车走了100英里，却还在城里”。虽然听起来不太可能，片刻之后，一架喷火式飞机轰鸣着进入视野，在高尔夫球场上空完成一个漂亮的桶滚动作，然后消失在树线后方。地面正在改变；天空却还会保留十足的肯特味道。

## Reference answers 参考答案与解析

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开放题不要求与参考答案逐字一致；先检查信息和意思，再修改表达。

### Before you read 读前思考

#### 01 读前思考

Residents could reach jobs and services by train, making the location useful even outside an existing large settlement.

交通可达性说明潜在价值，但不能据此跳到任何地块都应自动批准。

### Listening 听力

#### 02

Eight hundred metres; thirty-five and forty-five dwellings per hectare.

800为距离，35与45为每公顷套数；minimum不是上限。

### Comprehension 理解

#### 03

It gives a visible example of land near good transport where housing proposals have repeatedly been rejected, contrasting rural appeal with restricted development.

既有田园价值，又引出交通优势未转成住房的疑问。

#### 04

Stations across England with conditions similar to Knockholt: busy commuter links surrounded by fields or partly developed land.

地名代表一类案例，而不是实际存在多个同名市镇。

#### 05

No. It is an estimate of the housing capacity of land that the reform could release.

could、land for与咨询机构归属都应保留。

#### 06

It tilts the existing case-by-case balance more towards development while retaining discretionary decisions and appeals.

不是删除所有审批，也不是断言改革没有任何作用。

#### 07

Green-belt land near stations is not released automatically, and affordability requirements may make some potential sites economically unviable.

两种限制分属土地条件与经济可行性；may须保留。

#### 08

Some local people dislike the golf-course development, but more residents or visitors may bring new customers to the pub.

反感与商机可以并存，不需强行归成完全支持或反对。



**09**

It contrasts physical development on the ground with a feeling of continuing Kentish identity, strengthened by the sudden appearance of an old aircraft.

回答修辞功能；不是天空永久不变的自然科学判断。

**Words in use 词汇**

**10**

knocked back

现在完成时被动后用过去分词。

**11**

To her credit

可接受表达：

- to her credit

句首大写；给予某人一项具体肯定。

**12**

subject to

to为介词，表示受条件约束。

**13**

resigned to

无奈接受，不是辞职。

**14**

add up

经济账成立的习语，不需要to后的综合结果。

**Key structures 句型**

**15**

One replaces a golf course; the proposals concern building houses on that abandoned course. on which回指废弃球场。

**16**

When it is considered together with the earlier changes, the plan is significant.

可接受表达：

- When the plan is considered together with the earlier changes, it is significant.

被合并考虑的是plan，不能把the earlier changes当作主句主语。

**17**

Outside existing settlements, served by four trains an hour, and in the most productive half of the country.

条件缺一会扩大报道适用范围。

18

The government has sought to tilt the existing system more firmly in favour of development.  
more firmly应接回tilt。

19

Nor do the rules automatically approve every site.  
do提前，approve保留原形；不能删automatically。

20

The gardens of the new homes.  
he sells修饰outbuildings，花园才是too small的主语。

21

Although it might seem improbable, the old machine still works.  
可接受表达：

- The old machine still works, although it might seem improbable.

让步关系保持，might不省成绝对判断。

### Summary writing 摘要

22

The article welcomes changes intended to make housing development easier near well-served stations in England. It uses an abandoned golf course near Knockholt to illustrate the tension between attractive countryside and restricted supply. The framework sets distance and density conditions, but it works through the existing discretionary system. Green-belt treatment and affordability requirements may still limit viable projects. Local business owners anticipate possible customers while residents worry about losing a separate identity. The closing aircraft scene suggests that some sense of Kentish tradition may survive changes on the ground.  
应区分潜在容量与实际建成，保留制度限制和地方人群的复杂反应。只列密度数字会漏掉文章立场。

### Composition 作文

23

A disused building beside a railway station could become a useful shared workspace. People might reach it without driving, and nearby cafés could gain customers. To its credit, the proposal uses an existing structure rather than requiring a large new site. Yet the sums still need checking. Repair costs, access arrangements and regular demand would affect whether the project could operate sustainably. Local residents may also worry about noise in the evening. Before supporting the final design, I would want a clear plan for opening hours and evidence of likely use. A promising location is a good beginning, but it does not settle every practical question.  
用could、might区分预期与已实现，指出可核实条件。示例不要求赞成或反对任何特定现实项目，重点是有依据地表达判断。