

**A suggested additional policy for community-led development.**

**Reasoned Justification.**

The following is based in part on the approval of 25 open market large houses in Hartington village: and is Green Party policy.

At Hartington the senior planning officer wrote a design guide for the then recently abandoned cheese factory at Hartington. It prescribed a modest mixed-use development of houses of both tenures, workspace and community facilities.

Then the NPO spoke to a company director, encouraging him to buy the site. Officers were encouraged to recommend approval of a scheme driven by large open market houses. Members and locals very strongly opposed the scheme.

The planning refusal was successfully appealed on commercial grounds. The main objectors considered a judicial review, but were advised, in the absence of a community plan, there were insufficient grounds for reversing the commercially sound decision.

Over a similar timescale, Youlgrave Community Land Trust raised the capital to build 8 houses with no commercial cross subsidy. The Park and its partners continue to deliver its policy of housing for local persons in need and housing that enhances land or buildings, over 400 to date.

In recent years the national Community Land Trust ([www.communitylandtrusts.org.uk](http://www.communitylandtrusts.org.uk)) has grown markedly, helping members deliver 290 projects nationwide and has persuaded the Conservative Government to substantially increase funding for community led projects.

There is a widely accepted huge gap in the social housing sector. The Housing White Paper says that government must 'make brownfield work' - by funding enhancement.

The following policy requires a definition of 'community' leadership and how it would work.

In pre-application discussions, prospective applicants would need to be one of the following

- An RSL with a local mandate such as PDRHA
- A local person in need with family land
- A parish council without a Neighbourhood Plan, with a council decision to meet local needs
- The managers of a Neighbourhood Plan
- A local housing or heritage building Community Land Trust

The applicant would be encouraged / assisted in pre-application discussions to develop a package with District Council grant, national housing grant, derelict land grant, a mortgage and, if needed a minimal percentage of open market housing. This is normal practice for PDRHA.

The existence of the policy would discourage a commercial entity from paying a higher valuation in expectation of profit.

**Policy nn Community led development**

1. Proposals for housing or other locally needed development led by a community interest will be approved, subject to other policies in this plan. Applications driven by commercial entities will not be assisted or encouraged.

2. Proposals can include cross subsidy from the added value of open market housing or other added value, sufficient to meet enhancement costs, where there is no alternative source of capital.