

Statement on housing.

Matter 3 Issue 2 Qs 1,2,6,7 Matter 8 Issues 1 and 2

My name is John Youatt, MRTPI rtd.

My CV includes a major role with others in the creation of local needs housing policies, chairmanship of a housing study group, and the creation of a delivery body, Peak District Rural Housing Association (PDRHA) .

I share the concern of the Hartington Parish Council and its many supporters at the appeal decision to allow a major private housing development on the edge of the village.

The PDNPA, Friends of the Peak, the Council and I were unable to challenge it by Judicial Review.

My review of that event is that 5 factors contributed to the failure of the LPA and others to sustain the PDNPA's decision.

These were:

1. the LPA's initial recommendation of approval;
2. the non - completion of a neighbourhood plan;
3. the lack of a local CLT to deliver a credible alternative;
4. PDRHA's reluctance to stress the obvious alternative site;
5. the lack of a clear policy giving supremacy to community-led development.

At the hearing, as regards point 5, I would like to explore an argument and policy that gives far more weight to local views, ideally a neighbourhood plan, and ideally a requirement that all development be community-led.

I'm willing to draft policy words if needed.

The policy would not rule out a commercial partner and cross-subsidy, but would place the community in control.

I note that, nationwide and locally, the Community Land Trust is growing in strength and has secured special grant funding by Government.

Opposition Parties are campaigning for a return to the budgets of the 50s and 60s in which one half of housing investment was by the public sector.

Thus the prospects for a community led policy are sound.

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