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Dear Inspector

I spoke in support of a community led policy.

Then John Scott reminded me of the scenario at Hartington.

At the first appeal the Inspector told the landowner he'd paid too much (several £1000s )

At the second appeal the Inspector accepted the commercial case.

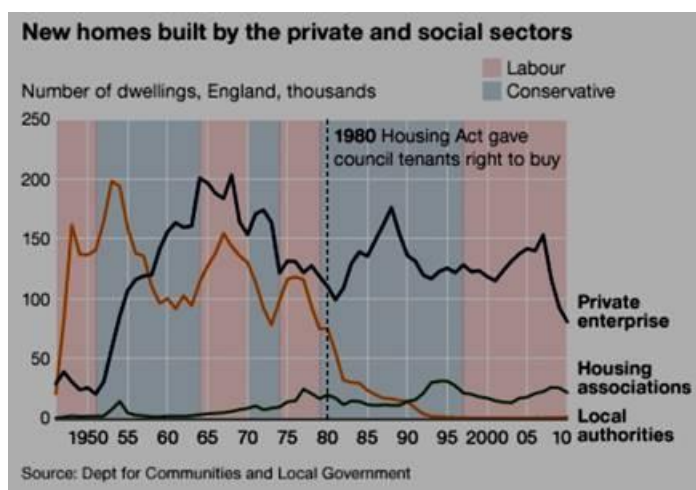
The site has now been sold on for a higher figure - exactly what the first buyer wanted !

And a big house outside the village limits.

Then I heard the heartfelt pleas from our two leading shire districts, generated by the policies of the current government. I point out that NP's are there forever and the policies are there for at least 5 years. During that time there will be more money for social housing.

I referred to the DCLG graph (below) of housing provision post war.

It shows 50/50 private/public sector investment for 3 decades, when UK was poorer than it is today.



The HWP has begun to recommend the need to increase tax based investment.

With a policy for community led development, together with adequate funding and the removal of the profit motive, RSL or similar schemes can arise once every 10 years or so per settlement.

Any move to signal private sector involvement up front will instantly raise the value of land further beyond the reach of any truly community led scheme. As Andrew Wood said, private sector ruthlessly seeks to reduce its share of affordable housing. I hope you agree that we should remove the risk of another Hartington.

Please place this email and the graph in the library.

John

John Youatt: community and renewables planner  
green activist