

Email: info@campaign-for-change.co.uk

Community Land Trusts



HASTINGS DEVELOPMENT PLAN.

General statement.

Matter 2: Housing

Should we consider nearly 3 million unemployed as an achievement Technology has reduced the need for labour, we should not have people doing nothing while others work and keep them unemployed, job sharing would be the answer especially for the older age group, but one can't job share with an economy that sets the higher rate as the going rate, especially regarding rents and mortgages, resulting in debt, family breakdown, mental depression, and leading to dementia. Is it right to expect someone to get paid £6- 50 an hour then tell them to pay £800 a month in rent or mortgage?

Technology, we are not taking the advantage of our technology, Supermarkets are having self-service checkouts, and there are driverless trains and pilotless planes. We have recently introduced a dairy herd where the cow's milk themselves. (That's to say fully automated).who ever said we should all be working all time, just to keep land owners developers and bankers happy?

Please find enclosed a leaflet regarding a Land Community Trust. The plan would be to rent the land for about £1,000 an area or have a 50 year lease paid up front, this being 5 times ones gain from agriculture income. In the event the owners did not except the rental a compulsory purchase order would come into play.

We are spending £20 Billion a year on housing benefits, this capital would build all the homes we need.

Repossessions will be rife once interest rates go up, I enclose a paper on pensions that could apply in the overall plan, rents never ends nor do some mortgages, we need a new plan for housing the people. Also enclosed is an older people accommodation complex where one has their own space while having contact with others and a care can be on site all the time. Loneliness and isolation is an issue that is causing a number of health problems.

There needs to be a rethink across East Sussex..

We should not be covering our Greenfields with awful houses that are being built with no open spaces, nowhere to park and some houses will be falling down before the mortgage is paid off.

There is a need for a more community development where people can enjoy their own space while having the company of others, where possible a school with in the developments to stop the school run, Have a community health centre that takes in a doctor, dentist, Library and a multi community church. That would be used for a number of events.

I want to introduce a Community Land Trust way to house the people. Land should not go from £20,000 a Hectar to £500,000 plus with planning gain.

Please find a paper on the Land Community Trust vision, where by one owns a property but can only sell back to the trust, this would allow one to save for one's pension once the purchase price had been paid off,

On matters 2,

2.1, I don't believe we can get 3,400 homes in the sites allocated without creating debt and despair amongst, with the unaffordability and overcrowding of housing on a site.

2.2, 2.3,

One has to question the sites allocations in order to achieve the quota, the land just over the boundary in Rother when developed will have water run off that may create problems in Hastings, have proper considerations been made to allow water run offs without flood risk?

What is viability, the developers will opt out of affordable homes if they can, we should have nothing else.

2.4

I believe the infrastructure needs a review, we can't move now for traffic and with the possibility of some 32,900 homes in East Sussex we will have gridlock unless we look at transport more seriously. Maybe some metro line would be an answer.

2.5.

There doesn't seem to be much land for industrial use to the population growth that new housing will bring. There is a need for start-up work units that young/ new entrants can use to create jobs and have enterprising interested people to get the workforce employed.

2.6,

Simply NO? There are not proper affordable houses, there are not any care placements in the plan, and nothing for travellers.

On the issue of travellers, there is an issue with travellers that don't travel, when one mentions travellers most people don't want to know, but if you see a fine wagon with good genuine folk in them moving around what's wrong with that, provision should be made for these people before any homes are built so a few on each site when more than 10 homes are planned.

Will anyone guarantee that all those people in new homes are good honest folk, and did they get their money by fair means?



This is a design for an affordable community housing project.

Each department would look out on to open space; Earth pumps would save energy, Community gardens could be established and sporting activities for the well-being of the residents. Everyone could have their own space while being able to link in to activities within the complex; we could start with those on the housing waiting list creating a new and better social living. With children and young people being able to mix together they may become better future adults. People need two things, the company of others and your own space, on new developments we are overcrowded, yet isolated.

Older people moving into the new complex could sell their existing home, and invest their surplus capital into a new trust pension plan, the trust would build and provide social care with the funds, maintaining the asset and provide a reasonable return.