

Rother Local Plan 2020-2040,

Please find enclosed three documents I have put together. The enclosed package should be put to this policy constitutionalities it is part history, but it makes a better picture to revise and look forward with some policy ideas.

Developers should not be putting in applications to make money for themselves. They attend Local Plan enquiries and arrange between themselves which site they will have. This should not happen. Then they build what they can sell, often not to local families.

The proceeding should be; the Council invite developers to build what is needed in the Local area.

While looking over the Rother Local Plan document, it says; in Rother the highest age group is the over 65s while those from 0 to 17 is the next highest number of persons.

This asks the question; where will there be homes for the over 65s and the formability for the younger generation?

Please go to the enclosed document heading The Planet and People Coalition, page two.

Questions;-

27, Healthy Streets;

Were you thinking of new Streets or existing ones?

Its unlikely there will be new streets as new developments are not laid out for Streets. But one could, in the large developments in North Bexhill, create a better layout that as not being built . Its not too late for these undeveloped areas..

Many shops have closed, as larger super markets are replacing the small family shops. We need to ask, do we have a few large stores and close the High Street shops or help the smaller enterprises to continue?

It may need government to change this, but local Councils should get together and put a policy to the Government.

One suggestion is to allow supermarkets to only sell food. and no business rates for those under a sustain size. Also the local council to own new shops and receive a rent. The land cost being 100 years farming? They get their money back over 20 years, then one doesn't need to keep increasing the rents.

Another option is to have a Business Trust, and offer the property to a business occupier at cost. When the occupier moves on, they get their money back.

Q 116, 117;-

Affordable housing.

What is affordable to those on a minimum wage?

Refer to document The Planet and People Coalition, pages two & three.

118, Infrastructure levy;-

This was a David Cameron scheme. It often is not used for the infrastructures to help with roads/transport/water supply etc. .It may go towards sports facilities, but there still could be a built in levy on Affordable housing.

For example, Ashburnham wants to have a new village hall, while some don't wish for more houses in the village. They would benefit, if all villages had say 20/30 homes for the local young people.

If as in the enclosed, and the land is there, build 18 homes, 9 long two high, They could still be about £160,000, add £20,000 to each one, =£180,000 they have then £360,000 & £100,000 available, There is your new Hall and 18 new affordable homes for the local residents.

This coupled with a 1066 walk, a camping site for those passing through, tea rooms, and a small shop.

Q119, 120, Views on 100% affordable housing;-
100% for it.

There will be no point in having affordable housing if the occupants can sell them on to the open market.

Create a Land Community Trust that takes control and the Council with the plans in the enclosed document The Planet and People Coalition. Employ developers to tender for the work. There is a company in Kent that build timber homes for £160,000. If they were built on a steel frame with bolt on timbers, they could be replaced every 100 years.

Q121 Allocating Sites;-

We don't need boundaries, we are seeing some areas becoming too cramped and over developed.

While one needs to consider services, I am not suggesting a few homes down a long lane. We should invite each parish council to select a place or maybe a few places where some homes could be built, as in the enclosed illustration. In many cases, close to a pub or village hall. While some owners have offered land, we must house our people and be responsible for the increase in population, if it means compulsory purchase, then so be it. This would not be taking all one's land,. In some cases just one or two acres, and the payment would be equivalent to 100 years from farming the land.

Q 131 132,,Older peoples accommodation.

While many don't wish to move from an area they have lived in for many years, for some, a life time., at the same time there are many who are used to moving around. But older people usually stay where they have been living for many years .and don't wish to move miles away. There is a need for older people accommodation in every village, preferably close to a community centre, so one can take part in social gatherings.

In towns or built up areas, there are needs for extra places.

135/136 Gypsies and travellers;-

With many homeless people and those wishing not to be tied to a house, the name Gipsy needs to be changed, What about travelling communities? With facilities for

toilets ,bin collection a garden and community spaces, with a proper plan as they move around. each development over 20/30 should include a site.

Q 140/141.

Every village should take a few new homes as enclosed, if each one had say,10 long two high, or even two sites, each village would benefit, but for the people who understand village life, not for city retirees To include a village shop or extending the present shop. May be a supermarket to supply the goods, it must be better environmental to have one vehicles coming to a collection point than several families travelling to a town to shop.

Old barns could become holiday lets, not for wealthy retired senior officers.

Q157.employment;-

Before any new developments start one needs adequate employment provision- A hub for shared office space, some light industrial units .a place where young people can have start up units.

Where there will be some solar farms .we should be building them higher so they can be used to grow salad crops, by leaving one in four panels clear glass, I understand in the Netherlands there are panels that let the light in, with climate change should be producing more home grown food ,in order to employing village people.

Q159/160.

Needs protecting as above.

Q164 / 165,

With the sites in North Bexhill the enclosed layout & Design should be incorporated, with growing local food where possible for the residents, employing some full time staff, with help from the retired members on the estate. This providing a purpose for the retired folk. The enclosed layout & design would include indoor and outdoor sports facilities, some villages could incorporate a similar plan.

Q 166, Holiday lets;-

In some places people are complaining about holiday lets, these places are often only used 50% of the time each year. while Local people can find a home.

One should promote the use of hotels, in new builds as they could include a portion for time shares.

Q172/173.&174,

See enclosed history of village life,

Q174,Local employment & skills,

Take Ashburnham example,118, and Reviewing the education system back page enclosed the planet and people document.

We should stop building to rent.

Build on steel frames off the ground to stop the flooding and save water with underground water tanks for summer use, watering the community gardens etc.

Some additional points.

In 2023 there were 8.4 people living alone, some by choice, but many while keeping their own space would be better served by the community housing as enclosed.

There were also 3.2 million lone families in 2023, isolation and loneliness can create many issues with health and well-being.

As people, we need two things The company of others and our own space. On new developments we are overcrowded while becoming isolated.

Family breakdown can occur for a variety of reasons. A youth justice board survey found 70% of young offenders were from broken homes.

I am not saying that women should not work ,but, I believe part of this problem is caused because we have created a system where mothers are expected to work, while one wage won't pay all the household bills.

The housing system I am trying to promote would go a long way to creating a better family environment. With less brokenness, our mental health issues would be more stable.

While there may be down sides to the plan, for example, people have differences and may fall out with others. Some relationships may start up, leaving the couple to become jealous ,thus creating bad feelings within the community.

While these issues may arise, they can., usually, with help be resolved.

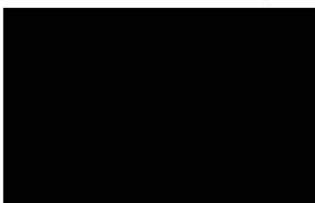
I am thinking more of future generations, as in the animal world ,those brought up together get along with each other, it's when you put other groups with them, they have fallout.

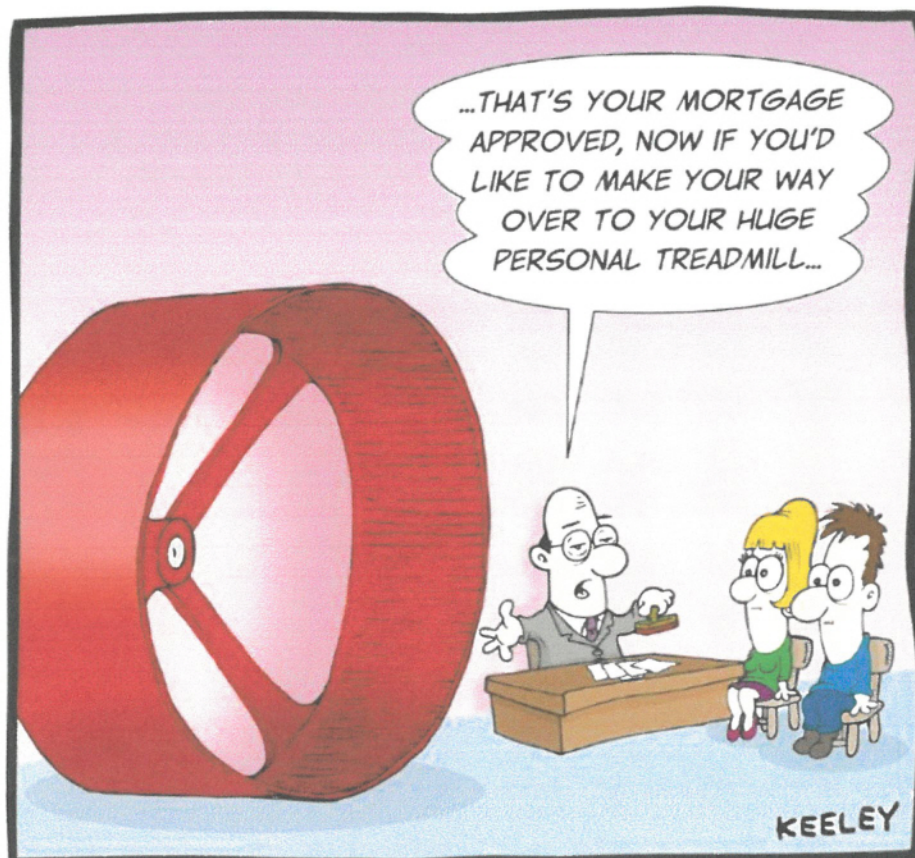
With the advantage of the technology we have, there is in all walks of life the need to employ less people. Having a market economy is not helping ,one needs to have a purpose, which many do not have. If once your affordable home has been paid for, people could have less time at work, and more time with friends and family, having time to have time for personal interest, be it sport, art music etc.

Some people find their work a pleasure ,but many go to work to just pay the bills.

The Local Plan needs to consider this, so by 2040, we have happy, healthy, wealthy communities.

Laurence Keeley





The decline of Village life & what can be done, incorporating climate change.

Below is a farm my family rented, it was sold off the Ashburnham Estate in 1979.
**Today all these buildings are houses. One could not farm this land now without
renewing all the buildings, and they would need to be away from the new homes or
residents would complain of the smells.**



Consultation in the dairy industry and farming.

1-5 are some examples of History of farming.

6-10 solutions. 9,10,11 & 12 Milk futures.

One would need to go back a thousand years to see what has developed and caused some of the issues we are facing.

Many years ago, Land was given to the friends of our Kings and Queens. You could say the land was owned by the state, or Estates.

All governments from different colours have destroyed the Estates for a number of reasons. Some have survived death duties by creating family Trust, even they are being threatened by being evaluated every ten years and taxed on the increased values. We now have investors in land, land values bear no relation to income from the land.

Land owners who don't farm the land, rent the land on short term arrangements, so they can sell up at short notice. Farming and food production is a long term plan. One can't grow fruit or vegetables on a one-year arrangement. Often land on a short term let is: take all you can and put nothing back.

1- I remember when my family had a rented farm on a Large Farming Estate. Tenants paid the rent, but did not borrow any money. We had a mixed farm with a milking herd, bred beef calves, did an egg and potato delivery round with some vegetables when we had them. Our cows produced about 1,000 gallons a year and lived 12 / 14 years. Now we have Canadian Holstein dairy cows that produce 2,000 gallons a year, and not many lived four milking years.

2 - A farmer purchasing land in the mid 1950s would have paid less than £500 an acre, by 2050 (100 years), that land will be over £10,000 an acre at today's value, over the 100 years one acre would not have profited £20,000 from farming. but if they got planning permission on the land they could receive **£500,000 an acre, and get away with paying capital gains tax, by using the rollover relief. This should not be allowed. If that's not a capital gain, then there is no such thing.**

3 – A farmer in 1965 held a farm walk on his farm by invitation of the local farmers Union. I went along with my father, and we saw a great enterprise. We saw a good dairy herd, beef cattle, a flock of sheep, crops of potatoes and corn, and new seed lays of a number of varieties. The farmer said, my two sons have just left school and we are now a family team: the boys were keen to move mountains. But today, the farm buildings are rented out for industrial use or storage. The land is rented out for summer grazing, and the boys were both working for another business nothing to do with agriculture. The property would have gained in value. They have received rent for the land and buildings. Had they continued farming, the buildings would be full of livestock. They would have grown hay to feed them in winter, and clean the buildings out in the Spring, a lot of work and dirt. But as it is, they have won all round.

If we all did the same, we would not be growing food in Britain, but importing all we need.

We should not have to rely on other countries to feed us. We are seeing an increase in world population, and think of the pollution transporting goods around the globe.

4 - I remember a friend, who rented a small farm for 40 years, in East Sussex. He could, with the money available, buy a house in the village where he was renting a home. But he put that capital in the live and dead stock for the farm business he could rent from an estate. Forty years later, when he wanted to retire, he could not afford a house in the village. So he had to move away from the people he had known over the farm

The Landlord sold the property.

I was going past the farm a few years later. Some sheep were on the road, so I went into the farm to say there were sheep on the road, and, to see what was going on there.

I was met by a man living in the farm house. The sheep had nothing to do with him. The owner of the livestock lived about 25 miles away. He came over once a week, probably to collect the dead animals. This is not the way to farm or look after livestock.

5 - In West Sussex there were many market gardens & greenhouses. In Kent we had many orchards supplying the wholesalers. They employed a large number of people and fed the South East & London. They earned very little from their work. When developers offer you £5 million for your land, you are very tempted to take it. Now we are importing the food we could be producing.

6 - People like Sir James Dyson & Bill Gates, should not be buying up land to keep his money safe, while keeping young people out of using farmland they own, but create tenancies for new entrants into food production.

They may say they have put millions into Agriculture, but not many people could do that. One needs to remember this big landowner did not make their millions from farming.

For example, if one owns thousands of acres, they could farm say 300 acres, and then rent out holdings for new entrants into farming, and receive a rent.

7 - The capital we save from our contribution to the European Union, could be used to underwrite loans to young farmers by renting land from these larger land owners. Also I would like to see the Government create a Farming Trust taking over the ownership of council holdings to stop them from being sold off to cover the Local Government shortfall of income.

We need animal welfare to have farmers living on site, not having to travel several miles to check their livestock, and be able to move them from field to field without having to transport them around.

8 -The way to do this would be to reform land ownership and inheritance tax. Farm businesses can be broken up when land is inherited, and brothers and sisters want to be paid out. Land has a non-farming value, where a farmer has to borrow to pay out the rest of the family's beneficiaries.

9 - We have a ruling where the farmer could receive a rent from other members of the family, so they become a part tenant of the holding. and allow young farmers and milk producers to start up or continue in milk production. Farmers are like coal miners, once they leave they don't come back.
The way to do this could be:

10 - Where we have land owners who are only investors living in the farm house, we help them convert a building or build another one for a farmer to live in, and create a tenancy that runs to retirement for 35 years. Rents would not be based on the market rents but one would work out a rent on the production from the holding.

There is a need to protect existing estates and Council holdings.

11 - We should encourage small milk producers. Dairy farmers are like coal miners, once they leave, they don't come back.
And now we import our coal.

12 - Coming out of the European Union will allow the United Kingdom to re-establish the Milk marketing board or a similar organisation, supporting milk prices.

If the cost of producing milk can be established. One would be paid an arranged sum, for a given amount of milk produced. once they have produced gallonage or literage, the price would drop, until it was below production price.

We have found, where a producer receives less or earns a few pence a litre, they produce more to get more income, then we have over production. A local balance is required.

For example, we had up to 60 cows producing 5 / 7,000 litres each, we work out a good return, but if they go above the numbers then they get a reduced payment. But over 60 cows start at a different place. Creating a situation where those over 120 cows find having less gets more. One could not destroy those already in the hundreds in a herd, but they may find reducing and helping new people in the industry an advantage.

If a milk marketing board can't be set up, then some kind of payment could be made to those with less than say, 60 dairy cows

13 - We have now those farmhouses become country retreats from city capital. Those having land with the property will rent the fields out on short term agreement. There are a number of these holdings taking up the Government offer to rewild the land, hence, some farmers renting this land are told they won't have the land in future.

I have witnessed some livestock farmers travelling several miles to take maize silage back to their holdings, creating much traffic gridlock on their way to their homestead.

We are told we need Eastern European workers to harvest our fruit and vegetables, as we cannot find local people to do the work.

It would be true to say many people with full time jobs can't take several months off to help with the harvest, it's not that they won't help.

Those from Eastern Europe can earn enough in the UK to go back home for the Winter months off and live off their earning from the UK, the answer is to create an environment so we can afford to live in the villages, and earn enough in the planting and harvest time, so one can manage in the Winter months. It could be easily done. All we need to do is build affordable homes, which would not be rented or market valued on land available on the farms. As one can find on previous pages.

If one went to the local Agricultural shows in the sixties, one would have seen a large number of small businesses, similar to Merrydown cider, corn merchants, agricultural distribution and repair firms, all family enterprises. I remember there was a small coach company, a garage and petrol pumps, and snob (shoe repair person), men's hair dressers, two grocers, a butcher, a pub, football team, Stoolball team (a Sussex game) & most villages had a cricket team.



Photo from 1950s with loose hay on wagons,

That village today has just the pub and the one grocers shop, which opens mornings. All the businesses have been sold for houses that locals can't afford. One kind person in the village offered some land to build some affordable houses for young people. The parish council said; "there are no young people in the village". Well, we know why, so it never happened. Villages are becoming a place for old people and retirement places, yet that in itself is creating issues, as isolation and loneliness in villages is a huge problem.

I have seen the second generation make money from the forefathers business. The third generation sell it on for developments, or in some cases sell to a competitor, and we end up with a few large businesses. I recall 20 milk producers in each village, now we find two or three in a District, milk tankers travelling several 100 miles to a depot. We need local distribution centres saving environmental issues.

For example, There were two men in a prisoner of war camp in Germany, that came from the same village in East Sussex. This camp one would expect was not so bad as some. They went into the kitchens and found some fruit and made some cider. After the war they were sitting in a house, and said, what shall we do now? They decided to make some cider, going out into the local orchards collecting apples, and made cider in their garage. After some time, they were selling a lot of bottles, and when a building nearby came up for sale, they bought the property. The house they were in was called Merrydown, so they called their new premises Merrydown cider, hence the name became a National name.

So, what should be done?

One solution is to create small farms that one can enjoy and create employment. Instead of paying set-aside or for countryside stewardship, that money could be used to help create new local produce i.e. cheese, a smokery, cutting room for meat, bakery, local pies etc. Local milk dairy and egg suppliers, free range poultry for egg and meats, fruit storage, freezers for storage, and energy crops should be grown. It would be better for 10 farmers to have 40 cows each, rather than to have one farmer with a few hundred; animals would have better care and attention.

Farmers who have no charge on their land are paying high rents for short term lettings so the price is spread over the whole. The young farmer can't bid on equal terms for the land. In order to encourage more family farms we should introduce a land tax for those who farm a large acreage. Mixed family farms would be better.



The following table suggests a guideline as to rental value;

English rates:- Grade One - £50 per acre Grade Two - £40 per acre Grade Three - £30 per acre Grade Four - £20 per acre Therefore if one inherited a farm one would only pay tax equivalent of rental value and this could be paid annually into the National Fund. For example, if one inherited Grade Three land the following table would apply:- 1-100 acres - no tax 101-200 acres - 50% of rental value i.e. 200 acres = £3,000 p.a. 201-300 acres - 50% of rental value i.e. 300 acres = £4,500 p.a. over 300 acres - 100% of rental value Where land is let, no tax should be payable.

This would prevent multi-nationals from purchasing and controlling large estates.

New long term farm tenancies of 35 years or retirement should be created, One can still lose one's tenancy for bad farming practice or debt, but growing food to feed the nation is a long term plan. Maybe now we have left the European Union, the money we gave to the EU can be used instead to create small farming enterprises, with the Government underwriting any loan given to those starting out. It would be better to look at land ownership. Speculators are buying land as a safe place to put their capital, but often don't farm the land, and rent it out on short term arrangements. Farmers who rent the land don't live on site, hence live stock are not seen daily.

Create a Community Land Trust in every District by:

1. Abolishing development boundaries. • Capping development land at 10 times agricultural value maximum • Every village to have some affordable homes to revitalise village life. • Trust houses cannot be sold on the open market, they can only be sold back to the Trust at the current cost of production (materials and labour).
2. Invite every Town and Parish Council to select places where homes could be built. Take away the Right to Appeal from developers...No means NO.
3. Build care complexes for older people, to enable them to stay in their community area.
4. Local Councils say they are not able to suggest alternatives to planning applications - this must change.
5. Invite developers to tender for the building work (Developers to gain up to 11% per house. They can turn that capital over three times on one year.)
6. Add a proportionate sum to each home to give to the Town or Parish Council. (This capital to be used to revitalize villages and towns - build a new community hall, enlarge a shop to cater for all local needs which would save people having to travel to larger towns, or possibly where pubs have closed, create a pub, shop and community hall in one development, and create work units.)
7. For example; building 20/30 homes in every village, on land that is not first class food growing land, add £20,000 to each one for the Parish Council. They then could enlarge or build a local shop so they could cater for all the local needs, thus saving families travelling to the towns, and creating traffic gridlock and pollution. This could also be a larger complex in a town setting, with a self-sufficient garden to feed the residents

SOME SOLUTIONS, It is said that a third of the world's population go to bed hungry. With the global population now 6 billion, it is estimated it will be 9 billion in twenty years. If we don't act on pollution and the environment, the population could quickly go down to five billion with mass famine and disease.

Whilst supermarkets promote cheap food, this is short-term gain. Since Eastern Europe has joined the E.U. we find, with cheap labour and unused land in the East, the West will be getting even cheaper food. British farms will be unable to continue in food production, the countryside will become bramble and rabbits. When wages and values rise in Eastern Europe, food in Western Europe will become expensive, and the people will say; why don't we grow food here? Sadly there

won't be anyone left to grow food, unless we take a long-term view now.

Money the UK spent on the EU could be used to help young people into farming, by means of giving them financial help. In order to keep a policy for food security, we need to make producing food a paying enterprise. We would not then need to consider GM crops.

Council owned farms should be transferred to a farming company to stop councils being able to sell them off. There needs to be a minimum price at which producers are paid. Items like milk, could be guaranteed up to a certain number of cows on a holding, thus stopping multi-cow units; we should Create animal welfare, not animal factories. There are too many speculators in forward buying of food, and land investors. A new concept is needed for land use. We are spending £24 billion a year on housing benefits, £34 billion on helping first time buyers to get on the housing ladder, all this could be stopped, and we were paying £34 million a day net, into the European Union; this money should now be spent on underwriting loans to new young farmers.

We are now told to rewild the land for environmental reasons, we can't eat the environment.

Then we are told there will be payments to plant hedges and get the soil in a better condition...

It was a few years ago, when the European Union paid farmers to take out the hedges and grub out the orchards in the UK. One wonders if those educated folk really know what they are doing sometimes.

There was a time when we made hay as opposed to silage. One cut the standing grass. From mid-June to mid-July, birds who nested on the ground would have hatched their brood, and the grass seeds would have had time to ripen, so if one moved the crop seeds would drop onto the land, this would feed some insects or reseed the land.

Once we moved to making silage, and cut the grass in May, those nesting birds' eggs got crushed with the machinery, and the seeds are still green.

Now with the large bales, instead of the small square bales, one can make hay much easier, therefore we should consider doing more hay, to help the environment and help with the wildlife.



Laurence and straw bales

We appear to have a crisis with HGV drivers and a shortage of goods filling the shops for us.

Some may blame Brexit. But what is the real cause?

I remember within three villages, in East Sussex Ashburnham, Herstmonceux & Wartling There were about 50 farms producing milk. There were dairies in Eastbourne, Mayfield and Headcorn, all three are now housing estates.

Today each of those villages have just one farm, with large herds producing milk and the large tanker travels from Herstmonceux in East Sussex to Aylesbury in Buckinghamshire. Now, would you like to drive such a vehicle with the traffic on the roads today all that way, even with the cash they are offering to do it? The same with Supermarket HGV drivers.

If we really are going to save the environment we need local food producing farms, but that can't be done if we continue to allow speculators to buy up land, and let it out on short term agreements. If we continue to take in those wanting to come to the UK, we need to address how we will feed them.

We have now those farmhouses become country retreats from the city capital. Those having land with the property will rent the fields out on short term agreement. There are a number of these holdings taking up the Government offer to rewild the land, hence, some farmers renting this land are told they won't have the land in future. I have witnessed some livestock farmers travelling several miles to take maize silage back to their holdings, creating much traffic gridlock on their way to their homestead.

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The answer to the heavy vehicle driver shortage would be to have small lorries and grow and deliver locally, and not be travelling hundreds of miles to depots and distribution centres.

If we continue to see people crossing the Channel, and helping those from Afghanistan, then we could have arrivals from Hong Kong. I just hope they bring plenty of sandwiches with them.

We are seeing an increase in cattle and poultry feed as there's a shortage of home grown corn, while councils still grant planning permission on greenfield land. The enclosed design on page 12 would address a large part of this problem.

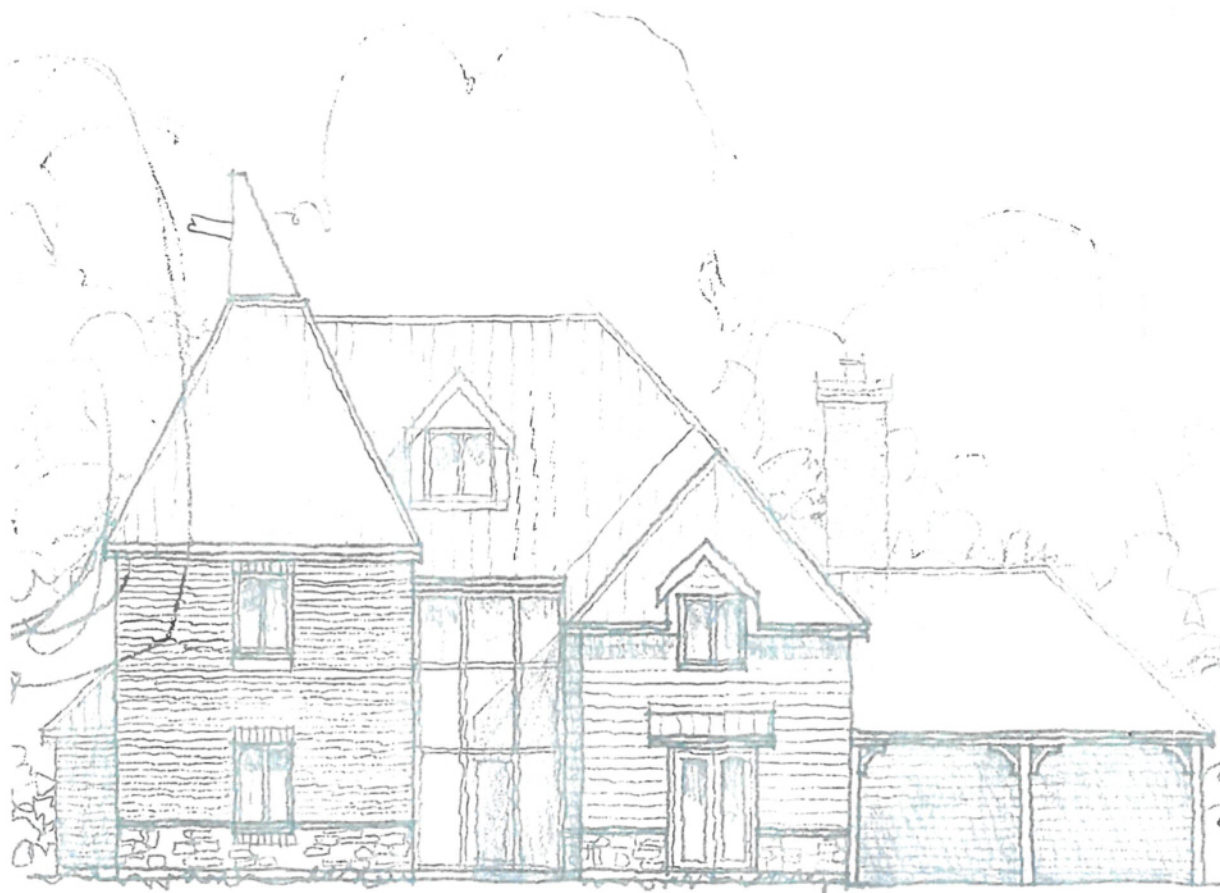
An MP at the Conservative Conference said it would be good to see empty shelves at the super markets. Many said that was out of order, but I believe he is right, grow local, enlarge the village shops so we don't have to travel to towns so often. Many village shops are not large enough to cater for the local need.

We could build some affordable homes in villages, add, say, £15,000 to each one, That capital could be used to create community shops and drop-in centres for the residents. The design on page 11 could be built on a steel frame with bolt-on timbers, (grow more trees to provide the timber). Use sheep fleece for insulation, solar panels on the long roof, and underground water tanks to take the water run-off to store the water for watering the crops in the dry times. One could use earth pumps on large developments to have heating from the earth.

Where planning permission has been granted, but not been started, we should build some upmarket homes as on the enclosed paper, to pay for the land that has been purchased, then the rest, possibly 80% would become affordable, with the enclosed design, incorporating self-sufficient garden and exercise areas, and work from home or having a hub for employment of the development.

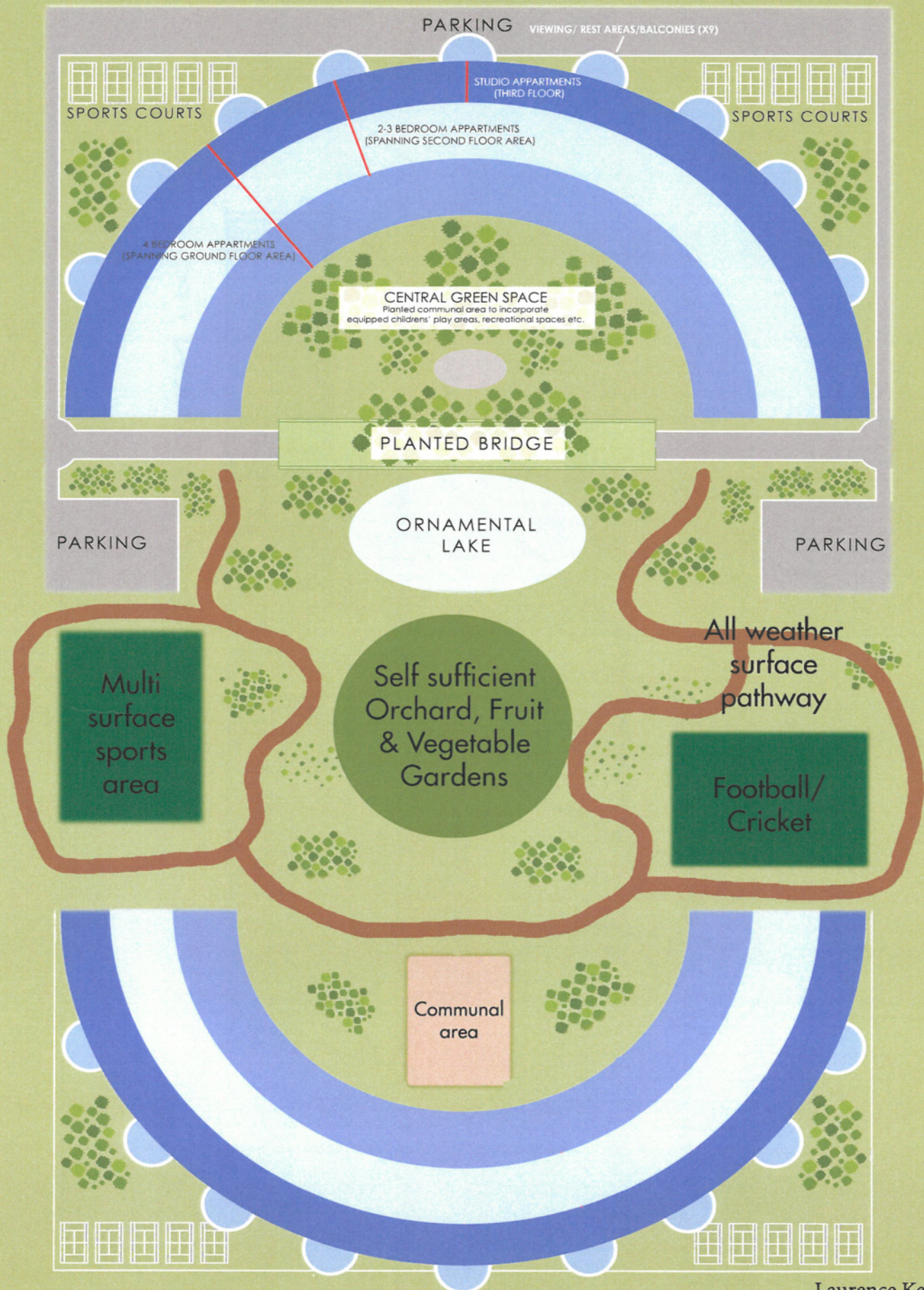
We are all slaves to the system! We were never taught to be creative to make a change. Our entire lives are conditioned, to listen, obey and hold a 9-5 job. We have a system that was designed not to work for the common person. Freedom is an illusion unless you break out of the system to obtain true freedom and independence.

We seem to be controlled by a few, with large amounts of capital or a state control system that fails. There is a need for enterprise, without paying vast sums in rents or property values.



FRONT ELEVATION 1:100

Entire setting within 10-20 acres (or more if available)

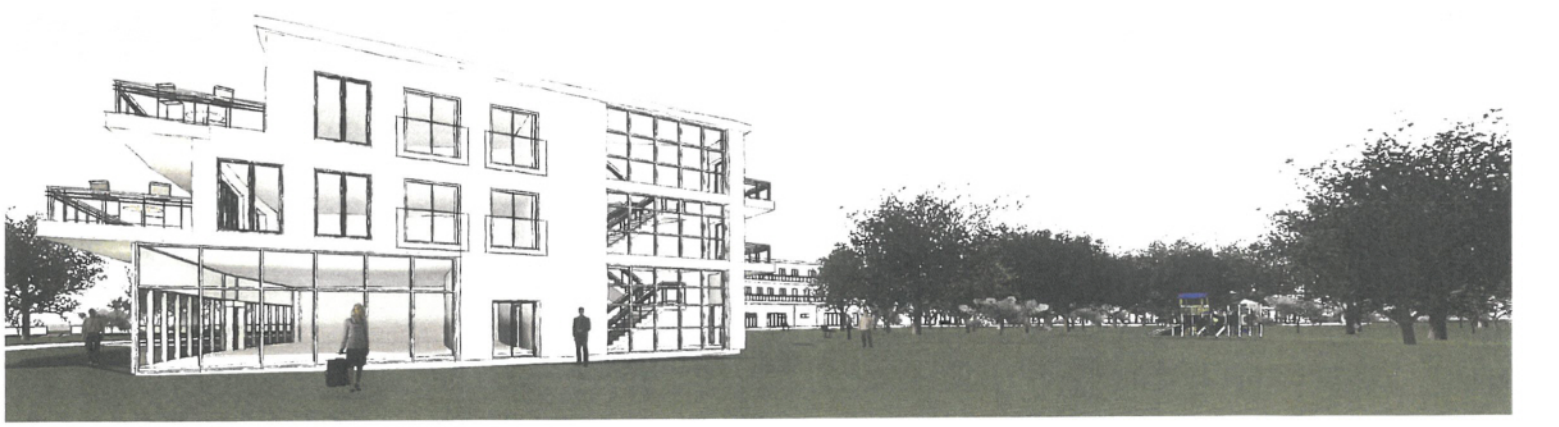
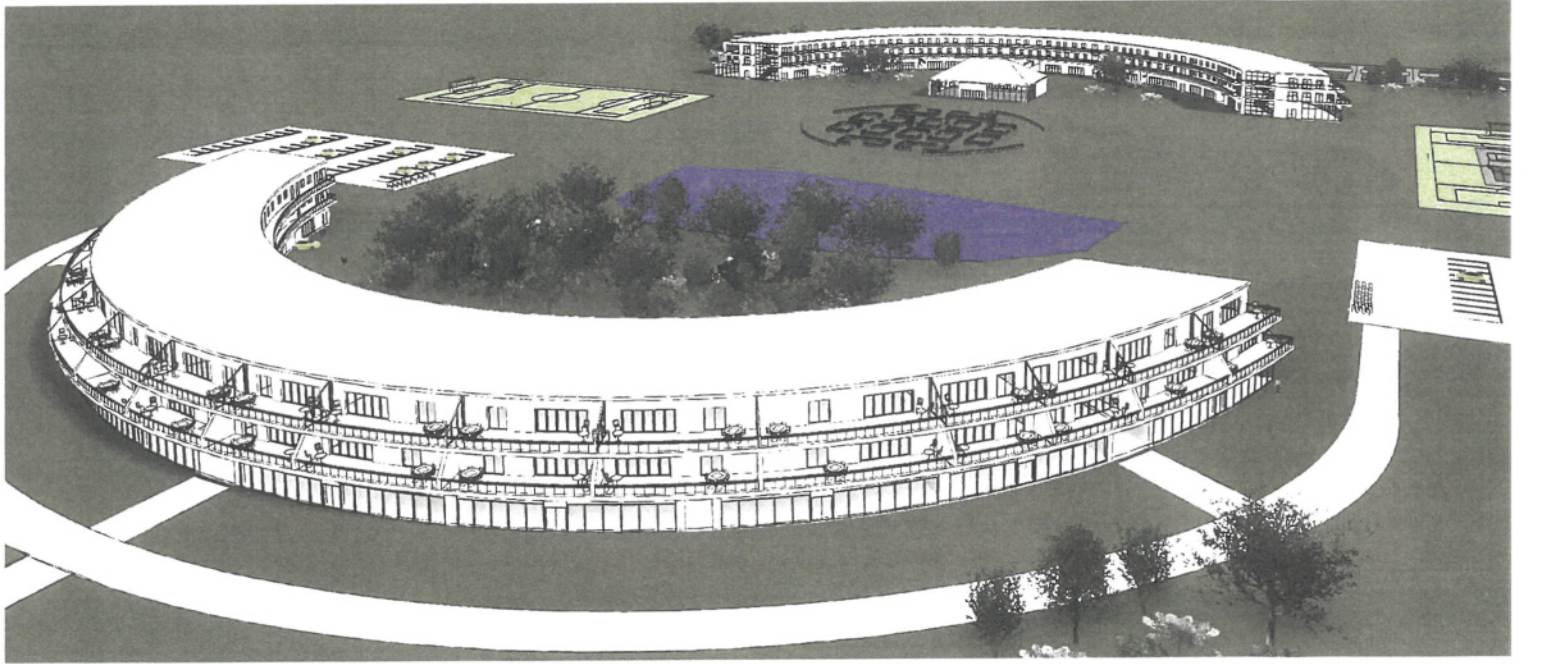


Laurence Keeley
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Community Land Trusts Where planning permission has been granted for large scale developments, but building has not actually started, there should be an order for a Community Land Trust to be included on the site, where building would include a self-sufficient garden to feed the residents, natural habitats for protecting wildlife, recreation areas and the inclusion of inter-generational living. This style of living encourages health and well-being, which in-turn reduces mental health issues, obesity and diabetes.

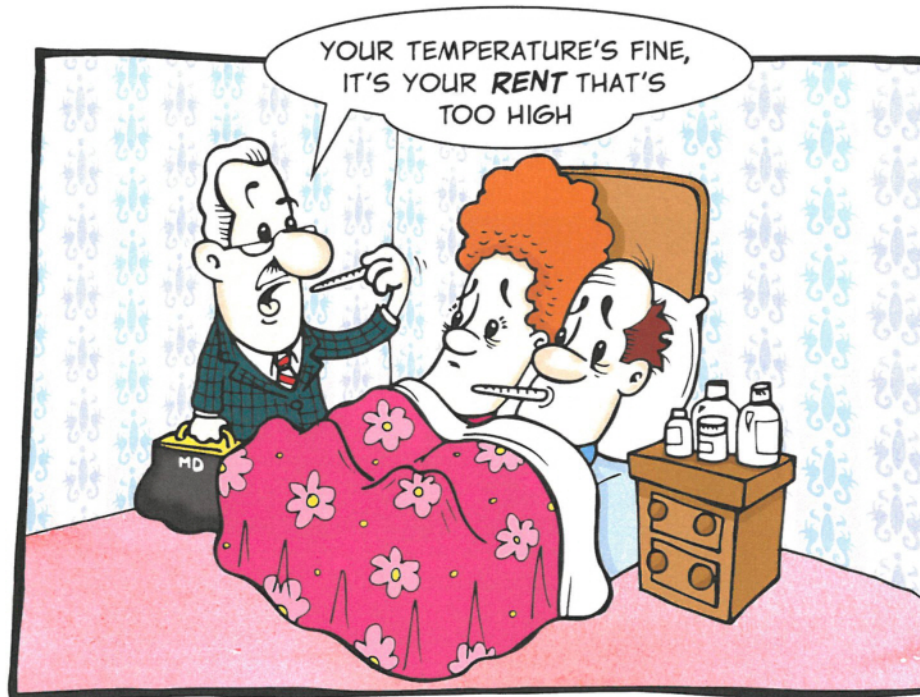
Much of our aging population loneliness and the younger generation's anti-social behaviour stems from poor housing estate design and lack of affordability.

These are illustrations of what could be built on a Community Land Trust site.



The cost of rents & mortgages can cause health issues. In 1900 the average person paid 10% of their income on rent, today it's up to 60%, hence the health issues.

We need a new housing policy.



L. KEELEY

Rent never ends...

*if you can't afford to buy a home,
and you can't afford to save whilst paying rent.*

*When retirement age comes the government will
be paying billions of pounds in housing benefit.*

Planning Ahead: Finance, Housing & Retirement

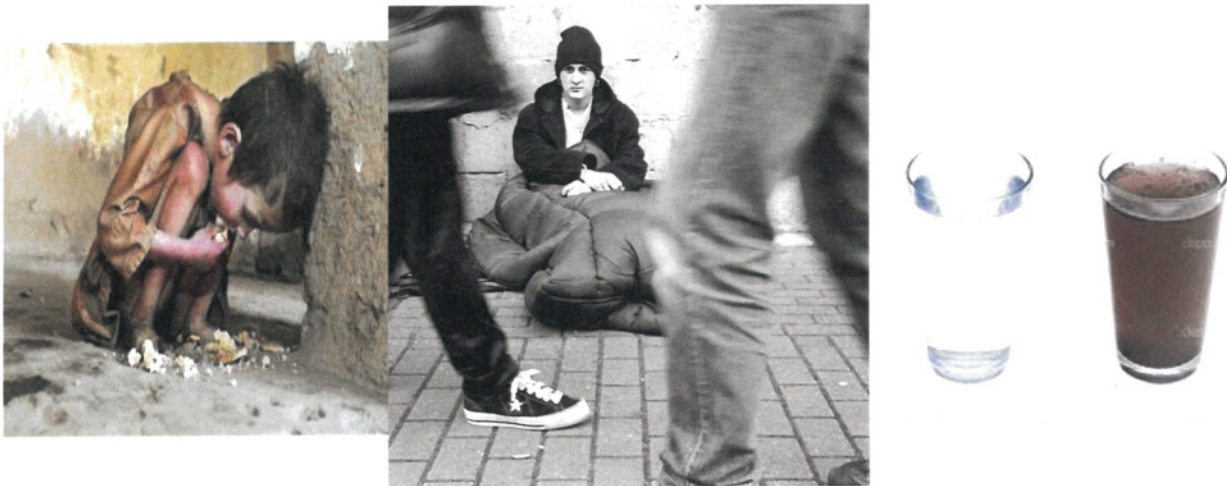
As an example:

Having paid off the mortgage, including interest at say, £600/month (starting at age 25), if one was to then go on saving at £300/month for a further 20 years, one would have saved £72,000.

At retirement, if one wanted to take up the Supported Housing Scheme, one could cash in the CLT home for say £140,000 (original price + increased building costs). The Supported Housing Scheme would take, say, 50%, one could still have £70,000 to add to the savings in hand, making £142,000 in hand, for future years.

**The main needs for the human race are
food, shelter and water.**

**But we have hunger, homelessness
and dirty water, on a global scale.**



Why are so many people obsessed with property values? It's the cost of property that's causing many of the issues. If we paid more for our food and less for housing much would be improved.

Nearly 50 years ago, Mrs Thatcher spoke of the Conservative commitment to a property-owning democracy. We now have many renting, who will never be in a position to buy their own home. There are young professional workers with good salaries, having a job to pay the monthly bills.

Between the world wars, the average family spent 50% of their wages on food and 10% on housing, mainly rent at that time. Today we spend 50% of our wages on Housing & 10% on food. If we were to spend more on food and less on housing, all would benefit.

I recently went into a supermarket and purchased a packet of beetroot. They were sown, grown and harvested in Lincolnshire, cooked and delivered and put on the shelves. They cost £1 – no one made any money from that! Now the governments around the world are wanting to rewild the land and pay farmers to retire, while we see an increase in global population and people becoming refugees.

It is reported we need to build more homes to make the market prices more affordable but, if more can make them less expensive, why can't they be less in the first place? The answer is simple, but either politicians don't understand or are choosing not to for some reason, they still want this system to continue.

We are experiencing an increase in depression and mental health issues; food banks are seeing more families in need of help in feeding themselves. Many are finding it difficult to

buy or rent a house. with some having suicidal thoughts, there are flooding and sewage disposal issues. While developers believe they can build anywhere they please. The developers can advertise the market homes to attract families who have sold a property in London for example, with vast sums of capital to spend. Any so-called affordable homes can be advertised anywhere in the country often to break up the gangs in run down areas. For many it's the cost of market housing and high rents causing the many issues we have in villages & Towns. Do we need this?

All Districts should create a Community Land Trust, where one could purchase a home, but not be allowed to sell it onto the open market, and only sell the home back to the Trust, so to keep the affordability for future generations, many of our social issues & health problems would be solved.

There could be a levy on each house to be given to the Local Council to use for enlarging the village shop, or replacing the shop, so as to be able to supply the needs of the village resident and saving families travelling to the nearest town to shop.

An employment hub is needed on new developments so residents can work close to home, not at home, as there can be many distractions while working from home entirely.

The enclosed design would be used. This would be built on a steel frame off the ground, so saving much flooding we are experiencing of recent times, with underground water tanks.

There would be tanks to use the water for flushing the toilets, and watering the self-sufficient gardens in the dry times. There would be solar panels on the long roof.

Some Councils are creating museums in villages by not allowing new homes in villages.

If one considered a Parish Council, and asked how many children they were responsible for, it would probably be at least 12. They would equate to eventually the need for 6 more homes, that's just the Parish Council. There is a need for Workers on the land to be able to live on site or close to their working place, with some small business working units, in the villages. This brings in sporting activities as well as employment.

For example, the HS2 land that was compulsory purchased, and now will be sold, this could be used to house those in need of a home. It is said there could be 10,000 homes at the Euston Quarter and 4,000 at Earls Court London, all these could be real affordable homes, and could be as in the enclosed presentation.

If the Government wants to end homelessness and house the one million people on the housing waiting list, the enclosed would be a way forward to achieve this.

Building 30% affordable housing will need 2 million unaffordable houses for the majority. While we don't have enough land now to feed a growing population!

If one had purchased a house for £25,000, say 50 years ago, and sold it now for £225,000 it may give them a feel-good factor, as the £200,000 would be a gift.

But, if they sold the house to a young family that becomes a debt, and it would take several years to pay it off, creating traffic gridlock & air pollution on the way, plus the stress mentioned above.

The £36 Billion we spend on Housing benefit would build all the homes we need. The capital would be used over & over again. Instruct developers to build what is needed, not what they can sell for maximum gains.

We need to stop building to rent, as rent never ends, and not selling new builds on to the market. Adding to that, there is a campaign group asking for a four-day working week. If houses continue going up, and rents keep increasing we will need to be working a six-day week!

Is it right for one to pay rent to another, and pay off someone else's mortgage?

If we were to have a cheaper housing system, as enclosed, we could work a four-day week, once the mortgage is paid off. A family Care plan could come into play after the mortgage has been paid. I am inviting housing charities to group together to campaign for a new way for housing the population. **There ought to be a survey with young people to ask if they would rather not be on a property ladder.**

The enclosed design would improve our health, built off the ground with a steel frame, with a self-sufficient garden to grow fresh fruit & vegetables for the residents, Solar panels along the roof, save water run-off and use the water for the gardens in the dry times, having underground storage tanks.

While each department would have their own cookers, why have several cookers going when a few large cookers could serve the estate residents.

Child Care and a sports complex could be on new developments, and a community centre.

Everyone needs a purpose. There are young people not wanting to get a job, as they have no purpose in work or family connections. We have a broken system that needs to change!

If you visit my website at, www.theplanetandpeoplecoalition.co.uk see heading Think Global Live Local, you will find what I am suggesting.

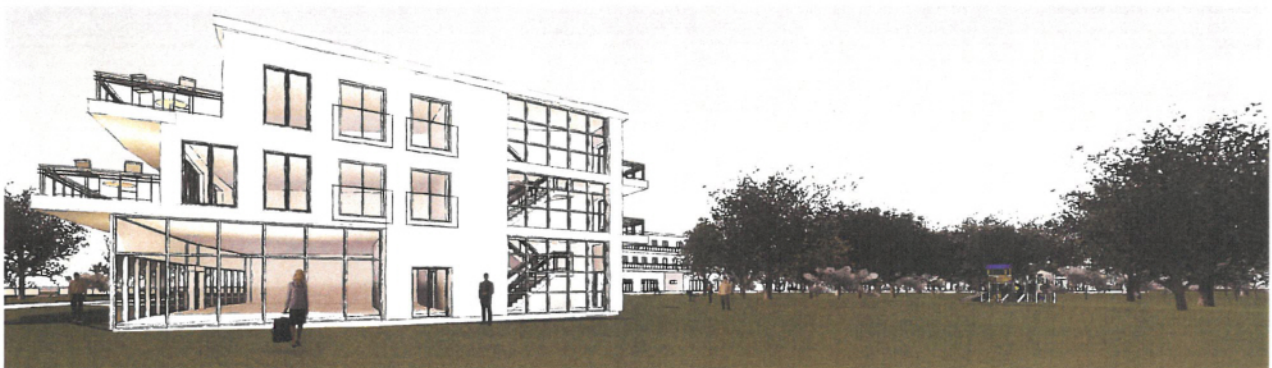
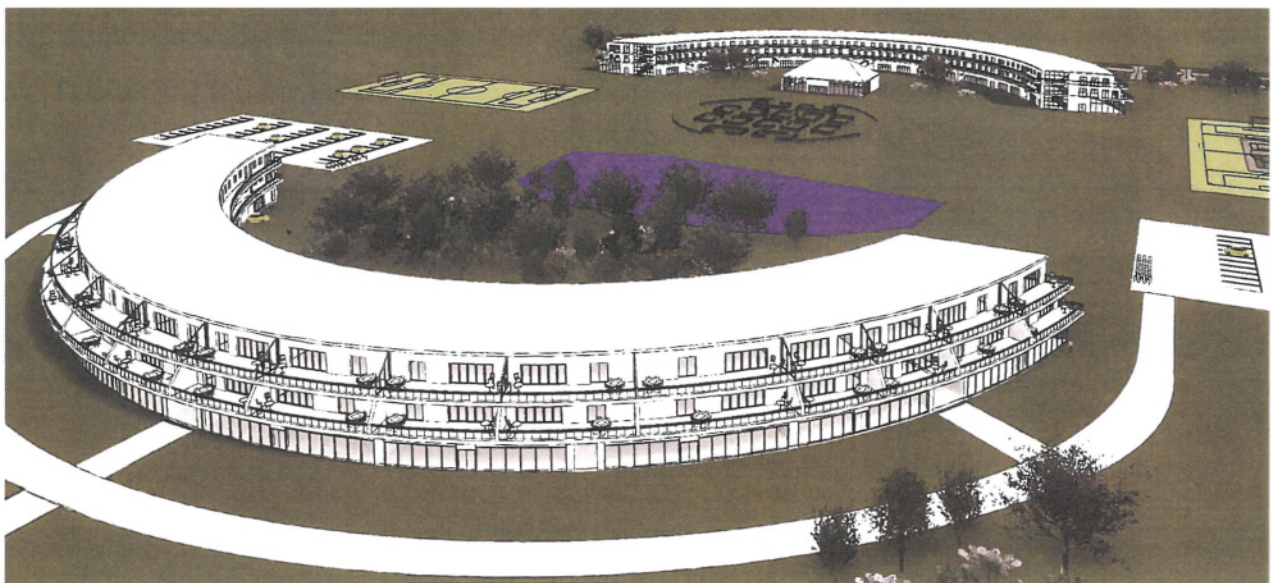
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Community Land Trusts Where planning permission has been granted for large scale developments, but building has not actually started, there should be an order for a Community Land Trust to be included on the site, where building would include a self-sufficient garden to feed the residents, natural habitats for protecting wildlife, recreation areas and the inclusion of inter-generational living. This style of living encourages health and well-being, which in-turn reduces mental health issues, obesity and diabetes.

Much of our aging population loneliness and the younger generation's anti-social behaviour stems from poor housing estate design and lack of affordability.

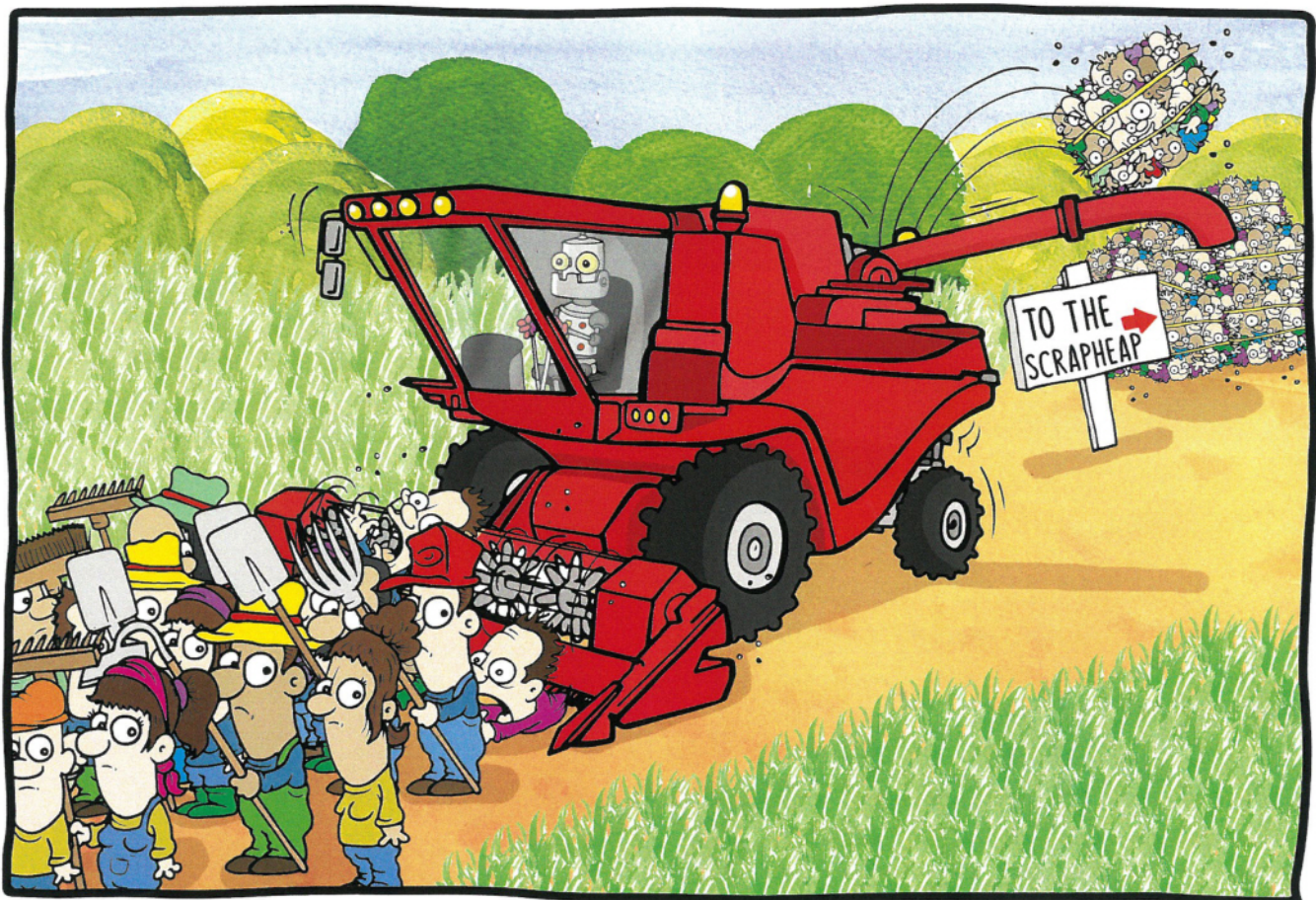
These are illustrations of what could be built on a Community Land Trust site.





**We will be experiencing a Global food shortage in the near future.
Global action is required for sustainable agriculture & development.**

Visit www.theplanetandpeoplecoalition.co.uk
see *Think Global Live Local*, for some solutions.



**There is a need for enterprise,
without paying vast sums in rents or property values.**

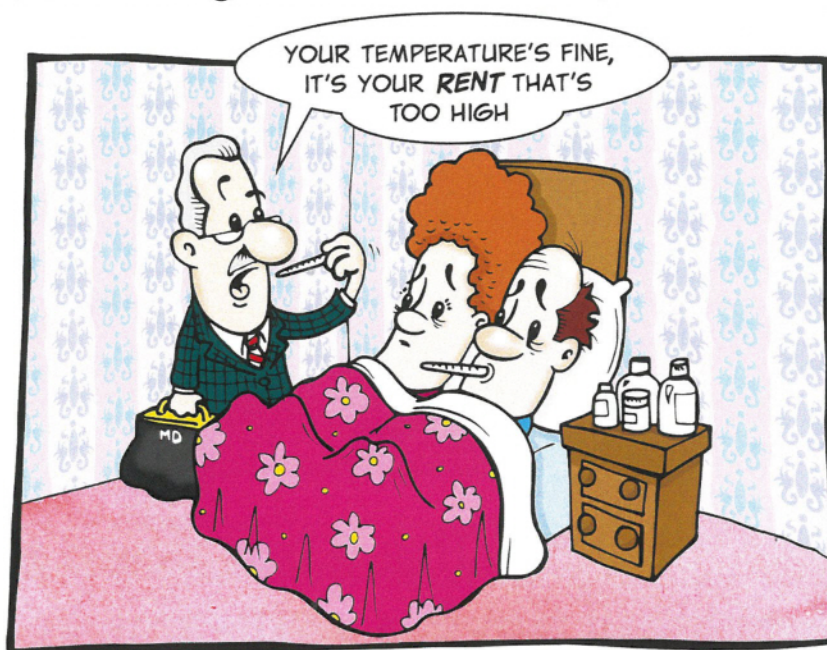
100 years ago 95% of the population were working
on the land, or to do with food manufacturing.

We are not taking advantage of technology.

We could do less working time, if we stopped paying so
much of one's income on market rents and mortgages.



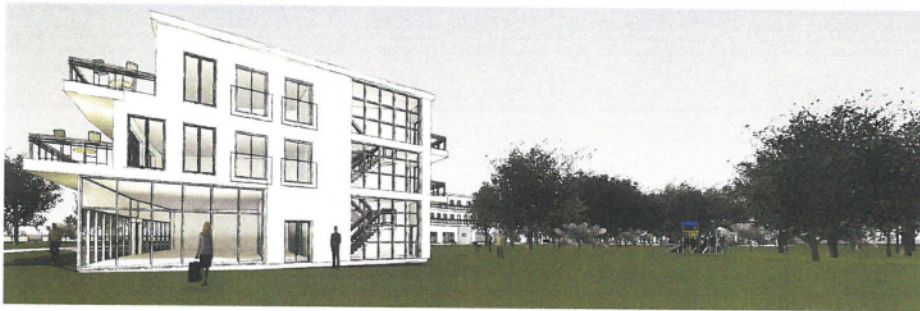
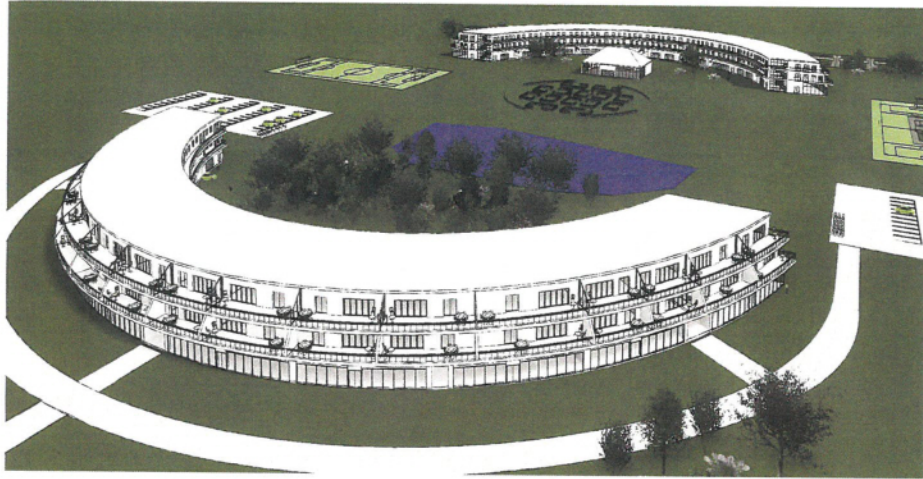
1. Stop all building, where planning permission has been granted, but not started or finished. Create a Trust to build on these sites.
2. Cap development land at 100 years profit from farming or have a Land Lease with a rental value. £100 per house, 10 houses per area = £1,000 per annum.
3. Create a Land Community Trust in every District to oversee developments.
4. Build houses for £170,000, add £10,000 for the Trust. The capital is then used to underwrite loans to first time buyers, and enlarge village shops to cater for the local needs, thus saving residents travelling to towns to shop. Introduce a new layout and design, to include work from home departments and light industry close to developments.
5. Take away the right of appeal from developers. *No means No.*
6. Stop building to rent, and buy to let (rents never end.)
7. Council tenants should not pay rent if they have been tenants for 30 years or more - just a maintenance fee. For Community Land Trust New Builds, occupants should be offered a Lifetime Lease.
8. How many people realise one of the biggest costs of living and pollution is the housing market? If we had cheaper housing, we could have a three or four day working week, and have less stress, less traffic gridlock and less family breakdown.
9. Create a Natural Habitat for wildlife on new developments.
10. The Trust would build the care homes and retirement homes on new sites, from the capital they receive from people paying into the Trust. The Trust could pay interest on the capital at say 3%. If a person needed to go into care or a retirement home, they would have savings and the sell-back capital from their home amounting to over £234,000.



L. KEELEY

Care Crisis: Finance, Housing & Retirement

A Community Land Trust would allow a house valued at £180,000 to be purchased over a 25 year period, with repayments at £600 per month. A further 15 years contributing £300 a month would raise an additional £54,000 for retirement costs. Sale of the house, together with any remaining capital, could finance ongoing care, should it be necessary. Any unspent capital could be transferred to another family care pot without being taxed, in order to swell another family members' Care Plan.



Community Land Trusts

New developments need to include vertical growing areas for fresh vegetables to feed the residents, utilising rainwater harvesting for their irrigation. There should also be recreation areas, sports areas and natural habitats for protecting wildlife. This style of development encourages intergenerational living increasing everyone's health and well-being, which in-turn reduces mental health issues, obesity and diabetes.

A child care facility along with an elderly care setting should be within the complex to encourage a reduction in travel needs for already busy lifestyles.

Much of our aging population loneliness and the younger generation's anti-social behaviour stems from poor housing estate design and lack of affordability.

These are illustrations of what could be built on a Community Land Trust site.

- *We should not be covering our fields with houses.*
- *Community restaurants would save energy and food waste.*
- *One roof span would create good water saving opportunities too, which could be used on the community food growing area.*
- *Solar panels would help to provide power to run the building.*

Health & Well-being In new developments often the third or fourth bedroom is no more than a walk in cupboard, and the main bedroom usually is too small for a king size bed and adequate furniture. Couples need room, so on a hot summer night they can have space & not disturb each other by not getting a good night's sleep. With the above design, one could have movable internal sections, to add or divide rooms so as to accommodate family circumstances.

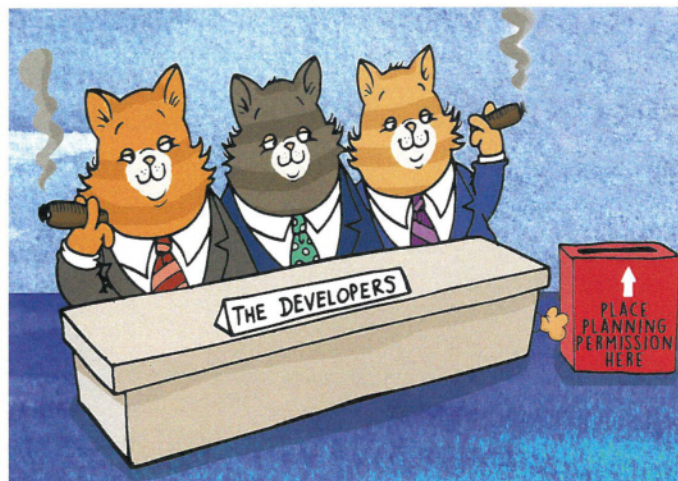
We need to think about the younger generations too Young people coming out of Care, often become homeless. We need to have a **new policy on Care**. New developments should include a place where children in the care system could be housed and brought up in family environments/assisted living until they become adults, rather than being bounced around several different foster homes. This saves moving several times and becoming a generation of people who have no one as a real guardian. These young people would become better adults, having a sense of belonging.



Take a look at Planning for the Future on the website:
www.theplanetandpeoplecoalition.co.uk

New Work Units

There should be more facilities on each new development - a hub for shared office space and some work units locally, not all in one place. Working from home isn't suitable for everyone, especially if you have children or pets in the house. Some people also have a lack of space and don't want to be using their dining table or corner of their bedroom everyday as a make-shift office.



Build A Cooperative For New Enterprisers

I would say shareholders and employees are equally important.

As a co-operative, one would look for a 5% dividend to each share, and pay £10.40/hr for labour costs. At the end of the financial year, any surplus would be divided between the shareholders and workers. But one would hope there would be enough to have a reserve account for future requirements. That would stop the union power, and be fair to the shareholders and the workforce. Management would not be awarding themselves massive bonuses as everyone would be able to vote on it.

Customers should vote on pay awards like railways workers etc.

Energy

Where we have a solar farm, the panels should be higher with see through areas, or One in Four panels letting the light in, so salad crops could be grown beneath them, thus growing locally, increasing land output and creating some employment. At the same time reducing imports.

We need to prioritise our fuel energy by building Rolls Royce mini nuclear power plants across the country as they are more reliable at supplying a consistent flow of energy than wind and solar power which are obviously weather/climate dependant.

It makes no sense to import coal, gas and oil creating a carbon footprint, when we could be self-sufficient in clean energy.

Become part of a new movement...

Promoting sustainability, building communities not just estates!
www.theplanetandpeoplecoalition.co.uk

Investment opportunity... Creating a community farm
www.landandleisurecoop.co.uk



In the past It might be true to say it would be hard to convince, for those born in the 1940s, by the late 60s may have bought their first house. Their wages were about £10 a week; by the late eighties they could have paid off their mortgage and bought a second house to rent out. By the time they reach retirement age, they could have a state pension, a private pension and rent from their second home.

They won't see a problem! Even if in the 60s they bought a house to live in, it was never meant as an investment. Not to mention their tenant won't own, or have saved anything.

Outlook for the future Young people today will not be able to do that, unless in the next 60 years wages are about £400 an hour.

We will soon be finding households with a house valued at a million pounds while the occupants will be using food banks.

So many families of the older generation have a house paid for, with one or two pensions, and are comfortable in their later lives. They are not thinking or concerned about future generations.

The new 'no fault' eviction rule will make more short term tenancies which is not good. We need long term tenancies.

We are seeing those who have taken out buy to let mortgages, now wanting capital for their retirement, who have been evicting their tenants, who have paid for the owners home, and have no savings or a home of their own.

Was that a good policy? It was daylight robbery!

Take a look at Planning for the Future on the website:
www.theplanetandpeoplecoalition.co.uk

Local planning procedure First of all, there should be no more than two major applications held on one day. Members of the public should be able to speak, within reason, as long as it takes to explain the issues they have with the application. Councillors on the planning committee should be able to ask the public speaker questions regarding the points one has raised.

Developers should not have to pay for an application if it is refused. Often individuals cannot risk putting in an application, if it is lost. This would allow other options to be considered. This may mean those applications that get through would have to pay any shortfall from those lost. But one needs to remember most do go through eventually.

Thousands in our communities are living with rent arrears, some facing eviction, sleeping on the streets or in temporary housing with parents struggling to find food for their children. Ground rents and leases are often unfair to the lower-paid and developers do not prioritize affordable housing.

These conditions have led to depression and mental health issues in families often resulting in a family breakup, because most of our wages go to the cost of rent/ mortgages.

We should have a Public Right of Appeal, not just for developers.

The public should have more input to cover the whole process of development, not just at the planning application stage.



Farming, Food Production and our future There is a need for reviewing land holding & ownership of land to encourage young people to have their own account and have long term tenancies, to be able to produce food for a growing population.

We have experienced EU subsidies which in turn have paid for the increase in rents paid to landlords. Now many of those subsidies will be removed, many tenant farmers will leave the industry unless the payments they receive are replaced, or the rents go down.

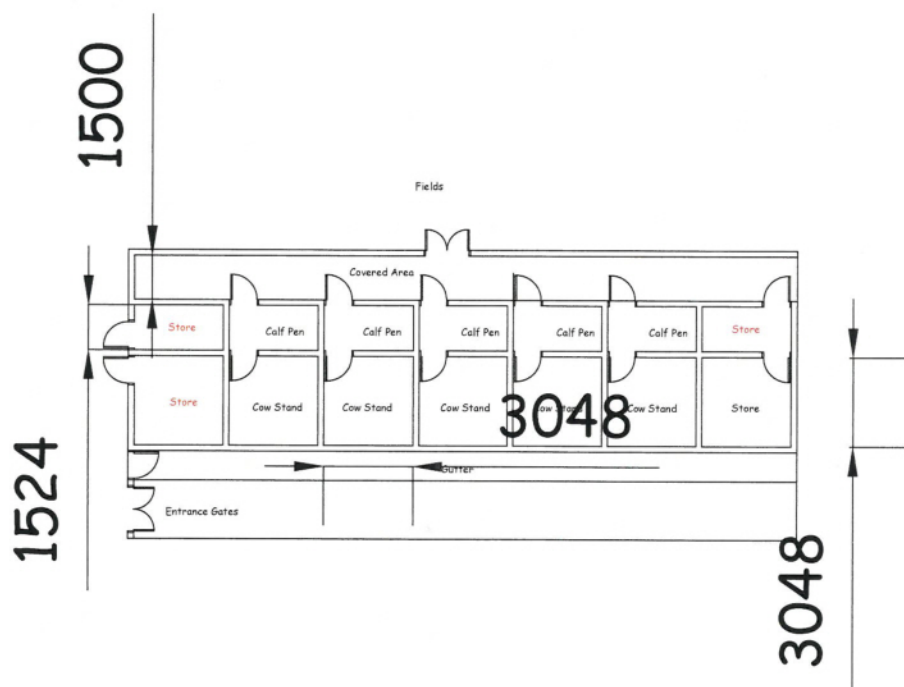
The Crown Estates, who say they are environmentally friendly, could take the lead to reduce the rents that they are receiving.

There is no comparison from land values and the income from the land, which is leaving young farmers unable to enter the profession.

When rents go up more pressure is put on forcing more production, often by increasing artificial fertilizers and chemical sprays. The welfare of livestock can be another issue with more animals to a holding.

This example of a dairy building could be used on a small scale holding where the cow would be able to see her calf while producing milk for the population.

It would be better for 10 farms to have 50 cows each, than one farm to have 500.



Our services now can't manage to provide what is needed. We import much of what we could produce in food and goods. This will not change unless someone in authority can make producing food profitable, without tenant farmers working to be paying more in rent to their landlords, or stopping the non farmers buying land for a short term gain.

We also have a labour shortage in areas where we need to harvest fruit & vegetables. We are having to recruit workers from Eastern Europe so we are told. It's another way of cheap labour or another form of slavery. Many of these workers will rough it for a few months, sending their money home, so they can live the winter on their earnings from other countries.

We should also be promoting hoggets rather than lamb. Hogget is a lamb that lives two summers and is a better meat. The issue here is, if a lamb is worth £100 after one year, it's not worth £200 at the end of the second year, but is something to work on.

With lower rents & property values one could have better condition for the livestock and a better product.



For example: A farmer bought a farm about 40 years ago. There were 350 acres with some farm houses and buildings. They paid £350,000 for the property. They farmed the estate for four years. It did not pay, so they rented it out on a yearly arrangement.

Some 40 years on, if they were to sell the farm, they would now make a good £3 million profit without doing anything.

Had they continued farming the land, they would have borrowed a large amount of money from the bank, with the asset increasing in value, so if they were to sell the property they would have to give a large amount of the gains to the banks.

Often with such borrowing we are seeing animal welfare standards overlooked, and the land soaked in artificial fertilizer and sprays to get the maximum from the land to keep the banks at bay, before they call in the loans.

We then can see issues with large asset gains creating family feuds as generations move on with inheritance tax, where often a son carries on the farm, while his brothers and sisters want the inheritance share. The one left running the farm will borrow, in some cases a few million, then spend most of his farming life paying back the bank, having to maximize the output to do so.

***There is a need to reform the farming world
in order to feed the growing population.***

Visit www.theplanetandpeoplecoalition.co.uk/farming-and-food-security

First thing to do would be to create long term tenancies, second, to value estates at what they were valued at when purchased. Bash it when they cash it.

The one who runs the family farm could pay their family members who want their share, an annual rental value.

Build affordable houses in villages for the retiring farmers and build cottages for the farmworkers, so they can live near their workplace, and livestock can be looked after properly, as often now, staff live away from the farm as cottages become second homes for those earning vast sums, other than from farm work.

We saw Liz Truss go to Australia and New Zealand to get a deal for Beef & Lamb. That will create more pollution. It would be better to support the Irish farmers.

Either an arrangement for a United Ireland or for a while, an arrangement for the UK to work with the Southern Irish (Eire) farming community to get Beef & Lamb from the green fields of Ireland. Maybe have another referendum for Eire to leave the EU.





Reviewing The Educational System

The government make young people stay in education until they are 18.

Some pupils would be better off leaving school at 16.

The whole education system needs reviewing.

First, we should suggest that primary schools take children up to the age of 12 years old. This would be beneficial to the education system, as often children at the age of 11 are not mature enough to go to senior school. This would give a better chance to help those with learning difficulties and the basics of education. There are a high majority going to senior schools still finding it difficult to write or spell. This would enable the primary schools to target these problems so helping these children's future, plus this would allow more space at the next level of education for life skills and trades.

At secondary level from 12-16, we should discover what the pupil is best at, and give them more time on that subject. There could be an option of leaving school at 15 if there is a job to go to. Some are more of a nuisance at school. Those who are better out of school and have no job to go to, should have to go to a new council/state run voluntary scheme with the choice of apprenticeships.

More flexible school times need to be introduced. Mornings should be for written work with afternoons for practical education and sports events. This could mean some teachers working for the morning session, having time to prepare for the next day or mark work in the afternoon, or maybe helping with afternoon activities, abandon homework for teachers and pupils.

We have too many children leaving school without basic knowledge or practical skills to complete everyday tasks, including cooking for themselves, changing a plug or a wheel on a vehicle.

One learns more in smaller groups. More sports, team events for after school should be encouraged; organisational skills needed but more practical skills should be taught, plumbing, electricity, carpentry etc.

