

# Laurence Keeley



We are seeing an increase in overweight people and health issues. The NHS is declaring war on unfit Britain's.

(Daily Express 19<sup>th</sup> April 2019.)

New developments being built in Wealden District, as in other areas, are contributing to this health issue.

Also pollution from vehicles with traffic gridlock is another reason we are seeing an unhealthy population.

There are no real plans for transport or a healthy lifestyle while we allow developers to build what they want to sell. They should be told to build what is needed.

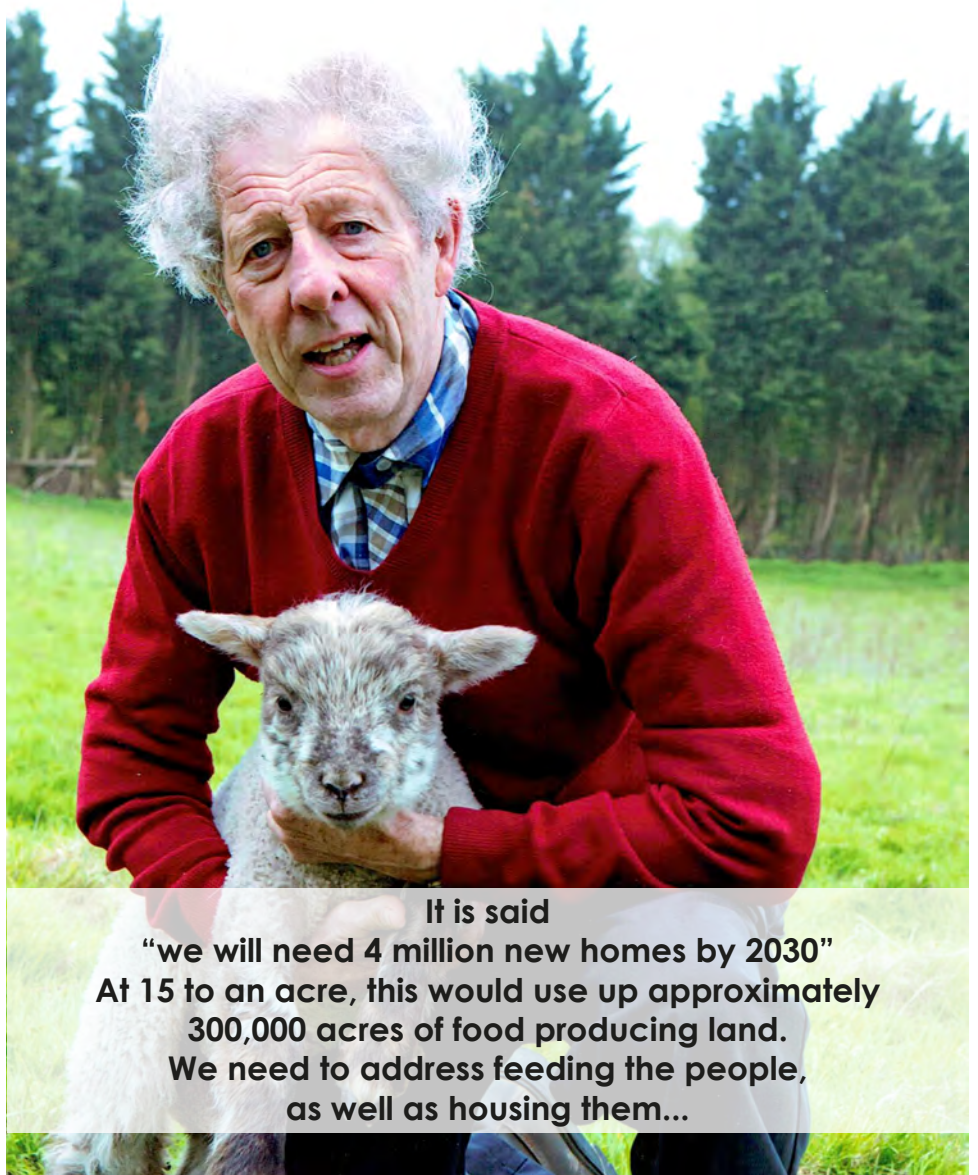
Developers are not providing gardens, as they can cram in more units.

There are no plans in the Local Strategy to change this, therefore, we need to re-examine the future for the Wealden District, before we find the NHS unable to manage the problems being created by bad planning policies.

The eastbourne Hospital was built 40 years ago, the population would have doubled since then, there is a need for another or a number of cottage hospitals in the District.

It is said, 40% of the population in Wealden travel to work outside of Wealden. There is a need for local employment places, leading to saving traffic movements.

There should be gardens, or a community garden in each development, where fruit



**It is said  
"we will need 4 million new homes by 2030"  
At 15 to an acre, this would use up approximately  
300,000 acres of food producing land.  
We need to address feeding the people,  
as well as housing them...**



and vegetables can be grown for residents. One could contribute a small monthly sum to employ staff to produce the goods, even community dining places on site, saving several hundred cookers going on at one time, saving energy. Water retention - underground tanks for reusing water is another thing Wealden don't appear to understand. Developers avoid it, as they are only interested in how much money they can make from each development.

We are seeing milk tankers taking milk from Wealden to the midlands, there should be a local milk depot in each District.

### **Saving Pollution and Road Use**

New homes should have granny annexes so older parents can be looked after, or even a three story building for each generation, while having their own space, keeping a close contact with each other.

People need to have a good night's sleep to keep healthy. We are seeing the main bedrooms are not large enough for king size beds. Some people who have minor health issues need space, even room for two single beds in the main bedroom room would be advantageous for some couples. The third bedrooms in new homes are no more than a walk in cupboard. Developers should be told to build for the need, not the greed.

There are reports of:

- Police officers are taking second jobs to make ends meet.
- Care workers leaving their jobs as house costs are using up most of their income.
- Hospital staff working all hours as there are staff shortages.

*It's not always the pay, but the outgoings, mainly the cost of rent or mortgage.*

Care homes are closing, often because of management taking big pay-offs, or selling homes as an investment, not to care for the people. Care companies can become too big.

We should be putting Care into Local Plans.

Have a Local Trust, build homes for the Police, care staff and hospital workers, so their wages can last the month.

The money made from developments goes to the Land owners and developers, this should be going to the local communities.

See enclosed papers.

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## My vision is to...



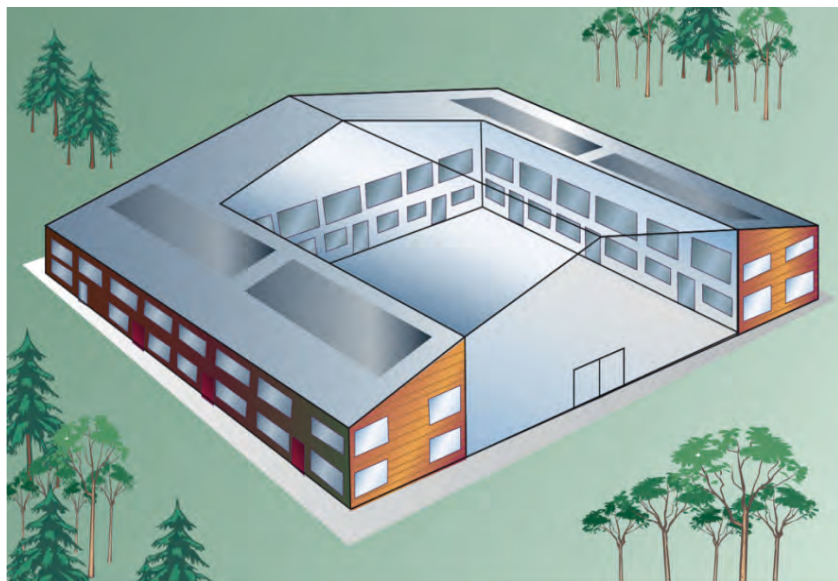
1. Create a Community Land Trust in every District by:
  - Abolishing development boundaries.
  - Capping development land at £100,000 per acre.
  - Every village to have some affordable homes to revitalise village life.
2. Invite every Town and Parish Council to select places where homes could be built.

### **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 revitalise 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.)

### **Example...**

...of a proposed affordable senior community housing project with local amenities with space for carers to live on site.



*Also there should be self-sufficient gardens on all new developments.*

*We should not be covering our fields with houses.*

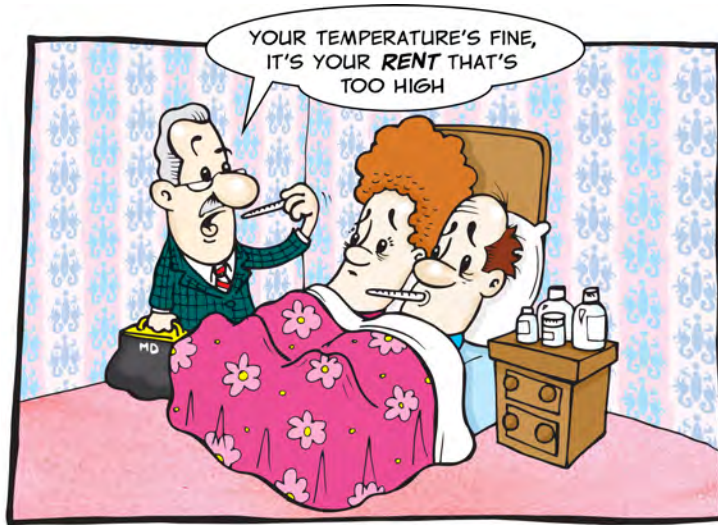
*Community restaurants would save energy.*

*And one roof span would save water too, and be there for the community food growing area.*

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.

