

increased to the amount of the development he initiates so that, taking all into consideration, the land will not be cheapened and the barriers to development will remain. These circumstances combined with the delays and inconveniences of applying to the appropriate authority for licences, may well decide the developer against making the proposed improvement. And this in turn will entail that the State will not receive its development charge and hence the instrument will fail of its fiscal purpose as well.

Finally, it is obvious that in one sense these proposals only scratch the surface of the problem in that they claim to deal only with the value of land accruing after the appointed day,

and in areas scheduled for development. The so-called restricted value of his property will remain in the landlord's hands for him to speculate with, and all land outside the scheduled areas is quite unaffected by this legislation. Possibly the most astonishing clause in the whole measure is that which openly concedes that 'increase in land value which accrues without development is left with the owner.'

The foregoing summarises the principal objections in principle to the Bill. It need hardly be added that the Bill also contains provision for setting up a large bureaucratic mechanism to enforce its policy, doubts as to the competence of which are all too likely to prove well founded.

## PLANNED ECONOMY IN BALNIBARBI

It is recorded that on the 16th day of February—it would be in 1708—the famous traveller, Dr. Lemuel Gulliver, left the floating island of Laputa, the residence of the King of Balnibarbi, and made for the metropolis which is called Lagado. There he met Lord Munodi, to whom he had a letter of recommendation from a kinsman of the King. They journeyed over much of the country, Dr. Gulliver observing the immense industry of the people in the streets and in the fields, but he could not discover any good effects they produced. On the contrary, he had never known a soil so unhappily cultivated, houses so ill contrived or a people whose countenances and habit expressed so much misery and want. As they travelled farther they came upon a scene wholly altered, presenting a beautiful and prosperous countryside. Noticing that Dr. Gulliver's countenance had cleared up, Lord Munodi said, with a sigh, that there his estate began and would continue the same till they came to his house; that his countrymen ridiculed and despised him for managing his affairs no better and for setting so ill an example to the Kingdom, which, however, was followed by very few, such as were old and wilful, and weak like himself. After supper, there being no third companion, Lord Munodi could speak more freely. He told his guest, with a very melancholy air, that he doubted he must throw down his houses in town and country, to rebuild them after the present mode; destroy all his plantations, and cast others in such a form as modern usage required; and give the same direction to his tenants, unless he would submit to incur the censure of pride, singularity, affectation, ignorance, caprice; and perhaps increase his Majesty's displeasure.

We continue the story in the traveller's own words as they were written after his return home, the 'Travels' being published in 1726:—

'He informed me of some Particulars, which probably I never heard of at Court, the People there being too much taken up in their own Speculations, to have Regard to what passed here below.

'The Sum of his Discourse was to this Effect. That about Forty Years ago, certain Persons went up to *Laputa*, either upon Business or Diversion; and after five Months Continuance, came back with a very little Smattering in Mathematicks, but full of Volatile Spirits acquired in that Airy Region. That these Persons upon their Return, began to dislike the Management of every Thing below; and fell into Schemes of putting all Arts, Sciences, Languages, and Mechanics upon a new Foot. To this End they procured a Royal Patent for erecting an Academy of PROJECTORS in *Lagado*: And the Humour prevailed so strongly among the People, that there is not a Town of any Consequence in the Kingdom without such an Academy. In these Colleges, the Professors contrive new Rules and Methods of Agriculture and Building, and new Instruments and Tools for all Trades and Manufactures, whereby, as they undertake, one Man shall do the Work of Ten; a Palace may be built in a Week, of Materials so durable as to last for ever without repair-

ing. All the Fruits of the Earth shall come to Maturity at whatever Season we think fit to chuse, and increase an Hundred Fold more than they do at present; with innumerable other happy Proposals. The only Inconvenience is, that none of these Projects are yet brought to Perfection; and in the mean time, the whole Country lies miserably waste, the Houses in Ruins, and the People without Food or Cloaths. By all which, instead of being discouraged, they are Fifty Times more violently bent upon prosecuting their Schemes, driven equally on by Hope and Despair: That, as for himself, being not of an enterprising Spirit, he was content to go on in the old Forms; to live in the Houses his Ancestors had built, and act as they did in every Part of Life without Innovation. That, some few other Persons of Quality and Gentry had done the same, but were looked on with an Eye of Contempt and ill Will, as Enemies to Art, ignorant, and ill Commonwealths-men, preferring their own Ease and Sloth before the general Improvement of their Country.

'His Lordship added, that he would not by any further Particulars prevent the Pleasure I should certainly take in viewing the grand Academy, whither he was resolved I should go. He only desired me to observe a ruined Building upon the Side of a Mountain about three Miles distant, of which he gave me this Account. That he had a very convenient Mill within Half a Mile of his House, turned by a Current from a large River, and sufficient for his own Family as well as a great Number of his Tenants. That, about seven Years ago, a Club of those Projectors came to him with Proposals to destroy this Mill, and build another on the Side of that Mountain, on the long Ridge whereof a long Canal must be cut for a Repository of Water, to be conveyed up by Pipes and Engines to supply the Mill: Because the Wind and Air upon a Height agitated the Water, and thereby made it fitter for Motion: And because the Water descending down a Declivity would turn the Mill with half the Current of a River whose Course is more upon a Level. He said, that being then not very well with the Court, and pressed by many of his Friends, he complied with the Proposal; and after employing an Hundred Men for two Years, the Work miscarried, the Projectors went off, laying the Blame intirely upon him; railing at him ever since, and putting others upon the same Experiment, with equal Assurance of Success, as well as equal Disappointment.'

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IN OUR issue of last month the 'per acre' price of land purchased for London County and Borough housing sites was wrongly given in certain cases. At Boreham Wood £670,000 was spent on 1,200 acres, equivalent to £583 per acre, not £5,583, as stated. At Grays Thurrock the price of 832 acres was £350,000, equivalent to £420 per acre, not £4,206, as stated. In the third case there was a misprint. The area of the St. Pancras site was 4.834 acres (not 4,834), that price working out at £20,700 per acre.