



Ranil Jayawardena's

# Constituency Conservation Charter

## Schedule I

We believe that our councils need to:

1. Buy up brownfield land
  - Hart District Council needs to change its appetite to buy up land and buildings in Fleet, Yateley, Hook and elsewhere.
  - This is critical for brownfield regeneration as, in the absence of a single significant landlord, it is down to the council to assemble a strategic site for regeneration.
  - Our councils should use Compulsory Purchase Orders where necessary, in order to assemble the key sites that would enable regeneration of our retail centres in Fleet, Yateley and Hook.
2. Reuse redundant employment land
  - Where smaller sites become available, the council already has the power to make an 'Article 4' direction to stop poor quality office conversions.
  - Instead, by making the direction, it will encourage landlords to enable start up businesses to use their existing building at lower rents.
  - The alternative for landlords will be to apply for permission to demolish redundant buildings and build new homes on brownfield land that are fit for the future.
3. Pool 'affordable housing' contributions
  - North East Hampshire is an expensive place to live, and the cost of building an 'affordable home' to rent from a Housing Association is much higher than elsewhere.
  - To make sure that more 'affordable homes' are built, the council should collect offsite contributions, rather than requiring them on every new development.
  - The pooled resources will allow for more 'affordable homes' to be built, in Hart and close by, which will benefit the folk who need them.
4. Build starter homes
  - Many folk have good jobs in North East Hampshire, but it is still sometimes just that bit too difficult to get on the housing ladder for first-time buyers.
  - The council should improve the delivery of starter homes – sold at a 20% discount to market value – on all new developments.
  - This will help people up from rented homes, into homes of their own, freeing up rented homes for the folk who need them.
5. Support a self-build revolution
  - Self-build and custom-build shouldn't be the preserve of the most affluent alone. It needs to become a mainstream part of our new homes.
  - Some small communities would be content to have a few extra homes built – of the highest design and environment standard – but not a few hundred homes.
  - Planning policies can be changed to make this easier to do, from the middle of a town, to the edge of a village.

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