

Community Policy

Introduction

We are determined to be the leading sustainable national housebuilder. We believe that fundamental to building quality homes is building a positive environmental, social and economic legacy for future generations.

We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers. We can only do this by listening and responding to the needs and concerns of local communities.

Objectives

This policy sets out how to ensure that the places and homes we create respond to the local community needs by providing opportunities for dialogue, consultation and participation in the planning process.

Policy

Our community involvement aims are to build long-term relationships to secure good value land and build developments where people aspire to live by continuously striving to:

- Embrace the spirit and detailed requirements of the Localism Act, the National Planning Policy Framework and local authority Statements of Community Involvement.
 - Undertake meaningful consultation with local people and their representatives before and during all new Outline, Full, Hybrid and Reserved Matters planning applications.
 - Pro-actively work in partnership with key local stakeholders to gain their perspectives and then seek to respond to their preferences constructively where possible.
 - Integrate focused local community engagement into every stage of the development process from pre-planning, through build and beyond.
 - Make every effort to respond to concerns about proposed developments, as well as promoting awareness of the long-term community benefits they deliver, through utilising our Great Places design guide which sets the standard for high quality residential placemaking.
 - Deliver developments that complement the existing character of an area and integrate into existing transport networks such as footpaths and cycleways where possible.
 - Be a good neighbour to ensure local communities are well informed about construction works, and take active steps to minimise noise and disruption.
 - Promote community cohesion by supporting projects in partnership with local schools, charities and other community organisations.
 - Support training, employment and education for local people on our sites and in our offices.
 - Utilise nearby businesses wherever possible to encourage local economic prosperity.
 - Provide or fund appropriate physical and community infrastructures to ensure we leave a positive legacy. This can include affordable homes, youth, leisure and community centres, as well as health facilities, retail and schools.
 - Create sustainable places that feature safe and green transport options, as well as achieving at least 10%
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biodiversity net gain by incorporating nature-friendly landscaping and habitats (such as bird nesting bricks and hedgehog highways) and including above-ground, landscape led Sustainable Urban Drainage solutions where possible.

- Create management arrangements that support a culture of local ownership and provide for robust long-term management of non-adopted public realm and communal areas.

This policy is reviewed annually and is approved by the Group Board. It is communicated to key stakeholders and is available on our website.

David Thomas
Chief Executive
DATE 10 December 2024
