



# Building Communities

Changing spaces, making future places



**COUNTRYSIDE**  
Places People Love

Behind everything we do at Countryside is our unifying purpose to create places where people love to live.





# Key issues to deliver growth.

- Leadership
- Engagement
- Capacity
- Certainty
- Balanced communities
- Long term stewardship





# Leadership.

- Political
- Senior Officers





# Capacity.

- Professional planning officers
- Support from design, transport, heritage officers





# Certainty.

- Stability in political approach (cross party)
- Stability in senior officers
- Open discussions from all parties
- Consistency of standards
- Clarity of (all) requirements at early stage

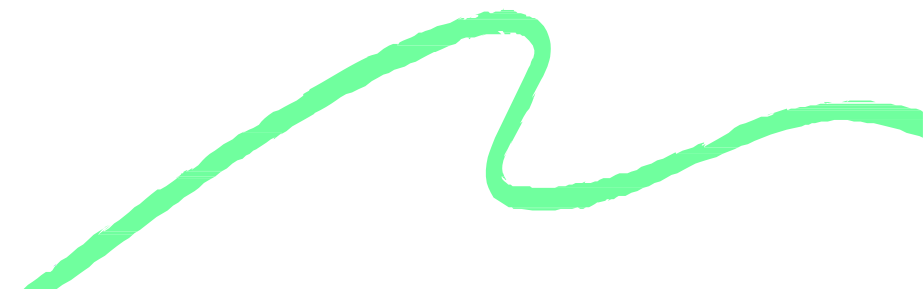


## Research

# Localis Research



- Significant political division of the gap between aspirations for home ownership and the malign effects of constrained supply.
- Reality for many younger people of being priced out the housing market especially with the recent housing boom
- Creativity and optimism needed to fix the broken housing system
- Greater rights and increased responsibilities must be placed on councils, developers and communities.
- Robust understanding in central government of the necessity of community involvement, and a broad understanding in place of how best to maximize the value of development for everyone involved.
- Precise action in central government is needed as part of the planning reforms and a suite of measures to better tie together the interests of stakeholders at the local level.
- The Localis research sets out a series of recommendations at Central Government and Local Level



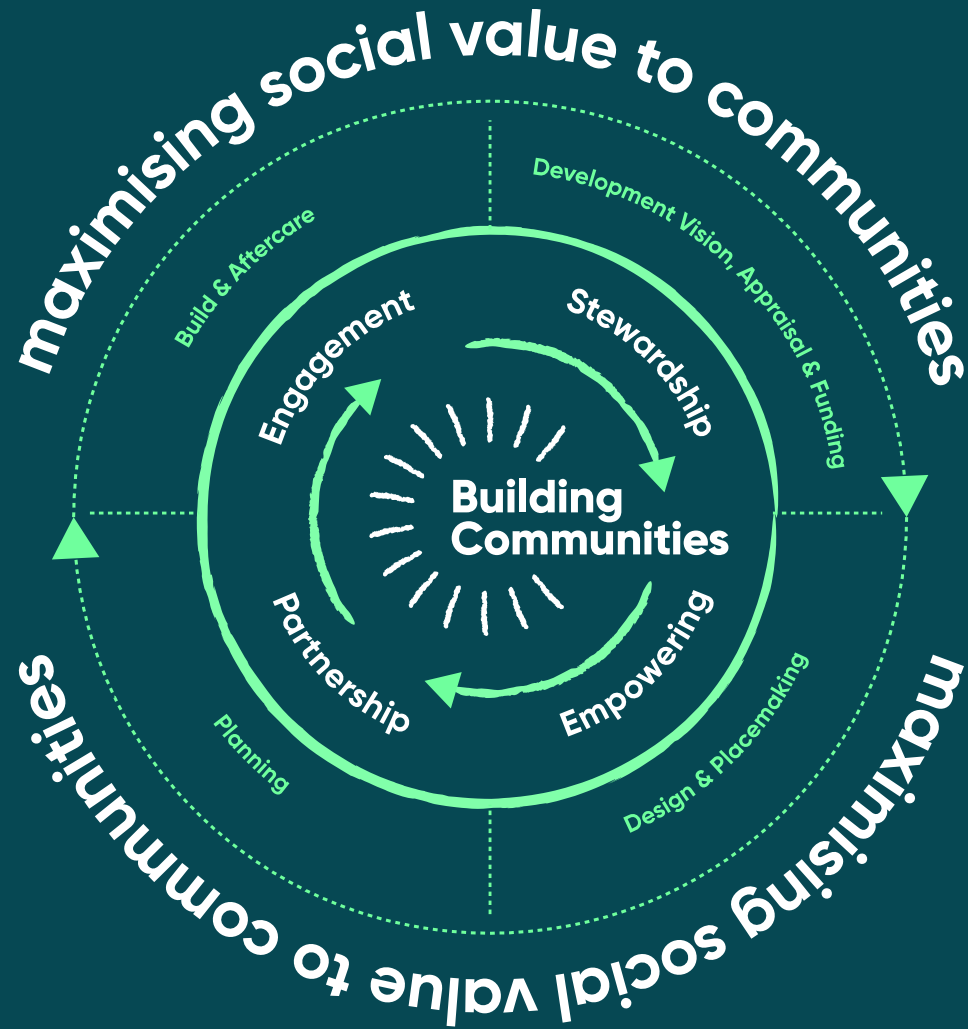


# Our Approach to Building Communities

- By placing people and the networks of neighbourhood at the heart of our decision-making process, we build sustainable communities that last and flourish
- Building Communities sets out the principles that we consistently embed across all of our developments, keeping us true to our values and maximising socio-economic value for the communities we're here to







## Development Vision, Appraisal & Funding

Together, creating a shared and innovative vision for each development project.

## Design & Placemaking

Designing developments with care, which respond to local needs and nurture diverse, sustainable communities.

## Planning

To deliver on planning requirements, working with local government to build capacity and skills for more homes.

## Build & Aftercare

Taking pride in creating communities built to last with customers and stakeholders at the heart.



# The Four Principles

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## Engagement

“To be involved in something”



## Empowerment

“The process of giving people more control”



## Partnership

“An agreement between organisations and people to work together”



## Stewardship

“The process of managing and nurturing communities in the long term”



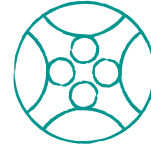
# Beaulieu

- Delivered in partnership with L&Q
- A major new development of 3600 new homes
- Across 610 acres
- Creating a vibrant new integrated community in the city of Chelmsford



# Partnership

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- Community centre managed by the Beaulieu Community Trust
- Trust comprises representatives from Springfield Parish Council, Beaulieu Churches and local residents
- Trust also responsible for managing the Community Fund - funded by the JV and designed to support local community development





# Stewardship



- Parks and open spaces owned & managed by National land management charity - The Land Trust
- Ensures all public open spaces, green spaces and bridleways are sustainably managed
- Delivers against the vision of a high quality of life for residents through sustainable, high-quality green spaces that deliver environmental, social and economic benefits



