



**Crest Nicholson**

**Community Liaison Group**

Henley Gate, Ipswich Garden Suburb

Venue: Microsoft Teams

Date: 07.10.24

<b>Attendees</b>	
Imogen Spencer-Dale (ISD) – Cratus	Cllr David Goldsmith (DG) - Whitton Ward, Ipswich Borough Council
Tope Mayomi (TM) – Cratus	Cllr Christine Shaw (CS)- Whitton Ward, Ipswich Borough Council
Chris Fry (CF) – Crest Nicholson Eastern	Cllr Inga Lockington (IL) - St Margaret's Ward, Ipswich Borough Council
James Mann (JMN) – Ipswich Borough Council	Libby Fenton (LF) – Barratt David Wilson Homes
Jim Manning (JM) – Whitton Parish Church	

<b>Item</b>	<b>Comments</b>	<b>Action Assigned To</b>
<b>1</b>	<b>Welcome and introductions</b>	
1.1	ISD led introductions, and shared apologies from Cllr Gary Forster.	
<b>2.</b>	<b>Crest Nicholson Update</b>	
2.1	<b>Phasing Delivery</b>	
	CF went through the presentation (attached).	

	<p>Crest Nicholson is continuing to build Phase 1 and has nearly completed the physical builds on Phase 1, which is 130 units, 108 of which are occupied.</p> <p>It was noted that the reserved matters applications for Phases 3A and 3B, representing the entirety of Phase 3, have been approved by Ipswich Borough Council during the spring and summer of this year.</p> <p>Crest Nicholson is reviewing the phasing strategy, residential sequencing, and testing layouts for future phases, in collaboration with Ipswich Borough Council (IBC).</p> <p>Phase 5 will now become Phase 4, and development will proceed in a clockwise direction.</p> <p>The compound position has been moved south of the central green area.</p> <p>Crest Nicholson is aiming to put forward the Phase 4 pre-application submission just before Christmas.</p>	
2.2	<p><b>Country Park</b></p> <p>Phases 1 and 2 are complete and open. A recent audit on Phase 1 identified some dead trees that need to be replaced.</p> <p>Work is ongoing for Phases 2 to 5, with an audit scheduled for mid-October.</p> <p>Pedestrian bridges in the country park are now installed.</p> <p>Crest Nicholson will begin work on Phase 6 in 2025.</p>	
2.3	<p><b>Visitor centre</b></p> <p>The Visitor Centre building was completed in June 2024. Discussions are ongoing with IBC regarding an access road and connections to the Visitor Centre, which will go through the new Phase 4 and Phase 5 before the centre can open.</p> <p>The play area is being delivered by IBC, with one or two remaining items yet to be installed.</p>	
2.4	<p><b>Vehicle bridge and footbridge</b></p> <p>CF noted that to achieve practical completion, a Network Rail agreement is needed to secure the bridge from access by the public.</p> <p>CF noted that Heras fencing has been put up, but people are still accessing the site, ignoring signs and sometimes vandalising the fence to get through. Crest Nicholson is looking into more secure fencing.</p> <p>The pedestrian bridge requires the same Network Rail agreement. Fencing has been installed to prevent access to the bridge; however, in a similar situation, people are still managing to get onto it. Quotes for mesh fencing are being sought to block off the access ramp.</p> <p>IL expressed frustration with the bridge still not being open to the public, noting that it was installed nearly two years ago. She mentioned that she is pressing</p>	

	<p>both Suffolk County Council (SCC) and IBC to complete the bridge, but she emphasised that it is Crest Nicholson’s responsibility. She encouraged Crest Nicholson to prioritise opening the bridge rather than preventing access.</p> <p>CF explained the reason it cannot be opened - the path leads into the Bellway neighbourhood (Fonnereau), which will soon become an active construction site and so it is a health and safety issue.</p> <p>ISD suggested providing this information, perhaps on the website, so residents understand why the bridge isn’t open.</p> <p>IL asked why Crest Nicholson doesn’t work with Bellway to create a safe path on their land.</p> <p><i>Post-meeting note: it is not practical to have a public path through the middle of an active construction site as contractors, machines and materials need to move around freely.</i></p> <p>CS said that it’s important to send a clear message that this is still a building site and not safe for public access. She suggested physical signs explaining why it is still not in use, noting most people will be happy with the explanation. She suggested fines for trespassing.</p> <p>IL and CS, as councillors, can help spread this message.</p> <p>ISD suggested speaking with Bellway and noted that once works begin, it will be more obvious that the site is off-limits.</p>	<p>CF – site team</p> <p>CS / IL</p> <p>ISD</p>
2.5	<p><b>Primary School</b></p> <p>CF noted that discussions with SCC Education have been positive. The boundaries for the school have been agreed upon to meet the S106 requirements. The S106 paperwork will be updated.</p> <p>Work is underway on a detailed levels strategy regarding the drainage levels, which need to be fixed ahead of the application. This will form a separate reserved matters planning application, due to be submitted shortly.</p> <p>Once Crest Nicholson receives reserved matters approval, the intention is to carry out the earthworks and aim to hand over the school site to SCC in spring 2025.</p> <p>SCC Education has indicated that the school will open in September 2026.</p> <p>CF suggested asking representatives from the Education team to future meetings to provide updates.</p> <p>DG added that the County Council has selected the operator for the school and has referred the decision to the government for approval.</p>	<p>ISD</p>
2.6	<p><b>Planning Update Phase 3A</b></p> <p>CF noted that for Crest Nicholson’s Phase 3A, approval has been granted for 96 dwellings – 61 open market and 35 affordable – reduced from 100 due to the school site requirements and elements of the S106 agreement.</p>	

	<p>The commercial units are being soft marketed, and CF can share details of the marketing if required, and details of the occupants once they are confirmed.</p> <p>Crest Nicholson is aiming to start work on Phase 3A in November 2024, with a completion timeline of three and a half years.</p>	CF
2.7	<p><b>Planning Update Phase 3B</b></p> <p>CF shared that Phase 3B consists of 114 dwellings – 101 open market and 13 affordable – along with a Local Area of Play.</p> <p>It is due to start in early 2025 and will take four years to complete.</p> <p>Crest Nicholson may run both sites concurrently to deliver the affordable housing, as more than 400 dwellings cannot be constructed until all the affordable units have been delivered.</p>	
2.8	<p><b>Future Phases</b></p> <p>CF said Phase 4 will consist of approximately 144 units, with the pre-application submission in December 2024 and the Reserved Matters submission targeted for April 2025.</p> <p>Phases 5, 6 and 7 will form one pre-application and a Reserved Matters application for approximately 289 units.</p> <p>In total, a projection of 1,013 units will be delivered at Henley Gate. CF acknowledged that this is fewer than the originally planned 1,100 units. This reduction has been primarily driven by NDSS M4(2) standards (new government requirements for housing space) and forecasts of what Crest Nicholson believes they can sell.</p>	
3	<p><b>Community Engagement Strategy</b></p>	
3.1	<p>Ongoing Ipswich Garden Suburb Development Forum meetings are held every quarter.</p> <p>The Friends of the Country Park Group has been established, working with landscape architects on a bulb planting day with local schools and residents. CS asked for more details on this event, ISD explained that the landscape architects are choosing an appropriate area and type of bulbs into the Phase 6 plans, but that there are no timescales yet.</p> <p>An agreed wayfinding strategy with IBC means there will be posts, etchings, and placards with railway-themed designs.</p> <p>The Public Art Panel has been paused, but we hope to restart in a few months. Chris suggested doing some more canvassing for that to generate public interest.</p> <p>Regular newsletters are being issued.</p> <p>Website updates are in progress.</p>	
4	<p><b>Barratt David Wilson Homes Update</b></p>	

4.1	<p>LF talked through the plans.</p> <p>LF noted that Phase 2A has started, with the first 50 units constructed to foundation level. The first occupation has taken place, and four other units have been sold but are not yet occupied.</p> <p>Three-quarters of the road network has already been completed.</p> <p>A total of 147 units are planned, and the attenuation basin is in and operational.</p> <p>Phase 2A is due to complete in 2028, so this site will continue to be developed alongside the next phase, 2B, which consists of 93 units.</p> <p>BDW received Reserved Matters approval for Phase 2B in August 2024 and is currently working on detailed plans for commencement on-site in the coming months, with discharge conditions to be submitted in the coming weeks.</p> <p>BDW will secure the site with appropriate fencing in the coming weeks.</p> <p>With work starting on Phase 2B in the next few months, BDW are aiming for the first occupation around June 2025.</p> <p>Phases 2A and 2B have been designed to be delivered independently. The second part of the allotments for Phase 2B will not be finished or completed until 2028, when construction is completed, however by dividing the allotments in two, those in Phase 2A should come forward earlier, in 2025. They will primarily be for Henley Gate residents but offered more widely to other Ipswich Garden Suburb residents and then the wider Ipswich area.</p> <p>LF shared that strategies are being approved to ensure a smooth handover to Ipswich Borough Council Parks.</p>	
<b>5</b>	<b>Any Other Business</b>	
5.1	<p>JMN asked if, now that there were over 100 people on site, there had been much interest from others wanting to join this forum to be part of those updates.</p> <p>ISD said that no, they hadn't asked residents to join yet, but that Cratus updated residents with newsletters and managed the community inbox. She acknowledged discussions on resident representatives and suggested it might be time to restart the conversation about getting residents involved.</p> <p>CS noted that the residents she spoke to were keen to be part of things and stay updated on what was happening on site. She noted that it is important for the residents to feel that they were taking part to bridge any divide. She also noted that local stakeholders, such as the church and community groups, would be interested.</p> <p>CF noted that there was an established management company and that he was happy to discuss community engagement with Cratus.</p> <p>LF noted that the IBC parks team was keen to publicise the availability of the allotments to new residents in Henley Gate. BDW would be including them in marketing material but asked about putting them on the website.</p> <p>ISD suggested a joint community newsletter covering all these elements.</p>	<p>CF/ Cratus</p> <p>ISD/TM</p>

	<p>JM thanked Cratus and Crest Nicholson for the site visit at the last CLG and noted that parish churches in the area were keen to become more engaged with people as they arrived.</p> <p>JM mentioned that the churches regularly met and reported back on what happened, and they independently put in flyers advertising different things as and when relevant, and they would continue to do so.</p> <p>He also noted that interest had slowed down recently because the site had only moved forward very slowly, as they had expected a faster build rate.</p>	
5.4	Cratus will draft ideas on how to engage the community more and reminded the group that they can share any suggestions with us.	ISD/ TM
<b>6</b>	<b>Close</b>	
	<p>ISD closed the meeting.</p> <p>TM will share presentation and minutes with group.</p> <p>The next meeting date will be in the New Year with potential new members.</p>	TM