



Crest Nicholson

Community Liaison Group

Henley Gate, Ipswich Garden Suburb

Venue: Microsoft Teams

Date: 28.01.24

Attendees Imogen Spencer-Dale (ISD) – Cratus Tope Mayomi (TM) – Cratus Chris Fry (CF) – Crest Nicholson Eastern James Mann (JMN) – Ipswich Borough Council Jim Manning (JM) – Whitton Parish Church Mike Cook (MC) – The Ipswich Society	Cllr Tim Lockington (DG) – St Cllr Christine Shaw (CS)- Whitton Ward, Ipswich Borough Council Cllr Gary Forster (IL) - St Margaret's Ward, Ipswich Borough Council Libby Fenton (LF) – Barratt David Wilson Homes
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Item	Comments	Action Assigned To
1	Welcome and introductions	
1.1	ISD led introductions, and shared apologies from Ray Houghton.	
2.	Crest Nicholson Update	
2.1	Phasing Delivery CF went through the presentation (attached).	

	<p>CF explained that the number of occupations is currently 120 for Crest and 17 for BDW. Crest Nicholson has now formally submitted a request to change the phasing, which has been registered as a discharge condition with IBC, to amend Phases 4 and 5.</p> <p>As a result of this change, Phase 5 will now become Phase 4, and the development will proceed in a clockwise direction.</p>	
2.2	<p>Country Park</p> <p>Phases 1 and 2 are complete and open.</p> <p>Phases 3, 4, and 5 are ongoing. A landscape audit has been completed for all phases, along with HRA mitigation items, which are currently under review with IBC. Pedestrian bridges have also been installed.</p> <p>Work on Phase 6 is well underway, following a recent reserved matters approval.</p> <p>Crest Nicholson has conducted an audit, and IBC will be reviewing this audit. Crest Nicholson is keen to hand over Phases 1 and 2 as soon as the audit is complete.</p>	
2.3	<p>Visitor centre</p> <p>The Visitor Centre building was completed in June 2024. Discussions with IBC are ongoing regarding the access road and necessary connections before the centre can open.</p> <p>Crest Nicholson is working on a temporary services plan to enable the Visitor Centre to open. They are collaborating with the engineering team to determine whether a generator or other temporary services can be installed to facilitate this.</p> <p>The HIF funding from Homes England did not account for permanent services. As a result, Crest Nicholson is hoping to offset the cost by implementing temporary services. A meeting is scheduled for March to finalise the temporary service arrangements.</p>	
2.4	<p>Vehicle bridge and footbridge</p> <p>Network Rail is satisfied that the vehicular bridge has reached practical completion for their purposes. However, discussions about lighting are ongoing. Crest is still in negotiations with Suffolk Highways regarding the lighting requirements. Suffolk Highways wants overhead lighting, which Network Rail will not support.</p> <p>Fencing has been installed to prevent people from accessing the bridge. However, some individuals are still managing to gain access. The installation of palisade fencing begun in January, with the bridge being closed off from both the southern and northern sides.</p> <p>Crest Nicholsons's insurance will not cover public rights to cross the bridge.</p>	
2.5	<p>Primary School</p>	

	<p>The boundaries have been agreed upon for the school as part of Phase 3a to meet the S106 requirements. Reserved matters are to formalise the site levels of the school, which will happen as part of the 180th occupation trigger, expected sometime between late summer and the end of summer for handover. IBC are considering an application, and if approved, Crast Nicholson can formalise the site levels.</p> <p>Suffolk Education is still indicating that the school will open in September 2026.</p> <p>JMN mentioned that it is still unclear whether this will be a reserved matters application or full planning permission.</p>	
2.6	<p>Planning Update Phase 3A</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>Crest Nicholson is working through the discharge conditions, and a few will be released shortly. Pre-commencement conditions have been completed, with the exception of the plaza and the local centre. Crest Nicholson will be submitting a non-material amendment to expand the local centre building by one foot to meet accessibility requirements.</p> <p>Pre-commencement conditions are now being considered by IBC.</p> <p>The build route, carrying on from Phase 1, will prioritise affordable housing early in the process. Work is expected to start in November 2024 and will take about three and a half years to complete.</p>	
2.7	<p>Planning Update Phase 3B</p> <p>Phase 3B is proceeding alongside Phase 3A and will take approximately four years to complete, starting mid-2025.</p> <p>Pre-commencement conditions are already in place, with the release of discharge conditions expected shortly.</p>	
2.8	<p>Future Phases</p> <p>Crest Nicholson is not looking to submit a pre-application for future phases currently, as they are focusing on delivering other phases. Their focus is on ensuring that conditions are cleared for Phase 3 and the country park.</p>	
3	<p>Community Engagement Strategy</p>	
3.1	<p>ISD noted that the community liaison team have spent January updating the community engagement summary.</p> <p>In December 2024, a phasing plan was submitted to Ipswich Borough Council for the early occupancy stage.</p> <p>Ongoing Ipswich Garden Suburb Community Development Forum meetings are held every quarter.</p>	

	<p>Discussions are taking place with BDW about hosting a joint opening for the allotments to establish a shared vision and strategy with other developers.</p> <p>The revival of the Friends of the Country Park Group and the Public Art Panel is ongoing, now that more residents are on site. ISD will be speaking with CS and residents about potential activities, such as bulb planting.</p> <p>ISD shared that the community engagement team are hoping to run resident events this year, now that there are 137 occupations on the Henley Gate side, where community events would be appreciated.</p> <p>Community events will be promoted in the next newsletter.</p>	ISD
3.2	<p>TL expressed deep frustration about the railway bridge and access to the park and would like to encourage the opening of the bridge.</p> <p>TL also expressed frustration that the consultation on Westfield Station was conducted too early, meaning only Henley Gate residents responded. As a result, there was limited consideration of Greater Anglia Station as a route for travelling north from Ipswich. Greater Anglia will reassess the situation in 2035 once further developments have been completed. TL also asked what 'railway-led' meant.</p> <p>ISD explained that wayfinding refers to signage and art in the area and that Henley Gate wanted the wayfinding to have a theme that reflects the history of the area.</p> <p>CS has spoken to residents in the Garden Suburb who were surprised, as they had not realised there would be houses to the north of the Garden Suburb, separate from Ipswich Garden Suburb.</p> <p>ISD explained that Crest Nicholson is unlikely to provide information about other developments. Ipswich Borough Council is responsible for notifying neighbouring landowners about applications for development.</p> <p>CS noted that many residents are using the Country Park.</p> <p>CS also asked about the regular newsletter and whether it would include more information on community events, such as bulb planting.</p> <p>ISD stated that the newsletter will be distributed in February and will advertise as many community events as possible, as well as include a call-out for community representatives who may wish to get involved.</p> <p>CS will share event details with ISD.</p>	CS
4	Barratt David Wilson Homes Update	
4.1	<p>LF noted that BDW Homes is responsible for Phase 2A and Phase 2B.</p> <p>Phase 2A began development last year and has achieved just over 17 sales, including a few apartments. Progress is continuing.</p>	

	<p>Mobilisation works for Phase 2B are now starting.</p> <p>Work is ongoing to finalise the remaining conditions with officers at Ipswich Borough Council.</p> <p>The allotments are being delivered in stages, and details are still under consideration. BDW is in discussions with the Ipswich Borough Council's Parks team to finalise the design and facilities.</p>	
5	Any Other Business	
5.1	<p>TL stressed that the Country Park is irrelevant to his ward in Ipswich because there is no way to access it. He shared that the palisades would prove a challenge and will not necessarily secure the bridge, as the bridge is regularly accessed. The community is keen for a resolution regarding the pedestrian bridge, as a major right of way has been obstructed. For most people in North Ipswich, the Country Park is inaccessible and therefore irrelevant. TL expressed that this is unacceptable.</p> <p>CF responded that even if Crest Nicholson opened the bridge on their side, Bellway Homes may not agree to do the same.</p> <p>CS shared the frustration regarding the bridge but noted that people from all over Ipswich are still accessing the Country Park, which is a pleasant surprise. Many have been impressed with it. While people are finding new ways in, it is not easy.</p> <p>CF stated that Suffolk County Highways wants overhead lighting, but Network Rail opposes it because it would shine into train drivers' eyes. Crest Nicholson has installed lighting on the vehicle bridge that does not overspill, but Suffolk Highways wants lighting at the bottom of the footbridge, which would cause overspill. This remains an ongoing issue. CF shares the frustration of the group and will try to ask JM to set up a meeting with Suffolk Highways.</p> <p>JM will provide feedback to help resolve the issue.</p>	
5.2	<p>CS noted that the site visit was very helpful and requested another site visit in the summer.</p> <p>ISD agreed that this would be a good idea and confirmed that Cratus will arrange some dates.</p>	ISD/ TM
6	Close	
6.1	<p>ISD closed the meeting and reminded the group to suggest activities that Cratus can organise in 2025.</p> <p>TM will share presentation and minutes with group.</p>	TM