



Crest Nicholson

Community Liaison Group

Henley Gate, Ipswich Garden Suburb

Venue: Zoom Meeting

Date: 29.01.24

Attendees Imogen Spencer-Dale (ISD) – Cratus Dan Henderson (DH) – Cratus Chris Fry (CF) – Crest Nicholson Eastern Cllr Inga Lockington (IL) - Ipswich Borough Council Cllr Tim Lockington (TL) – Ipswich Borough Council Cllr Christine Shaw (CS) – Ipswich Borough Council	Cllr Tony Gould (TG) – Ipswich Borough Council James Mann – (JM) – Ipswich Borough Council Cllr Peter Hudson (PH) - Westerfield Parish Council
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Item	Comments	Action Assigned To
1	Welcome and introductions	
1.1	Everyone introduced themselves to the group. Ray Houghton (Barrett David Wilson) and Cllr Gary Forster sent their apologies.	
2.	Crest Nicholson Update	
2.1	Phasing Delivery Crest Nicholson has almost completed phase one and will be shortly moving on to phase three once planning permission is granted. Phase three is split between A and B.	

	Crest Nicholson is likely to be proposing amendments with Ipswich Borough Council to change the phasing strategy.	
2.2	<p>Phase 3A</p> <p>Phase 3A incorporates the local centre plus 96 units. Amendments have been sent to Ipswich Borough Council for 3A after consultation comments were received in December 2023. It is now for 96 dwellings rather than the original 100 as land has been given to school. The number of affordable homes remains unchanged at 35.</p>	
2.3	<p>Phase 3B</p> <p>3B consists of 114 units and Crest Nicholson is working through comments on housing types and layout with Ipswich Borough Council.</p> <p>CF confirmed phase 3B was submitted and validated on 26th September 2023 and that Crest Nicholson has had positive engagement with Urban Design, resulting in amending some of the layouts. Now after crossing the bridge, the houses that face each other will have the same design.</p> <p>Visitor parking is being reduced towards the front and the proposals remain for 114 houses, 101 of them are market sale and 13 affordable.</p>	
2.4	<p>Country Park</p> <p>Tree planting in phases two and six continues and seeding has been delayed to March/April this year.</p> <p>CF expects the visitor centre to be completed by May and confirmed IBC are currently delivering the play area.</p>	
2.5	<p>Primary School</p> <p>Crest Nicholson has agreed the area of the land with the Council. It meets the section 106 obligations in terms of the site size and level requirements.</p> <p>The boundaries of the school have been agreed and Surrey County Council has suggested the school will open in September 2026.</p>	
3	Community Engagement Strategy	
3.1	<p>The Ipswich Garden Suburb Community Development Forum continues to meet every quarter.</p> <p>The Public Art Panel is currently on hold.</p> <p>The wayfinding strategy is being developed. A variety of themes have been put forward to Ipswich Borough Council.</p>	



	<i>Post-meeting note: Ipswich Borough Council officers have given their preference for themes around the 19th century railway / brickmaking (trade and transport) or the farmland estates.</i>	
3.2	<p>There has been interest in joining the Friends of the Country Park Group and they hope to hold their first meeting in March.</p> <p>There are ongoing discussions about having the landscaping team work with local schools and residents to help deliver the wildflower seeding that will happen in March/April time.</p>	
4.	Barratt David Wilson Homes Update	
4.1	<p>ISD said BDW will be issuing a leaflet to nearby residents and will have dedicated website setting out the proposals on a reserved matters application for phase 2b. A full in-person consultation was not needed as this is a reserved matters application, and the outline proposal has been agreed already.</p> <p>ISD to share the information with the group once it is finalised.</p>	ISD
5	Questions	
5.1	<p>IL asked how the Country Park is going to be opened to the wider community while the footbridge is not open.</p> <p><i>Post-meeting note: The pedestrian bridge opening is in the hands of Suffolk County Council and Network Rail, with an estimated opening date of late 2024.</i></p>	
5.2	<p>CS asked if there was a set date for the first Friends of the Country Park meeting.</p> <p>ISD said there isn't a set date but hoping for March time, hopefully combining it with some wildflower planting. Discussions need to be held with the landscaping team about when would be best to work with their programme plus how schools can become involved.</p> <p>CS asked if the first meeting would be an onsite visit.</p> <p>ISD confirmed it would be.</p>	
5.3	<p>TL expressed his concern about security of access on the footbridge, he doesn't want people accidentally accessing it.</p> <p>CF confirmed he made an instruction to put up fencing blocking access from the path that comes across from Westerfield Road towards the Country Park.</p> <p><i>Post-meeting note: the public right of way access closure is in action, and the team have been instructed to make the bridge secure.</i></p>	
5.4	TG asked how many homes have been built and how many have been sold.	



	<p>CF said there are 82 occupations.</p> <p><i>Post-meeting note: 119 houses have been built so far.</i></p> <p>TG asked if there are any unoccupied houses.</p> <p>CF confirmed there are some stock plots not occupied. Going forward from October 2023, Crest Nicholson will be building only to the number of houses which are being sold. He expects this to be 30 houses a year.</p>	
5.5	<p>IL asked CF if Crest Nicholson's profit drops will affect Henley Gate.</p> <p>CF said no, and added there haven't been any conversations about walking away from Henley Gate.</p>	
5.6	<p>IL asked if there will be a public car park for the visitor centre.</p> <p><i>Post-meeting note: There will be parking at the Visitor Centre as the Centre and Designated Equipped Area for Play (DEAP) will attract others from the locality. 38 car parking spaces for the site will be located off the main entrance to Phase 7 including four disabled spaces and five electric vehicle charging spaces.</i></p>	
5.7	<p>CS asked how often Crest Nicholson sweeps and cleans along Henley Road.</p> <p><i>Post-meeting note: Henley Road is cleaned three times a week, and the team are discussing putting this up to five times a week.</i></p>	
6	Close	
	<p>ISD closed the meeting, saying the next dates will be:</p> <p>6pm, Monday 15th April, Zoom</p> <p>2pm, Monday 1st July, on site</p>	