



Fonnereau Neighbourhood
Community Development Strategy

Bellway

Contents

1. Fonnereau Neighbourhood	3
2. Introduction	4
3. Vision for Fonnereau	8
4. Goals and monitoring of community development	12
5. Engagement and communication with the existing community	14
6. Engagement and communication with future residents	18
7. Public and community arts and leisure projects	24
8. Connecting into and reflecting the wider Ipswich Garden Suburb	28
9. Delivering Fonnereau	31

1 Fonnereau Neighbourhood

Bellway Homes is bringing forward plans for the delivery of what will be known as 'Westerfield Grove at Fonnereau'. Westerfield Grove makes up approximately 60% of Ipswich Garden Suburb's Fonnereau Neighbourhood, which is the land that lies to the west of Westerfield Road and the south of the Ipswich to Felixstowe railway line.

However, this Community Development Strategy relates to the full area of Ipswich Garden Suburb's Fonnereau Neighbourhood that received outline planning consent for 815 homes in 2020. This includes areas of land within it that are not under the control of Bellway. Thus, this strategy relates not only to the work that Bellway will do to help create a thriving community within the land we control, but also directs the work of other potential delivery partners who will bring forward the remainder of the site in future.

The wider Ipswich Garden Suburb is made up of three communities: Fonnereau, Henley Gate, and Red House as set out in the adopted Garden Suburb Supplementary Planning Document. Between them the new neighbourhoods will deliver approximately 3,500 new homes, and a wide range of new services and infrastructure including schools, community buildings, and public open space.

Bellway Homes have a strong record of delivering high-quality new communities throughout the East of England. In Ipswich this is best reflected through the Ravenswood development to the southeast of the town, for which Bellway worked with Ipswich Borough Council as the master developer and built the early phases.

Ravenswood is a popular and highly regarded development, which set a new standard for residential and community development in Ipswich, and which has latterly incorporated a range of public art.

2 Introduction

This Community Development Strategy is submitted to reflect condition 28 and information note six of the planning application IP/14/00638/OUTFL (included in full below). It also builds on the Community Development Strategy that was submitted in December 2016 as part of the outline planning application for the Fonnereau Neighbourhood.

Bellway Homes welcomes Ipswich Borough Council's proactive approach towards community development as part of the Ipswich Garden Suburb. Bellway also welcome the responsibility placed upon us, as a key delivery partner in the Garden Suburb.

The strategy reflects the structure of condition 28 set out in the planning application IP/14/00638/OUTFL and outlines the proposed approach with reference to this condition. But most importantly it sets out the commitment to building a community, creating an identity, sense of place, and understanding of the heritage of the site at Fonnereau, not just a high-quality residential development.

This includes how we, and other potential delivery partners for the part of the site not in Bellway's control but also covered by this strategy, will link our new community to and build relationships with existing community structures and stakeholders, where there are opportunities to create new structures to support the development of the community, and how it will link to the other new neighbourhoods of the Ipswich Garden Suburb.

We will seek to identify and interact with the range of local stakeholders who may take an interest in the creation of the new community and can play a role in the integration of it into the existing community. Furthermore, we will seek to involve existing local groups and organisations who are involved in effective community development work to help support the creation of a thriving local community. It also highlights the range of community infrastructure that will be delivered at Fonnereau (and the Garden Suburb more widely), and how these can play a central role in helping to build the new community at Fonnereau.

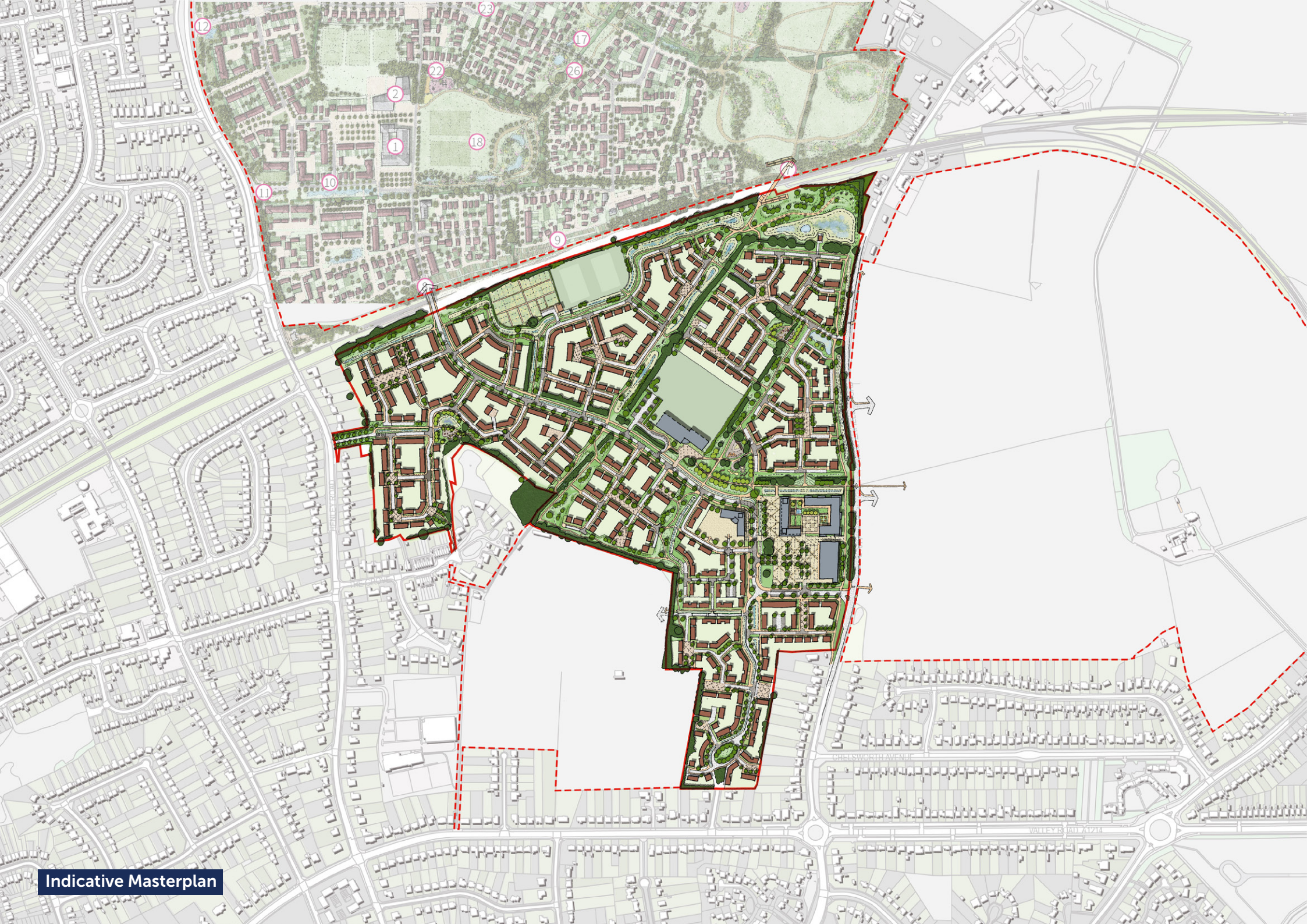
The strategy also seeks to align with the Community Development Strategy submitted by Crest Nicholson as part of the proposals for the Henley Gate Neighbourhood. Bellway recognises that effective collaborative working between the various delivery partners will be key to the creation of a vibrant community at the Ipswich Garden Suburb.

Bellway is mindful that the period covered by this strategy is one of 12 years, from pre-application to final occupation. As such, we do not seek to predict what will be the most effective approaches and activities to promote community development and cohesion throughout the whole time. Much of this, particularly through the later stages of occupation will likely be organic and directed by what is most effective from residents' perspectives.

In the longer term, Bellway sees our role as helping to facilitate and build capacity for this organic process by helping to create and/or support structures or community-led organisations that will aid in the promotion and delivery of community development. Also, by working to build relationships with local stakeholders, representatives, and organisations such that they will take an interest in, support, and potentially lead community development initiatives.

In the short to medium term, during the construction and early occupation phases, we will take responsibility for delivering the approach set out in this strategy, potentially by instructing a specialist community engagement consultant to deliver a range of measures and projects and to build our capacity to work with residents and stakeholders. In the longer term, following the growth of a mature community, and appointment by Ipswich Borough Council of a Community Development Officer for the Ipswich Garden Suburb, increasingly we will seek to handover our community development responsibilities.





Condition 28 - Community Development Strategy

Prior to the approval of the first Reserved Matters, a Community Development Strategy, to be based on the Community Development Strategy (received 08/12/2016) (with the exception of Employment and Skills elements which shall be covered by separate obligation in Schedule 11 of the associated S106 Agreement dated 30/01/2020), shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall outline the community development projects and measures to be implemented and committed to during the construction and occupation periods of the development and shall include:

- i. Construction phase (engagement and communication with the existing community and future Fonnereau occupants);
- ii. Details of any temporary community space to be provided (on or off site) or justification for not providing any temporary community space;
- iii. On site permanent community space provision;
- iv. A timetable identifying when full details relating to each project/measure set out in the strategy shall be submitted for written approval by the Local Planning Authority, together with a timetable for the implementation;
- v. Public art and community art projects;
- vi. Measures to communicate that if any temporary Suitable Alternative Natural Greenspace ('SANG') is implemented that this is only available on a temporary basis; and
- vii. Consideration of how projects and measures shall connect into and reflect the wider Ipswich Garden Suburb context.

Full details of the projects and measures identified in the strategy shall be submitted for the written approval by the Local Planning Authority in accordance with the timetable approved in part iv of this condition. The approved strategy, including those details subsequently approved under part iv, shall be implemented in full as approved.

Informative note six- Community Development Strategy

The Community Development Strategy to be approved under condition 28 is a strategy providing details of the activities and projects to be undertaken to ensure a sustainable, cohesive community within the proposed development as well as the surrounding existing residents. It will demonstrate how the development will create somewhere that people will successfully live as a community and would be a positive enhancement to the town. It will also show how the objectives of the Ipswich Garden Suburb Supplementary Planning Document will be fulfilled and a commitment towards achieving this.

3 Vision for Fonnereau

Fonnereau Neighbourhood will provide a new community as part of the Ipswich Garden Suburb, establishing an attractive new living and working environment which will be compact and walkable. It will have a mix of uses of sufficient scale to support local facilities. It will be a place with flexibility to grow over time as required to fulfil Ipswich Borough Council's aspirations for the Garden Suburb.

Our vision for Fonnereau will help to create a place with a genuine sense of community, and our community development work will complement this and make the creation of a thriving community a reality.





Character

Fonnereau's natural features will be utilised to create a strong landscape character to the built development, to foster a sense of place and community.

The structure of the development will encourage walking and cycling over the use of a car for journeys within the development and neighbouring areas, with the provision of a new footpath and cycle network linking in to and enhancing the existing network and the wider Ipswich Garden Suburb. This in turn will encourage new and existing residents to interact and build relationships.

Furthermore, Fonnereau will reflect local character and distinctiveness and will respond to local influences to help promote integration with the existing community.



Community

The development will integrate a mix of house types, and community, recreational and retail facilities. It will also create local employment opportunities on site. All of this will help to ensure that a thriving community is established at Fonnereau.

A new park and district centre will provide a key focus for community life, with the latter serving the wider Ipswich Garden Suburb community. This will be complemented by a wide range of outdoor recreation and sport facilities, and opportunities for residents to grow their own food, through allotments, to encourage healthy lifestyles and community interaction.



Connectivity

Fonnereau will promote a well-integrated and connected place with a permeable network of safe, convenient, and attractive walking and cycling routes, with accessible bus stops.

Radial routes following the existing pattern of movement elsewhere in Ipswich, including the Fonnereau Way, will provide onwards connectivity to and from the development.

This safe and convenient connectivity will again help to encourage new and existing residents to share public spaces and interact.



Climate Change

Climate change resilience measures will be incorporated into Fonnereau to establish a sustainable new neighbourhood, which maximises healthy living, low energy use, and energy efficiency through passive design principles. Several of these measures have the added benefit of contributing to the creation of the new community.

Existing landscape features will be integrated and enhanced to provide for habitat creation as part of a wider green infrastructure network, which will accommodate green corridors for movement of both wildlife and people. Active travel opportunities will be achieved through the creation of walkable neighbourhood with access to multi-functional green spaces contributing towards active lifestyles and associated wellbeing benefits.

On-site food production through allotments will provide opportunities for self-sufficiency and long-term sustainability.

Sustainable modes of travel will be promoted through the integration of an attractive network of pedestrian and cycle routes, providing connectivity between the residential areas and key local destinations. On-plot cycle storage will be incorporated into residential dwellings to help promote cycling.



Landscape

The green infrastructure network will expand upon and incorporate existing natural features within the site, to establish a Garden Suburb character. The topography (and existing drainage) informs the locations of sustainable drainage and will form an integral part of the residential layout to define the character of the place. Within the layout the disposition of 'greenways' will be informed by existing trees and hedgerows, which will provide an attractive and well-established residential setting.

The network of open spaces will accommodate wildlife corridors and new ecological habitats accessible to residents for walking, cycling, and recreational activities. A soft landscaped edge will provide separation between Westerfield village and Fonnereau Neighbourhood.

4 Goals and monitoring of community development

Bellway's vision is to create much more than a high-quality residential development. As with all of our developments, we want Fonnereau to be a thriving and cohesive community with residents bonded by shared experiences and connected into the wider local and Ipswich-wide community.

Bellway's role is to facilitate and build capacity for a process of community building. This is always best achieved organically in the longer term; however, Bellway will initiate a range of projects and measures in the short term to kick-start the process. Measuring the success of community development is a difficult practice. In contrast to the building of the homes themselves, it is a challenge to set hard and tangible goals. Some initiatives are likely to be a success, others less so, and this will need to be monitored and reviewed throughout the construction process.

There will be some basic tangible indicators of community engagement, for example, attendance levels at community events, and visits and interaction with community digital tools. It will also include the level of community involvement and actions required to enable residents to lead and take control of community development projects/groups.

However, there are much broader-based themes by which a community can be considered to be thriving, which are much harder to measure. For example:

- High levels of community-led, self-sustaining activities, groups, and events;
- High levels of volunteering within the community;
- Positive perception of the quality of the area;
- Positive perception of interaction with the existing community;
- Low levels of anti-social behaviour;
- High levels of interaction in consultations on plans for the future of the area;
- High levels of understanding about access to and the availability of local services.

The most effective way to measure how Bellway, and indeed the wider community, is performing on these themes is to regularly ask for feedback from new residents, existing residents, stakeholders, representatives, and other Ipswich Garden Suburb development partners.

From early occupation, we will conduct surveys at least twice a year to gather feedback, suggestions and to seek opportunities for new projects and initiatives. This will enable us to identify what is working well, and what less so, to adapt the community development approach and put into action suggestions from the community. We will also be able to chart feedback over the long term and ensure that our approach is trending in the right direction and/or make appropriate amendments to the approach to enhance and improve it.



5 Engagement and communication with the existing community

Bellway intend to begin to foster our relationship with the existing community around Fonnereau well in advance of the construction phase and maintain that relationship throughout construction and occupation.

Bellway understand that the Ipswich Garden Suburb has been part of local discussions for many years, and that during this time existing residents have grown used to the idea of the new community. By introducing ourselves and setting out our plans for the neighbourhood, we hope that aspects of it can be shaped by existing local residents and stakeholders, given the potential direct benefits to them (i.e., the new district centre, school, and public open space) and indirect benefits (i.e., potential new/increased public transport services).

Existing residents

Alongside submission of the various details of Fonnereau, Bellway will share information about the plans with existing local residents and stakeholders and invite their feedback.

Bellway will target a radius of residential properties around the site, who are most likely to be affected by and benefit from, the creation of the new community. Methods by which we will seek to engage residents will include:

- Distributing information leaflets at various points during the pre-commencement phase, and the later construction phase, to highlight proposals for the development and works being undertaken on site.
- This will be complemented by a quarterly e-newsletter to residents and others who wish to be informed and who register their email address for updates. Residents and others will be invited to register for updates through information leaflets, notice boards, and a dedicated website.
- During construction, contractors will produce and manage communications updating neighbouring residents on any disruptive works. However, Bellway will hold responsibility for wider communications about the site and will also maintain oversight of all relevant communications.
- A dedicated website, initially focused on providing detailed information about our plans for the development, then information on construction works on site, and later potentially as a hub for community activity/notices for existing, new Fonnereau, and wider Garden Suburb residents.
- Public events to supplement online information and printed materials, to share information about the plans, and construction information.
- A community notice board(s) at appropriate location(s) at the heart of the development.

- We will have several channels open to provide feedback and ask questions about our plans and construction activity, which we will advertise widely through information leaflets, notice boards, press notices, and the website. This will include:
 - » A dedicated telephone number;
 - » A dedicated email address;
 - » A Freepost postal address;
 - » A feedback form/survey on the website.
- We will seek to engage with existing nearby community groups, residents' associations, neighbourhood watch groups etc to promote their plans.
- In advance of occupiers moving into Fonnereau after various phases of construction, we will investigate additional digital methods of engagement with residents and/or support residents to establish their own digital communities (i.e., through apps and/or social media platforms) to help build the community. If appropriate we will encourage interaction with existing residents through these platforms.
- We will seek to engage with local schools, youth groups and arts and crafts groups, with the idea of holding art competitions to gather work that could be featured in our communications.
- We will also seek to co-ordinate resident communications with other Garden Suburb delivery partners where appropriate.
- As part of our communications, particularly through early newsletters and posters on noticeboards and other prominent location in Fonnereau and the surround community, we will include information charting the history of the site. This will particularly draw upon the findings of our archaeology investigation team, which while relatively limited, did identify evidence of an iron age farming community.
- Through all of our communications we will seek to take a joined-up approach with other Ipswich Garden Suburb delivery partners. We will seek to include relevant information about other developments, community initiatives and activities from other parts of the Suburb in our communications, and potentially combine our communications with other delivery partners where appropriate.

Local elected representatives and stakeholder groups

Alongside working to engage local residents, we intend to seek to develop a relationship with a range of local elected representatives and stakeholder groups active within and/or representing the existing local community. In some cases, this work has already begun, and in others Bellway we will start to introduce ourselves and the plans for Fonnereau starting during the pre-commencement phase.

We are mindful that such representatives and stakeholders are crucial advocates and potential channels to lead, promote, and support work to help build links between the existing community and the new community in Fonnereau and the Ipswich Garden Suburb more widely.

We are also mindful that the location of the site borders not only communities in Ipswich borough, but also the village of Westerfield in neighbouring East Suffolk District Council, which will feature heavily in our focus on building links within the existing community.

Representatives and stakeholder groups will include:

- Ipswich Borough Council St Margaret's ward councillors, as the borough councillors who represent the site and existing community.
- Ipswich Borough Council Central and North West Area Committees which are made up of the borough councillors from the local and surrounding wards.

- Suffolk County Council St Margaret's and Westgate division councillors, as the county councillors who represent the site and existing community.
- East Suffolk District Council Carlford and Fynn Valley ward councillors, as the district councillors who represent the communities that immediately border the site to the north.
- Westerfield Parish Council, which represents the residents of the village that neighbours the site.
- The Member of Parliament for Ipswich who represents the site and existing community.
- The Member of Parliament for Central Suffolk and North Ipswich who represents the communities that immediately border the site to the north.
- Broadcast media and newspapers that are broadly digested in the area.

We will seek to build relationships by offering to meet and brief representatives and stakeholders on our plans for Fonnereau, and by providing regular updates throughout the construction process. We will also seek to share our community development objectives and plans with them and look for opportunities to potentially work together on specific projects and initiatives.



6 Engagement and communication with future residents

Resident communications and events

We will be prepared for new residents moving into Fonnereau with a wide programme of communications and events to welcome them to the new community. From day one, we want residents to feel that they are moving into more than a high-quality new home, and that the seeds of a community are already very much in place.

This will include a welcome pack, highlighting a wide range of information about the area including:

- Its history, particularly drawing upon the findings of our archaeology investigations team.
- Key local representatives and groups, how to contact them and get involved.
- Local services including libraries, schools, adult services, and businesses and how to access them.
- Details of local walking and cycling routes, bus, and train timetables, to help promote sustainable and active travel.
- Details of community welcome events for new residents in Fonnereau and other community initiatives and activities throughout the Garden Suburb and surrounding area, drawing upon relationships with local groups and other delivery partners.

We will also communicate quarterly with new residents throughout later construction phases to update them on construction plans, as new site facilities become available, and to continue to promote community projects and initiatives in Fonnereau and beyond. This might take the form of a regular printed newsletter distributed to all residents and an e-newsletter to residents who registered their email address with the communications team.

There will also be a range of methods for new residents to contact our site team, including a dedicated telephone number and email address.

We will seek to facilitate a range of community events by harnessing relationships developed during the pre-commencement phase with local representatives, stakeholder groups, and arts and leisure organisations for example. We will seek to establish and promote an events committee with resident involvement, and which could ultimately be handed over to residents to lead and manage.

Events could include:

- Frequent meet and greets with the Bellway site team (which could take the format of drinks and nibbles, summer BBQs etc.)
- Meet and greets with local elected representatives and stakeholder groups.
- Specific events i.e., arts sessions or sports open days with local arts and leisure groups.
- Parent and toddler groups.
- Launch events for new public facilities i.e., public open spaces and play parks, the new school, Multi-Use Games Area, and the district centre.

We will seek to align our events programme with the programme of other Garden Suburb delivery partners to ensure that it is complementary.

We will also maintain a community website, to provide resources about the area, information about events, and how to access help and support in a variety of ways. Once community structures are suitably mature, we would hand this website and associated infrastructure to residents to update and maintain.

We will also investigate the appetite for, and technical capacity for (along with local stakeholders like councillors, and other Ipswich Garden Suburb delivery partners if appropriate) for additional digital solutions to help support community interaction such as social media platforms and/or a dedicated community mobile telephone application.

We will also consider the need to produce alternative formats of communications with new and existing residents, such as Braille and other languages.



Vehicles to support community development

A key part of Bellway's preparations for initial occupancy will be how we help to establish or support the establishment of community structures to support the development of a thriving community.

Bellway understand structures do not create a community – people and their interactions do. However, the development of a community on the scale of the Ipswich Garden Community can benefit from community structures, existing and/or new, to build capacity and aid the process of creating an integrated and vibrant community.

There will be, through the proposed development management structure for the site once occupied, an opportunity to create an organisation based in Fonnereau, and ultimately run by residents, that could take on a wider community development role.

Prior to occupiers moving in, we will set up a management company, whose role it will be to manage the maintenance of public spaces within the development i.e., green open spaces, play areas etc. After full occupation, we will hand the company over entirely to the residents of the development, with the process for handover starting from the mid-point of occupation.

In some cases, development management bodies take on a wider role, by for example, organising community events and setting up and running local community and digital forums.

At this stage we do not presume that this is necessarily the solution to having an enabling structure for community development for Fonnereau. However, in advance of occupation, we will consult with local representatives and stakeholders and other delivery partners, and during early occupation with new occupiers, about the potential for the management company to incorporate this kind of role, formally or informally.

Should there be an appetite for this, we will dedicate resource towards initialising a community development role as part of the management company and providing training for resident volunteer leaders in helping to fulfil such a role.

Alternatively, if there is an appetite to create a community liaison group separate to the management company, we will work with stakeholders and residents to set such a group up.

We are also mindful that as other neighbourhoods within the Ipswich Garden Suburb have the potential to be delivered in advance of Fonnereau, community structures may develop through this. Should this be the case we will also be willing to dedicate resource to support such structures in integrating Fonnereau, and its residents into the wider Garden Suburb community.

In this scenario, we will be committed to working with other delivery partners and residents of other Garden Suburb neighbourhoods, to ensure any and all vehicles to support community development are a success.

Community space

In the early phases of occupancy (i.e., up to the occupation of 300 homes), we propose to harness the use of existing community spaces and facilities, within an approximately half a mile radius of Fonnereau, as local hubs and meeting spaces for events identified above that would support the development of the new community. This approach will help support the viability of such venues and businesses, and encourage new residents to use them, rather than potentially undermining them.

Such facilities could include:

- Ipswich Sports Club, Henley Road
- Westerfield Village Hall
- The Railway Inn, Westerfield
- Westerfield Business Centre
- Christchurch Park and Cafe

Our public open spaces, play parks and Multi-Use Games Area will all present opportunities, when delivered, to serve as outdoor venues for community events. This in turn presents an opportunity to ensure the design of these spaces lend themselves to community activities- through the area, topography, and facilities (i.e., connection to electricity). Bellway will also make our sales and marketing facilities available for events and meetings where appropriate.

During later phases of construction (i.e., after 300 homes are occupied), the district centre will form key focal points for the community and provide essential social infrastructure. While Bellway will not directly deliver these facilities, we will be keen to work as partners with the parties who do, to seek to ensure there are opportunities for uses that will be central to the community fabric of Fonnereau, in addition to the education facilities and likely retail destinations.



Suitable Alternative Natural Greenspace (SANG)

As part of the delivery of the Henley Gate neighbourhood of the Ipswich Garden Suburb, the delivery partner is required to establish a Country Park. Should this not come forward in an early phase of construction, and before occupation of homes at the Henley Gate/Fonnereau neighbourhoods, a temporary SANG will be required at land at Fonnereau.

While it is not Bellway's responsibility to deliver the temporary SANG as it is not within the land under our ownership, in the circumstance that the SANG is required, Bellway are required to communicate clearly with new and existing residents what the SANG is for, why it is temporary and for how long, and what the land use will be once the SANG is no longer required.

We will include information about this in welcome packs for new residents and provide regular updates in ongoing newsletter/e-newsletter updates to new and existing residents as long as the SANG is required.

7 Public and community arts and leisure projects

We are very open minded in our approach to the delivery of public art within Fonnereau. We are keen that our approach ensures the installation of high-quality and creative projects, and placemaking features, that reflect the character and diversity of the new community, but also the established community within Ipswich.

We will implement a public art strategy to coincide with the first occupations at Fonnereau. We will seek to work collaboratively with new residents, local stakeholders, elected representatives, and other Ipswich Garden Suburb delivery partners to set the direction of public art projects. This will likely involve the establishment of a Public Art Panel (or work with an existing panel if established through phases of the Garden Suburb that are delivered earlier). If a new panel needs to be created Bellway would seek to constitute it in a similar way to previous panels created for Garden Suburb public art. The panel will be comprised of representatives from the local community to direct on themes for public art and placemaking features (i.e., signage or other features to promote identify and wayfinding) that reflect the existing and new community, and representatives from local arts projects, cultural groups, and heritage organisations who can advise on appropriate artists or other means to deliver projects in line with the themes directed by the community.

But we want to go much further by ensuring public art, leisure, and education projects form a central part of our wider community development strategy. We are mindful that there are a wide range of art and leisure groups highly engaged in community development and outreach activity across Ipswich. Also, that there are a range of educational institutions close to the site and in Ipswich more widely who could deliver a rich contribution. Bellway want to harness that energy and expertise in the development of Fonnereau.

Through the pre-occupation phase we will seek to reach out to a range of these such groups and institutions to seek to build relationships with a view to them being involved in, or leading, community development initiatives at Fonnereau once occupation begins.

Below is some examples of local groups and institutions we could seek to work with. Inevitably we will identify others through early engagement with local stakeholders.

Arts and theatre groups

Dance East

Dance class facilitator and theatre venue based at Ipswich's Waterfront, they run a range of innovative community projects to introduce people to dance for the first time.

Eastern Angles

Theatre company based at the Sir John Mills Theatre in Ipswich, they combine heritage with theatre and tour to theatre, non-theatre, and community venues.

Ipswich Art Gallery

Art Gallery in Ipswich town centre, which presents work by local and international artists and provides learning resources for local schools and colleges.

New Wolsey Theatre

Theatre company based in Ipswich town centre; they conduct a range of creative learning projects to engage all sections of the community in their work.

Red Rose Chain

Independent theatre company based at the Avenue Theatre in Ipswich, they conduct community and outreach work, putting inclusion, accessibility, and reaching out to the disenfranchised at the centre of their philosophy and work.

We Are Ipswich

A collaboration of some of the aforementioned creative companies.





Sports groups

Ipswich Town Football Club and the ITFC Community Trust

The town's popular league football club and associated community trust deliver an innovative range of football and sporting activities within the community.

Ipswich Sports Club

Offers a range of sporting activities including tennis, hockey, and squash from their home at Henley Road.

Knowledge and education institutions

The University of Suffolk

University based close to Ipswich's Waterfront.

Christchurch Mansion

Tudor mansion close to Westerfield Road and Ipswich town centre, which presents Tudor history and a collection of fine art and provides learning resources for local schools and colleges.

Ipswich Museum

Museum in Ipswich town centre, which presents collections relating to local and prehistoric history and provides learning resources for local schools and colleges.

Dale Hall Primary School

Primary school close to the Ipswich Garden Suburb site.

Northgate High School

Secondary school and sixth form college close to the Ipswich Garden Suburb site.

Suffolk Libraries

The local library service will operate an out-reach service as part of the Garden Suburb.

In collaboration with residents, stakeholders, the Public Art Panel, other Garden Suburb delivery partners, and art and leisure groups and institutions, Bellway will consider how the open space and social infrastructure within Fonnereau can be harnessed to support creative, sports, and learning activities. This could include:

- Consideration of landscaping opportunities to promote and support creative activities, for example through the potential creation of an outdoor amphitheatre or presentation area.
- The use of the Multi-Use Games Area and Grove Sport Ground for sports open days facilitated by local sports groups.
- The use of facilities, including potentially within the new school and district centre, for public learning activities facilitated by local knowledge and educational institutions.

8 Connecting into and reflecting the wider Ipswich Garden Suburb

Fonnereau is part of the wider Ipswich Garden Suburb. The Garden Suburb is made up of three neighbourhoods: Fonnereau, Henley Gate, and Red House. Between them, over a period of two decades the new neighbourhoods will deliver approximately 3,500 new homes, and a wide range of new services and infrastructure including schools, community buildings, and public open space.

These three neighbourhoods will be inter-reliant. For example, residents of Henley Gate and Red House will rely on services within Fonnereau such as the district centre, while equally Fonnereau residents will benefit from the country park and visitor centre at Henley Gate, and the secondary school at Red House.

However, different elements and neighbourhoods within the Garden Suburb will be delivered by a range of delivery partners, of which Bellway Homes is one. It is critical to the success of the Garden Suburb, and the creation of a thriving community within and beyond it, that the delivery partners work collaboratively.

Ipswich Garden Suburb Delivery Board and Developers Community Forum

The delivery partners, along with other key partners including Ipswich Borough Council and Suffolk County Council have established the Ipswich Garden Suburb Delivery Board. While the role of the Board is to manage the physical delivery of homes and other infrastructure, we would support the establishment of a Developers Community Forum to share ideas and work collaboratively on community development initiatives.

We are mindful that many of the ideas outlined in this strategy, could be delivered collaboratively with other delivery partners where appropriate and relevant across the Garden Suburb (which in most cases they will be).

As such, we will seek to share our strategy with other partners, and consider their own strategies, to discuss areas of overlap in particular where it makes sense to work together and pool resources. This could include creating new cross-Garden Suburb structures like community development or liaison groups and a Public Art Panel. It could also include jointly reaching out to local arts, sports, leisure groups and educational institutions to help generate a thriving cultural community across the Garden Suburb. We will also seek to work with partners to share details of events/launches/milestones across the various parts of the Garden Suburb. This could include exploring the scope for a joint printed and/or e-newsletter.

We will also seek to work closely with other delivery partners to provide regular construction and community updates to new residents of other Ipswich Garden Suburb neighbourhoods.

Community Development Officer

Along with other delivery partners, we are required through S106 obligations to contribute to funding a Community Development Officer to be appointed by Ipswich Borough Council. The total obligation of £84,120 relates to the outline planning consent for Fonnereau. In line with the S106 agreement it would be paid in four instalments of £21,030 prior to the 50th, 300th, 500th, and 700th occupations.

While timescales are not clear for when the Community Development Officer appointment will be made at this stage, it is anticipated that it will be during later stages of occupation.

When the officer is in place, we will seek to consult them on the range of activities set out in this strategy in relation to the appropriate phase and beyond. Depending on their capacity it may be that many of the activities are channelled through them by their working alongside residents and stakeholders in our place.

Until this moment, we will continue to take the lead, working alongside residents and stakeholders, on the delivery of this strategy. To ensure we have sufficient capacity to do so, we may instruct a specialist community engagement consultant to conduct this work on our behalf.

Physical connectivity

The physical connectivity of Fonnereau into the wider Garden Suburb and beyond is also a key element of community development. We will promote a well-integrated and connected place with a permeable network of safe, convenient, and attractive walking and cycling routes, with accessible bus stops.

A clear street hierarchy will be used to structure the development, making it easy for people to find their way around. Radial routes following the existing pattern of movement elsewhere in Ipswich, including the Fonnereau Way, will provide onwards and seamless connectivity to and from the development.

However, the physical connectivity is about more than just movement as it includes landscape connectivity through the green corridors. The green corridors of Fonnereau will ultimately connect with the Country Park to the north. This will aid the sense of being on the edge of Ipswich and the transition to the rural village of Westerfield.

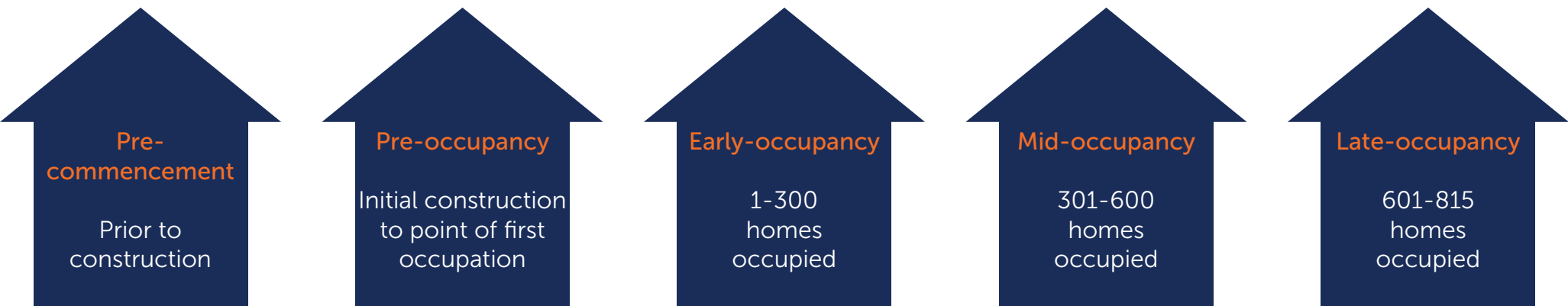
This connectivity will promote active forms of travel including walking and cycling through Fonnereau, the Garden Suburb, and beyond, and will thus further help to encourage new and existing residents to interact.



9 Delivering Westerfield Grove Fonnereau

Fonnereau will be delivered in a phased approach. This will see the development of homes, public open space, and community infrastructure developed at different points, and in some cases at S106 trigger points.

Bellway’s general approach to the phasing of Fonnereau after the design and planning phase will involve a pre-occupancy construction phase, and three phases of occupancy running concurrently to ongoing construction until the entire development is delivered. The trigger points for these phases relate to the number of new homes that have been occupied, and are as such:



Related to this, our Community Development Strategy also follows a phased approach, which is outlined indicatively in the following programme table.

COMMUNITY DEVELOPMENT ACTIVITY	DEVELOPMENT PHASE				
	Pre-commencement	Pre-occupancy (early construction)	Early-occupancy	Mid-occupancy	Later occupancy
Stakeholder and community development mapping	<p>Map out relevant local stakeholders interested in the development proposals and long-term community establishment i.e., elected representatives, stakeholder groups etc.</p> <p>Map out relevant local arts, sports, leisure groups, and learning institutions to seek to invite to work alongside and/or lead on community development initiatives.</p>	<p>Review and update map of arts, sports, leisure groups, and learning institutions to seek to work alongside.</p>	<p>Review and update map of arts, sports, leisure groups, and learning institutions to seek to work alongside.</p>	<p>Review and update map of arts, sports, leisure groups, and learning institutions to seek to work alongside.</p>	<p>Review and update map of arts, sports, leisure groups, and learning institutions to seek to work alongside.</p>
Stakeholder engagement (i.e., local councillors and representative groups)	<p>Approach local stakeholders to introduce Bellway and our emerging design plans for Fonnereau.</p> <p>Seek to build long term relationships.</p>	<p>Share community development approach and ideas, invite feedback, and identify areas where they can be involved and/or lead on initiatives.</p> <p>Provide at least quarterly updates via printed and/or e-newsletter, website updates, and notice board posts about plans for construction work.</p>	<p>Work jointly on community initiatives as appropriate.</p> <p>Involve in planning and establishment of community liaison group(s).</p> <p>Seek to involve in Public Art Panel.</p> <p>Continue to provide updates on construction work.</p> <p>Provide at least quarterly updates about community events and other news.</p> <p>Seek at least quarterly feedback on community development activities and approach to community liaison.</p>	<p>Work jointly on community initiatives as appropriate.</p> <p>Involve in review of effectiveness of community liaison group(s).</p> <p>Continue to provide updates on construction work.</p> <p>Provide at least quarterly updates about community events and other news.</p> <p>Seek at least quarterly feedback on community development activities and approach to community liaison.</p>	<p>Work jointly on community initiatives as appropriate.</p> <p>Involve in process of handover of management of community liaison group(s) to residents.</p> <p>Continue to provide updates on construction work.</p> <p>Provide at least quarterly updates about community events and other news.</p>
Delivery partner engagement	<p>Develop relationships with other Ipswich Garden Suburb partners including Ipswich Borough Council, Suffolk County Council, and other developers.</p> <p>Seek to establish and participate in Developers Community Forum.</p> <p>Engage and collaborate with SCC Education and new school operator.</p>	<p>Seek to collaborate on relationship building with local arts, sports, leisure groups and learning institutions.</p> <p>Provide updates on construction plans.</p>	<p>Seek to collaborate on establishment of, or ongoing programme of Garden Suburb-wide community liaison group(s).</p> <p>Seek to collaborate on establishment of, or ongoing programme of Garden Suburb-wide Public Art Panel.</p> <p>Seek to collaborate on communications with Garden Suburb residents and wider area.</p> <p>Provide ongoing updates on construction plans.</p>	<p>Seek to collaborate on community events calendar and other initiatives.</p> <p>Ongoing collaboration on communications with Garden Suburb residents and wider area.</p> <p>Provide ongoing updates on construction plans.</p>	<p>Ongoing collaboration on community events calendar and other initiatives.</p> <p>Ongoing collaboration on communications with Garden Suburb residents and wider area.</p> <p>Provide ongoing updates on construction plans.</p>

COMMUNITY DEVELOPMENT ACTIVITY	DEVELOPMENT PHASE				
	Pre-commencement	Pre-occupancy (early construction)	Early-occupancy	Mid-occupancy	Later occupancy
Arts, leisure, learning organisation engagement		Approach local arts, sports, leisure groups, and learning institutions to seek to build relationships and start a conversation about how they can be involved in/lead community development initiatives at Fonnereau including the public art strategy.	Work jointly on community initiatives as appropriate. Seek to involve appropriate groups in a Public Art Panel and the later commissioning of art.	Work jointly on community initiatives as appropriate. Seek to build a calendar of events including potentially interactive arts and theatre sessions, sports open days, museum/university exhibitions and public talks utilising new community infrastructure such as school, district centre, public open space.	Work jointly on community initiatives as appropriate. Support resident leaders/ community liaison group(s) to continue to interact with arts, sports, leisure groups and learning institutions.
Existing resident engagement	Identify radius of residential/ business properties to initiate regular communications about our plans for the site. Discuss and agree this radius with local councillors. Develop, and update at least quarterly, a community website initially with information for existing residents about the design plans for Fonnereau. Establish feedback channels for residents including Freephone telephone number, Freepost address, email address.	Provide at least updates via printed and/or e-newsletter, website updates, and notice board posts about plans for construction work. General updates to be provided by Bellway's communications teams. Specific updates where there may be some disruption to existing residents may be provided by the relevant construction contractors. Specific construction contacts including a telephone hotline to established, separate to the wider Freephone number (though any and all queries can still be directed through the Freephone number if required). Transition community website from design/planning focus to community news/update forum.	Continue to provide updates on construction work. Issue at least quarterly e-newsletter with details about upcoming community events and other news.	Continue to provide updates on construction work. Issue at least quarterly e-newsletter with details about upcoming community events and other news.	Continue to provide updates on construction work. Issue at least quarterly e-newsletter with details about upcoming community events and other news.

COMMUNITY DEVELOPMENT ACTIVITY	DEVELOPMENT PHASE				
	Pre-commencement	Pre-occupancy (early construction)	Early-occupancy	Mid-occupancy	Later occupancy
New resident engagement		<p>Transition community website from design/planning focus to community news/update forum.</p> <p>Prepare information for welcome packs and develop programme of welcome events.</p>	<p>Issue welcome pack with key information about the area, local services, representatives etc.</p> <p>Invite to regular welcome events at nearby offsite venues involving the Bellway team, local representatives, and stakeholder groups etc.</p> <p>Issue at least quarterly newsletter/e-newsletter with details about upcoming community events, construction, and other news.</p> <p>Seek resident leaders to involve in community liaison group(s) and Public Art Panel.</p> <p>At least quarterly feedback surveys on community development activities and approach to community liaison.</p>	<p>Invite to launch events for new public parks, Multi-Use Games Area, and public art.</p> <p>Working with relevant delivery partners, invite to launch events for the new school and district centre.</p> <p>Develop calendar of community events, involving local arts, sports, leisure groups and learning institutions where practical, making use of new community infrastructure that will be on site by this phase.</p> <p>Continue to issue at least quarterly newsletter/e-newsletter with details about upcoming community events, construction, and other news.</p> <p>At least quarterly feedback surveys on community development activities and approach to community liaison.</p>	<p>Continue to issue at least quarterly newsletter/e-newsletter with details about upcoming community events, construction, and other news.</p>
Wider Garden Suburb residents		<p>Provide regular updates about plans for construction work.</p>	<p>Seek to collaborate with other delivery partners to involve residents of other Garden Suburb neighbourhoods in Fonnereau welcome and other community events.</p> <p>Provide ongoing updates about plans for construction work.</p>	<p>Seek to collaborate with other delivery partners to invite to launch events for new public parks, Multi-Use Games Area, and public art.</p> <p>Working with relevant delivery partners, invite to launch events for the new school and district centre.</p> <p>Provide ongoing updates about plans for construction work.</p>	<p>Continue to share information about community events programme in collaboration with other delivery partners.</p>

COMMUNITY DEVELOPMENT ACTIVITY	DEVELOPMENT PHASE				
	Pre-commencement	Pre-occupancy (early construction)	Early-occupancy	Mid-occupancy	Later occupancy
Management Company/ Community Liaison Group		Create development management company and/or community liaison group.	<p>Initial consultations with new residents and elected representatives on appetite for management company to take on community development role, for a separate vehicle with this purpose, potentially for the whole Garden Suburb.</p> <p>Seek resident leaders to help build capacity for and run relevant community liaison group(s) and provide training/support for them.</p>	<p>Review effectiveness of community development vehicle arrangements in co-ordination with residents and stakeholders.</p> <p>Make recommendations for changes in approach if deemed necessary.</p> <p>Continue to seek resident leaders to help build capacity for and run relevant community liaison group(s) and provide training/support for them.</p>	Provide additional training to resident leaders (i.e., financial/organisational management) to enable full handover to residents of development management company and community liaison group(s) if appropriate.
Public art	Prepare public art strategy with involvement from art, heritage and cultural groups, IBC, and SCC.	Approach and seek to build relationships with local arts and theatre groups with a view to involving some in a Public Art Panel.	<p>Establish Public Art Panel (or work with existing panel set up for earlier delivery phases of Garden Suburb).</p> <p>Support panel to engage with/survey residents, stakeholders, learning institutions etc. on themes for public art that reflect local character.</p>	<p>Panel to agree themes for public art.</p> <p>Panel to commission artists and/or organise and run art competitions.</p> <p>Installation of public art.</p>	Installation of public art.



Bellway