



Henley Gate Community Liaison Group

29th September 2025

Microsoft Teams

Attendees

- Chris Fry (CF) – Crest Nicholson
- Ray Houghton (LF) – Barratt Redrow
- Imogen Spencer-Dale (ISD) – Cratus
- Jim Manning (JM) – Whitton Parish Church / Whitton Youth Partnership
- Francis Street (FS) – Westerfield Parish Council
- Cllr Christine Shaw (CS) – Ipswich Borough Council
- Cllr David Goldsmith (DG) - Ipswich Borough Council
- Cllr Inga Lockington (IL)- Ipswich Borough Council
- James Mann (JM) – Ipswich Borough Council
- Kelly Smith (KS) – Suffolk County Council
- Penny Bates (PB) - Suffolk County Council

Apologies

- Mike Cook (MC) - Ipswich Society

Crest Nicholson

CF ran through the presentation (attached).

The updated phasing strategy is being reviewed by Ipswich Borough Council.

Housing

Two thirds of the houses on phase 3a are now built up to roof. Work on phase 3b is likely to start in spring 2026.

Central Green

This will form the next set of reserved matters applications, and pre-applications discussions will take place with Ipswich Borough Council to discuss plans, including what type of sports facilities should be included.

Local centre

Crest Nicholson and Ipswich Borough Council are discussing a necessary amendment to the plans to allow level access to ease the use of the commercial spaces. The levels of planting and landscaping will also increase, but this also needs a Section 73 application.

Visitor centre

There will be a separate planning application for the visitor centre road and infrastructure such as drainage, which is necessary to allow the visitor centre to open. This is currently being worked through at the pre-application stage with Ipswich Borough Council, and hopefully the application will be submitted before the end of the year, with the visitor centre potentially able to open in November 2027.

This will all allow the carpark to open, for the playground as well as the visitor centre.

CS asked if there could be signs up with the timelines, for people to read when they visit the playground.

Action: JM to review some previously agreed wording on the topic for the signs.

Playground opening

The works on the playground are nearly finished, and it will be opened within the next few weeks.

Post-meeting note: the playground is now open.

Bridges

CF explained they are still waiting for notification of practical completion from Network Rail and Suffolk Highways. Then there will be the legal adoption process, looking at adoption by the council in mid-2027.

CF noted that the bridges lead to the Bellway site, and so their construction needs to be in a suitable health and safety state to allow them to open as well.

IL noted her disappointment in the slow opening, and asked if the programme could be moved up or a temporary footpath put in. CF explained this is not possible due to health and safety considerations.

JM explained that the bridges were not required to be opened until 700 occupations, and they have only been built this early on due to availability of Homes England funding and would otherwise not even have begun to be constructed yet. Overall, they will be open much earlier than required.

CS asked if explanatory signage or messaging could be shared on this point.

Action: JM, CF and ISD to liaise over wording and include this in the newsletter / website.

Country Park

All country park phases, excluding the phase 6 area covering the visitor centre and access, must be delivered by August 2026. Remedial works are being carried out on the existing planting, the materials for the replanting in phase 1 have been ordered, and plans for remedial works on phases 2-6 are being worked on.

CF noted the team is hoping to hold some community planting sessions as part of the remedial works.

FS asked about wayfinding signage to help people access the park. There is a full wayfinding plan, but the team will look at temporary options.

FS asked about finishing the footpath surfacing on Lower Road, CF said he has asked for a quote for the groundwork and the footpath alignment, as the original path was built before there was permission for the whole area.

IL noted that any new planting needs monitoring and watering afterwards.

Primary school

The earthworks, being carried out by Anderson Group on behalf of Crest Nicholson, started in September and will be finished in October 2025. This will then be inspected and handed over to Suffolk County Council to build the school. This handover is aimed for November 2025.

PB ran through the designs for the school, explaining the key features. It is connected to the new local centre, the outside has landscaping and seating, an openair amphitheatre space, car parking, a multi-use games area (MUGA) and Suffolk County Council and Crest Nicholson worked together to provide additional land for sports pitches.

The planning application was submitted in July 2025 and is being reviewed. There has been some feedback that the colour scheme of the building is too bright, and bright colours can be detrimental to a learning environment, so new options are being looked at. The hope is that the application will be approved later this year, work will start on site early 2026 for the building to be completed around July 2027. The school opens in September 2027.

The school will be run by Paradigm, Multi Academy Trust. The school will initially open with reception, year 1 and year 2, with an additional year each academic year. There will be two classes per year, with a total of 420 pupils eventually.

There will also be a pre-school with 60 pupils on the site.

IL noted that the school must fit in with the surrounding houses as part of the community. PB agreed and explained that Suffolk County Council has worked with Crest Nicholson to ensure the details such as paving and brickwork are co-ordinated. RH noted this was a similar approach that Barratt Redrow had taken with Phase 3, for a cohesive neighbourhood overall.

IL asked about the families who already live on Henley Gate and don't have a primary school to access. KS explained that is considered as part of place planning contributed to decisions over at what point that school needs to be delivered.

Barratt Redrow update

RH explained that Phase 2a and 2b are in progress, with 53 homes occupied. Allotments are being built as part of both phases, with raised planters and lockable sheds.

IL mentioned she is the President of the Ipswich Allotments Association, but that Ipswich Borough Council will allocate the allotments themselves.

Action: RH to check who will run the allotments, Ipswich Allotments Association or a Managing Agent.

Community engagement

ISD ran through the regular activity such as the Developer Community Forum and the newsletters and the regular Resident Welcome Pack reviews.

The public art strategy is with Ipswich Borough Council for review, and then the public art panel will proceed with choosing an artist who then works with the community on the artwork.

ISD mentioned the community planting sessions (28th and 29th November), asking for any suggestions for schools and neighbours that may be interested in taking part. There is also potential for a small Christmas event for residents to get together.

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