



CREST
NICHOLSON

Henley Gate Community Liaison Group

25th February 2026

Microsoft Teams

Attendees

- Sami Chakchouk (SC) – Cratus
- Sarah McKee (SM) – Cratus
- Chris Fry (CF) – Crest Nicholson
- Paul Haggis (PH) – Crest Nicholson
- Issac Jolly (IJ) – Persimmon
- Stuart McAdam (SM) – Persimmon
- James Mann (JM) – Ipswich Borough Council
- Cllr Inga Lockington (IL) – Ipswich Borough Council
- Cllr Gary Forster (GF) – Ipswich Borough Council
- Cllr Christine Shaw (CS) – Ipswich Borough Council
- Cllr Francis Street (FS) – Westerfield Parish Council
- Kelly Smith (KS) – Suffolk County Council
- Neil Eaton (NE) – Suffolk County Council
- Jim Manning (JimM) – Whitton Parish Church/Whitton Youth Partnership

Apologies

- Ray Houghton - Barratt Redrow

Crest Nicholson

CF ran through the presentation (attached).

Phasing

An overview of the updated phasing strategy was presented. 157 Crest Nicholson homes and 65 Barratt Redrow homes are now occupied.

Country Park

Country Park phases 1-6 are now open to the public, bar part of CP6 adjacent to the visitor centre. Remedial works and re-planting orders for CP1-6 are underway, with work on CP1 nearly complete.

Visitor Centre & Playground

The Playground is now open. The Visitor Centre is the subject of a Reserved Matters Application (RMA) which is now required to build a permanent road and provide permanent services.

Vehicular and Footbridge Update

The bridges are awaiting completion approval from Network Rail and Suffolk Highways later in 2026. The s.38 legal process would then see them adopted in mid-2027, in line with revised Housing Infrastructure Fund (HIF) dates.

Phase 3A

96 properties, a public plaza and four commercial units will be provided in this phase. 90% of properties have been built to roof level, with work on the local centre to commence next. Crest Nicholson is still working through the discharge of conditions. Non-Material Amendments (NMAs) for the local centre and landscaping are being drafted for approval.

Phase 3B

114 dwellings and a Local Area of Play (LAP) will be provided as part of this phase. Work on this phase will start in July 2026 and take four years to complete. Crest Nicholson is currently working through pre-commencement conditions.

Community Engagement Strategy 2026

Regular Ipswich Garden Suburb Developers Community Forum meetings will be held. The Friends of the Country Park Group will meet to discuss initiatives and opportunities. The Public Art Strategy is with Ipswich Borough Council for review. Newsletters will continue to be issued, with a physical newsletter planned. The Resident welcome pack has been updated.

Barratt Redrow

Phase 2A & 2B

Phase 2A entails the delivery 147 homes and resident allotments. Phase 2B entails the delivery of 93 homes and resident allotments. The build out of both phases is ongoing with a show home now open for both phases.

IL queried whether the allotments attached to Phase 2A & 2B would be part of the Ipswich Allotment Society network, adding that she is President of the Allotment Society.

ACTION: SC/SM to direct question to Barratt Redrow and provide IL with a response.

Persimmon

Phase 4

IJ provided an update on Phase 4. Phase 4 entails the delivery of 119 new homes. Two workshops for the phase have been conducted with Ipswich Borough Council. A public consultation on the proposed development was held on 26th February. Persimmon is seeking to submit a planning application in March 2026, with an intention to start building in Summer 2026 (subject to planning permission), with first homes delivered in 2027.

Suffolk County Council

Henley Gate Primary School

KS provided an update on Henley Gate Primary School. This is the first of three Ipswich Garden Suburb schools. It will be two-form entry and open from September 2027. The Pupil Admission Number may be limited initially. The school will open with reception and KS1, growing over the coming years. SCC expect planning permission to be granted in March 2026, with work on the site set to commence in May 2026.

CF asked if the Planning Committee report for the school was now available. JM replied that it was and provided a [link to the report](#).

FS asked for details regarding the catchment area of the school. FS stated that there was some concern in the locality about children potentially walking along Lower Road, which does not have a paved footpath. FS outlined that Westerfield Parish Council is pushing for a 20mph limit on this road given safety concerns. CS seconded FS's concerns about Lower Road.

KS responded that SCC were engaged in early-stage traffic surveys, that she appreciated the concerns raised by FS, and that they would discuss the matter further with SCC highways.

CS and IL raised the matter of pupil numbers, stating that local schools were concerned that the new school could draw in excessive numbers of local students, affecting funding. KS highlighted staggered entry and a capped Pupil Admission Number (PAN) as deliberate choices to ensure the new school was introduced in a careful manner - and to ensure it fulfils its intended role of catering predominantly to families in the Ipswich Garden Suburb.

Any Other Business

Permitted Development Rights

GF raised an issue regarding permitted development rights. Three residents have approached GF regarding planning enforcement due to the installation of HVAC systems on their property. GF explained that the residents had received conflicting information about whether they retained permitted development rights (PDRs). GF raised the issue of the planning fee involved with a retrospective application for the HVAC systems - £262 - stating the cost was rather high.

JM responded to GF, informing him that he was aware of the matter. JM outlined that the 2016 permission restricted some PDRs. With regard to the fees, JM stated that there were set nationally and not in the gift of IBC to decide. JM outlined that IBC planning enforcement would continue to liaise with the residents and that planning applications would need to be made.

ACTION: CF to liaise with Crest Nicholson staff to ensure all aware about the status of PDR

ACTION: Any inquiries regarding PDR to referred to JM and team

Railway Footbridge

IL raised the issue of the railway footbridge remaining fenced off and closed to the public. IL outlined that the bridge is very important for pedestrian routes across the local area and the Country Park. IL stated that if anything could be done to speed up the opening of the bridge that would be most welcome.

CF outlined that there is an approval/adoption process with Network Rail, SCC and IBC, that Crest Nicholson is bound to this process and that this process will take some time, hence the 2027 date provided.

Henley Road Access

CS raised the issue of a muddy incomplete pedestrian footpath, off the Henley Road Access near the pump station. FS seconded this matter as important.

CF explained that this was due to the path crossing Barratt Redrow land, the two developers need to liaise.

ACTION: CF to direct Harry Parker to engage Barratt Redrow regarding the completion of the path.

ENDS