

Crest Nicholson Henley Gate Community Liaison Group Monday 3rd August 2026, in person

Present

- Harry Parker - Crest Nicholson
- Issac Jolly – Persimmon Homes
- Jim Manning – Whitton Parish Church/Whitton Youth Partnership
- Cllr Francis Street – Westerfield Parish Council
- Liz White – resident
- Chris Thompson – resident
- Jordyn Peachey – Ipswich Borough Council
- Graham Lambert – The Ipswich Society

Apologies

- Ray Houghton - Barratt Redrow
- Libby Fenton - Barratt Redrow
- Natalie Sadler – Persimmon Homes
- Kelly Smith – Suffolk County Council
- Cllr Tony Gould - Ipswich Borough Council / Suffolk County Council
- Cllr Gary Forster - Ipswich Borough Council
- Cllr Inga Lockington - Ipswich Borough Council
- Cllr William Patrick - Ipswich Borough Council

Meeting note

The group met at the entrance to Henley Gate and walked through the site to view the progress on the following items, guided by Harry Parker. The group viewed:

- The completed Phase 1 homes and the landscaped open spaces. Harry explained how Phase 3 would have similar open spaces with an attenuation basin (flood prevention pond).
- Phase 2a and 2b constructed by Barratt Homes and David Wilson Homes, each phase providing homes, and allotments which will be run by Ipswich Borough Council's parks team.
- Phase 3a homes including the ongoing construction of the new local centre. The group discussed the process for securing potential tenants and the types of tenants allowed with the planning permission (convenience stores, shops, retail, services, food or drink establishments).
- Phase 3b, where work is just starting to build 114 new homes and a Local Area of Play (a play space with simple play features for younger children).
- The upcoming Central Green and potential sports area, noting the best use options for the area are being reviewed by consultants.

- The Country Park, which is open and being used by the public. New wayfinding signs will be installed, and remedial planting will be carried out where needed. It will eventually be handed over to Ipswich Borough Council's parks team.
- The Visitor Centre, and the new proposed access route. This required a Reserved Matters Application for which updated documents were sent to Ipswich Borough Council in August 2026. The details of the new car park were shared, explaining how it should help with car parking capacity issues on nearby streets.
- The future Henley Gate Primary School site, which is about to begin construction.

Isaac Jolly showed where the 119-home Phase 4 Persimmon Homes development will be and noted that the planning application is with Ipswich Borough Council to review and grant permission before work can begin.

The group discussed the newly set up resident events committee, and the community events taking place across the summer, the Teddy Bears' Picnic and the Summer Social drinks event.

Jordyn Peachey mentioned potential community support opportunities from Ipswich Borough Council's Communities team.

Questions from the group for review:

- Will the Local Centre or anywhere on site have a defibrillation unit.
- Will the site have a postbox.
- Are there any health facilities across the whole Ipswich Garden Suburb? Or is all health contribution from S106 funds.

The next meeting will be held online in Autumn 2026.