



Location Plan

Introduction

Ipswich Garden Suburb is an area identified through the adopted Ipswich Borough Council Core Strategy and Policies Development Plan Document for the development of housing and associated facilities. The area extends to approximately 200ha and lies on the northern edge of the urban area, between Henley Road in the west and Tuddenham Road in the east. The development will comprise of three neighbourhoods (Fonnerau, Henley Gate, and Red House Farm) with each neighbourhood having differing and distinctive characters.

A primary school will be located at the centre of each of the three neighbourhoods and an 'all-through' school will be located in the Red House neighbourhood to cater for the additional pupils generated from the development.

Project Brief

The project is to deliver a new educational facility on the Red House Farm Housing Development in Ipswich, Suffolk. The project is to be delivered in phases, the first phase consisting of a 600 Place Secondary School for occupation July 2026. The second phase is to consist of a 210 Place Primary School & 30 Place Nursery. The final masterplan is to increase the secondary School to 900 Places, the Primary School to 420 Places and the Nursery to 60 Places. There is currently no occupation date for phases 2 & 3 and these have been shown indicatively on the masterplan for the project.



Proposed Masterplan - Landscape Proposals

Red House Neighbourhood New Educational Provision



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