

## West Suffolk Council

### Portfolio Holder Decisions Notice

(Published: Monday 13 March 2023)

The following decision was taken by the Portfolio Holder for Planning and, if not called in by councillors, will come into operation on Tuesday 21 March 2023. An executive decision may be called in, in accordance with the Overview and Scrutiny Committee Procedure Rules contained within Part 4 of the Council's Constitution, by at least five councillors submitting the required call-in request form to the Director (Human Resources, Governance and Regulatory) (e-mail: [democratic.services@westsuffolk.gov.uk](mailto:democratic.services@westsuffolk.gov.uk)) by **5.00 pm on Monday 20 March 2023**. Should you have a query regarding the decision taken, contact should be made with the named officer in the first instance, the relevant portfolio holder or via Democratic Services, West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds Suffolk, IP33 3YU.

Agenda item and report number	Declarations of interest	Decision(s) (including recommendations to Council)	Reason(s) for decision(s)	Other options considered and reasons for rejection	Contacts
<p>No agenda item as Portfolio Holder decision</p> <p>Report number CAB/WS/23/013</p>	<p>None</p>	<p><b>Red Lodge North Masterplan</b></p> <p>Resolved:</p> <p>The Red Lodge North Masterplan be adopted as planning guidance, as contained in Appendix 1 to Report number CAB/WS/23/013.</p>	<p>The site was allocated in the Site Allocations Local Plan (SALP) 2019 under Policy SA10, which was adopted in September 2019. The site formed part of the allocation known in the SALP document as North Red Lodge.</p> <p>The Site Allocations Local Plan (SALP) 2019 Development Plan document, in Policy SA10, allocated 27.4 hectares of land for a mixed-use development to include 300 dwellings 8 hectares of</p>	<p>Policy SA10 of the SALP 2019 document sets out that 27.4 hectares of land was allocated for a mixed-use development to include provision for 300 dwellings, 8 hectares of employment land 3 hectares for a new primary school</p>	<p><b>Portfolio holder:</b> David Roach Portfolio Holder for Planning 01440 768966</p> <p><b>Officers:</b> Julie Baird Director (Planning and Growth) 01284 757613</p>

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			<p>employment land, 3 hectares land for a primary school, and other appropriate uses. The primary school had been delivered by Suffolk County Council and opened in 2018. The remaining undeveloped parts of the Masterplan site were in private ownership and the landowners have progressed the Masterplan document to this point.</p> <p>An eight week period of Community and Stakeholder engagement commenced on 29 April 2022 and closed on 17 June 2022. The aim was to engage local residents and key stakeholders in the preparation of the Masterplan document at a time where changes arising as a consequence of the engagement could be accommodated.</p> <p>The promoter had prepared a comprehensive Statement of Community Consultation</p>	<p>and other appropriate uses.</p> <p>In order to ensure that a comprehensive and policy compliant development comes forward on this allocated site, it was necessary for a masterplan to be adopted as planning guidance. The Masterplan must fit within the parameters of the development allocation set out at Policy SA10 of the SALP document. Other options regarding the potential</p>	<p>Gareth Durrant Principal Planning Officer 01284 757345</p>

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			<p>detailing the consultation including a summary of the responses received and a schedule of amendments to the Masterplan made post consultation.</p> <p>Following a review of the consultation responses and updated masterplan, Officers identified three key areas where further engagement with the landowners and/or Suffolk County Council was necessary. These related to highway matters including internal junctions, car parking and illustrative layout designs, further clarity about the delivery and likely composition of the employment land component and the proper incorporation of sustainable drainage features within the residential components.</p> <p>The promoters of the Masterplan site had responded positively to the</p>	<p>development of the site have, therefore, not been considered as part of this process.</p>	

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			<p>engagement period and post engagement discussions with other stakeholders and carried out a series of amendments to the Masterplan document. A number of other changes were made to the Masterplan document following public and stakeholder engagement. These were set out in full (together with a statement about why the change was made) in the Statement of Community Engagement document (Appendix 2).</p> <p>The landowner had submitted the masterplan (Appendix 1), together with a request that the document was adopted by the Council as planning guidance. Officers were satisfied that the document provided a sound framework against which future planning applications could be assessed and it was recommended that the masterplan be adopted as</p>		

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			<p>planning guidance.</p> <p>The submission was accompanied by a Habitats Regulations Assessment. The document identified a number of measures and opportunities set out in local policy and the associated evidence base which would/could mitigate effects of increased recreational pressure on Breckland Special Protection Area. These measures allowed the Habitats Regulations Assessment of the SALP to conclude there would be no effects on the integrity of the Special Protection Area. A copy of the Habitats Regulations Assessment (Appendix 3).</p>		

Jennifer Eves  
 Director (Human Resources, Governance and Regulatory)  
 13 March 2023