

# Red Lodge North Masterplan

<b>Report number:</b>	<b>CAB/WS/22/021</b>	
<b>Report to and date:</b>	<b>Portfolio holder decision</b>	5 May 2022
<b>Cabinet member:</b>	Councillor David Roach Portfolio Holder for Planning Tel: 01440 768966 Email: <a href="mailto:david.roach@westsuffolk.gov.uk">david.roach@westsuffolk.gov.uk</a>	
<b>Lead officer:</b>	Julie Baird Director (Planning and Growth) Tel: 01284 757613 Email: <a href="mailto:julie.baird@westsuffolk.gov.uk">julie.baird@westsuffolk.gov.uk</a>	

**Decisions Plan:** **Notice of Intention providing the purpose of the decision and the date in which the decision is expected to be made has been published on 26 April 2022.**

**Wards impacted:** **Iceni Ward and Manor Ward**

**Recommendation:** **It is recommended that the Portfolio Holder for Planning approves the Red Lodge North Masterplan for public consultation (as set out in Appendix 1).**

## **1. Context to this report**

- 1.1 This documents briefly outlines the policy requirements of the allocated site at land north of Acorn Way, work undertaken and recommendation to agree the draft Masterplan for public consultation by the landowner.

## **2. Proposals within this report**

### **SALP Policy SA10(a) – Land north of Acorn Way**

- 2.1 The site lies at the north of Red Lodge between the existing urban edge of the village, the A11 to the west and David's Belt/Park Wood to the south. The 27.4 hectare site has an indicative capacity for a mixed use development to include 350 dwellings, 8 hectares of employment land and 3 hectares for a new primary school. Other key requirements of the policy are to avoid a damaging increase in visitors to Breckland SPA; provide a Suitable Accessible Natural Greenspace (SANG) and dog friendly access routes; maintain existing wildlife and biodiversity on the site; Breckland tree belts are to be retained and inform the site layout; the need for a landscape buffer and noise attenuation measures along A11; SUDs infrastructure; advice to be sought of the Health and Safety Executive (HSE) regarding the major hazard pipeline; and cycle and pedestrian links.
- 2.2 The landowner commenced work on the preparation of this masterplan in Spring 2018. The landowner's team have held a series of meetings and discussions with officers at West Suffolk Council and Suffolk County Council. A meeting with the HSE and discussions with National Grid have clarified their respective development requirements in respect of the gas pipeline that crosses the site. Anglia Water have been consulted and representatives of the landowner's planning and design team attended the Red Lodge Parish Council meeting on 30 July 2019 to brief Councillors. Technical assessments relating to various aspects of the site and the proposed development have been undertaken and a number of workshops held with West Suffolk Council officers to inform the masterplan.
- 2.3 The overarching vision is to create a new sustainable neighbourhood to the north of Red Lodge set within an attractive environment that responds to the local character and landscape setting of Suffolk. Key to achieving this vision will be integration and connectivity with surrounding neighbourhood, the creation of a new Local Centre and "Community Hub" and retaining mature trees which will provide opportunities for linear parks which will form a strong green network encouraging healthier lifestyles. Land will also be safeguarded to enable future expansion of the Pines primary school.

### **3. Alternative options that have been considered**

- 3.1 A Masterplan is a requirement of Local Plan Policy SA10(A). No alternatives are applicable.

### **4. Consultation and engagement undertaken**

- 4.1 The landowner's design team have produced a detailed 6-week community engagement process which can be summarised as follows:

- Advance email to county and ward councillors for Red Lodge
- Early briefing with Red Lodge Parish Council
- Launch consultation: notify community and stakeholders about the opportunities to take part in consultation
- Launch consultation: launch website
- Hold community consultation event at Red Lodge Sports Pavilion
- Continued engagement (following event)
- Close consultation period (deadline for feedback)
- Review feedback, finalise and submit masterplan
- Update community on outcomes of the consultation

- 4.2 This report seeks approval to commence a 6-week consultation with the community and stakeholders.

### **5. Risks associated with the proposals**

- 5.1 Not having a Masterplan for the site would leave the council at risk of an undeliverable site.

### **6. Implications arising from the proposals**

- 6.1 Financial  
None.

- 6.2 Legal Compliance  
None.

- 6.3 Personal Data Processing  
None.

- 6.4 Equalities  
The masterplan aims to make physical activity and active travel inclusive and accessible to all groups.

- 6.5 Crime and Disorder  
None.

- 6.6 Environment or Sustainability  
Sustainable design principles are also integral to the masterplan, responding to the climate emergency through the design of buildings, energy and waste, and putting “Health into Place” through the design and promotion of active travel.
- 6.7 HR or Staffing  
None.
- 6.8 Changes to existing policies  
None.
- 6.9 External organisations (such as businesses, community groups)  
Discussions have been held with local community groups about the scope to create a consolidated community facility at the Local Centre.

## **7. Appendices referenced in this report**

- 7.1 Appendix 1 – Draft Red Lodge North Masterplan (February 2022)

## **8. Background documents associated with this report**

- 8.1 None