

Environmental Information Regulations – Response - 27631

Send me a copy of all email correspondence that Suffolk County Council (including the Leader and his office) has had with the representatives of the Forest City 1 proposal since 7 May 2026. This should include correspondence with Shiv Malik and Joe Reeve.

A search by staff in SCC Planning, Economic Development and Transport Strategy was carried out of all Outlook, MasterGov, SharePoint and R-Drive documents for the period 7 May to the present date using the search terms:

- Forest City/Forest City 1/Forest City 1 Proposal
- Shiv Malik
- Joe Reeve

This elicited the following pieces of correspondence:

1. Email 13-07-2026 - FW UKREiiF 2026_redacted.pdf
2. Email 16-07-2026 - SDS and Forest City_redacted.pdf
3. Email 24-07-2026 - Re_ UKREiiF 2026_redacted

This is all the information held by SCC on this matter relating to any of individuals named above. Redactions in the documents have been made under r.13 of the Environmental Information Regulations 2004 as they constitute personal data of a living individual.

Suffolk County Council (SCC) does hold a further 2 emails however these are being withheld under r.12(5)(e) confidentiality of commercial or industrial information and r.12(5)(f) interests of the person who provided the information of the Environmental Information Regulations 2004 (EIR).

r.12(5)(e) Confidentiality of commercial or industrial information

The emails were provided by representatives of the Forest City proposal and contain information relating to the development concept, future plans, strategy and proposals being promoted to the Council. The information is commercial in nature as it relates to a proposed development project and the commercial activities of those seeking to progress and secure support for that project.

The Information Commissioner's Office (ICO) guidance states that this exception can apply where:

- the information is commercial or industrial in nature;
- confidentiality is provided by law;
- confidentiality protects a legitimate economic interest; and
- disclosure would adversely affect that confidentiality.

The Council considers that the information possesses the necessary quality of confidence. It was shared directly with the Council in circumstances where the correspondents were seeking to engage with and obtain support from the authority. The contents are not otherwise publicly available and include information about plans, proposals and strategic intentions which have not been placed into the public domain.

Disclosure would undermine the confidentiality attaching to that information and would be likely to prejudice the legitimate economic and commercial interests of the individuals and organisations promoting the proposal. Releasing the information would reveal elements of their developing plans and strategy to a wider audience before they have chosen to make that information public.

As with all exceptions under the EIR r.12(5)(e) is subject to the public interest test.

Factors in favour of release

- Disclosure would promote openness about discussions concerning a proposed large-scale development that may have environmental, economic and community impacts.
- There is a public interest in ensuring that decisions and discussions relating to significant development proposals are conducted transparently.

Factors in favour of withholding

- The emails contain information concerning plans, proposals, strategy and the development of a project which has not been placed into the public domain. Disclosure would undermine the confidentiality attaching to that information.
- The information was shared with SCC to facilitate discussions and seek support for a developing proposal rather than for wider publication.
- Disclosure would be likely to prejudice the legitimate commercial interests of the proposers by revealing aspects of their strategy, proposals and future intentions before they are ready to make them public.
- There is a public interest in ensuring that parties can engage candidly with public authorities regarding potential investment and development opportunities without fear that confidential commercial information will routinely be disclosed.
- Disclosure could discourage organisations from providing detailed information to the Council at an early stage, thereby reducing the quality of information available to the Council when considering emerging proposals.
- Some transparency is already achieved through confirmation that correspondence has been held and identified, reducing the need to disclose the confidential content itself.

Based on the public interest test SCC believes that the public interest in maintaining the exception outweighs the public interest in disclosure.

r.12(5)(f) Interests of the person who provided the information

SCC are also withholding the two emails under r.12(5)(f) of the EIR.

The ICO explains that this exception may apply where disclosure would adversely affect the interests of the person who provided the information, provided that:

- the person was under no legal obligation to provide the information;
- the public authority is not otherwise entitled to disclose it; and
- the provider has not consented to disclosure.

The information in the two emails was supplied voluntarily by representatives of the Forest City proposal. They were under no statutory or legal obligation to provide the information to SCC. The information was supplied as part of discussions intended to explain the proposal and seek support.

SCC considers that the providers would have had a reasonable expectation that the detailed contents of their emails, including information about their plans and proposals that is not publicly available, would be treated confidentially. The providers have not consented to disclosure.

Disclosure would adversely affect their interests by placing into the public domain information that they voluntarily shared with SCC to facilitate discussions regarding their proposal. It would also be likely to inhibit the willingness of third parties to share similar information candidly with SCC in future where proposals are at an early stage of development.

As with all exceptions under the EIR r.12(5)(f) is subject to the public interest test.

Factors in favour of release

- Disclosure would assist public understanding of discussions taking place between SCC and the promoters of a proposal that may have environmental implications.
- Disclosure would allow greater public scrutiny of information that may have informed engagement between the Council and external stakeholders.

Factors in favour of withholding

- The individuals who supplied the emails were under no legal obligation to provide the information to SCC. The information was shared voluntarily as part of an effort to explain their proposal and seek support.
- The information was supplied in circumstances where the providers would have had a reasonable expectation that details of their plans and proposals would not automatically be released into the public domain.
- The providers have not consented to disclosure. Regulation 12(5)(f) specifically requires consideration of whether consent has been given.
- Disclosure would adversely affect the interests of the providers by making publicly available information that they voluntarily shared with the Council but had not otherwise chosen to publish.
- There is a strong public interest in maintaining trust between public authorities and external stakeholders, allowing individuals and organisations to engage openly and candidly with the Council.
- Disclosure could have a chilling effect, discouraging individuals and organisations from voluntarily sharing information with SCC in the future, particularly where proposals are at an early or formative stage.
- The Council has a legitimate interest in continuing to receive voluntary information and representations that assist officers and members in understanding emerging proposals.

Based on the public interest test SCC believes that the public interest in maintaining the exception outweighs the public interest in disclosure.

Subject:

FW: UKREiIF 2026

From: [REDACTED] <[REDACTED]@gmail.com>

Sent: Monday, July 13, 2026 17:45

To: [REDACTED] <[REDACTED]@acdc.city>

Cc: [REDACTED] <[REDACTED]@suffolk.gov.uk>

Subject: Re: UKREiIF 2026

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<https://suffolk.freshservice.com/support/solutions/articles/50000031829-email-banners-external-emails> for help from Suffolk IT

Thank you [REDACTED] and hello [REDACTED] nice to virtually meet you. I have reached out to [REDACTED] and he has acknowledged and said he would come back to me about meeting to discuss Forest City and SDS programmes. It would be great to meet with you as well, either as part of the SDS discussion or separately. I am happy to meet virtually or in person: if the latter, any help you could provide in coordination would be most appreciated.

I look forward to hearing from you.

Regards

[REDACTED]

Sent from my iPad

> On 13 Jul 2026, at 17:37, [REDACTED] <[REDACTED]@acdc.city> wrote:

>

> [REDACTED], thank you so much for reaching out. I massively appreciated it.

>

> Just to highlight, we're from the Forest City project. You might be
> able to get a steer on this from Tristan in the cabinet, but he's
> invited us to take part in Suffolk's SDS process.

>

> I don't know if that's slightly aside to your work, but the economic
> and inward investment component to that is vitally central. I'm cc'ing
> in [REDACTED] who is taking that work forward on our side. I'm sure
> he'd love to speak to you in regards to it all.

>

> Best,

>

> [REDACTED]

>

>

>

>> On Mon, 13 Jul 2026 at 15:16, [REDACTED]

>> <[REDACTED]@suffolk.gov.uk> wrote:

>>

>> Hi [REDACTED],

>>

>> I hope you're well. I understand you visited our pavilion at UKREiiF, and I wanted to follow up after the event.

>>

>> If there's anything I can support you with, please do let me know. Whether that's making connections, sharing local insight, or following up on any areas of interest from your visit, I'd be very happy to help.

>>

>> It would be great to stay in touch, and I hope our paths cross again at a future event.

>>

>> Best wishes,

>> [REDACTED]

>>

>> Economic Strategy and Inward Investment Manager

>>

>> Growth, Highways and Infrastructure

>>

>> Suffolk County Council

>>

>> ([REDACTED])

>>

>>

>>

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>> The Council reserves the right to monitor, record and retain any incoming and outgoing emails for security reasons and for monitoring internal compliance with our policy on staff use. Email monitoring and/or blocking software may be used and email content may be read.

>>

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>> For information about what we do with personal data see our privacy notice

<https://www.suffolk.gov.uk/about/privacy-notice/>

Subject:

FW: SDS and Forest City

From: [REDACTED] <[REDACTED]@gmail.com>

Sent: 16 July 2026 16:00

To: [REDACTED] <[REDACTED]@suffolk.gov.uk>

Subject: Re: SDS and Forest City

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Excellent thank you. See you soon and have a good weekend (hope you are managing to stay cool!)
Regards

[REDACTED]
Sent from my iPad

On 16 Jul 2026, at 15:52, [REDACTED] <[REDACTED]@suffolk.gov.uk> wrote:

Thanks [REDACTED], I have just sent the Teams invite. [REDACTED]

From: [REDACTED] <[REDACTED]@gmail.com>

Sent: 16 July 2026 15:50

To: [REDACTED] <[REDACTED]@suffolk.gov.uk>

Subject: Re: SDS and Forest City

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[REDACTED],
Thank you for coming back with the proposed dates and current SDS status. All understood and actually, perhaps unusually for a development proposal, we are absolutely happy to be considered in the collective rather than in isolation...I insisted on that or I wouldn't be here [REDACTED]

If it is still available could we please meet 10-11 Monday 20/07? If that works, I would be grateful if you could send a Teams appt through. Thank you very much for your time and I look forward to speaking with you.

Regards

[REDACTED]
Sent from my iPad

On 16 Jul 2026, at 14:53, [REDACTED] <[REDACTED]@suffolk.gov.uk> wrote:

Dear [REDACTED],

Sorry for the delay in getting back to you.

I have the following availability if you have time that fits:

Monday 20th July between 10am -12pm and 1pm – 2pm

Tuesday 21st July 2-3pm

Wednesday 22nd July 9:30am – 10:30am

Thursday 23rd July 11am-12pm and 1pm-3pm

As you have probably picked up the reality with the Norfolk and Suffolk SDS is that it is still at pre-inception stage, but I am happy to chat and understand more about your proposal.

You will be well aware that we are waiting for the SDS regulations which we understand could be nearer Christmas, and following this we will need to submit an SDS timetable and formal preparation likely required to start by 1st April 2027.

So far we've hosted workshops with senior authority/body officers to explore opportunities and challenges, and we are just about to appoint a consultant to produce a baseline, Infrastructure Framework and summary of the existing plans covering the area.

Ultimately as you will be aware the SDS needs to progress and your proposal can't be taken in isolation, and will need to engage with the SDS at the appropriate time, where the SDS will assess all strategic options.

Look forward to hearing from you.

Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]

Planning Strategy Manager

Planning Section

Growth, Highways and Infrastructure

Suffolk County Council | 5th Floor | Endeavour House | 8 Russell Road

| Ipswich | IP1 2BX



[REDACTED]



[REDACTED]@suffolk.gov.uk

www.suffolk.gov.uk

The content of this email represents the informal opinion of the officer and is not binding upon the Council.

From: [REDACTED] <[REDACTED]@gmail.com>

Sent: 09 July 2026 20:08

To: [REDACTED] <[REDACTED]@suffolk.gov.uk>

Subject: Re: SDS and Forest City

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Many thanks [REDACTED]. I look forward to hearing from you.

Regards

[REDACTED]

Sent from my iPhone

On 9 Jul 2026, at 17:26, [REDACTED]
<[REDACTED]@suffolk.gov.uk> wrote:

Dear [REDACTED], thanks for reaching out and providing the background, let me get back to you on dates next week.

Kind regards,

[REDACTED]

[REDACTED]
Planning Strategy Manager
Planning Section
Growth, Highways and Infrastructure
Suffolk County Council | 5th Floor | Endeavour House | 8
Russell Road | Ipswich | IP1 2BX
 [REDACTED]
 [REDACTED]@suffolk.gov.uk
 www.suffolk.gov.uk

The content of this email represents the informal opinion of the officer and is not binding upon the Council.

From: [REDACTED] <[REDACTED]@gmail.com>
Sent: 09 July 2026 14:22
To: [REDACTED] <[REDACTED]@suffolk.gov.uk>
Subject: SDS and Forest City

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[ad more information](#) for help from Suffolk I

Good afternoon [REDACTED],

My name is [REDACTED] and apologies if we have, but I do not think we have met before. I am a consultant but up until a few years ago had spent the last 25 years working across local government delivering all levels of plans and strategies (amongst other roles, [REDACTED])

[REDACTED] in response to the return of strategic planning, I have been doing quite a bit of work with others to support and advise the Government and Local Government on strategic planning. I have been working almost exclusively supporting Strategic Authorities to get ready for the imminent duty to complete an SDS.

I say almost exclusively as I have been asked very recently to help develop a spatial strategy and advise on an SDS approach for Albion Forest City in Suffolk. It is a very unique proposition and I am aware there are mixed reactions to it: but we have been encouraged both by the minister and local political leaders to prepare this proposal for due and legitimate review and consideration through local process. Given its scale, location spanning two sub-regions and the duration of delivery this really only can be addressed legitimately through the emerging SDS development process.

To this end, and following direct engagement between the scheme's lead proponent, [REDACTED], and the Leader of Suffolk CC Cllr Hadwen, I am contacting you with hopes to meet up and discuss the proposals further. I believe SCC along with Norfolk are just embarking on SDS pre-inception work so I am hopeful the timing is ideal: first to allow me to understand better how your emerging programme will work and how we can best fit in with the programme; second, to allow me to share some early thoughts with how we can properly prepare the Forest City masterplan in such a way as to be a potential spatial option for consideration in both the Suffolk/Norfolk SDS as well as the SDS for CPCA.

I am meeting with [REDACTED] at CPCA to discuss the same matters this week and ask if it is possible that we meet some time over the next 10 days or so if you are available? I am happy to just meet with yourself, but if there are others you would want present, please bring them along.

I look forward to hearing from you.

regards

[REDACTED]

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Outlook

Re: UKREiIF 2026

From: [REDACTED]
Sent: Friday, July 24, 2026 10:33 AM
To: [REDACTED]
Subject: Fw: Re: UKREiIF 2026

Hi [REDACTED] and [REDACTED]

Thank you for the additional context.

As [REDACTED] is already in contact with you on this matter, I think it would be best for [REDACTED] to continue the conversation directly.

Many thanks,

Tel: [REDACTED]
Mob: [REDACTED]
Email: [REDACTED]@suffolk.gov.uk

From: [REDACTED] <[REDACTED]@gmail.com>
Sent: Monday, July 13, 2026 17:45
To: [REDACTED] <[REDACTED]@acdc.city>
Cc: [REDACTED] <[REDACTED]@suffolk.gov.uk>
Subject: Re: UKREiIF 2026

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I look forward to hearing from you.

Regards

Sent from my iPad

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> invited us to take part in Suffolk's SDS process.
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> I don't know if that's slightly aside to your work, but the economic
> and inward investment component to that is vitally central. I'm cc'ing
> in [REDACTED] who is taking that work forward on our side. I'm sure
> he'd love to speak to you in regards to it all.

> Best,

> [REDACTED]
>

>> On Mon, 13 Jul 2026 at 15:16, [REDACTED]
>> <[REDACTED]@suffolk.gov.uk> wrote:

>> Hi [REDACTED]

>> I hope you're well. I understand you visited our pavilion at UKREiIF, and I wanted to follow up after the event.

>> If there's anything I can support you with, please do let me know. Whether that's making connections, sharing local insight, or following up on any areas of interest from your visit, I'd be very happy to help.

>> It would be great to stay in touch, and I hope our paths cross again at a future event.

>>
>> Best wishes,
>> [REDACTED]
>>
>> Economic Strategy and Inward Investment Manager
>>
>> Growth, Highways and Infrastructure
>>
>> Suffolk County Council
>>
>> (+44) [REDACTED]
>>
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From: Leader of the Council's PA
Sent: 15 May 2026 15:52
To: [REDACTED]
Subject: Re: Forest City meeting

Dear [REDACTED]

Thank you for your email. The 29th should work, what time would work for you?
Would this be an in-person meeting here in Ipswich or an online meeting?

Kind regards

[REDACTED]
Executive Assistant to the Leader of the Council
Email: Leaderspa@suffolk.gov.uk
[REDACTED]

From: [REDACTED]
Sent: Friday, May 15, 2026 15:21
To: [REDACTED]
Subject: Forest City meeting



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Dear [REDACTED]

I've just been messaging with Micheal on LinkedIn and he said to reach out to you regarding setting up a meeting in late May.

The 28th and the 29th work especially well at this end. But very happy to work around his diary which I'm sure is now filling up rapidly!

[REDACTED]