

Public Document Pack



COMMITTEE:	PLANNING REFERRALS COMMITTEE
DATE:	WEDNESDAY, 13 MARCH 2019 2.00 PM
VENUE:	KING EDMUND CHAMBER - ENDEAVOUR HOUSE, 8 RUSSELL ROAD, IPSWICH

Councillors		
<u>Conservative and Independent Group</u> Roy Barker (Vice-Chair) David Burn Julie Flatman Jessica Fleming Kathie Guthrie (Chair) Lavinia Hadingham Derrick Haley Matthew Hicks (Chair) Barry Humphreys Diana Kearsley Lesley Mayes (Vice-Chair) Dave Muller Derek Osborne Jane Storey Gerard Brewster	<u>Green Group</u> Anne Killeth Sarah Mansel John Matthissen	<u>Liberal Democrat Group</u> John Field Wendy Marchant

The Council, members of the public and the press may record/film/photograph or broadcast this meeting when the public and the press are not lawfully excluded. Any member of the public who attends a meeting and objects to being filmed should advise the Committee Clerk.

AGENDA

PART 1

MATTERS TO BE CONSIDERED WITH THE PRESS AND PUBLIC PRESENT

Page(s)

- 1 **APOLOGIES FOR ABSENCE/SUBSTITUTIONS**
- 2 **TO RECEIVE ANY DECLARATIONS OF PECUNIARY OR NON-PECUNIARY INTEREST BY MEMBERS**
- 3 **DECLARATIONS OF LOBBYING**
- 4 **DECLARATIONS OF PERSONAL SITE VISITS**

5 **RF/18/3 CONFIRMATION OF THE MINUTES OF THE MEETING
HELD ON 27 FEBRUARY 2019**

To Follow

6 **TO RECEIVE NOTIFICATION OF PETITIONS IN ACCORDANCE
WITH THE COUNCIL'S PETITION SCHEME**

7 **RF/18/4 SCHEDULE OF PLANNING APPLICATIONS** 1 - 4

a **4494/16 LAND AT FIELD QUARRY (ALSO KNOWN AS MASONS
QUARRY), BRAMFORD ROAD, GREAT BLAKENHAM, IP6 0XJ** 5 - 344

Notes:

1. The Council has adopted a Charter on Public Speaking at Planning Committee. A link to the Charter is provided below:

[Charter on Public Speaking at Planning Committee](#)

Those persons wishing to speak on a particular application should arrive in the Council Chamber early and make themselves known to the Officers. They will then be invited by the Chairman to speak when the relevant item is under consideration. This will be done in the following order:

- Parish Clerk or Parish Councillor representing the Council in which the application site is located
- Objectors
- Supporters
- The applicant or professional agent / representative

With the Agreement of the Chair, the Public Speaking has been extended to allow 5 Minutes for each of the following slots: Objectors, Supporters, and the Applicant/ Agent.

Additionally, the Chair has agreed that due to the scale of the development the following Parishes will each be allowed 3 Minutes to speak on the development:

Great Blakenham
Little Blakenham
Baylham
Nettlestead
Claydon and Whitton

2. Ward Members attending meetings of Development Control Committees and Planning Referrals Committee may take the opportunity to exercise their speaking rights but are not entitled to vote on any matter which relates to his/her ward.

For more information about this meeting, including access arrangements and facilities for people with disabilities, please contact the Committee Officer, Robert Carmichael - 01449 724930 - or Email: committees@baberghmidsuffolk.gov.uk

Introduction to Public Meetings

Babergh/Mid Suffolk District Councils are committed to Open Government. The proceedings of this meeting are open to the public, apart from any confidential or exempt items which may have to be considered in the absence of the press and public.

Domestic Arrangements:

- Toilets are situated opposite the meeting room.
- Cold water is also available outside opposite the room.
- Please switch off all mobile phones or turn them to silent.

Evacuating the building in an emergency: Information for Visitors:

If you hear the alarm:

1. Leave the building immediately via a Fire Exit and make your way to the Assembly Point (Ipswich Town Football Ground).
2. Follow the signs directing you to the Fire Exits at each end of the floor.
3. Do not enter the Atrium (Ground Floor area and walkways). If you are in the Atrium at the time of the Alarm, follow the signs to the nearest Fire Exit.
4. Use the stairs, not the lifts.
5. Do not re-enter the building until told it is safe to do so.

Mid Suffolk District Council

Vision

“We will work to ensure that the economy, environment and communities of Mid Suffolk continue to thrive and achieve their full potential.”

Strategic Priorities 2016 – 2020

1. Economy and Environment

Lead and shape the local economy by promoting and helping to deliver sustainable economic growth which is balanced with respect for wildlife, heritage and the natural and built environment

2. Housing

Ensure that there are enough good quality, environmentally efficient and cost effective homes with the appropriate tenures and in the right locations

3. Strong and Healthy Communities

Encourage and support individuals and communities to be self-sufficient, strong, healthy and safe

Strategic Outcomes

Housing Delivery – More of the right type of homes, of the right tenure in the right place

Business growth and increased productivity – Encourage development of employment sites and other business growth, of the right type, in the right place and encourage investment in infrastructure, skills and innovation in order to increase productivity

Community capacity building and engagement – All communities are thriving, growing, healthy, active and self-sufficient

An enabled and efficient organisation – The right people, doing the right things, in the right way, at the right time, for the right reasons

Assets and investment – Improved achievement of strategic priorities and greater income generation through use of new and existing assets ('Profit for Purpose')

Suffolk Local Code of Conduct

1. Pecuniary Interests

Does the item of Council business relate to or affect any of your/your spouse /partner's pecuniary interests?

Yes

No

Declare you have a pecuniary interest

Leave the room. Do not participate or vote (unless you have a dispensation)

Breach = criminal offence

2. Non-Pecuniary Interests

Does the item of Council business relate to or affect any of your non-pecuniary interests?

Yes

No

No interests to declare

Declare you have a non-pecuniary interest

Participate fully and vote

Breach = non-compliance with Code

Agenda Item 7

MID SUFFOLK DISTRICT COUNCIL

Planning Referrals Committee

13th March 2019

INDEX TO SCHEDULED ITEMS

<u>ITEM</u>	<u>REF. NO</u>	<u>SITE LOCATION</u>	<u>MEMBER/WARD</u>	<u>PRESENTING OFFICER</u>	<u>PAGE NO</u>
1	4494/16	Land at Field Quarry (Also known as Masons Quarry), Bramford Road, Great Blakenham, IP6 0XJ	Cllr John Field & Cllr Kevin Welsby / Bramford and Blakenham Cllr Anne Killett / Barking and Somersham	Steven Stroud	5-344
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Important information that forms consideration for all applications being considered by this committee.

To avoid duplicate information being repeated in each report this information is centralised here for consideration.

Plans and Documents

The application, plans and documents submitted by the Applicant for all applications presented to committee can be viewed online at www.midsuffolk.gov.uk or www.babergh.gov.uk leading to the joint web site for the Councils.

Policies and Planning Consideration

All applications have been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. Detailed assessment of policies in relation to the recommendation and issues highlighted in each case will be carried out within the assessments attached. From an assessment of relevant planning policy and guidance, representations received, the planning designations and other material issues the main planning considerations considered relevant to each case are set out. Where a decision is taken under a specific express authorisation, the names of any Member of the Council or local government body who has declared a conflict of interest are recorded in the minutes for the meeting.

Note on National Planning Policy Framework 2018 (NPPF)

The National Planning Policy Framework (NPPF) contains the Government's planning policies for England and sets out how these are expected to be applied. Planning law continues to require that applications for planning permission are determined in accordance with the Development Plan unless material considerations indicate otherwise. The policies contained within the NPPF are a material consideration and should be taken into account for decision-making purposes.

The National Planning Policy Framework (NPPF) *"The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed."*

The NPPF also provides (para 38) that *"Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible."*

Note on Community Infrastructure Levy Regulations (CIL)

The Community Infrastructure Levy (CIL) is a fixed rate payment that councils can charge on new buildings in their area to off-set the impacts of additional homes and businesses on facilities such as roads, schools, open space and health centres (infrastructure) and to enable sustainable growth. Section 106 legal agreements will be used alongside CIL to secure on-site infrastructure and obligations that are not infrastructure, such as affordable housing, when identified and recommended to fulfil the tests under the CIL Regulations.

Note on Obligations and Conditions

NPPF Paragraph 54 states *“Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.”*

For each recommendation, in accordance with the Community Infrastructure Levy Regulations, 2010, the obligations recommended to be secured shall only be recommended for consideration when considered (a) necessary to make the Development acceptable in planning terms (b) directly related to the Development and (c) fairly and reasonably relate in scale and kind to the Development.

For each recommendation, in accordance with the NPPF Paragraph 55 the conditions recommended to be secured shall only be recommended for consideration when considered necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

Details of Financial Benefits / Implications (S155 Housing and Planning Act 2016)

Under Section 155 of the Housing and Planning Act 2016 it states, *“A local planning authority in England must make arrangements to ensure that the required financial benefits information is included in each report which is made by an officer or agent of the authority for the purposes of a non-delegated determination of an application for planning permission”.*

Financial benefits for new housing, businesses or extensions are generally as follows and are not considered to be material to the applications being determined: -

- Council Tax
- New Home Bonus
- Business Rates

Any further material or non material benefits in addition to those listed above shall be specifically reported to members, including any interests on land owned by the Council. Community Infrastructure Levy and Section 106 obligations that may include financial benefit or adoption of land to the Council may also be sought and are considered to be material.

Statement Required By Article 35 Of The Town And Country Planning (Development Management Procedure) Order 2015.

When determining planning applications, The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires Local Planning Authorities to explain whether, and if so how, in dealing with the application they have worked with the applicant to resolve any problems or issues arising. This shall be detailed within the officer report and/or shall be detailed on any decision issued as necessary.

Note on Photos

All sites are visited by the planning officer as part of their assessment. Officers will take photographs of the site for the purpose of explaining features of the site and providing context for members consideration of the proposal. These photos are taken at random times and during normal working hours in accordance with the Council's lone working requirements. Photographs are helpful, but have accepted limitations that may include showing appropriate scale, understanding levels and showing any traffic circumstance of the local area.

Agenda Item 7a

Committee Report

Item No: 1

Reference: 4494/16

Case Officer: Steven Stroud

Wards: Bramford and Blakenham; Barking and Somersham

Ward Members: Cllrs J Field, A Killett, and K Welsby

RECOMMENDATION:

**SUBJECT TO S106 LEGAL AGREEMENT, APPROVE RESERVED MATTERS
[COMPRISING PHASES 1 - 8]**

Description of Development

Application for approval of Reserved Matters (phases 1 - 8), pursuant to Outline Permission ref. 1969/10 (for the development known as 'SnOasis')

Location

Land at Field Quarry (also known as Masons Quarry), Bramford Road, Great Blakenham IP6 0XJ

Site Area: c.123 hectares (304 acres)

Parishes: Great Blakenham, Little Blakenham, Baylham, and Nettlestead

Application Type: Reserved Matters

Development Type: Major - Large Scale

Applicant: Onslow Suffolk Ltd

Agent: DP9

PART ONE – REASON FOR REFERENCE TO COMMITTEE

1. The application is referred to committee for the following reasons:
 - i. It provides for the erection of commercial buildings with a gross floor space exceeding 3,750 sqm.

PART TWO – BACKGROUND AND APPLICATION DETAILS

Site and Surroundings

2. The site is located approximately 1 km south-west of the village of Great Blakenham and 4km north-west of Ipswich. Access is taken from Bramford Road (B1113), opposite the former Cement Works site. The main part of the site is reached via an access road (circa 2km) from that point. The site, which covers 123 hectares (304 acres), is currently inactive but was previously worked by Blue Circle as a quarry for the extraction of clay and chalk in association with the former Cement Works located to the east of Bramford Road.
3. Access into the site from the east is gained from a wide concrete road shared with the adjacent (Viridor) landfill and recycling activities abutting the site to the north-east. The access road leads to a redundant quarry area incorporating a Site of Special Scientific Interest (“SSSI”) designated due to its geological characteristics. Further into the site is a large deep quarry chamber where the last extraction took place.
4. Despite its considerable size, most of the site it is largely unseen from any direction; partly because it is screened by existing development, partly because of the dense tree growth along significant lengths of the site boundary, and partly because, as noted, most of the site is quarried or excavated land and thus sits generally at a lower level than the land around its perimeter.
5. The western and north-western areas mostly comprise restored open land and include substantial freestanding lakes, grass and arable land. Most of this open land comprises restored former minerals working areas with the exception of the field on the north-west perimeter of the Site which has not been disturbed by previous quarrying activity.
6. The character of the land surrounding the site varies from the Gipping Valley and built-up areas to the east, to the predominantly rural area to the west (part of a Special Landscape

Area). The topography of the site is in part a wide flat plateau containing hedgerow features, although past quarrying and subsequent restoration activity has resulted in deep excavation, land re-contouring with the loss of natural topography and other features.

7. The site is not within an Area of Outstanding Natural Beauty. Nor is it within a Conservation Area. The Site does not hold any designated heritage assets; however, a number of listed buildings are within the vicinity, including:

- Shrubland Park, a grade I registered landscape, and Shrubland Hall (GII*);
- Church of St Mary (GI);
- Great Blakenham Hall (GII);
- The Bell Inn (GII);
- Malting Farmhouse (GII);
- Frogs Hall (GII);
- Tollgate Farmhouse (GII); and
- Gipping weir (GII).



[Application site highlighted in red]

Relevant Planning History / Application Details

8. An Outline planning application for the SnOasis development was first submitted to this Council in June 2004 (ref: OL/100/04). It was, and remains, a major mixed-use development, described as: *“a ski centre, holiday resort, centre of winter sports excellence, leisure and associated uses and related on and off-site infrastructure”*.
9. The original application was submitted with all matters reserved, save for access which was a detailed consideration alongside the principle of development. The Council resolved to support that application.
10. Following a ‘call in’ by the then Secretary of State, a public inquiry was held in 2007. Taking into account the recommendations of the Inspector, the Secretary of State granted planning permission in 2008.
11. A further application was received in 2010 (ref: 1969/10) to extend the timeframe within which the reserved matters application(s) were required to be submitted and to expressly provide for the phasing which is reflected in the current reserved matters application. That permission was granted in 2011, requiring the submission of reserved matters on or before 31st October 2016.
12. The outline permission granted in 2011 essentially follows the parameters set by the original 2008 permission and permits the development (and the means of access to the site), including: its character area envelopes (now described as zones), constituent elements, footprints and the maximum heights of buildings and structures.
13. The development comprises a wide range of services and facilities, including: ski slope, bobsleigh run, ice and skating rinks, conferencing and exhibition centre, sports academy and hostel, hotel, holiday lodges, casino, nightclub/bars, restaurants, cafes and other related leisure and retail offers. For the avoidance of doubt, a detailed schedule of permitted development is included at Appendix A to this report.
14. The current permission also sets requirements for how the reserved matters are to be compiled and submitted and this is identifiable from conditions 1 through 5 of the 2011 planning permission decision notice, which is appended to this report at Appendix B.

15. The reserved matters are split into eight 'phases' and correspond to the character areas already approved. They have been submitted as eight separate applications and are subject to the treatment of this report. The individual phases are described as follows:

“Phase 1: Details of the ecological mitigation - to include earth stripping and creation of the ponds in preparation for the relocation of newts.

Phase 2: Details of civils¹, drainage and structural landscaping.

Phase 3: Details of the siting, design and external appearance, of the ski dome, associated car parking and any hard and soft landscaping.

Phase 4: Details of the siting, design and external appearance, of the entertainment dome, and any hard and soft landscaping.

Phase 5: Details of the siting, design and external appearance of the hotel, car park, apartments and retail units together with any hard and soft landscaping.

Phase 6: Details of the siting, design and external appearance of the sports academy, hostel and car park together with any hard and soft landscaping.

Phase 7: Details of the siting, design and external appearance of the ice rink, conference and exhibition centre together with any hard and soft landscaping.

Phase 8: Details of the siting, design and external appearance of the log cabins and clubhouse together with any hard and soft landscaping.”

16. The precise nature of each phase is described in subsequent sections of this report, where collectively the details submitted relate to all the reserved matters identified within the outline planning permission. Consequently, this report will consider the merits of the submitted details on a 'phase by phase' [1 - 8] basis.
17. The applications are supported by a significant volume of supporting information, including a new Environmental Statement (“ES”). A schedule of the application documents received in support of the application is attached to this report at Appendix E.

¹ 'Civils' being defined as: civil works comprising the construction of roads, including the “bridge structure” alongside Viridor’s land to the north of the ski slope, drainage installations, forming levels and ground modelling, creating water features and water courses, installation of services to each phase of the development and perimeter fencing.

A new ES has been submitted alongside the reserved matters in order to ensure that the Council – and the public – remain suitably aware and can pay appropriate regard to the likely environmental effects of the development, notwithstanding that the development already benefits from planning permission. The ES will be considered under its own section of this report.

18. Officers from this Council and Suffolk County Council have also worked with the Applicant to agree heads of terms for a new s106 legal agreement. This is in order to ensure that mitigation and/or other important measures and obligations remain current and appropriate bearing in mind the time that has elapsed since the present legal agreement was entered into (more than 5 years ago). This will also form a dedicated section of this report (with heads of terms set out under Appendix C) and where the agreed heads of terms form part of the recommendation before Members.
19. The submitted reserved matters applications represent a crucial step forward in the life of this long-standing project, where officers understand that financial backing is in place and that it is intended, if reserved matters approvals are granted in accordance with the recommendations herein, to have the entire facility capable of operation by the end of 2023. As a point of planning principle, notwithstanding the passage of time the outline planning permission can be relied upon and should be at the nexus of material considerations.
20. The applications, plans and documents submitted by the Applicant (including consultation responses and third-party representations) can be viewed online at: <https://planning.baberghmidsuffolk.gov.uk/online-applications/>. Alternatively, copies are available to view at the Council offices².

PART THREE – POLICIES AND CONSULTATION SUMMARY

Planning Policy Context

21. Section 70(2) of the Town and Country Planning Act 1990 requires, in dealing with an application for planning permission, a local planning authority to have regard to the provisions of the development plan, so far as is material to the application, and to any '*other material considerations*'.

² Details of addresses and opening times are available at: <https://www.midsuffolk.gov.uk/contact-us>

22. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications under the Planning Acts be determined in accordance with the development plan, unless material considerations indicate otherwise.

Development Plan

23. Relevant to the submitted applications, the development plan comprises the following:
- Mid Suffolk Core Strategy (2008)
 - Mid Suffolk Core Strategy Focused Review (2012)
 - saved policies from the Mid Suffolk Local Plan (1998).
24. Within the current development plan, those policies considered to be most important for the determination of the reserved matters applications are as follows (save for the entirety of the development plan being taken into account in any event):
- FC1 – Presumption in Favour of Sustainable Development
 - FC1.1 – Approach to Sustainable Development
 - CS3 – Reduce Contributions to Climate Change
 - CS4 – Adaption to Climate Change
 - CS5 – Environment
 - GP1 – Design and Layout of Development
 - HB1 – Protection of Historic Buildings
 - HB7 – Protecting Gardens and Parkland of Historic Interest
 - CL2 – Development within Special Landscape Areas
 - CL8 – Protecting Wildlife Habitats
 - CL9 – Recognised Wildlife Areas
 - E12 – General Principles for Commercial Development
 - T10 – Highway Considerations
 - SC4 – Protection of Groundwater
25. The Council is currently in the process of preparing a new Joint Local Plan with the Babergh District Council. The National Planning Policy Framework (“NPPF”) identifies that decision-takers may give weight to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies, and their degree of consistency with national policies. The plan-making process in this instance is at a very early stage and is therefore not weighed as a determinative consideration in this instance.

The National Planning Policy Framework

26. The NPPF of February 2019 contains the Government's planning policies for England and sets out how these are expected to be applied. The policies contained within the NPPF are a material consideration and should be taken into account for decision-taking purposes.
27. Paragraph 7 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. At paragraph 8, this is defined as meaning that there are three overarching objectives which are interdependent and need to be pursued in mutually supportive ways: economic, social, and environmental. The NPPF goes on to state, however, that they are not criteria against which every decision can or should be judged (para. 9).

Other Considerations

28. The following documents are also considered as material and especially applicable to this proposal by officers:
 - Inspector's Report to the Secretary of State (SnOasis application, 2007);
 - Secretary of State's Decision Letter (SnOasis application, 2008);
 - Suffolk County Council - Suffolk Guidance for Parking (2014), adopted 2015.
29. On the 6th March 2014, a number of Ministerial planning circulars were cancelled by central Government and were replaced by the Government's online national Planning Practice Guidance ("PPG"). The guidance provided is advice on procedure rather than explicit policy; however, it has been taken into account in reaching the recommendation made on this application.
30. The PPG is an online reference as 'living document' and is available at the following internet address: <https://www.gov.uk/government/collections/planning-practice-guidance>.
31. The relevant policies referred to above can be viewed online. Please see the notes attached to the Schedule.

Consultations and Representations

32. All of those most recent or relevant responses received prior to the completion of this report are summarised or directly quoted below, which includes public representations and consultation responses; nevertheless, all responses received are available to view on the Council's website and at its offices as detailed above. Given the lengthy/technical nature of some of the responses received, Members are directed to consider the original copies of those documents. A bundle of consultation responses will also be provided with the Committee papers.
33. Any further responses or representations will be reported through the Late Papers function and/or to Members at Committee.
34. SnOasis Parish Alliance

The SnOasis Parish Alliance comprise the following member parishes:

- Claydon & Whitton;
- Great Blakenham;
- Barham;
- Little Blakenham;
- Bramford;
- Somerhsam;
- Baylham;
- Nettlestead; and
- Needham Market.

Detailed comments have been provided in respect of ecology, site security/access, alternative site usage, visual appearance, transport, enforcement, decommissioning, illumination, amenity, public rights of way, construction methods, foul and surface water, contamination and sustainability.

Given the lengthy nature of those comments, Members are directed to consider them in full at Appendix D where the Applicant and your officers have provided commentary in response.

35. Sproughton Parish Council

- Assessments regarding the SnOasis traffic impact on the alternative route through Sproughton Village have yet to be carried out.
- Insufficient traffic impact assessment and the Environmental Statement is misleading.
- In response to applicant letter (01.01.18) the applicant has not contacted the Parish nor addressed objections; the Parish continues to object.

36. Ipswich Borough Council

- No comment.

37. Claydon and Whitton Parish Council

- Objects to the proposal, based on grounds of: unsustainable development, increased traffic generation, loss of habitat, original reports are outdated, adverse cumulative impact of development within the area, light pollution and insufficient consideration of a change in local population.

38. Suffolk County Council

- Highways – no objection subject to conditions and re-evaluation of s106 obligations to ensure mitigation remains current and necessary.
- Floods – no objection subject to specifically-worded conditions.
- Planning matters – no objection subject to collaboration between councils to agree a new s106 legal agreement.
- Minerals – no objection.
- Archaeology – no objection subject to condition(s).

39. Sport England

- Continue to support the development and where it would provide sports facilities meeting a demand.
- The development is also supported by Snowsport England and the English Ice Hockey Association.

40. Highways England

- No objection.

41. Historic England

- Do not wish to offer comments.

[Officer Comment: Historic England's response of 2017 set out that it did not wish to offer comments save for reminding the Council of relevant considerations. Its concluding recommendation stated that Historic England had 'concerns' but this was not elaborated, nor did it follow from the body of comments preceding. The most recent response from Historic England makes clear that they do not wish to offer comments and advise that heritage comments should be sought from the Council's own specialists, which has been carried out.]

42. Essex and Suffolk Water

- No objection.

43. Environment Agency

- No objection.
- As a minimum would expect to see water efficiency measures, sustainable drainage systems and water recycling measures incorporated into the development.

44. Ministry of Defence

- No objection subject to bird management plan and incorporation of design comments.

45. Suffolk Constabulary

- Comments in respect of construction/building and operational considerations.

46. Natural England

- No objection subject to conditions.

47. Suffolk Wildlife Trust

- No objection subject to conditions.

48. Place Services – Ecology (Council’s appointed consultant)

- No objection, subject to securing ecological mitigation and enhancement measures.

49. Place Services – Landscape (Council’s appointed consultant)

- No objection: “the proposal has been developed with landscape at the forefront of the design. Native planting, along with themed planting has been proposed, creating an idyllic environment for both visitors and wildlife.”
- It is recommended that a further planning condition be imposed and that the use of Holly would not be acceptable.

50. MSDC – Economic Development

- Supports the project as a major regional/national attraction.

51. MSDC – Heritage

- “The changes would not constitute anything but the lowest level of harm on the spectrum of ‘less than substantial harm”

52. MSDC – Waste

- No objection, but would like to see further details of bin management.
- Drawings appear to allow for dustcart measurement which is 30mm too narrow.

[Officer comment: A 30mm (i.e. 3cm) change to internal routes is considered to be tolerable and effectively immaterial when accounting for the scale of the drawings and the layout and presentation of the reserved matters as submitted. If necessary, this could be treated by condition in any event.]

53. MSDC – Environmental Health (Noise, Light, other Emissions)

- No objection – “No adverse comments to make”.

54. MSDC – Environmental Health (Air Quality)

- No objection/comments to make.

55. MSDC – Environmental Health (Land Contamination)

- No objection/comments to make.

56. MSDC – Sustainability Officer

- No objection.
- “The energy statement addendum dated Dec 2017 has been created in conjunction/consultation with this department and is therefore acceptable.”

57. Those public representations received are summarised as follows:

- Inadequate public transport provision, the proposed bus is insufficient for visitor numbers, consequently increasing road traffic.
- Increased air, noise and light pollution.
- The proposed ski slope will ruin the skyline and landscape.
- The proposal would destroy local wildlife and the ecological mitigation measures are insufficient.
- The proposal is unnecessary and will not benefit the local people.
- The proposal is of an unsuitable scale for the area and is overdevelopment.
- Concerns regarding the financial reputation of the developers and banks, resulting in a financially unviable proposal.
- Failure of SnOasis would lead to derelict buildings.
- Inadequate access to the site.
- The proposal is unsustainable, will not be profitable and cannot be sustained by proposed visitor numbers.
- Strain on water drainage and waste disposal.
- Fear of crime.
- Support on the condition that Great Blakenham railway station is reopened and roads are improved.
- The proposal is a great opportunity for the economy of the local area.

58. All consultee responses and representations received to date have been noted and have been taken into account when reaching the recommendations as set out below.

PART FOUR – ASSESSMENT OF APPLICATION

Decision-Taking Context

59. The SnOasis development benefits from outline planning permission. The present applications for approval of reserved matters, and the decision to be taken by Members in respect of those applications, cannot undo that position nor can the mix of uses or inherent nature of the development be altered.
60. The acceptable principle and nature of development therefore being established, the matters now before Members relate to certain items that had been reserved for a later determination i.e. the scale, layout, appearance, and landscaping of the site as a whole and in respect of the constituent phases or zones of development permitted, in addition to any other matters reserved for determination at this stage i.e. Phase 1 and ecology. Members are directed to the construction of the reserved matters being cast as eight 'phases' within the outline planning permission.
61. Article 2(1) of The Town and Country Planning (Development Management Procedure) (England) Order 2015 includes definitions which provide a helpful starting point and a legal basis for determining what can and cannot be considered at the reserved matters stage; bearing in mind that as noted, the principle of development has already been established and which set very clear parameters in respect of use and general presentation. That is the context against which the decisions on the reserved matters applications must be taken. Whilst the ongoing concerns of some parties are noted, it must be made clear that permission has already been granted, with the scope of assessment now limited purely to those matters as defined (or considerations related to such matters), or any requirements defined under the conditions of the outline permission which apply to the reserved matters.
62. The term scale is defined as “the height, width and length of each building proposed within the development in relation to its surroundings”.
63. Layout should be interpreted to mean “the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development”.

64. Appearance means “the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture”.
65. Landscaping means “the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes:
- a) screening by fences, walls or other means;
 - b) the planting of trees, hedges, shrubs or grass;
 - c) the formation of banks, terraces or other earthworks;
 - d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and
 - e) the provision of other amenity features.”
66. Notwithstanding this, the details submitted in support of the reserved matters applications are substantively similar to those which featured as illustrative material with the original application that was considered by the Secretary of State and when endorsing the recommendations of the planning Inspector.
67. For example, the heights of the buildings submitted under these reserved matters applications correspond with those already considered by the Inspector and Secretary of State in granting planning permission. That the reserved matters material follows the scope of detail already taken into account is important for two reasons: firstly, that a number of parameters have been set through the granting of the outline planning permissions, which have effectively set an ‘envelope’ of assessments and judgements about the development to be carried through to the reserved matters and the implementation of the scheme; this reflects good planning practice and it is commonplace for outline planning proposals/permissions to set very clear parameters for the development to be brought forward under that permission. This gives confidence in the robustness of assessments already made and a degree of certainty in respect of what is to be brought forward.
68. Secondly, the Inspector exercised a number of planning judgements in respect of aspects of the development to which these reserved matters accord. As an inspector appointed by the Secretary of State (and whose recommendations were endorsed by them), his views are a material consideration that officers afford a significant weighting to.

69. In respect of those parameters that are relevant to the reserved matters submissions, these are defined as 'principles' at condition no. 4 of the outline permission, requiring:

"The reserved matters shall be based on the following siting and design principles:

- a) the location and footprint of the various buildings and structures shall be generally in accordance with the locations shown on drawing. no. 2002-311/P102/G;*
- b) the siting of the ski slope, entertainment dome and ice rink / conference & exhibition centre shall be as shown on drawing. no. 2002-311/P136;*
- c) the development areas and built accommodation areas shall be generally as set out in the Schedule of Development, Rev. C, dated 19 May 2006;*
- d) the design of the Snow Dome, Entertainment Dome and Academy Dome shall be generally as shown on drawings. nos. 2002-311/P104/A, P105/C, P106/A, P107/A, P108/A, P109, P113/B, P123 and P124;*
- e) the ice rink and the outdoor speed skating area within the Academy zone shall each be designed to have a maximum spectator capacity of 1,500;*
- f) the landscaping shall be generally in accordance with the provisions shown on drawings nos. 9002-062/101/E and 9002-062/104/D."*

70. The submitted reserved matters details accord with those principles and the specific requirements set out under condition no. 5 of the permission.

71. Following the grant of outline planning permission, the key question for Members has now moved to whether the detailed form of the development proposed is acceptable (in respect of scale, layout, appearance, and landscaping). Through the grant of planning permission, it is implicit that there must be at least one acceptable form of reserved matters arising out of that permission. As noted, the scope/parameters of such an acceptable presentation was set by the outline planning permission to which these reserved matters accord. Of itself, this is an important consideration.

72. Nevertheless, the report will now move on to assess the individual acceptability of each reserved matters 'phase', before considering matters relating to the Environmental Impact Assessment ("EIA") that has been carried out and the heads of terms proposed for a new s106 legal agreement and the reasons for that and any changes from the current agreement.

73. Lastly, the report will reach its conclusion and present a recommendation for Members taking all of the foregoing into account.

74. Applicable planning policies are cited where first relevant, however for simplicity are not repeated throughout the report.

Phase 1 – Ecology

“Details of the ecological mitigation - to include earth stripping and creation of the ponds in preparation for the relocation of newts.”

75. Phase 1 relates to the ecological mitigation and enhancement works for the scheme, incorporating earth stripping and the creation of the ponds in preparation for the relocation of Great Crested Newts (“GCN”). This affects four areas within the site and amounts to approximately 29ha of land take. It will include the construction of new ponds and habitat, protecting existing ponds, additional planting and safeguarding measures.
76. The application documents include an ES (with a dedicated ecology chapter) and various ecological reports, surveys, and updates, which details the results of survey work undertaken to identify relevant habitats and species potentially affected by the development, along with proposed strategies and opportunities for protection, mitigation and enhancement (including safeguarding the SSSI which sits within the Phase 2 land). This takes the form of a refreshed Environmental Management and Monitoring Plan (“EMMP”), which progresses and updates the original EMMP secured under the current s106 legal agreement.
77. Policy CL8 seeks to protect rare or vulnerable species, especially those protected by law. Policy CS5 seeks to protect and enhance biodiversity, protected sites, wildlife corridors and ecological networks. Improving biodiversity is one element of the environmental objective of sustainable development underpinning the NPPF. Specifically, paragraph 170 sets out the objectives of protecting and enhancing sites of biodiversity value and minimising impacts on and providing net gains for biodiversity.
78. The present details have followed an iterative and collaborative process where during the course of the application process a number of issues relating to the ecological information submitted were raised by consultees, responded to by the Applicant with the submission of additional information, and then that information being further commented upon by the consultees.
79. Having taken all matters into account, officers endorse the position set out by the Council’s appointed ecologist which also accords with the comments received by the

Suffolk Wildlife Trust. The Council has received sufficient information to allow the reserved matters to be determined and where recommended planning conditions – all of which shall be imposed – will ensure that the development does not pose an unacceptable detriment to ecology or biodiversity. Likewise, planning obligations need to be maintained to ensure that appropriate steps can be taken – and monies made available – in the event that construction results in a decrease in farmland birds, for example.

80. It is also noted that in respect of GCN, Natural England have advised that they do not need to see any further information at this stage and have no further comments to make. Relevant licences cannot be applied for until planning matters are resolved and there are no indications that would suggest the developer would be unsuccessful in being granted them; as a matter of caution, however, preclusive conditions can be applied to ensure that such matters are resolved prior to development proceeding. Conditions are also recommended to be imposed in-line with those comments received by Place Services and Suffolk Wildlife Trust.
81. Officers are therefore satisfied that the matters submitted pursuant to Phase 1 are acceptable, accord with the requirements and principles set out under the outline permission, would comply with the development plan and the NPPF and are appropriate, subject to controls and further requirements as recommended.

Phase 2 – Civils, Drainage, and Structural Landscaping

“Details of civils, drainage and structural landscaping.”

82. Phase 2 of the reserved matters broadly covers the required civil engineering works to enable the delivery of the development. As the site masterplan/phasing plan highlights, this phase envelopes the built aspects of the development from Phases 3 thru 8 and includes the gateway and access to the site (where access has already been approved under the outline permission). The land comprising Phase 2 also includes the Great Blakenham Pit SSSI, which is partly located south-east of where the Education Centre is to be sited.
83. This submitted detail relevant to Phase 2 includes:
 - Construction of roads
 - Surface water drainage
 - Site levels
 - Creating water features

- Structural landscaping – both planting and perimeter fencing
- Education Centre (previously referred to as the Visitor Centre)
- Energy Centre

84. The following paragraphs outline the proposals for each of these matters.

Construction of roads and bridge structures

85. The site masterplan shows the location of roads being considered under Phase 2. These include the access road starting at the east of the site to connect to Phase 3 (Ski Dome), Phase 4 (Entertainment Dome), Phase 5 (hotel, apartments and retail units) and Phase 6 (Sports Academy and hostel). Roads and landscaping within each phase are considered separately in this report; this section solely considers the roads identified within Phase 2 on the masterplan.

Surface water drainage, site levels and drainage features

86. A surface water strategy has been developed to address surface water from the proposed scheme, including melted snow-water from within the facility.

87. The topography of the site is proposed to remain similar to the existing topography. The steep slope will provide the alignment of the proposed ski slope, and the western plateau will be used for the majority of the developed area proposed in the masterplan.

Structural landscaping – both planting and perimeter fencing

88. The application is supported by detailed landscaping plans, for soft planting, hard landscaped areas and water features. There is landscaping proposed in other phases of the development, this section of the report only considers the structural landscaping within phase 2.

89. The areas of landscaping being considered in this section include:

- landscaping with footpaths provided within it to the west of the site;
- to the east and north of Phase 8 (chalets and clubhouse);
- to the north and south of Phase 3 (ski dome); and
- around the access road from the main highway to within the site.

Education Centre

90. The Education Centre is located to the east, adjacent to the main access road through the site. The centre would be 93 sqm Gross Internal Area (GIA), a single-storey, flat-roofed building being 4.5m tall, and would be located outside of the main SnOasis complex, accessible without visitors needing to check-in. The small single-storey building is located adjacent to the SSSI in the south-east of the site with views overlooking it. It will include a teaching/display space, toilets and further amenity space. There is associated parking with 15 no. spaces adjacent to the building.
91. The Education Centre is proposed to be clad in timber with punched metal windows and a metal clad roof. The simple form and choice of materials cladding will ensure that it sits sympathetically within its surroundings.

Energy Centre

92. The provision of an energy centre is secured through the current S106 agreement relating to the outline planning permission. It was identified as being necessary as part of the details submitted in response to a request by the Secretary of State following the Public Inquiry. The Energy Centre (total floor area is 2,238sqm GIA) would sit within a part of the site that would not be accessible by the public and which would be close to the main servicing road, adjacent to the ski slope, and Sports Academy (phases 3 and 6). It is comprised of three buildings, one of which being two-storey (6.9m high) and the others being single-storey (9.5m high and 3.5m high respectively). It would be accessed only by maintenance staff. Vehicular access from the main service road and accessible areas will be well lit and signposted.
93. The Energy Centre would use materials to help it blend in within its surroundings especially at high level. The chimney is to be clad in timber with the main building a combination of timber cladding and metal louvres and render at low level.

Assessment

94. The matters to be considered under this phase are the siting, design and external appearance of the proposed buildings and relevant landscaping.

95. For the avoidance of doubt, only the roads, layout, landscaping and buildings within Phase 2 are considered in this section of the report. Applicable matters in other phases are considered within subsequent sections.

Construction of roads

96. The site access via Bramford Road (B1113) was established under the outline permission. The road and footpath layout submitted for Phase 2 has been considered for highway safety, as required by Policy T10 and paragraph 110 of the NPPF.
97. Details submitted with the application indicate an acceptable road, footpath and cycle track infrastructure layout, levels, gradients and construction specification. The road and footpath layout would result in a safe layout to the appropriate highway specification. Suffolk County Council as the Local Highway Authority has considered the details and raises no objections and the proposed roads, footways and cycleways within Phase 2 are therefore considered to be acceptable and in accordance with local plan policy T10 and the NPPF.

Surface water drainage

98. The surface water drainage strategy for the site has been progressed with the Applicant through the course of this application.
99. The site is located on a principal aquifer and it is therefore important to ensure no contaminants enter groundwater from this site, in accordance with Policy SC4. To ensure the proposals are in accordance with Policy CS4 paragraph 150 of the NPPF which seeks to avoid increasing vulnerability to impacts of climate change, the development needs to demonstrate that it does not increase flood risk elsewhere. Paragraph 170 of the NPPF also seeks to ensure new development does not contribute to water pollution, and as this site is located on a principal aquifer the water quality of surface water run-off is a key issue.
100. Following extensive discussions between parties, and further information submitted by the Applicant in November 2018, agreeing a scope of necessary works, the Suffolk County Council as the Lead Local Flood Authority raises no objection to the application(s). This is subject to a detailed condition being imposed upon the grant of reserved matters and which has been accepted by the Applicant.

101. Subject to this agreed scope of works being carried out, which is to be secured through condition as noted above, the surface water drainage strategy for the proposed development is considered to be acceptable and in accordance with local and national planning policy.

Structural landscaping – both planting and perimeter fencing, site levels and water features

102. Core Strategy policy CS5 seeks to protect and conserve landscape qualities and encourage development that is consistent with the overall character of the area. The western half of the site is located within a Special Landscape Area (SLA). Policy CL2 of the local plan seeks that where development is proposed within SLAs there should be particular care to safeguard landscape quality, and where development does occur it should be sensitively designed with high standards of layout, materials and landscaping. These policies are considered to align with paragraph 170 of the NPPF which seeks to protect and enhance valued landscapes and recognises the intrinsic character and beauty of the countryside.

103. The outline permission requires that the landscaping details be generally in accordance with approved drawings that have already been considered. As noted earlier in this report, the outline permission has set parameters that the reserved matters are expected to comply with. Those requirements have been met.

104. General arrangement plans and planting plans have been submitted for the site, along with an overarching Landscape Design Statement, planting schedules, specification and matrix. The proposals were reviewed by Council's Landscape consultant. Overall, they considered that the proposals have been developed with landscape at the forefront of the design. Native planting, along with themed planting has been proposed, creating an idyllic environment for both visitors and wildlife.

105. Recommendations have been made by the Landscape consultant regarding management and maintenance of hard landscaping materials, and minor comments on the proposed species within the planting scheme. To address these concerns a further condition relating to a detailed landscape scheme (hard and soft landscaping) and management plan is proposed, which would be agreed prior to the commencement of each phase. This is welcomed and makes positive sense: the strategy presented under the cover of this submission is appropriate and accepted; however, additional focus and more specific detail can be agreed as the development is brought forward which will

enable the consultant's views (for example a restriction on the use of Holly) to be incorporated.

106. Likewise, comments received in relation to precise details of fencing treatment are noted. Officers do not consider that it is necessary for this matter to be addressed now; rather, and in agreement with the Applicant, this can be treated by condition. In respect of the number of water features proposed (and which to an extent links to the features proposed within Phase 1) the comments of the Ministry of Defence have been considered carefully. Evidently, a balance should be struck between positive amenity features and measures that would offer net gains to biodiversity, and the need to minimise risk of bird strike to aircraft. The imposition of a Bird Management Plan, as requested by the Ministry, is considered an appropriate measure to safeguard both. Both conditions would apply to the development as a whole when approving the reserved matters.
107. Subject to conditions the proposed structural landscaping is considered to be acceptable, and in accordance with local and national planning policy.

Education Centre and Energy Centre

108. Two buildings are proposed within Phase 2, as detailed above in this report. The submitted details accord with the parameters set by the outline planning permission.
109. Policy CS5 of the core strategy seeks to ensure a high quality of design is achieved that respects local distinctiveness, enhancing character and appearance of the district. Local plan policies GP1 on design and layout of development aim to seek a good standard of design. These policies are considered to be consistent with a number of paragraphs in the NPPF, which identifies good design as a key aspect of sustainable development, and high-quality buildings and places is fundamental to what the planning and development process should achieve. Paragraph 127 goes on to identify that developments should add to the overall quality of the area, are sympathetic to the surrounding built environment and landscape setting, establish and maintain a strong sense of place, optimise the potential of the site to accommodate development and open space to support local facilities and transport networks, create places that are safe inclusive and accessible, and which promote health and well-being.
110. The scale, appearance and layout of these two buildings are considered to respect the context of the site, and other proposed development on the site. The materials are contemporary and considered to be in-keeping with the wider proposed development. The site itself is quite detached from existing built form in Great Blakenham, but within the vicinity of the Suffolk Energy from Waste Facility ("EFW"). The EFW building is of a

contemporary design, and so the relationship of the education centre to this building is considered the more significant consideration, notwithstanding that views into the site from the public realm would be limited. Both are contemporary in their design, and the proposed development is considered to be in-keeping with its context.

111. The proposed Education Centre and Energy Centre are therefore considered to be in accordance with the development plan and NPPF.
112. Whilst the particular energy strategy to be utilised by the development does not form a part of the reserved matters, it has been included as a part of the ES. Following extensive dialogue with the Council's Sustainability Officer, the final strategy document has been endorsed and demonstrates continued policy compliance and operates within the parameters set by planning obligation.

SSSI

113. The Great Blakenham Pit SSSI is located within the Phase 2 land budget and is designated for its geological importance, aiding the interpretation of the Ice Age history of southern Britain during the last 2 million years. As Natural England state, it is crucial that those interests be fully protected during construction and throughout operation of the development.
114. The SSSI comprises three parts. It is the largest part, within the south-east corner of the Site and adjacent to the main access road and Education Centre, that is capable of being affected by the development. As the Inspector noted in recommending that outline planning permission be granted, the Applicant's proposals for improved management, controlled public access and interpretation raise no objection in principle.
115. The Applicant has been clear that the proposed plans will leave the SSSI area untouched but, notwithstanding this, has worked with Natural England to agree suitable measures, culminating in detail that can be incorporated into the EMMP alongside a dedicated Geological Management and Monitoring Plan ("GMMP"). Following an iterative process, Natural England no longer raise an objection subject to conditions that will be attached to the grant of reserved matters approval.

Conclusion on Phase 2

116. The details under Phase 2 for roads, surface water features, site levels, water features, structural landscaping, the Education Centre and Energy Centre have all been submitted in accordance with the requirements of the outline planning permission. Furthermore, and

subject to appropriate mitigation, the reserved matters submitted under Phase 2 would accord with the development plan and NPPF.

Phase 3 – Ski Dome

Phase 3: Details of the siting, design and external appearance, of the ski dome, associated car parking and any hard and soft landscaping.

117. Phase 3 represents the ski dome zone and comprises the following elements:

- Main Ski Slope;
- Nursery Slope;
- Ski and Boot Hire;
- Bobsleigh Run;
- Ice Wall;
- Health and Fitness Centre;
- Medical Room;
- Children’s Play Area
- ‘Après Ski’ Bar;
- ‘Ice’ Bar;
- Ticket Booth;
- Maintenance Room; and
- Vehicular Parking.

118. The individual components within the main building are arranged over four floors with the maximum height of the ski slope building being 125.8m AOD (c.73.8m above ground) which is precisely the scale set under the outline planning permission and which was subject to the considerations of the Inspector. The ski slope itself is the landmark aspect of the SnOasis development and the element which understandably draws significant attention and warrants careful consideration, notwithstanding that its principle has already been established.

Assessment

119. The acceptability of Phase 3, like the subsequent phases, derives from consideration of the siting (layout) of development, and its scale, appearance and landscaping. First and foremost, the submitted details accord with the requirements and principles set out under the outline planning permission.

Ski Dome/Slope Building

120. The centrepiece of the entire development is the ski centre complex including the international competition-standard slalom ski-run which is intended to deliver a 'National Centre for Winter Sporting Excellence'.
121. There is no doubt that the Ski Dome phase (more accurately and primarily represented as a sloped structure) will be a powerful visual statement like no other in the District, or beyond. It is incredibly difficult to think of any traditional design references that would be relevant in terms of creating a structure that may be said to be 'in-keeping' with any established local character. It is what it is. It is part of a tourism attraction that contains components of a scale that are designed to reproduce an authentic mountain skiing experience and, such use and scale already being permitted, it is also considered difficult to suggest that the scale and form should be anything less striking, given what it has to accommodate and bearing in mind its siting is also fixed by the outline planning permission.
122. The Applicant has chosen to make the appearance of much of the complex and particularly the Ski Dome phase dramatically striking and futuristic. The character reflects the nature of the activity that will occur within it and Members will need to judge its aesthetic merits on that basis: it is a one-off and will make its own statement. Where the outline permission expressly requires this element to 'generally conform' to the previously considered and approved drawings (in fact they are largely identical), it is hard to imagine how else they might or indeed ought to be presented.
123. The Ski Dome ski slope, as was expected at the time of determining the outline application, will be visible within the wider landscape. Physically it will announce the presence of the complex within that context and as a matter of judgement it is likely to become something of a unique Mid Suffolk and East Anglian landmark. It will be dramatic and will capture the sense of energy and excitement associated with the skiing centre within it and its associated services and facilities.
124. The principle already having been accepted, the Council is wed to the creation of a striking centre-piece structure that would command attention. It cannot be disguised as anything other than what it is. It cannot be cloaked in a contrived pastiche skin of a traditional local form because one doesn't exist that would be relevant. In short, this approach is implicit in the outline planning permission.

125. However, as noted, the nearby EWF building is of itself a distinctive and contemporary architectural landmark, and there is no reason to consider that the design and appearance of the Ski Dome phase is in any sense offensive to local character by comparison.
126. Taking advantage of the terrain, much of the Phase is below the general ground level of the site, within a landscaped valley. General building heights across the site will be restricted to no more than 79m AOD, however the ski run will rise to a height of 125.8m AOD (which represents an above ground level of c.73.8m) in order to provide a gradient and overall length of run that the Applicant considers will qualify it as an international-standard slalom run.
127. The upper part of the Ski Dome phase will rise gently into the air to create an overarching structure that hangs apparently unsupported, save for graceful curved legs set back far from the leading edge of the structure.
128. A range of potential cladding options have been suggested but the Applicant considers that this is a matter that can be reserved by planning condition. Officers agree that this is a matter, whilst undoubtedly needing to be treated with the utmost care, that can be dealt with after approval of the reserved matters; it is typical – especially for large-scale and complex proposals – for detailed finishes to be reserved for later consideration in that fashion.
129. No signage is proposed as part of the submitted applications. Such matters would be treated, if necessary, by further planning application(s) and advertisements are controlled under separate Regulations³.
130. Matters relating to lighting, light-spill, and night-time illumination are relevant given the prominence of this Phase and the glazed, west-facing elliptical façade/aperture at the top of the ski slope. Appropriately-worded planning conditions are capable of ensuring that there would be no unacceptable impacts in that regard (including in consideration of residential amenity); both through glazing treatment (or other such design solution) and lighting control/management.
131. Other than the management of lighting above, this Phase (similar to all other Phases of the reserved matters) pose no other issues in respect of residential amenity. The uses are already permitted, noise and operational controls are conditioned as a part of the outline planning permission, and sensitive receptors are considered to be separated from the development by a significant degree.

³ The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

132. The Ski Dome phase is the only part of the development that is considered capable of posing a material impact upon heritage assets. The Council must attribute considerable importance to the desire to keep such assets from harm; this is what Section 66 of the listed buildings Act means in practice. As stated repeatedly throughout this report the development benefits from planning permission, and heritage matters were considered when giving consent. Further, the siting, scale, and general design of the Ski Dome element has already been fixed and the reserved matters must comply with those parameters.
133. The planning Inspector did not consider that the development would be harmful to heritage assets. In assessing the reserved matters details, your Heritage officers consider that there would be a degree of harm, albeit of a very low nature: that it would “*not constitute anything but the lowest level of harm on the spectrum of ‘less than substantial harm’*”. Whilst your planning officers are inclined to favour the position set out by the Inspector, even if adopting a cautious stance and accepting that there would be an element of adverse effect to the significance of various assets within the vicinity, such harm – even if slightly more than trifling or nugatory – would nevertheless pale in insignificance when weighed against the considerable public benefits that would accrue in allowing development to proceed. That position has not changed and therefore this Phase can be approved in-line with local and national planning policy and in accordance with the statutory duties imposed upon the Council as decision-taker.
134. Taking into account the foregoing, and even acknowledging the wide visibility of the Ski Dome building, its prominence – articulated by its scale and design – is not considered to conflict with the development plan or NPPF.
135. Further, it must be borne in mind that, as noted above, this element already has planning permission and that its siting, scale and general appearance have already been fixed (and are being adhered to). The siting, design and external appearance of this phase are therefore held to be appropriate.

Parking

136. The quantum of parking is fixed by the outline planning permission. Nevertheless, the presentation is considered to be acceptable and officers endorse the view of the Local Highway Authority, who raise no objection.

Landscaping

137. Similar to the considerations relevant to Phase 2 in the preceding section of this report, the submitted landscape details are considered acceptable, subject to conditions as recommended by the Council's Landscape consultant.

Conclusion on Phase 3

138. The details under Phase 3 for the Ski Dome phase have all been submitted in accordance with the requirements of the outline planning permission. Subject to conditions, the siting, design and external appearance of the Phase is acceptable, as too are the submitted parking and landscaping details. The design is considered to be appropriate by the context set by the development and would be of a suitable quality having regard for its individual circumstances and of local and national planning policy, proposing a design that is distinctive in its own right.

Phase 4 – Entertainment Dome

Phase 4: Details of the siting, design and external appearance, of the entertainment dome, and any hard and soft landscaping.

139. Phase 4 represents the Entertainment Dome zone, arranged over three levels, and comprises the following elements:

- Bowling Alley (and Bar);
- Nightclub;
- Casino;
- Snooker/Pool Hall;
- Bars and Restaurants;
- Family Entertainment Centre;
- Cinema (Four Screen);
- Food Court;
- Climbing Facility;
- Supporting Retail and Leisure Space; and
- Ancillary Space, W.C.s, etc.

140. Despite being arranged over three levels, the Entertainment Dome is low-set with a large proportion of the building being subterranean. With a shallow-domed roof it takes a

simpler form – though no less bold in design – than the adjacent Ski Dome and would have a maximum height of 69m AOD or approximately 15m above ground. As such, it would not be readily perceptible from outside of the site boundaries.

141. It is indicated that the upper half of the building will be timber clad punctuated by areas of glazing. The lower portion of the building will alternate between glazing and solid brickwork. The dome is identified as being metal clad. As with the other Phases of the development, detailed external finishes would be secured by condition.
142. The Entertainment Dome building will be linked to the Ski Dome not just at ground floor but also at an elevated level by a metal and glass bridge, enhancing connectivity. This will inevitably become a viewing platform from which the surrounding buildings and spaces can be appreciated; an unusual vantage point and one that may enhance the overall appreciation of the contemporary ski-village environment.

Assessment

143. The submitted details accord with the requirements and principles set out under the outline planning permission.

Entertainment Dome

144. The scale, appearance and siting/layout of the Entertainment Dome building is considered to respect the context of the site, and other proposed development within the site. That it would be largely divorced from the public realm enables it to define itself architecturally, though it is not incoherent when placed against the other phases of the development.

Landscaping

145. Similar to the considerations relevant to Phase 2 in a preceding section of this report, the submitted landscape details are considered acceptable, subject to conditions as recommended by the Council's Landscape consultant.

Conclusion on Phase 4

146. The details under Phase 4 for the Entertainment Dome have all been submitted in accordance with the requirements of the outline planning permission. Subject to

conditions, the siting, design and external appearance of the Phase is acceptable, as too are the submitted landscaping details.

Phase 5 – Hotel, Car Park, Apartments, Retail (The Village)

Phase 5: Details of the siting, design and external appearance of the hotel, car park, apartments and retail units together with any hard and soft landscaping.

147. Phase 5 of the overall development, identified as the ‘Village’, is located on an area of land that is located centrally on the overall application Site, having a given area of 4.73 hectares. The development on this land would consist of the following elements:

- Hotel
- Pavilion apartments
- Village Centre
- Village apartments
- Convenience Store
- Long Stay car park
- Service yard

148. The Design and Access Statement submitted with the application advises that the development in this location has been arranged in order to create an ‘...Alpine resort town centre environment...’ that is designed to create movement and activity. The applicable area abuts Phase 4 of the development and therefore the Entertainment Dome element of that phase would have a significant impact on Phase 5. The arrangement of built form in Phase 5 would position the proposed hotel building at the northern end of the phase, with an arc of village apartments (partially enclosing a formal soft landscaped area), a village centre, and a convenience store forming the central element of the development phase. This cluster of development would be immediately adjacent to the Entertainment Dome and would therefore form a significant group within the overall scheme. A further arc of pavilion apartments would be located in the southern element of Phase 5 – these buildings would contain a surface parking area. The individual elements of the phase are described and assessed in further detail below.

Hotel

149. The Inspector identified that, after the Ski Dome (ski slope) building itself, the Hotel would be the highest building on the overall SnOasis site, with its ridge at 74 metres above AOD

(save for two towers which slightly exceed that but not by a significant degree). The present reserved matters submission is effectively consistent with that analysis.

150. The Hotel would be one of the key visual 'events' within the overall development, and the largest example of the architectural approach that would be taken on the Site. Apart from the Ski Dome building, it would be the highest building on the Site and would serve as a focal point for the overall development.
151. In terms of size, the proposed hotel would be arranged over five storeys above ground level, with two taller rotunda features included at its south-eastern end. The building would have a horizontal emphasis, with vertical elements (including the rotundas) introduced at various points that would assist in breaking up the overall massing of the building. This is particularly notable on the façade of the hotel that would face south, towards the remainder of the Village phase and, hence, would be its main public 'face'. This approach would assist in creating a building of more 'human scale', notwithstanding its substantial size. In addition, the proposals include the provision of active frontage at ground floor level, via the creation of the hotel arrivals point and other commercial units. These elements, in combination would help to underpin the pivotal role that this building would have within the overall development.
152. The Hotel would be constructed using a combination of render, timber, timber cladding, and metal roofs. Due to the nature of the proposed use of this building, a significant proportion would be glazed.

Pavilion Apartments/Village Apartments

153. As well as the main accommodation offer within the hotel building, stand-alone apartments would also be provided within this phase of the development. This additional accommodation would consist of Village Apartments and smaller Pavilion Apartments.
154. The Village Apartment building is a significantly-sized, crescent-shaped three-storey building that forms a key element within the central cluster of development within Phase 5. This building would have a strong contemporary appearance, and it would be located within a formalised landscape setting. In terms of the palette of materials proposed, these are indicated to match those used on the hotel building, notwithstanding that detailed external finishes would be secured through condition. The ground floor of this building would be utilised for commercial purposes (containing 9 no. units for restaurant and bar space) with the remainder of the building used for accommodation space, comprising 50 no. apartments.

155. In relation to the Pavilion apartments, these would be simple, traditionally-proportioned buildings, indicated to be constructed using the same external materials as those on the main hotel building i.e. render, timber cladding and pitched metal roofs, with significant glazed areas, which serve to add verticality to the overall design. Each of the 6 no. buildings would contain accommodation on two floors (each floor containing 4 no. apartments) and the main access to each building would be visually-emphasised by a two-storey entrance feature set centrally on a main elevation, defined in part by the use of a metal edging feature.

Village Centre

156. The Village Centre building is located in a central position within the village area. It is a two-storey triangular-shaped building which would contain a large retail unit at ground level. The building would also contain two kiosk units located at the northern and southwest corners of the triangle. The first floor of the building would be utilised for office space, including an internal courtyard space.

157. In terms of overall appearance, the architectural approach taken is similar to that found on the main hotel building. Indeed, it is noted that this building would also incorporate rotunda features that would mirror those on the hotel. Such an approach would, it is felt, assist in creating a visual cohesion and coherence across this phase of the development.

Convenience Store

158. This building is would be a simple flat-roofed structure which would, again, be constructed using the same materials as those used elsewhere in this phase i.e. render and timber boarding. Glazed curtain walling would be located at various points on the building's elevations. This particular building would incorporate a deep eaves feature that would be clad in metal flashing. In terms of location, the building would be positioned immediately adjacent to the Entertainment Dome that would be provided as part of Phase 4 of the overall development.

Car Parking

159. This aspect of the Phase would incorporate a long-stay car park and a day-visitor surface car park. In terms of location the proposed day-visitor surface parking would be located at the southern end of the overall Phase 5 site – positioned adjacent to surface car parking areas that would be located as part of Phase 4. That said, the submitted plans indicate

that the eastern boundary of this particular car park would be adjacent to a linear landscaped area, that would also contain tree planting. In addition, the western boundary would abut the line of the Pavilion Apartments.

160. The proposed long-stay car parking area for this particular phase would be located at two levels below the ground floor level of the Hotel. At ground level, vehicular access to this basement parking area would be via a ramp within a landscaped space.
161. It is noted that the area below ground level would also incorporate a service yard facility, that would be accessible by service vehicles, and also the electric baggage carts that would distribute staying guests' luggage to those staying in the Resort area units proposed as part of Phase 8.

Landscaping

162. The overall landscaping scheme submitted for this Phase follows principles that are established across the site as a whole.
163. In the case of landscaping proposals for Phase 5 the proposed scheme would have a clear spatial relationship with the associated development and buildings. In fact, the design of some buildings, and the layout of others, would help to define landscaped areas. For example, the curved design of the Village Apartment building would 'frame' a formal landscaped area, including a lake, located immediately to the west. Similarly, the arrangement of the Pavilion Apartments, would take the form of an arc within a linear landscaped feature. In combination, the landscaped areas to the north and the south would combine to create a significant soft edge to this phase of the development, and a visual 'buffer' adjacent to the Phase 8 development.
164. Similar to the considerations relevant to Phase 2 in a preceding section of this report, the submitted landscape details are considered acceptable, subject to conditions as recommended by the Council's Landscape consultant.

Assessment

165. The submitted details accord with the requirements and principles set out under the outline planning permission.
166. The Village will be one of the main experiences of the SnOasis development, both for staying guests and day visitors. This phase would, spatially and operationally, be closely

linked with the Entertainment Dome element of development proposed as part of Phase 4, and the overall group would have a particular status within the overall development. The 'anchor' building within this particular phase is clearly the Hotel, which would also be the largest example of the design approach that is taken on the site. Individually, and as a group, the proposed detailed design approach taken would, it is felt, be an appropriate response to the status of this part of the site.

Conclusion on Phase 5

167. The details under Phase 5 have all been submitted in accordance with the requirements of the outline planning permission. Subject to conditions, the siting, design and external appearance of the Phase is acceptable, as too are the submitted landscaping and parking details.

Phase 6 – Sports Academy, Hostel, and Car Park

Phase 6: Details of the siting, design and external appearance of the sports academy, hostel and car park together with any hard and soft landscaping.

168. Phase 6 of the SnOasis development, which would cover an area of 4.18 hectares, abuts the northern boundary of Phase 5; the elements of which are described in more detail in the previous section of this report. The development incorporated within Phase 6 of the SnOasis proposal includes:

- Sports Centre/Academy;
- Hostel;
- Ice/Speed Skating Rink;
- Car Parking; and
- Servicing Areas.

169. The western portion of the Phase 6 area would be accommodated by hostel buildings, while in the central portion would be the sports academy. The eastern portion of the site would be occupied by the ice rink. This phase of the development also includes main car park for staying guests. A road to the main service yard within Phase 5 would pass underneath the seating area to the north of the ice rink. The individual elements of the development are described and assessed in further detail below.

Sports Centre

170. The Sports Centre building proposed for this phase would take a simple architectural form, comprising in essence a large single-volume hall, that would contain two sports courts, and a visually-subsidiary element that would contain squash courts, changing rooms, administration areas stores etc. A viewing gallery would be available at first floor level.
171. Each element of the building would be defined by use of a mono-pitched roof. The simplicity of the architectural approach would be underpinned by the use of a limited range of finishes.

Hostel

172. The hostel facilities proposed as part of Phase 6 would comprise 9 no. two-storey blocks in a mainly semi-detached arrangement apart from the northern-most detached block. Each block would contain 16 no. bedrooms and 4 no. community rooms with self-catering facilities. The architectural approach taken with these buildings aims, according to the Design and Access Statement, to reflect the Suffolk vernacular. These buildings would repeat the simple architectural approach that is taken with the Village Apartments in Phase 5. It is considered such an approach would help to establish a continuity of built form whereby, for example, residential use buildings were immediately distinguishable by the use of a particular architectural approach and use of a particular palette of materials.

Speed Skating Rink

173. The most significant single structure within the development proposed for Phase 6 would be the Speed Skating Rink that would occupy the eastern part of the land allocated for this phase. The rink would incorporate a skating circuit, similar in shape to a traditional athletics track, and the central area within the rink would be occupied by a series of sports courts. An elevated seating area for spectators would be located on the north-western boundary of the rink. The rink and the seating area would be covered by a tensile roof structure, whereas the central space would not be covered. The overall appearance of the rink would be a bespoke design, and it would not appear as a 'roofed' building in the traditional sense. It is noted that the arrangement of built form is such that the rink and the sports centre building would be built on the same north-east/south-west axis and would have an immediate spatial relationship with each other. In contrast, the hostel buildings' formalised arrangement would be within a significant landscaped space.

Car Parking

174. Car parking provision within Phase 6 of the SnOasis development would consist of basement parking provision on two levels, located directly below the speed skating rink – thereby not being visible at ground level. The submitted drawings show a significant amount of parking being provided at two basement levels – similar to the proposals for the Hotel building, immediately adjacent to the speed skating rink, to the south west. Indeed, the floor area plans submitted show that the basement level parking provision for Phases 5 and 6 being linked as part of an overall below-ground parking provision.

Landscaping

175. The proposed landscape proposals for this phase of development indicate that both the hostel buildings and the sports centre would be located within a large area of soft landscaping, including grass and tree/shrub planting, punctuated by access ways linking this phase with other areas of the overall development. The scale of the Speed Skating Rink is such that it occupied much of the eastern half of the phase's site area. However, the remaining areas between the rink and the boundary would contain additional planting.
176. Similar to the considerations relevant to Phase 2 in a preceding section of this report, the submitted landscape details are considered acceptable, subject to conditions as recommended by the Council's Landscape consultant.

Assessment

177. The submitted details accord with the requirements and principles set out under the outline planning permission.
178. The proposed Speed Skating Rink will be a unique, bespoke building on the site and due to its scale would also assist in wayfinding; being a prominent visual element within the context of the overall scheme of development. Furthermore, it would comprise the northernmost element within a group of key buildings, including the adjacent hotel, Academy Dome, Entertainment Dome and, of course, the Ski Dome phase itself. This group would have a fundamental role in establishing the overall character of the site.
179. As a part of this group it is considered that the use of a striking architectural approach is important, and one which this building successfully achieves. In comparison, other

buildings in this phase would be of relatively modest appearance. However, as individual elements of built form, they are considered to have architectural merit. The Sports Centre would have a simple form and appearance that did not visually compete with the Speed Skating Rink. Its landscape setting would assist in ensuring that it appeared as an 'event' within 'parkland'. Although proposed as part of Phase 6, the hostels would read as part of the wider 'Resort' accommodation area proposed under Phase 8 and would therefore not appear incongruous in this location. The proposed design and external treatments for the hostels would link with the chalets proposed to the west, and although the built form would be in a semi-formalised arrangement, it would be located in landscape equivalent to the Phase 8 site.

Conclusion on Phase 6

180. The details under Phase 6 have all been submitted in accordance with the requirements of the outline planning permission. Subject to conditions, the siting, design and external appearance of the Phase is acceptable, as too are the submitted landscaping and car parking details.

Phase 7 – Ice Rink, Conference, and Exhibition Centre (Academy Dome)

Phase 7: Details of the siting, design and external appearance of the ice rink, conference and exhibition centre together with any hard and soft landscaping.

181. Phase 7 of the SnOasis development covers a site area of 1.57 hectares, and within this phase a two-storey elliptical building to the north of the Ski Dome building would be erected, which is identified as the Academy Dome. This building would contain an exhibition and conference centre and a theatre, as well as an ice rink. The building would be of significant size but its design is such that it would be relatively low in comparison with the Ski Dome phase that would be located to the south, particularly when bearing in mind that the building is partially below ground. The proposed materials palette comprises brick faced walling, timber cladding set in a metal frame, glazed curtain walling and a metal roof.
182. The proposed organisation of uses within the building is such that the Exhibition and Conference Centre would be located at basement level, with the Ice Rink (and associated Ice Café) located at ground floor level. A theatre space would occupy the northern end of the building, over two floors. The individual elements of the development are described and assessed in further detail below.

Ice Rink

183. The proposed Ice Rink within the Academy Dome building would occupy a central position on the ground floor of this building. This would consist of the rink area, associated spectator seating, changing facilities, WCs, stores etc. The associated Ice Café would be located adjacent to the rink and also the main entrance to the building. The submitted plans also indicate a series of 4 no. conference rooms located on this level of the building, directly to the north of the rink.

Conference/Exhibition Centre

184. The proposed Conference and Exhibition centre would be located at basement level within the Academy Dome and would be accessed via lift facilities (accessible by disabled persons) and 4 no. stairwells. As may be anticipated the centre consists of a large single space that occupies much of the building at this level. Smaller rooms located on the periphery of the main space would contain additional conference spaces, as well as offices and stores, WCs etc.

Theatre

185. The proposed Theatre within the Academy Dome would be located at the northern end of the building and would occupy space over two floors (i.e. a ground and basement level). The stage would be located at basement level and one auditorium level would also be accessed via the basement. The second auditorium level would be at ground floor level.

Car Parking

186. This particular phase of the overall development does not include the provision of an individual area of car parking. However, it is noted that the location of Phase 7 is within close proximity to the underground car parking provision located under the Speed Skating Rink that forms part of Phase 6 and clearly the opportunity for shared use exists in this case.

Landscaping

187. The provision of landscaping in this phase consists in the main of an arced landscaped area to the north of the Academy Dome building. Although the Speed Skating Rink is

located close to the Academy Dome, to the north-west, the proposed landscape would act as a visual soft buffer between the two buildings. The treatment of this space would include some wetland planting, which is a reflection of the opportunities for landscape treatments offered by the topography of the site.

188. Similar to the considerations relevant to Phase 2 in a preceding section of this report, the submitted landscape details are considered acceptable, subject to conditions as recommended by the Council's Landscape consultant.

Assessment

189. The submitted details accord with the requirements and principles set out under the outline planning permission.
190. One of the smaller phases in terms of land take, Phase 7 would provide the Academy Dome, which would contain a number of individual uses. It would form part of the key group of buildings on the site. As noted elsewhere, this building would be partially set below ground level and the proposed landscaping to the north would be an intrinsic part of the overall design approach taken in this phase. It is considered that the proposed building design would be an appropriate response to its landscape setting – incorporating as it does a curved 'organic' appearance.

Conclusion on Phase 7

191. The details under Phase 7 have all been submitted in accordance with the requirements of the outline planning permission. Subject to conditions, the siting, design and external appearance of the Phase is acceptable, as too are the submitted landscaping details.

Phase 8 – Log Cabins and Clubhouse (The Resort)

Phase 8: Details of the siting, design and external appearance of the log cabins and clubhouse together with any hard and soft landscaping.

192. Phase 8 sits to the west of the main Village area of the development and covers one of the larger areas of land within the overall Site, which abuts Phases 1, 2, 5 and 6. This particular phase is identified in the application as the 'Resort' area; containing the bulk of the staying guest accommodation on the overall site. The proposal consists of the provision of 350 chalets (the log cabins) and a Country Club building (the club house). The proposed development on the site would include single chalets and groups of

terraced units accessed via a footway network across the phase site. The focal space at the centre of the chalet site would be a large circular lake feature. The proposed Country Club building would be located at the north-western boundary, with a direct spatial link provided between this building and the lake by a straight avenue path. In addition, the site for this Phase would abut a large lake area to be located adjacent to its northern boundary. Chalets at the northern edge of the site would be orientated to face this feature and the Country Club building would have terraced views as well. Indeed, the submitted design proposes the creation of a small island within the lake that would accommodate 7 detached chalets, linked to the remainder of the site by a footway. The individual elements of the development are described and assessed in further detail below.

Chalets

193. The proposed development includes a range of four types of chalet on this site as follows:

- Chalet Type 1 – 4 bedroom detached (27 no.)
- Chalet Type 2 – 3 bedroom detached (129 no.)
- Chalet Type 3 – 3-bedroom end of terrace (136 no.)
- Chalet Type 4 – 2-bedroom mid terrace (58 no.)

194. The chalets would be single-storey traditionally-styled buildings with pitched roofs. Detailed external material finishes would be treated by condition. Such an approach also takes into account the discussions that have taken place between the SPA and the Applicant where it has been agreed that the proposed roofing materials are to be changed [see Appendix D].

Clubhouse

195. The Clubhouse building would obviously be of larger scale than the chalet accommodation to which it would relate. However, the architectural approach taken with the building, and if securing complementary materials, would mean that it would read as an integral part of the overall Phase 8 'family' group of buildings; a visual synergy would be achieved. Space within this building would be over two floors, with bar areas and ancillary areas on the ground floor and a restaurant and associated terraced areas on the first floor.

Landscaping

196. As advised in the information supporting the application, the aim is to create an area where accommodation is provided within a parkland setting, and it is noted that this phase of the development would contain particularly significant new planting, including trees, in order to assist. That said, two main water features – one within this phase and one within an abutting phase to the north – would also create a distinctive landscape character for this phase and assist in the creation of a sense of place. Indeed, the central lake feature would, in combination with the orientation of footways across the site, assist in creating a legibility to what would be a reasonably dense development.
197. Similar to the considerations relevant to Phase 2 in a preceding section of this report, the submitted landscape details are considered acceptable, subject to conditions as recommended by the Council's Landscape consultant.

Assessment

198. The submitted details accord with the requirements and principles set out under the outline planning permission.
199. Compared to other key buildings within the overall SnOasis development, the design of the chalets and associated clubhouse building are understated and simple. However, as a planning judgement it is felt that this approach would be appropriate given their use. The simplicity of the design of buildings, and the informality of the layout of built form are considered to combine successfully with the landscaping approach taken in this phase.

Conclusion on Phase 8

200. The details under Phase 8 have all been submitted in accordance with the requirements of the outline planning permission. Subject to conditions, the siting, design and external appearance of the Phase is acceptable, as too are the submitted landscaping details.

Environmental Impact Assessment ("EIA")

201. The purpose of EIA is described by the PPG as follows:

“The aim of Environmental Impact Assessment is to protect the environment by ensuring that a local planning authority when deciding whether to grant planning permission for a project, which is likely to have significant effects on the environment, does so in the full knowledge of the likely significant effects, and takes this into account in the decision-making process.”⁴

202. The original planning application was supported by an ES and subject to an EIA and it was concluded that the ES was of sufficient standard to meet the regulations in force at that time. The 2011 application was further supported by updates to the original ES.
203. Under the EIA Regulations⁵ a decision-taker is not permitted to grant planning permission, or any subsequent consent, unless an EIA has been carried out in respect of that development.
204. The SnOasis development already benefits from planning permission and an EIA has previously been carried out. However, in light of the passage of time that has elapsed it was agreed with the Applicant that a new ES would be provided to support the reserved matters submissions. This was a cautious decision, however one which ensures that the Council and the public continue to have sufficient understanding of the likely environmental effects of the development. The ES supports the applications in the sense of identifying if any additional mitigation measures to those already secured by the Outline planning conditions and the s106 Agreement are required.
205. Due to local concerns, officers instructed the Impact Assessment Unit of Oxford Brookes University (“IAU”) to undertake an independent peer review of the ES and to support the refreshed assessment of likely environmental impacts and effects. IAU are an impartial and independent party who are leading practitioners in EIA matters.
206. Following a process whereby the Applicant provided additional details and addenda at the request of IAU, the IAU concluded that overall the ES was satisfactory. Recommendations were also made particularly in respect of securing environmental management plans in respect of ecology and construction by condition; this is agreed.
207. Officers endorse the opinion presented by IAU and consider that the applications are supported by environmental detail and information sufficient for Members to take an informed and robust decision.

⁴ Paragraph: 002 Reference ID: 4-002-20140306.

⁵ The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).

S106 Agreement and Obligations

208. A s106 legal agreement⁶ is currently attached to the SnOasis permission. It includes a wide-range of planning obligations which at the time of entering into the agreement were considered appropriate.
209. Strictly speaking, Members are quite entitled to determine the reserved matters applications that are before them; the s106 agreement remains in force and binds the development and the permission that is already in place. However, officers of both this Council and the Suffolk County Council consider that it is important, given the passage of time that has elapsed, that obligations and any related contributions remain appropriate and sufficient to address the likely impacts of the development, accounting for the reserved matters application submissions and supporting environmental information.
210. In reviewing the current legal agreement, it is apparent that individual obligations can be described as being either: essential to remain; no longer required; or capable of being treated by another means, whether that be through planning condition⁷ or alternative obligation. One example of the first is the 75% renewable energy obligation imposed by the Secretary of State; an example of the second would be where monies have already been paid or mitigation measures/obligations already discharged.
211. In consideration of the third example, where the Council ought to give consideration to whether an alternative obligation would be suitable, the main change in circumstances since the 2011 permission relates to the provision of the railway station, originally the subject of a separate permission (which has since lapsed), on the basis that it is no longer possible to secure the rail operator's agreement to stop at the proposed new station.
212. Accordingly, an alternative arrangement is proposed, and has been agreed in principle between your officers and those at the Suffolk County Council, to secure improvements to Stowmarket Station (for improved access between platforms) and operate a shuttle bus from that station. The impacts of such have been assessed and were presented as a part of the ES. The LHA raises no objection in transport terms subject to further obligations.

⁶ Section 106 of the Town and Country Planning Act 1990 (as amended).

⁷ The NPPF advises that planning obligations should only be used where it is not possible to address unacceptable impacts by condition i.e. planning conditions are preferred.

213. In accordance with the wording of the current obligation, and by way of comfort, the proposed replacement obligation would be clear that SnOasis cannot operate until those improvements have been made.
214. Members should note that Abellio Greater Anglia have already made a bid for funding to implement the provision of a new footbridge with lift access. That bid has been supported locally, at a council level, and by Jo Churchill MP. The Applicant has discussed the bid with Abellio and has pledged their support as a part of the nomination process. Officers consider that this demonstrates that such improvements are both feasible and welcome, as well as being necessary to support the SnOasis development.
215. A detailed schedule of the Heads of Terms (“HoT”) proposed to be entered into for the purposes of a new s106 agreement is included at Appendix C to this Report. Members will note that the HoT will address if and why an existing obligation is to be removed or amended.
216. Given the importance of the obligations recommended to be secured, officers have agreed with the Applicant that the grant of reserved matters approvals must be contingent upon the securing of the new s106 agreement, where the obligations therein will continue to ensure that the development is sufficiently controlled and any likely adverse impacts mitigated appropriately.

PART FIVE – CONCLUSION

217. The submitted reserved matters applications represent a crucial step forward in the life of this long-standing project, where officers understand that financial backing is in place and that it is intended, if reserved matters approvals are granted in accordance with the recommendations herein, to have the entire facility capable of operation by the end of 2023.
218. Regardless, the approval of reserved matters Phases 1 – 8 is a significant milestone in bringing the development forward and demonstrating confidence that it can be achieved. Whilst time has passed since planning permission was first granted, permission remains extant and as with any development the commercial considerations of delivery are first and foremost for the developer. It continues to be the case that the development would yield considerable economic benefits that would outweigh the adverse impacts,

consistent with the decision to grant outline planning permission and where the likely environmental effects of the development continue to be known.

219. In granting outline planning permission, it has to be accepted that there is at least one form of development that would be acceptable at the reserved matters stage. Furthermore, the parameters and principles of such development have been set, fixing the siting, scale, and general design of Phases. The submitted reserved matters applications accord with those parameters.
220. In any event, officers have undertaken to review the merits of reserved matters details framed against the entirety of the development plan and in respect of those policies which are most important for the determination of the application.
221. After careful assessment, your officers consider that the applications meet the wider thrust of the suite of planning policies that comprise the development plan. Notwithstanding the development plan, the proposed development is nevertheless considered to align with the planning policies contained within the NPPF.
222. Members continue to be informed as to the likely environmental effects of the development and where mitigation is to be amended to move with changes following the original EIA exercise and permission, and in light of the details that have been submitted, these will be secured.
223. In the absence of any justifiable or demonstrable material consideration indicating otherwise, it is considered that the proposals are therefore acceptable in planning terms and that there are no material considerations which would give rise to unacceptable harm.
224. A positive recommendation to Members is therefore given below.

...

RECOMMENDATION

That Members resolve to approve the following:

(1) That authority be delegated to the Acting Chief Planning Officer to grant approval of the reserved matters applications under reference 4494/16 [Phases 1 – 8], subject to the prior completion of a Legal Agreement pursuant to s106 of the Town and Country Planning Act 1990, or accepted Undertaking, to secure obligations including those listed at Appendix C to this Report and related terms to their satisfaction.

(2) And that such approvals be subject to planning conditions, to the satisfaction of the Acting Chief Planning Officer, including:

- **Approved Drawings and Documents;**
- **Construction Environmental Management Plan (“CEMP”);**
- **Construction Logistics Plan;**
- **Archaeology;**
- **Great Crested Newts (“GCN”) Licence;**
- **Badgers Licence;**
- **Biodiversity CEMP for GCN;**
- **CEMP for other Species/Additional Biodiversity CEMP;**
- **Drainage Details;**
- **Drainage Systems Details;**
- **Construction/Servicing Vehicle Management Plans;**
- **Details of Coach, Car, and Cycle Parking;**
- **Biosecurity Protocol/Plans;**
- **External Finishing Details inc. Sample Materials;**
- **‘Secured by Design’ Details;**
- **Refuse/Recycling Details;**
- **Bird Management Plan;**
- **Further Hard/Soft Landscaping Details (inc. Perimeter Fencing);**
- **Delivery and Servicing Plan;**
- **Waste Management Strategy;**
- **Operational Strategy/Management Plan;**
- **Lighting Design Scheme (amenity/ecology/dark skies);**
- **Landscape and Ecological Management Plan (25 Years);**
- **Landscape Management Plan;**

- **Biodiversity Monitoring Strategy;**
- **Emergency Access Details;**
- **Construction Hours;**
- **Energy and Sustainability Details;**
- **Approved Landscaping Details: Planting and Aftercare;**
- **Piling Controls;**
- **Geological Management and Monitoring Plan;**
- **Ski Dome Elliptical Aperture Treatment (Light/Amenity);**
- **As further recommended by the Local Highway Authority, including:**
 - i. **Construction of Toucan Crossing;**
 - ii. **Construction of Vehicular Access from Roundabout;**
 - iii. **Site Access Roundabout;**
 - iv. **Surface Water Drainage;**
 - v. **Tourism Signage Details;**
 - vi. **B1113 Pedestrian Crossing Improvements;**
 - vii. **Stowmarket Station Improvement Works;**
 - viii. **Travel Plans;**
 - ix. **Cycleway Improvements.**

(3) That, in the event of the Legal Agreement or Undertaking referred to in Resolution (1) above not being secured or accepted to the satisfaction of the Acting Chief Planning Officer within six months, they return the applications under reference 4494/16 to Members for further consideration.

APPENDICES

APPENDIX A – SCHEDULE OF DEVELOPMENT PERMITTED

APPENDIX B – OUTLINE PLANNING PERMISSION DECISION NOTICE

APPENDIX C – PROPOSED S106 HEADS OF TERMS

APPENDIX D – SNOASIS PARISH ALLIANCE RESPONSE / COMMENTARY

APPENDIX E – SCHEDULE OF APPLICATION DOCUMENTS

GREAT BLAKENHAM, IPSWICH - SNOASIS 2002-311

SCHEDULE OF DEVELOPMENT

19-May-06

Rev. A 08/06/2004

Areas updated to match design changes

Rev. B 04/03/2005

Support & associated retail within village split into individual areas

Number of beds shown for resort

Rev. C 19/05/2006

Hotel moved to Village area, ridge height lowered

DEVELOPMENT AREAS	Hectares	Acres	m ²	ft ²
SKI CENTRE	4.107	10.149	44067	474336
VILLAGE	3.049	7.534	30488	328172
GATEWAY	42.29	104.503	422904	4552134
ACADEMY	6.806	16.818	68064	732641
RESORT	16.752	41.396	167404	1801936
PARKLAND	50.038	123.649	500382	5386113

Phase 1
Phase 2
Phase 3

Phase 4
Phase 5
Phase 6

Phase 7
Phase 8
Needs attributing to a Phase

BUILT ACCOMMODATION	FLOOR LEVEL 46		FLOOR LEVEL 52		FLOOR LEVEL 58		TOTAL		HEIGHT OF BUILDING ABOVE BOUNDARY EDGE + 62.00m AOD	HEIGHT OF BUILDING ABOVE + 0.00m AOD	HEIGHT OF BUILDING ABOVE GROUND LEVEL	GROUND LEVEL AOD +0.00m
	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	(m)	(m)	(m)	(m)
SKI CENTRE												
Main Slope	21948	236244					21948	236244	63.80m (to apex of ellipse)	125.80m (to apex of ellipse)	73.8m (at Village Ctr)	52.0m (at Village ctr)
Nursery Slope	2921	31440					2921	31440				
Ice Wall	406	4371					406	4371				
Children's Play Area	722	7770					722	7770				
Ski Hire			2432	26182			2432	26182				
Maintenance Area	4603	49543					4603	49543				
Après Ski Bar			1151	12385			1151	12385				
Medical room			86	930			86	930				
Ice Bar					851	9157	851	9157				
Ticket Collection					1770	19053	1770	19053				
Bobsleigh Start					465	5010	465	5010				
Sub Total	30599	329368	3669	39497	3086	33220	37355	402085				
VILLAGE												
Leisure Ice Rink			463	4987			463	4987				
Bar / Restaurant			506	5450			506	5450				
Ice Café	650	7000	648	6973			1298	13973				
R1			245	2634			245	2634				
R2			187	2011			187	2011				
R3			142	1528			142	1528				
R4			183	1968			183	1968				
R5			183	1968			183	1968				
R6			183	1968			183	1968				
R7			130	1400			130	1400				
R8			183	1969			183	1969				
R9			283	3048			283	3048				
R10			473	5089			473	5089				
R11			219	2354			219	2354				
R12			198	2132			198	2132				
R13			296	3182			296	3182				
R14			296	3181			296	3181				
R15			232	2501			232	2501				
R16			1481	15942			1481	15942				
R17			66	711			66	711				
R18			43	462			43	462				
Health & Fitness	3364	36205					3364	36205				
Skate park	1051	11310					1051	11310				
Creche	736	7923					736	7923				
Convenience Store			1341	14430			1341	14430				
Offices			59	640	1813	19518	1873	20158				
Hotel (350 Keys)			183	1975	18034	194116	18217	196091	12-13.0m (to ridge)	73-74.0m (to ridge)	18.0m (to eaves)	52.0m
Arrivals / Departures			296	3182	657	7072	953	10254				
Baggage Area			135	1455			135	1455				
Ancillary Spaces & Circulation	821	8833	431	4641			1252	13474				

BUILT ACCOMMODATION	FLOOR LEVEL 46		FLOOR LEVEL 52		FLOOR LEVEL 58		TOTAL		HEIGHT OF BUILDING ABOVE BOUNDARY EDGE + 62.00m AOD	HEIGHT OF BUILDING ABOVE + 0.00m AOD	HEIGHT OF BUILDING ABOVE GROUND LEVEL	GROUND LEVEL AOD +0.00m
	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	(m)	(m)	(m)	(m)
ENTERTAINMENT DOME									7.0m (to top of dome)	69.0m (to top of dome)	11.0m (to eaves)	52.0m
Bowling	1274	13716					1274	13716				
Bowling Bar	620	6670					620	6670				
Nightclub	666	7173					666	7173				
Pool / Snooker Hall	569	6129					569	6129				
F.E.C.	889	9570					889	9570				
Food Court			1193	12840			1193	12840				
Feeder Bar			668	7192			668	7192				
Support / Associated Retail			305	3281			305	3281				
Climbing	449	4835	211	2267	211	2267	870	9369				
Cinema			1592	17139	70	750	1662	17889				
Leisure & Gaming					1634	17589	1634	17589				
Bar / Restaurant					929	9996	929	9996				
Ancillary Spaces & Circulation	1432	15410	1810	19482	931	10018	4172	44910				
Sub Total	12521	134774	14863	159982	24278	261326	51661	556082				
ACADEMY												
Academy Offices			571	6145	566	6088	1136	12233				
Sports Centre			1874	20167			1874	20167	2.0m (to ridge)	64.0m (to ridge)	10.0m (to eaves)	54.0m
Youth Hostel (200 Beds)			1680	18085			1680	18085	4.0m (to ridge)	66.0m (to ridge)	6.0m (to eaves)	57.0m
Ice Rink			3232	34786			3232	34786	2.0m (top of dome)	64.0m (top of dome)	12.0m (to eaves)	46.0m
Museum			314	3385			314	3385				
Speed Skating			11248	121069			11248	121069				
Conference Centre	6435	69270	3189	34324			9624	103594				
Sub Total	6435	69270	22107	237961	566	6088	29108	313319				
RESORT												
Apartments (pavilion) (40 No.)			1827	19663			1827	19663	1.0m (to ridge)	63.0m (to ridge)	6.0m (to eaves)	54.0m
Apartments (central) (60 No.)			167	1794	1815	19532	1981	21326	7.0m (to ridge)	69.0m (to ridge)	13.0m (to eaves)	52.0m
Chalets (350 No.)			21107	227200			21107	227200	3.5 - 2.5m Below (to ridge)	58.5 - 59.5m (to ridge)	3.5m (to eaves)	54-55.0m
Sub Total	0	0	23101	248657	1815	19532	24915	268189				
PARKLAND												
Country Club			1033	11124			1033	11124	3.0m (to ridge)	63.0m (to ridge)	6.0m (to eaves)	54.0m
Sub Total	0	0	1033	11124	0	0	1033	11124				
GATEWAY												
Water Treatment Plant			2405	25891			2405	25891				
Energy Centre			TBC	TBC			TBC	TBC				
Sub Total	0	0	2405	25891	0	0	2405	25891				
TOTAL AREA OF BUILT ACCOMMODATION							146478	1576690				

CAR PARKING			No. of spaces
Day Visitors (within Gateway)	track)		1200 (approx)
Long Stay (beneath speed skating SSI Visitors (within Gateway) Sports Fields (within Gateway) Coach Park (within Gateway)			1500 (approx)
			15 + 1
			No.Coach
			41
			20

**Mid Suffolk District Council Planning Control Department
131 High Street Needham Market IP6 8DL**

**DECISION NOTICE
Town and Country Planning Acts**

Date of Application: June 30, 2010
Date Registered: July 12, 2010

REFERENCE: 1969 / 10

Documents to which this decision relates: 2002-311/P100/A, 2002-311/P102/G, 2002-311/P104/A, 2002-311/P105/C, 2002-311/P106/A, 2002-311/P107/A, 2002-311/107C, 2002-311/P108/A, 2002-311/P109, 2002-311/P113/B, 2002-311/P123, 2002-311/P124, 2002-311/P136, 2002-311/P141 (Inquiry Document OS1/3), 9002-062/101/E and 9002-062/104/D.

Ecological mitigation on drawing no. Fig. ES 4.8 (Revision E)
Schedule of Development, Rev. C, dated 19 May 2006

CORRESPONDENCE ADDRESS:

EJW Planning Ltd
Lincoln Barn
Norwich Road
Scoulton
Norwich, Norfolk
NR9 4NP

NAME AND ADDRESS OF APPLICANT:

Mr Godfrey Spanner
Onslow Suffolk Ltd
128 Mount Street
Mayfair
London
W1K 3NU

PROPOSED DEVELOPMENT AND LOCATION OF THE LAND:

Application for extension of time for the implementation of the "SnOasis" a ski centre, holiday resort, centre of winter sports excellence, leisure and associated uses and related on and off site infrastructure (Originally permitted under outline planning permission OL/100/04).

- Land at Column Field Quarry (Known as Masons Quarry), Great Blakenham (Part in Nettlestead, Little Blakenham & Baylham).

The Council, as local planning authority, hereby gives notice that **PLANNING PERMISSION HAS BEEN GRANTED** in accordance with the application particulars and plans submitted subject to the following conditions:

1. ACTION REQUIRED PRIOR TO COMMENCEMENT OF EACH PHASE OF WORKS

Details of the siting, design and external appearance of the buildings and the landscaping of the site (hereinafter called 'the reserved matters') shall be submitted to and approved in writing by the local planning authority for each phase of the development before any development within that phase begins. (In addition, and in accordance with Condition 10 Development shall not begin

until a phasing plan for its construction has been submitted to and approved in writing by the local planning authority). The development shall be carried out as approved. The order of the phased submission of the reserved matters shall be as follows:

Phase 1: Details of the ecological mitigation - to include earth stripping and creation of the ponds in preparation for the relocation of newts

Phase 2: Details of civils [as defined below], drainage and structural landscaping

Phase 3: Details of the siting, design and external appearance, of the ski dome, associated car parking and any hard and soft landscaping

Phase 4: Details of the siting, design and external appearance, of the entertainment dome, and any hard and soft landscaping.

Phase 5: Details of the siting, design and external appearance of the hotel, car park, apartments and retail units together with any hard and soft landscaping.

Phase 6: Details of the siting, design and external appearance of the sports academy, hostel and car park together with any hard and soft landscaping.

Phase 7: Details of the siting, design and external appearance of the ice rink, conference and exhibition centre together with any hard and soft landscaping.

Phase 8: Details of the siting, design and external appearance of the log cabins and clubhouse together with any hard and soft landscaping.

The ski dome and associated car parking included in phase 3 shall be first commenced before first commencement of phases 4 to 8 (inclusive) and no part of phases 4 to 8 (inclusive) shall be first occupied until phase 3 is first completed for occupation.

For the purposes of Phase 2 “civils” is defined as civil [engineering] works comprising the construction of roads, including the “bridge structure” alongside Viridor’s land to the north of the ski slope, drainage installations, forming levels and ground modelling, creating water features and water courses, installation of services to each phase of the development and perimeter fencing.

Reason – To enable the Local Planning Authority to secure an orderly, suitably phased and well designed development in accordance with the character and appearance of the neighbourhood and in accordance with the Mid Suffolk Local Plan and Core Strategy. To ensure the delivery of the essential elements including ecological mitigation and the ski slope in the early phases.

2. TIME LIMIT FOR RESERVED MATTERS APPLICATION

Application for approval of the reserved matters shall be made to the local planning authority before the expiration of five years from the date of this permission.

Reason – Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

3. TIME LIMIT FOR RESERVED MATTERS APPLICATION

The development hereby permitted shall begin before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason – Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

4. PRINCIPLES FOR RESERVED MATTERS

The reserved matters shall be based on the following siting and design principles:

- a) the location and footprint of the various buildings and structures shall be generally in accordance with the locations shown on drawing. no. 2002-311/P102/G;
- b) the siting of the ski slope, entertainment dome and ice rink / conference & exhibition centre shall be as shown on drawing. no. 2002-311/P136;
- c) the development areas and built accommodation areas shall be generally as set out in the Schedule of Development, Rev. C, dated 19 May 2006;
- d) the design of the Snow Dome, Entertainment Dome and Academy Dome shall be generally as shown on drawings. nos. 2002-311/P104/A, P105/C, P106/A, P107/A, P108/A, P109, P113/B, P123 and P124;
- e) the ice rink and the outdoor speed skating area within the Academy zone shall each be designed to have a maximum spectator capacity of 1,500.
- f) the landscaping shall be generally in accordance with the provisions shown on drawings nos. 9002-062/101/E and 9002-062/104/D.

Reason - In order to define the scope of the outline planning permission granted.

5. RESERVED MATTERS REQUIREMENT

The reserved matters shall include the following:

- a) existing and proposed site levels and finished floor levels of the buildings, identifying all areas of cut, fill, gradient and bunding;
- b) details (including layout, levels, gradients, construction specification and

surfacing) of the road, footpath and cycle track infrastructure within the site and the areas to be provided for the manoeuvring and parking of service vehicles, cars (including disabled parking), motor cycles and bicycles (secure and covered), buses (including bus stops), coaches and taxis within each of the development areas (as on drawing no. 2002-311/P102/G) requiring such parking;

c) the landscaping scheme for the site shall encompass both hard and soft landscape works, an implementation programme and a management and maintenance plan; details shall include means of enclosure (both around the perimeter and within the site), pedestrian access and circulation areas, hard surfacing materials, minor artefacts and structures (including signage), details of existing trees to be retained (with measures for their protection during the entire construction period) and planting plans (including written specifications and schedules of plants, noting species, sizes and proposed numbers/densities);

d) materials to be used in the construction of the external surfaces of the buildings;

Development shall be carried out in accordance with all of the approved details.

Reason - In order to define the scope of the outline planning permission granted and to ensure that the development is supported by adequate and appropriate details.

6. **CAR PARKING LIMIT**

The number of car parking spaces provided on the site shall not exceed 2,000 unless the local planning authority has granted prior written consent for a greater number.

Reason - In order to limit the traffic generation associated with the development and to encourage sustainable modes of transport in accordance with PPG13 and adopted development plan policies.

7. **MAINTENANCE STRATEGY**

Development shall not begin until a maintenance strategy for the 'Snow Dome' has been submitted to and approved in writing by the local planning authority. Development shall be implemented in accordance with the approved strategy, which shall be carried out thereafter.

Reason - In the interests of the visual amenities of the area.

8. **ARCHAEOLOGICAL INVESTIGATION ACTION REQUIRED BEFORE WORKS COMMENCE**

No development shall take place until the applicant, or its agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning

authority.

Reason - To allow proper investigation and recording of the site that is potentially of archaeological and historic significance.

9. **PRIOR TO ANY WORKS COMMENCING: CONTAMINATION REMEDIATION SCHEME**

Development shall not begin until:

- a) a strategy for investigating contamination present on the site has been submitted to and approved in writing by the local planning authority;
- b) an investigation has been carried out in accordance with the approved strategy;
- c) a written report, detailing the findings of the investigation, assessing the risk posed to receptors by contamination and proposing a remediation scheme, has been submitted to and approved in writing by the local planning authority;
- d) remediation work has been carried out in accordance with the approved remediation scheme;
- e) evidence has been submitted to and approved in writing by the local planning authority verifying that the remediation work has been carried out in accordance with the approved scheme.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors.

10. **PHASING PLAN**

Development shall not begin until a phasing plan for its construction has been submitted to and approved in writing by the local planning authority. Development shall proceed in accordance with the approved plan.

Reason – To enable the Local Planning Authority to secure an orderly, suitably phased and well designed development in accordance with the character and appearance of the neighbourhood and in accordance with the Mid Suffolk Local Plan and Core Strategy. To ensure the delivery of the essential elements including ecological mitigation and the ski slope in the early phases.

11. **POTABLE WATER**

Development shall not begin until a strategy for the provision of potable water infrastructure has been submitted to and approved in writing by the local planning authority. Development shall proceed in accordance with the approved strategy.

Reason: To ensure that the development can be adequately served with

potable water, without detriment to water supplies generally in the area and without detriment to the wider environment including the water table and river levels.

12. **PROTECTION OF AQUIFER**

Development shall not begin until details of measures to protect the potable water supply (chalk aquifer) below the site of the ski slope have been submitted to and approved in writing by the local planning authority. Development shall proceed in accordance with the approved measures.

Reason: To protect against pollution of the aquifer and to ensure that the development is implemented without detriment to water supplies generally in the area and without detriment to the wider environment and in accordance with PPS 23 and PPS25.

13. **WASTEWATER**

Development shall not begin until a strategy for the provision of wastewater infrastructure to serve the site has been submitted to and approved in writing by the local planning authority. Development shall proceed in accordance with the approved strategy.

Reason: To protect against pollution and to ensure that the development is implemented and used with regard to sustainable principles and without detriment to the wider environment and in accordance with PPS 23 and PPS25.

14. **SURFACE WATER DRAINAGE**

Development shall not begin until a scheme for the provision and implementation of surface water drainage (including pollution control) has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented as approved.

Reason: To protect against flooding both on the site and elsewhere; to protect against pollution and to ensure that the development is implemented and used with regard to sustainable drainage principles and without detriment to the wider environment and in accordance with PPS 23 and PPS25.

15. **LANDFILL RISK ASSESSMENT**

Development shall not begin until further site investigation and assessment of risks to and from the neighbouring landfill site (including any proposed mitigation measures and the phasing and retention thereof) has been submitted to and approved in writing by the local planning authority. A validation report to ensure that the approved measures have been implemented shall be submitted to and approved in writing by the local planning authority.

Reason: To protect against pollution, hazards and to ensure that the effects of the neighbouring developments are suitably managed, including regard to water table, leachates and gas emissions and to ensure that the development does not prejudice landfill reserves and is implemented and used with regard to sustainable principles and without detriment to the wider environment and in accordance with PPS 23 and PPS25.

16. EMERGENCY ACCESS

Development shall not begin until details of emergency access provision have been submitted to and approved in writing by the local planning authority. The approved provision shall be implemented before first occupation of any part of the development and shall be retained thereafter.

Reason: To ensure that the development is supported by appropriate safety measures and that the access arrangements are suitably detailed with regard to highway safety.

17. FIRE FIGHTING INFRASTRUCTURE

Development shall not begin until a strategy for the provision of fire-fighting infrastructure has been submitted to and approved in writing by the local planning authority. No part of the development shall be occupied until the approved provision serving it has been implemented. The infrastructure shall be retained thereafter in its approved form.

Reason: To ensure that the development is supported by appropriate fire safety measures and that the water supply and fire appliance access arrangements are suitably detailed with regard to fire safety.

18. RESTRICTIONS ON DELIVERIES / DESPATCHES

All delivery, collection and servicing operations associated with the approved development shall be restricted to between 07:30 and 19:00 hours on any day of the week.

Reason – To enable the Local Planning Authority to retain control over the development in the interests of amenity.

19. RESTRICTION ON OPERATING TIMES

Operating hours for uses of the site (defined by the terms used on drawing no. 2002-311/P102/G) shall be as follows:

- a) Gateway – recreation and sports-related activities restricted to between 09:00 and 22:00 hours on any day of the week;
- b) Ski Centre – recreation and sports-related activities restricted to between 09:00 and 22:00 hours on any day of the week;
- c) Academy – outdoor recreation and outdoor sports-related activities restricted to between 08:00 and 22:00 hours on any day of the week; recreation and sports-related activities within the speed skating track or

ice rink or within the Academy Dome restricted to between 09:00 and 22:00 hours on any day of the week; exhibitions restricted to between 09:00 and 22:00 hours on any day of the week;

- d) Village Centre – retail units restricted to between 07:00 and 22:00 hours on any day of the week;
- e) Parkland – recreation and sports-related activities (other than walking, jogging, cycling and other keep-fit pursuits not mechanically-aided) restricted to between 08:00 and 20:00 hours on any day of the week; the Country Club restricted to between 08:00 and 23:00 on any day of the week;
- f) Resort – recreation and sports-related activities (other than walking, jogging, cycling and other keep-fit pursuits not mechanically-aided) restricted to between 08:00 and 20:00 hours on any day of the week.

Reason – To enable the Local Planning Authority to retain control over the development including night time countryside impact, traffic impacts and in the interests of amenity.

20. NOISE RESTRICTIONS

The level of noise emitted from the development hereby permitted shall not exceed 40dB(A), expressed as a 1-hour L_{Aeq} between 07:00 and 22:00 hours on any day and a 5-minute L_{Aeq} before 07:00 hours and after 22:00 hours, measured at points around the site boundary shown on drawing no. 2002-311/P141 (Inquiry Document OS1/3).

Reason – In the interest of the amenity of neighbouring residents, the quietude of the countryside and having regard to the background noise levels in the area.

21. NOISE RESTRICTION

No tannoy or public address system shall be operated externally without the prior written consent of the local planning authority.

Reason – In the interest of the amenity of neighbouring residents, the quietude of the countryside and having regard to the background noise levels in the area.

22. MEZZANINE FLOORS

No mezzanine floors shall be inserted within any of the buildings or structures hereby permitted without the prior written approval of the local planning authority.

Reason: In order to retain control over the amount of floorspace with regard to its impact on visitor numbers, other centres, traffic and the amenities of the area generally.

23. **ACTIVITY AREAS**

No sporting or recreational activities shall be carried out within the areas identified for ecological mitigation on drawing no. Fig. ES 4.8 (Revision E) or as may subsequently have been approved in writing by the local planning authority.

Reason: In order to safeguard countryside, ecology including protected species and the amount of activity with regard to its impact on visitor numbers, other centres, traffic and the amenities of the area generally.

24. **RESTRICTION ON CHANGES OF USE**

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 as amended, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without amendment, there shall be no change from the uses specified in the Schedule of Development, Rev. C, dated 19 May 2006, without the prior written approval of the local planning authority.

Reason: In order to safeguard countryside, ecology including protected species, together with nature and amount of activity with regard to the special circumstances of the ski slope in granting planning permission and the impact on visitor numbers, other centres, traffic and the amenities of the area generally.

25. **VISITOR RESTRICTION**

No visitor shall be permitted to occupy the apartments, chalets, hostel or hotel for more than 28 consecutive nights in any one calendar year.

Reason: In order that the accommodation is provided and retained as short-stay accommodation contributing to local tourism objectives.

26. **AMOUNT OF RESIDENTIAL ACCOMMODATION**

Residential accommodation provided on the site shall be limited to maxima of 350 chalets, 100 apartments, 200 beds in the hostel and 350 lettable rooms in the hotel.

Reason: In order to maintain control over the amount of activity generated with regard to the impact on visitor numbers, other centres, traffic and the amenities of the area generally.

27. AMOUNT OF RETAIL ACCOMMODATION

The total floor area of the retail units numbered R3-R18 in the Schedule of Development, Rev. C, dated 19 May 2006, shall be sub-divided so that no unit exceeds 1,500 square metres gross floor area and no more than one unit exceeds 500 square metres gross floor area. Notwithstanding the provisions of Class A1 of the Town and Country Planning (Use Classes) Order 1987 as amended, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without amendment, the units shall be used only for the sale of sporting equipment and sport and leisure related clothing and footwear associated with the approved uses on the site, and not for the sale of other goods.

Reason: In order to maintain control over nature and amount of retail activity with regard to the special circumstances of the ski complex in granting planning permission and the impact on visitor numbers, other centres, traffic and the amenities of the area generally.

28. AMOUNT OF RETAIL ACCOMMODATION

The gross floor area of the convenience store to be provided within the Village shall not exceed 1,500 square metres.

Reason: In order to maintain control over nature and amount of retail activity with regard to the special circumstances of the ski complex in granting planning permission and the impact on visitor numbers, other centres, traffic and the amenities of the area generally.

29. RADIO AND TELEVISION RECEPTION

A survey identifying potential radio and television interference and remediation measures, with a programme for implementation, shall be submitted to and approved in writing by the local planning authority before the Ski Centre is first brought into use. The remediation measures shall be implemented in their approved form and thereafter retained.

Reason: In order to maintain an acceptable level of radio and television reception for local users.

30. BRAMFORD ROAD ROUNDABOUT AND SPORTS PITCHES

Works for the construction of the roundabout on Bramford Road and the access road to the site shall not begin before details of new boundary fencing (temporary and/or permanent) and reconfiguration of the existing sports pitches, including a programme for implementation, have been submitted to and approved in writing by the local planning authority. Provision and implementation shall be in accordance with the approved details.

Reason In order to achieve an orderly development and to maintain adequate provision and future arrangements for sports facilities in the area.

31. TIMING OF OCCUPATION OF THE SKI CENTRE CHARACTER AREA

The development and facilities (including floor space) proposed to be accommodated within the Ski Centre Character Area (Development Area) as specified in the approved Schedule of Development Revision C dated 19 May 2006, and as annotated on the SnOasis Character Areas Drawing (no 2002-311/107C) contained within the submitted Design Statement dated June 2004, shall be occupied either before, or at the same time as, (but not after) any of the development and facilities (including floor space) proposed to be accommodated within the Village Character Area (Development Area) as specified in the approved Schedule of Development Revision C dated 19 May 2006, and as annotated on the SnOasis Character Areas Drawing (no 2002-311/107C) contained within the submitted Design Statement dated June 2004

Reason: In order to maintain control over the phasing, range, nature and amount of activities and with regard to the special circumstances of the ski complex in granting planning permission and the impact on ecology, protected species, visitor numbers, other centres, traffic and the amenities of the area generally.

SUMMARY OF POLICIES AND PROPOSALS WHICH ARE RELEVANT TO THE DECISION:

1. This permission has been granted having regard to policies

COR1 - CS1 SETTLEMENT HIERARCHY
COR2 - CS2 DEVELOPMENT IN THE COUNTRYSIDE & COUNTRYSIDE VILLAGES
COR3 - CS3 REDUCE CONTRIBUTIONS TO CLIMATE CHANGE
COR4 - CS4 ADAPTING TO CLIMATE CHANGE
COR5 - CS5 MID SUFFOLKS ENVIRONMENT
COR6 - CS6 SERVICES AND INFRASTRUCTURE
COR11 - CS11 SUPPLY OF EMPLOYMENT LAND
COR12 - CS12 RETAIL PROVISION

of the Mid Suffolk Core Strategy Document, and to all other material considerations. The carrying out of the development permitted, subject to the conditions imposed, would accord with those policies and in the opinion of the Local Planning Authority there are no circumstances which otherwise would justify the refusal of permission.

2. This permission has been granted having regard to policies

CL8 - PROTECTING WILDLIFE HABITATS

S12 - RETAILING ON INDUSTRIAL ESTATES AND COMMERCIAL SITES

T2 - MINOR HIGHWAY IMPROVEMENTS

T4 - PLANNING OBLIGATIONS AND HIGHWAYS INFRASTRUCTURE

T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT

T11 - FACILITIES FOR PEDESTRIANS AND CYCLISTS

T12 - DESIGNING FOR PEOPLE WITH DISABILITIES

T13 - BUS SERVICES

T14 - RAIL SERVICES

RT1 - SPORTS AND RECREATION FACILITIES FOR LOCAL COMMUNITIES

RT2 - LOSS OF EXISTING SPORTS AND RECREATION FACILITIES

RT3 - PROTECTING RECREATIONAL OPEN SPACE

RT5 - RECREATIONAL FACILITIES AS PART OF OTHER DEVELOPMENT

RT6 - SPORT AND RECREATION FACILITIES IN THE COUNTRYSIDE

RT10 - GOLF COURSES

RT13 - WATER - BASED RECREATION

RT16 - TOURISM FACILITIES AND VISITOR ATTRACTIONS

RT17 - SERVICED TOURIST ACCOMMODATION

RT19 - STATIC CARAVANS AND HOLIDAY CHALETs

SC4 - PROTECTION OF GROUNDWATER SUPPLIES

SC6 - RECYCLING CENTRES

RT12 - FOOTPATHS AND BRIDLEWAYS

CL6 - TREE PRESERVATION ORDERS

HB13 - PROTECTING ANCIENT MONUMENTS

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT

H17 - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION

SC4 - PROTECTION OF GROUNDWATER SUPPLIES

T9 - PARKING STANDARDS

SB2 - DEVELOPMENT APPROPRIATE TO ITS SETTING

RT12 - FOOTPATHS AND BRIDLEWAYS

HB1 - PROTECTION OF HISTORIC BUILDINGS

HB14 - ENSURING ARCHAEOLOGICAL REMAINS ARE NOT DESTROYED

CL5 - PROTECTING EXISTING WOODLAND

E10 - NEW INDUSTRIAL AND COMMERCIAL DEVELOPMENT IN THE COUNTRYSIDE

E12 - GENERAL PRINCIPLES FOR LOCATION, DESIGN AND LAYOUT

of the Mid Suffolk Local Plan, and to all other material considerations. The carrying out of the development permitted, subject to the conditions imposed, would accord with those policies and in the opinion of the Local Planning Authority there are no circumstances which otherwise would justify the refusal of permission.

3. This permission has been granted having regard to policies

PPS1 - DELIVERING SUSTAINABLE DEVELOPMENT
PPS4 - PPS4 PLANNING FOR SUSTAINABLE ECONOMIC GROWTH
PPS5 - PLANNING FOR THE HISTORIC ENVIRONMENT
PPS7 - SUSTAINABLE DEVELOPMENT IN RURAL AREAS
PPS9 - BIODIVERSITY AND GEOLOGICAL CONSERVATION
PPS10 - PLANNING FOR SUSTAINABLE WASTE MANAGEMENT
PPG13 - PLANNING POLICY GUIDANCE: TRANSPORT
PPG17 - PLANNING FOR OPEN SPACE, SPORT AND RECREATION
PPS22 - RENEWABLE ENERGY. INCLUDES THE COMPANION GUIDE
PPS23 - PLANNING AND POLLUTION CONTROL
PPG24 - PLANNING AND NOISE
PPS25 - FLOOD RISK
MPS1 - MINERALS POLICY STATEMENT1

of the Planning Policy Statement, and to all other material considerations. The carrying out of the development permitted, subject to the conditions imposed, would accord with those policies and in the opinion of the Local Planning Authority there are no circumstances which otherwise would justify the refusal of permission.

NOTES:

1. Summary Reasons for Approval

In granting planning permission, the Council had regard to the extant planning permission granted by the Secretary of State, the advice contained in the Government guide "Flexible Planning Permissions", that includes the following advice:

"LPAs should take a positive and constructive approach towards applications which improve the prospect of sustainable development being taken forward quickly. The development proposed in an application for extension will by definition have been judged to be acceptable in principle at an earlier date. While these applications should, of course, be determined in accordance with s.38(6) of the Planning and Compulsory Purchase Act 2004, LPAs should, in making their decisions, focus their attention on development plan policies and other material considerations (including national policies on matters such as climate change) which may have changed significantly since the original grant of permission....."

Particular attention was given to the updated Environmental Statement, any changes in planning policy and regard to other changes to material considerations. The Council also considered representations from consultees and interested parties. Details of the principal considerations include:

- Development plan policies including, Core Strategy adoption, MSDC position statement, rescinded and reinstated RSS, PPS1, PPS5, PPS6 and the Minister's subsequent statement of intent to remove Regional Strategies, Planning Policy Statements PPS7, PPS9, PPS10, PPG13, PPG15 rescinded, PPG17, PPS23, Tourism Good Practice Guidance and the Habitat Regulations.
- Emerging government legislation in the form of the Localism Bill and draft policies, particularly the draft 'National Planning Policy Framework' (NPPF) and Ministerial statements including 'Planning for Growth'. The draft NPPF includes an outline of the approaches to Protecting and enhancing the environment, Green space designation, Sustainable transport, Biodiversity, Noise and light pollution, Climate change, Minerals, Promoting Sustainable Growth and Prosperity, Presumption in favour of sustainable development, Town centres, Neighbourhood planning, Historic environment and Design.
- The Environmental Assessment (including ecological assessments, mitigation and restrictive covenants)
- Employment and Economic Growth
- Viability
- Planning for Town Centres (PPS6 replaced by PPS4)
- Previously developed land
- Design quality
- Other considerations (including construction and drainage)
- Visual Impact
- Agricultural land
- Biodiversity and geological conservation (PPS9)
- SSSIs
- Bats
- Great Crested Newts
- Badgers
- Grassland creation
- Grass snake translocation
- Other wildlife and vegetation
- Proposed wildlife mitigation
- County wildlife sites
- Conditions and S106 agreement
- Sustainable waste management (PPS10, Waste Local Plan)
- Minerals (Minerals Local Plan)
- Transport (PPG13)
- Public Transport
- Traffic generation and trip assignment
- The A14 and A12
- Sproughton
- Local Roads
- Gipping Road Level Crossing
- Other Highway matters
- Sport and recreation
- Emergency access
- Planning and the Historic Environment (PPG15 replaced by PPS5)

- Open Space Sport and Recreation (PPG17)
- Climate Change (PPS1) – renewable or low carbon assessment
- Phasing of the development
- Visitor numbers
- Mitigation, Conditions and S106

The Council considered that whilst there had been changes to policies and advice; these were not significant changes in policy or other material considerations to warrant a conclusion other than to grant an extension of time and that it would be appropriate to allow reserved matters to be submitted in phases and to permit an extended time period of five years for the submission of the reserved matters, with regard to all of the circumstances.

2. Protected Species are present at the site which are fully protected by the Wildlife and Countryside Act (1981). A licence will be required before development commences. Further advice on licences, surveys and compliance with the legislation can be obtained from Natural England, Government Buildings, 100 Southgate Street, Bury St. Edmunds, IP33 2FE, Tel. 01284 762218 or email: enquiries.east@naturalengland.org.uk

3. This planning permission has been granted having regard to a related Section 106 planning obligation. Reference should be made to that planning obligation in conjunction with this decision notice.

This relates to document reference: 1969 / 10

Signed: Philip Isbell
Professional Lead Officer
Planning Services

Dated: October 31, 2011

**MID SUFFOLK DISTRICT COUNCIL, 131 HIGH STREET, NEEDHAM MARKET,
IPSWICH IP6 8DL**

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SnOasis s106 Agreement – Heads of Terms

INTRODUCTION

This document outlines the Heads of Terms (HoTs) which are being negotiated between the Applicant, Mid-Suffolk District Council (MSDC) and Suffolk County Council (SCC). Given that the outline planning permission authorising the development of the site was granted in 2008 (and varied in 2011) the s.106 agreement relating to that consent needs to be updated to reflect the realities of the scheme; updates to the manner in which it is due to be delivered and to remove obligations which have already been satisfied by the Applicant.

As such, the original s.106 agreement will be replaced with a new s.106 agreement currently being negotiated between the parties.

The following detail reflects the most up to date position in terms of the points agreed between the parties. It also highlights areas that are still being negotiated in relation to which a delegation to the Acting Chief Planning Officer (ACPO) in consultation with the Cabinet Member for Economy is proposed. It gives an overview of the planning obligations secured under the original s.106 agreement and explains what obligations will be secured under the new s.106 agreement.

Clause in Existing s106	Existing s106 Obligation Title	Original Requirement Description	Proposed Variation to s106 Agreement	Additional Comments
Main body of the agreement (clauses 1 – 21)	N/A	N/A	Clauses 1 – 21 will remain relevant to the new agreement and should be retained insofar as they reflect the changes made (predominantly in respect of “Definitions”) to the Schedules of the agreement.	-
Schedule 1				
Ownership detail	N/A	N/A	Schedule 1 will be amended to reflect the change in ownership of the site (which was acquired by the Applicant in September 2018 from Onslow Gipping Limited).	-
Schedule 2				
1	Police Payment	To make a payment to the Council in respect of police resourcing.	This clause will be removed because it has been satisfied through another section 106 agreement (dated 23 December 2010 between MSDC, SCC, Onslow Suffolk, AIB Group and Onslow Gipping).	The Applicant will also be providing security on site as part of the development, as such this obligation is not necessary as part of the new s.106 agreement.
2	Security and Resilience Strategy	To submit a security and resilience strategy to the Council.	This obligation will be secured by way of planning condition instead of being in the s.106. It will be secured Pre-Occupation.	-
3	SnOasis Planning Project Officer Payment	To make payments to MSDC for a project support officer to assist with the planning application and implementation.	This obligation will be removed because the Applicant has made all payments due under this obligation (payments of £200,000).	-
4	A12/A14 Trunk Road Measures	A number of measures were required, including works to the Copdock Interchange, Trunk Road Works and New signing for the trunk road works	This obligation is being removed from the s.106 agreement. Highways England has provided that this scheme is not expected to cause further adverse impact on the Strategic Road Network.	-

Clause in Existing s106	Existing s106 Obligation Title	Original Requirement Description	Proposed Variation to s106 Agreement	Additional Comments
5	Highway Works and Transport Provisions	Paras 5.6 onwards (relating to the Chapel Lane Measures) are no longer required as these measures were necessitated by delivery of the railway station	These obligations will be removed because they relate to works linked to the railway station, which is not being delivered as part of the development.	-
6	Sproughton Mitigation Measures	Road works to upgrade Sproughton junction	This obligation is to remain within the scheme. SCC is proposing a figure of £350,000 to secure this obligation.	-
7	Minor Highways Contribution	A contribution to be paid to SCC to secure measures to undertake local highway improvements	This obligation is to remain within the scheme. SCC is proposing a figure of £100,000 to secure this obligation.	-
8	Railway Station	To deliver a new railway station and associated improvements	The new railway station is not being delivered because the planning permission for it has expired and it is no longer a sustainable and viable solution given other objectives on the rail network. The train operating company will not stop any new railway station being built but would not service it. As such this obligation, will need to be removed and replaced with alternative sustainable transport solutions. The Applicant will instead deliver a shuttle bus service. The Applicant is also in discussions with Abellio Greater Anglia to support improvements to Stowmarket station to improve access between platforms. SnOasis will not be able to operate until those station improvements have been implemented. It is understood between the applicant and the local planning authority that operation of SnOasis is contingent upon the delivery of those improvements. SCC is proposing that the Applicant provides it with a bond of £200,000 to cover the running of the shuttle bus from SnOasis to Stowmarket Station.	-
9	Passenger Transport Arrangements	The provision of transport arrangements between the site and Gt Blakenham station.	This obligation will be amended to reflect the changes specified above (e.g. between Ipswich and / or Stowmarket) as opposed to connection to Gt Blakenham train station. The Applicant is also proposing to deliver a shuttle bus service, as mentioned above.	-
10	Travel Plan	To provide MSDC with a Travel Plan.	This obligation will remain.	-
11	Visitor Management Strategy	To restrict the number of visitors to the site including the number of large conferences per year and the size of these conferences.	This obligation is being deleted on the basis that the updated traffic impact assessment considers the impacts of conferences and the revised mitigation measures account for this and render it unnecessary.	-

Clause in Existing s106	Existing s106 Obligation Title	Original Requirement Description	Proposed Variation to s106 Agreement	Additional Comments
12	Servicing Management Strategy	To provide a servicing management strategy to detail measures of the site servicing required.	This obligation is being deleted and will be secured by planning condition.	This detail will be secured pre-occupation because the detail in the strategy is relevant to operational activities as opposed to construction activities.
13	Countryside Management Warden Payment	A payment is to be made to MSDC towards a Warden / officer time (£30k)	This is being retained but the trigger of the payment is to be amended so that payment is provided six months before development begins.	-
14	Landscape Mitigation & Management Plan	To provide MSDC with a Landscape and Mitigation Plan	This clause will be varied/removed due to the submission of the EMMP (see no. 16) as part of the RMA application. It is secured by condition.	-
15	Landscape Mitigation Payment	A payment towards securing landscape mitigation measures	This payment is being retained.	-
16	Ecological Mitigation and Management Plan (EMMP)	To provide MSDC with an EMMP	The EMMP has been provided to MSDC as part of the RMA application. This clause needs to be varied/amended to reflect this and the content of the EMMP. Monetary obligations will remain in place.	-
17	Community Woodland	To provide access to the woodland on the development site for the public to use in accordance with an approved plan.	Retain.	The landownership position has changed and this clause needs to be amended to reflect what rights the Applicant can grant under the s.106.
18	Public Access	Requirement to provide public access to specified areas of the site approved in accordance with a plan. To pay £50k towards the integration of the development into the PROW network.	The trigger to change from commencement of development to prior to a material start within Phase 1. The £50k payment to be retained. SCC is proposing that the cost of legal orders for creation, compensation extinguishment amendment and improvement works: £370,000. SCC proposing that the Applicant pays a contribution of £300,000 in delivering a 3km bridleway around the site.	The landownership position has changed and this clause needs to be amended to reflect what rights the Applicant can grant under the s.106.
19	Environmental Health Officer Payment	A contribution towards EHO time.	Remove because this is no longer required.	-
20	Waste Management Plan	A waste management plan / strategy is to be submitted to MSDC.	It is proposed to remove this obligation and secure this measure through a planning condition. A high-level waste strategy has been submitted to MSDC as part of the RMA application. The trigger should be moved to pre-occupation rather than pre-commencement.	-

Clause in Existing s106	Existing s106 Obligation Title	Original Requirement Description	Proposed Variation to s106 Agreement	Additional Comments
21	Waste Compensation Payment	To pay SCC £600,000 towards undertaking waste management initiatives.	Obligation to be retained.	-
22	Sustainable Drainage Strategy and Systems Plans	To provide MSDC with detail of a Sustainable Drainage Strategy.	This obligation will be removed. An overarching Surface Water Drainage Strategy was submitted to the Council as part of the RM application which refers to SUDS features. Final drainage strategy and details to be secured by condition.	-
23	Lighting Strategy and Monitoring Plan	To provide a Lighting Strategy to MSDC for approval.	Remove and secure by planning condition. High level Lighting Strategy submitted as part of the RMA.	-
24	Air Quality Management Strategy and Monitoring Plan	To provide an Air Quality strategy to MSDC.	Remove and secure by planning condition. Air Quality covered by the Environmental Statement submitted in support of the RMA.	-
25	Sustainable Energy Strategy	To provide a Sustainable Energy Strategy to MSDC.	Retain. Energy Strategy of 2017 has been produced in collaboration with the Council's Sustainability Officer and demonstrates that the requirements of this obligation remain feasible and achievable.	-
26	Public Art	To provide a contribution towards public art/public realm improvements up to value of £300k	Retain but amend the definition of "public art" to reflect that public art can be delivered through innovative choices made through the design of the scheme rather than a specific art piece.	-
27	SnOasis Business Forum	A business forum to be established to propose training, review initiatives and make recommendations	This measure will be retained, though the detail is expected to be amended to reflect that initiatives etc. in those schedules are up to date and that the trigger is appropriate. The Applicant considers that the trigger for delivery of this should be post Phase 1 (or after a material start has been made on site) as opposed to prior to Commencement of Development.	- This element requires a delegation to the ACPO in consultation with the Cabinet Member for Economy

Clause in Existing s106	Existing s106 Obligation Title	Original Requirement Description	Proposed Variation to s106 Agreement	Additional Comments
28	Local Procurement Strategy	To provide MSDC with detail on the procurement strategy for works associated with the construction of the development	This measure will be retained, though the detail is expected to be amended to reflect that initiatives etc. in those schedules are up to date. The Applicant considers that the trigger for delivery of this should be post Phase 1 (or after a material start has been made on site) as opposed to prior to Commencement of Development.	- Ditto
29	Business Brokerage Service Payment	To pay the Council £25k towards a brokerage service to facilitate businesses engaging with the development.	This measure will be retained, though the is expected to be amended to reflect that initiatives etc. in those schedules are up to date. The Applicant considers that the trigger for delivery of this should be post Phase 1 (or after a material start has been made on site) as opposed to prior to Commencement of Development.	- Ditto
30	Training Initiatives	To provide MSDC with a training initiatives specification which makes people aware of the employment opportunities of the development	This measure will be retained, though the detail is expected to be amended to reflect that initiatives etc. in those schedules are up to date. The Applicant considers that the trigger for delivery of this should be post Phase 1 (or after a material start has been made on site) as opposed to prior to Commencement of Development.	-Ditto
31	Meet the Buyer Event	To establish a meet the buyer event to allow local producers and constructors contact with the scheme and to identify opportunities	This measure will be retained, though the detail is expected to be amended to reflect that initiatives etc. in those schedules are up to date. The Applicant considers that the trigger for delivery of this should be post Phase 1 (or after a material start has been made on site) as opposed to prior to Commencement of Development.	- Ditto
32	Crèche Provision	To provide 100 child care spaces	Retain	-
33	Local Information Point	To provide a local information point within the site to provide information on events etc. in Suffolk and North Essex	Remove on the basis of the Education Centre being provided.	-
34	Construction Management Plan	To provide a CMP	Remove. This measure can be secured through planning condition. An Outline CMP has been submitted to MSDC as part of the RMA application	-
35	Decommissioning Plan	To submit a Decommissioning plan to MSDC	Retain.	-
36	Viridor Land	N/A	-	This clause relates to an area of land adjacent to the Site and not relevant to the RMA applications.

Clause in Existing s106	Existing s106 Obligation Title	Original Requirement Description	Proposed Variation to s106 Agreement	Additional Comments
37	Area A and Area B	N/A	-	This clause relates to an area of land adjacent to the Site and not relevant to the RMA applications.
38	Temporary Visitor Centre	To provide a temporary visitor centre as part of the development	This is no longer required and the obligation will be deleted. Details of an 'Education Centre' have been submitted to MSDC as part of the RMA application. Any further requirements in respect of this provision can be secured by way of a planning condition.	-
39	External Reference Group	To establish an external reference group	This is being retained though the detail is expected to be amended to reflect and ensure that initiatives etc. in those schedules are up to date.	-This element requires a delegation to the ACPO in consultation with the Cabinet Member for Economy
40	Fire Officer Secondment Payment	To pay SCC a contribution of £150k towards a Fire Officer	This sum (£150k Index Linked) has already been paid to SCC so it is being removed.	-

3 March 2019

Comments from the SnOasis Parish Alliance on the SnOasis Reserved Matters Application No: 4494/16 (SPA)	Applicant Responses	Developers Document Reference	Officer Commentary
Ecology			
<p>Comment 1- The developer still does not have a license for the wildlife mitigation plan despite a decade in which to do so. It is essential that the developers obtain approval for their mitigation plans as soon as possible and obtain an appropriate license from Natural England.</p>	<p>We are very keen to secure the European Protected Species Licence (EPSL) for great crested newts and have had significant discussions with Natural England on several occasions over the last 15 years. However, the process is very clear and until reserved matters approval is given (and relevant conditions discharged) Natural England cannot issue an EPSL. We have very good knowledge of the GCN on site in terms of their numbers and distribution and we have set out an outline mitigation plan. Francesca Shapland of Natural England is happy with our plans at this stage, having said “I can confirm we won’t need any further information on newts at the planning application stag”. In parallel to the resolution of the reserved matters application we are looking to move the licence application forward and have applied to Natural England for meetings and a site visit through their Discretionary Advice Service (we expect a meeting in early May 2018).</p>	N/A	<p>The applicant/developer cannot be granted a licence until planning matters are resolved. There is no reason to suggest that a licence will not be granted.</p> <p>Nevertheless, planning conditions can ensure that no work can take place until such licences have been granted.</p>
<p>Comment 2- The mitigation plan timescales show a 6-month window from</p>	<p>We have carefully considered habitats which are to be lost and those which will be created</p>	N/A	<p>These comments are noted; however, the Council’s ecologist, Suffolk Wildlife</p>

<p>the start of phase 1 to the start of phase 2. This implies that the mitigation areas will be fully in place and stocked with wildlife before operations begin in main quarry. Mitigation involves stripping several metres high nutrient fertilised topsoil from the surface to create a low nutrient chalk grassland with the creation of 46 new ponds suitable to be an alternative to the main construction area. 6 months is wholly unrealistic for this to occur, Natural England and Suffolk Wildlife Trust's estimates to the Public Inquiry were in the region of 57 years for sufficient maturity of the chalk grassland and ponds to mature sufficiently for the wildlife that is to be moved. How is the developer proposing to meet this timetable?</p>	<p>through the SnOasis scheme. We know that much of the newly created habitat will not have fully established in the short term. Any protected species that need to be moved, particularly GCN and badgers will not be reliant on any newly created habitat, as plans account for existing habitats to be utilised and enhanced where necessary. Other notable species, for example aculeates, will have a bespoke habitat created and this needs little time to mature. The same goes for sand martins. Skylark, of which there are a few breeding pairs on site will be able to use newly planted grassland long before it is fully established, since the physical structure of the habitat is important for nest sites. Dormice have been shown to be absent from the site but woodland and hedgerows, being created, will have areas managed to be suitable for dormice in anticipation that they will likely find their way to the site in time.</p>		<p>Trust, and Natural England, raise no objection subject to the imposition of conditions/controls upon the development.</p>
<p>Comment 3- Local people are very concerned to learn that New Zealand Pygmy weed (<i>Crassula</i>), a notifiable plant (Schedule 9 of the UK Wildlife and Countryside Act 1981), is present in the development site that could be spread to surrounding properties through vehicles leaving the site. it is essential that a robust bio security plan is in place before construction commences.</p>	<p><i>Crassula helmsii</i> is widespread across the site, particularly in the damper areas around ponds and in the shallower areas for the ponds. We have already had some discussions with both Natural England and the Environment Agency about a biosecurity plan which will include measures to be put in place to prevent the spread of <i>crassula</i> both around and off the site.</p>	<p>Ecological Mitigation and Management Plan (EMMP). Prepared by Peak Ecology</p>	<p>Planning conditions will require both the EMMP and an additional biosecurity plan/arrangements to be in place. This will apply to construction methodology and traffic also (Construction and Environmental Management Plan). This is standard industry practice.</p>

<p>Comment 4 - It is understood that requests have been made to the Planning Department relating to the Environmental Impact Assessment (EIA) Scoping Report (Ecology Section 5.2) and the request of assistance from the Suffolk Wildlife Trust. It has been requested that an up to date report is made but there are no reports available. As this site is deemed to have a high ecological value the assessment is paramount. When will the reports be available?</p>	<p>Suffolk Wildlife Trust have been engaged as part of post submission discussions, including the review and signoff of the submitted EMMP. This document should be available on Mid Suffolk's webpage and we will liaise with them to ensure everything is there and downloadable.</p>	<p>Ecological Mitigation and Management Plan (EMMP). Prepared by Peak Ecology</p>	<p>The Scoping exercise determined what was required to be included within the submitted ES. Where details have been provided, they have been made available to the public. All significant amendments to the application(s) have resulted in further public consultation.</p>
<p>Site Security and Access</p>			
<p>Comment 1- The plans have little detail on site security and access matters. Two entrances are shown, one on Gt Blakenham and the other at Baylham Stone. The road at Baylham Stone is quite unsuitable for anything other than the lightest traffic, being a single-track C-class road with minimal passing places. It is essential that restrictions be placed on usage of this entrance and all construction and visitor traffic must be prohibited.</p>	<p>The suggested prohibitions are noted and agreed.</p>	<p>N/A</p>	<p>This is capable of being controlled by condition and the applicant's willingness to accept this comment is noted.</p>
<p>Comment 2- If it is intended that this western entrance is to be restricted to emergency purposes only, we do not understand why its location has been moved further away from the B1113, surely the shortest route is the most desirable from everyone's point of view. As a minimum, the developer must pay for improvements to the road surface and the</p>	<p>It is no longer the intention to utilise this route for emergency access and an alternative solution has been put forward. As such it is not considered necessary to provide improvements to this route.</p>	<p>N/A</p>	<p>Emergency access is controlled by condition and which is already part of the outline planning permission. That condition remains to be discharged and does not form a part of the reserved matters applications for approval at this stage.</p>

addition of properly constructed passing places at appropriate intervals.			
<p>Comment 3- The site is to be secured by fencing but it is unclear what type of fencing is to be used. Only the fencing around the mitigation areas is described. While site security is important, the visual appearance in the Special Landscape Area is very important. All such fencing should be screened by appropriate planting of hedges and no permanent security lighting permitted.</p>	<p>A range of different fence types are proposed as shown on the Landscape General Arrangement plans and access strategy in the Landscape Development Scheme, both of which were submitted as part of the RMA. These show that where possible, hedgerow planting and shrub planting is used to screen these security fences. As discussed at our meeting on 5 April, the final detail of fencing will be the subject of an application to discharge this condition and will require approval by Mid Suffolk with input from consultees and stakeholders (including Parish Councils).</p>	<p>Landscape GA Plans; Landscape Development Scheme.</p> <p>Both prepared by Bradley Murphy Design</p>	<p>This is recommended to be treated by planning condition.</p>
<p>Alternative Site Usage</p>			
<p>Comment 1- The analysis of alternatives is flawed. It essentially concludes that that a ski centre is the only viable option for the site and if it is not built, the site will remain brownfield for the foreseeable future. This is simply not correct and does not take account of the changing priorities of the county. Suffolk already has a successful tourism industry but as is typical of this sector, incomes are below national averages. Suffolk needs more, better paid jobs and more housing. Most of the site is not deep quarry, it is levelled, landscaped lakes and grassland making it an attractive site for mixed high-tech</p>	<p>In terms of other uses, it is agreed that other uses (for example housing or business uses) could be acceptable here and may or may not be viable. However, and critically, at this time the SnOasis proposal represents an extant outline planning permission and as a concept remains viable and deliverable.</p>	<p>Environmental Statement.</p> <p>Prepared by Buro Happold</p>	<p>The assessments of alternative site uses is applicable to the EIA process and forms a part of the submitted ES. It is of particular relevance when determining whether to grant planning permission.</p> <p>Planning permission for SnOasis is already in place. In any event, the IAU have considered the explanations provided within the new ES to be satisfactory and officers endorse that view.</p>

<p>businesses and housing. Such an option would be much more in keeping with local economic needs, would be visually much more acceptable to local people and would minimise impacts on resources such as roads.</p>			
<p>Visual Appearance</p>			
<p>Comment 1- The documents state that the buildings are in the “Suffolk and Alpine vernacular” of wooden clad, box-like structures with modern metal roofs. Such a style does not exist anywhere and is out of keeping with the Suffolk landscape. The predominant roofing for Suffolk buildings is tile or thatch, typically red clay pantiles for farm buildings - sectional metal roofs are neither common in Alpine regions or in Suffolk. The drawings of the building neither show architectural flair or attractiveness, being simply cheap box-like industrial buildings clad in timber giving them some nod to a Suffolk or alpine style. The building designs should be rejected in favour of more pleasing structures of genuine architectural merit, in keeping with the style of this part of Suffolk and helping to enhance, not degrade the Special Landscape Area which they abut.</p>	<p>As discussed at our meeting, the final detail of all buildings will be secured as part of application(s) to discharge planning condition(s). This will relate to specific detailing and materials to be used across SnOasis. These applications will be registered by Mid Suffolk and you will have the opportunity (as key stakeholders) to comment on these applications as part of the determination process. We would very much like to work with local residents / parishes to work through this detail and look forward to doing so later in 2018 (subject to a green light in the next few months). We add that the chalet design has been updated following comments. The roofing materials have been changed in favour of timber shingles which will weather graciously and are in keeping with the use of natural materials. Detail present in alpine architecture has been incorporated including cross braced timber balustrading to the terraces which have now been introduced to each chalet. Significant consideration has been given to the choice of materials, composition and detailing to ensure the chalets sit</p>	<p>Design and Access Statement. Prepared by Leslie Jones Architect</p>	<p>The precise nature of external finishes can be treated by planning condition and it is noted that the applicant is willing to take the comments of the SPA into account.</p>

	harmoniously with the wooded surroundings of the Suffolk countryside. This will hopefully act as a good starting point for future discussions as part of the detail to be agreed as part of the approval of material under relevant planning conditions.		
Comment 2- It is recognised that the ski dome does not lend itself to conventional "Suffolk or Alpine vernacular architecture". Nonetheless it is highly uncharacteristic of rural Suffolk and we request that the developer makes all possible efforts to ensure that it is as unobtrusive on the skyline as possible.	<p>These comments (as well as those made at our meeting on 5 April) are well received and noted. The developer will look to deliver an unobtrusive building through materials and detailed design.</p> <p>As set out previously, the detail and materiality will need to be approved as part of a discharge of condition application(s) and Parishes will have the opportunity to input as part of this process. The material choice will need to reflect its form and the use of timber or another natural material characteristic of Suffolk would not be appropriate. The metallic skin has been chosen so that it will reflect the surrounding context whilst being honest to its use and form.</p>	N/A	<p>The precise nature of external finishes can be treated by planning condition and it is noted that the applicant is willing to take the comments of the SPA into account.</p> <p>As set out in the Committee Report, the scale, form and general design of the Ski Dome is considered to be acceptable.</p>
Comment 3- We believe the ski dome should not be purposely lit externally and reflected light should be minimised, as described in our response section covering Lighting.	As discussed on 5 April light spillage (through external lighting or reflection) will be mitigated through design and management to ensure that this is avoided. Details of lighting, including lighting specifications and management plans will be submitted (and require approval) as part of applications to discharge planning conditions in the future. We very much welcome the Parishes' input as part of this process.	N/A	Lighting is to be controlled via condition.

<p>Comment 4- Any aircraft warning lights sited on the dome should be of the minimum intensity allowed by the regulations at 200 calenda, as at the nearby Suez plant.</p>	<p>This is understood and agreed (in principle, subject to agreement by the necessary authorities / bodies). Details of the lighting will be secured through applications made in the future to discharge planning condition(s).</p>	<p>N/A</p>	<p>Lighting is to be controlled via condition. Though the planning system cannot interfere with the requirements set out under other legislation.</p> <p>The scale of the Ski Dome is fixed.</p>
<p>Comment 5- The ski dome should not carry any advertising material or logos. The aim should be to minimise its obtrusiveness on the surrounding landscape.</p>	<p>As discussed at our meeting on 5 April, this is agreed. Any advertisements would be subject to needing Advertisement Consent (which will be in the form of an application to Mid Suffolk). That being said, advertisements in this location will not be required or forthcoming.</p>	<p>N/A</p>	<p>This is noted.</p>
<p>Comment 6- The boundary fences must not be lit in order to prevent disturbance to wildlife.</p>	<p>This is noted and lighting on fences is not considered to be required by developer and will therefore not be proposed / applied for</p>	<p>N/A</p>	<p>This can be treated through landscaping/fencing/lighting/ecological conditions.</p>
<p>Comment 7- The proposals show other buildings rising 20 meters or so above the highest point of the site. We request that the developer makes all possible efforts to ensure that it is as unobtrusive on the skyline as possible. We suggest they should also be non-reflective and designed to blend with the sky as far as possible, rather than stand out.</p>	<p>All building locations and heights are as approved as part of the outline planning permission - this has not or cannot be amended. The details / materiality of all buildings will be the subject of future applications and will need Mid Suffolk approval (with input from key stakeholders, including local residents and parishes).</p>	<p>N/A</p>	<p>The reserved matters applications have been submitted in accordance with the parameters already set by the outline planning permission.</p> <p>External finishes are secured by conditions.</p>
<p>Transport</p>			
<p>Comment 1- The decision to abandon the building of a railway station, as required by the Secretary of State as a pre-requisite to building Snoasis, is most regrettable. Had the developer retained sufficient land in the former cement works site to build a station rather than selling it for housing,</p>	<p>As we discussed at our meeting on 5 April, the loss of the previously proposed railway station at Great Blakenham (whilst disappointing) results from the timetabling targets of Abellio and the need to increase efficiency and reduce travel time from London through to Norwich. This has resulted in there being no</p>	<p>Transport Assessment updates. Note prepared by Motion Transportation.</p>	<p>An alternative solution has been proposed and has been accepted by the Local Highway Authority.</p> <p>Appropriate measures will be secured as part of a new s106 legal agreement.</p>

<p>such a station design could have allowed for through trains not to be impeded and jeopardising Network Rail's plans for speeding up services to London. Why was this allowed to happen?</p>	<p>support from the service provider or network owners for the proposed new station. A station, even if built, could not be served by trains. An alternative has been offered, a dedicated shuttle bus running between Stowmarket and SnOasis and details are provided in material submitted in the last few months.</p>		
<p>Comment 2- Loss of this amenity is very significant for local people; in fact it was the only positive aspect of the entire scheme for many of them. Simply substituting a bus service from Stowmarket station is an unacceptable alternative to this environmentally positive asset that was designed to reduce, not increase traffic congestion in the surrounding area. Why is the proposed bus service not from Ipswich ? This would give greater reach on the rail network) and would also bring a positive and lasting benefit to the local community.</p>	<p>Updated traffic survey work was undertaken as part of the process of updating the application documents which was used to inform the identification of an alternative solution to the railway station. Through these discussions and based on the survey work, the most sustainable alternative solution was identified as encouraging visitors to travel to Stowmarket Station from which a shuttle bus service to SnOasis will operate.</p>	<p>Transport Assessment updates. Note prepared by Motion Transportation.</p>	<p>As above.</p>
<p>Comment 3- Since the Secretary of State made his determination in 2008, that a railway station was an essential pre-requisite, the traffic situation has further deteriorated. Over 2000 new houses are either built or approved in a five-mile radius of the site, a major energy from waste plant has opened adjacent to the site and traffic on the A14 increased considerably.</p>	<p>On the basis that the railway station cannot be delivered a shuttle bus to and from Stowmarket Station is now proposed and is considered to be acceptable</p>	<p>N/A</p>	<p>As above.</p>

<p>Comment 4- If a station is indeed now not feasible given the small land area in which to build it, the investment that would have taken place to build it must be transferred into additional road improvements over and above this required in Section 106 agreements that have not been rescinded by MSDC. Chief among these must be: Improvements to the A14 at junctions 52 (Claydon) and 55 (Copdock) to provide dedicated slip lanes that avoid queuing at the roundabouts. It would be helpful if we could understand the logic and decisions that were made not to listen to the Parish Councils that the north bound dual carriage way leading to the A14 is still left lane for left turn and all other routes in the right hand lane. This is compounded by the reluctance to let traffic turn right at the light controlled junction towards Bramford and Sproughton. Improvements to the B1113, roundabouts at both the entrance to Snoasis and the junction with the dual carriageway leading to the A14 Consideration to the 6 junctions that will sit within a few hundred yards or each other with 4 that are almost solely used by HGV's and the impact on traffic flow along the only route from Needham Market and the southern villages along the valley. Passing places and surface improvements to the unnamed single track road at</p>	<p>A series of highways improvements works are proposed as part of the SnOasis scheme (secured through the outline and revisited as part of the reserved matters). As part of future and continued engagement with the SPA, we would like the opportunity for Motion (transport consultants) to present on all transportation matters. This may be best suited to a 'public update meeting' to be held in Great Blakenham later in the summer (discussed at our meeting on 5 April)?</p>	<p>Transport Assessment updates. Note prepared by Motion Transportation.</p>	<p>A developer cannot buy a planning permission or decision; obligations must be necessary, reasonable and directly relevant. A new s106 agreement, with updated obligations is proposed to be entered into. The relevant Heads of Terms recommended to Members is found at Appendix C to the Committee Report, where the County Council as LHA have set out the required mitigation.</p>
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<p>Baylham that are proposed to carry emergency vehicles access to Snoasis. Why have changes to Hackneys Corner traffic priorities not been considered despite being in the original plans to alleviate an accident hot spot at the junction with Stowmarket Road?</p>			
<p>Comment 5- Does MSDC Planning Dept. actually consider the impact of further developments when looking at the road network impact analysis for SnOasis? Developments in and along the B1113 to Needham Market (quarry housing, industrial estate and Stowmarket Road development) all contribute heavily to the additional loading of the roads.</p>	<p>As discussed, yes, this is part of the Environmental Statement and the Cumulatives Assessment, which takes account of committed development (those with planning permissions granted since the outline was approved).</p>	<p>Transport Assessment updates. Note prepared by Motion Transportation.</p>	<p>Updated traffic assessments were included as a part of the ES. Planning officers rely upon the expert advice of the LHA as the statutory consultee in highway matters. They raise no objection and officers accept that position.</p>
<p>Comment 6- SnOasis cannot be economically justified within the immediate local catchment area, and for it to be financially viable, it must inevitably seek custom from a much wider geographical area. There are serious questions over the ability of the local road infrastructure to cope with the increased traffic and the and it will place a heavy burden on the whole infrastructure. Why has MSDC not insisted on the developer funding improvements to the road network?</p>	<p>The principle and concept of SnOasis is already established and this being through extensive review and consideration. The existing Section 106 legal agreement secures highways works which are related to the development. In addition to this investment, the shuttle bus (replacing the railway station) represents a significant further investment relating to visitor trips to SnOasis.</p>	<p>N/A</p>	<p>SnOasis already has planning permission. Viability was a matter put before the planning Inspector and Secretary of State in deciding to approve the development.</p>
<p>Planning Enforcement</p>			
<p>Comment 1- MSDC are responsible for enforcing the various conditions and Section 106 agreements on the developer.</p>	<p>This is noted and the developer assures the SPA that as part of the planning application process (fees paid) and legal obligations,</p>	<p>N/A</p>	<p>The Council has a statutory duty to deal with enforcement matters.</p>

<p>A huge half billion pound development will require a major increase in planning enforcement resources over several years if this is to be meaningful and the developer take them seriously. Onslow Suffolk have a poor track record in this regard over a number of years for example allowing the destruction of wildlife, failure to maintain the site etc. The SPA seeks an assurance that MSDC has planned for adequate budget to appoint a suitably skilled and empowered enforcement team for the duration of the development and beyond.</p>	<p>substantial funds and resources are secured for MSDC's use.</p>		
<p>Financial Bond</p>			
<p>Comment 1- We would like to see the Council imposing a significant bond on the developer to deal with the consequences of business failure of Snoasis. While economics are not a factor in planning decisions, sustainability certainly is. By any measure, SnOasis is a high risk development, being the first of its kind anywhere in the world and with a design of a huge main attraction that has virtually no conceivable alternative uses.</p>	<p>The Applicant takes seriously its commitment to deliver SnOasis – both initially and as part of its ongoing operation.</p>	<p>N/A</p>	<p>This was considered by the planning Inspector and Secretary of State in determining to grant planning permission.</p> <p>The inclusion of a Decommissioning Plan was accepted as an appropriate obligation within the s106 agreement. It will remain within the new s106 agreement.</p>
<p>Site Illumination</p>			
<p>Comment 1- With reference to 035438 RESERVED MATTERS APPLICATION Artificial Lighting Strategy Report We agree with the above report (para 2.1) that the site and local area should be classified as E1. That is: an “intrinsically</p>	<p>Further detail - including lighting specifications and management plans - will be secured through discharge of condition material (requiring approval by MSDC). This will be subject to SPA input as part of the</p>	<p>N/A</p>	<p>This will be treated by condition.</p>

<p>dark” natural environment. This emphasises the importance of maintaining minimal direct light from the site and minimising ‘glow’ from above. This view is evidenced by the Campaign for the Protection of Rural England’s 2016 research (“England's light pollution and dark skies”) showing Mid-Suffolk as the 26th “darkest sky” District of 326 in England</p>	<p>consultation process. These comments are welcomed as part of that initial design process</p>		
<p>Comment 2- The Institute of Lighting Professionals’ Guidance Notes for Reduction of Obtrusive Light (GN01:2011) outlines the factors to consider in trying to achieve this. This guidance is not mandatory but is considered best practice in the industry. In considering sky glow, however, it refers only to Direct Upward Light from luminaires and ignores the effect of Upward Reflected light from surfaces. The latter is clearly dependent on weather conditions, humidity etc.</p>	<p>Further detail will be provided in future submissions (as described above)</p>	<p>N/A</p>	<p>This is noted.</p>
<p>We believe attention to a number of design details in the Artificial Lighting Strategy Report would improve the Reflected Light situation:</p>			
<p>Comment 3- 1. The Bobsleigh Run. Figures 4-4 to 4-6 show lighting angled to illuminate horizontally rather than downwards. This is evidenced by the extent of light shown reflected from the ski dome. We suggest the lighting should be angled downward to reduce this</p>	<p>Further detail will be provided in future submissions (as described above). We have taken on board these comments and they will be fed back and used in future(lightning) design development.</p>	<p>N/A</p>	<p>This is noted. Lighting is to be treated by condition.</p>

<p>reflection. Since this is an external feature we suggest light levels be kept to a minimum compatible with safe use of the facility. Standard BS EN 12193:2007 Table A.28 recommends different lighting levels according to the use of the facility: Lighting Class I: Top level competition such as international and national competition which will generally involve large spectator capacities with long potential viewing distances. Top level training can also be included in this class. 300 Lux Lighting Class II: Mid-level competition such as regional or local club competition which generally involve medium size spectator capacities with medium viewing distances. High level training can also be included in this class. 200 Lux Lighting Class III: Low level competition such as local or small club competition which generally do not involve spectators. General training, physical education (school sports) and recreational activities will also come into this category. 50 Lux We presume that the Snoasis facility is class III, given the lack of spectator provision. Hence we seek assurance that the run is not being over illuminated for its planned use.</p>			
<p>Comment 4- The Ice rink (Figure 4-28). It is unclear what material is intended for the roof. Should it be translucent it will contribute significantly to sky glow. We</p>	<p>Further detail will be provided in future submissions (as described above). We have taken on board these comments and they will</p>	<p>N/A</p>	<p>This is noted. External finishes are to be secured by condition.</p>

therefore suggest it should be completely opaque to remove any light leakage.	be fed back and used in future(lighting) design development.		
Comment 5- Tiered car-parking (Figures 4-32 and 4-33) is shown to the south of the ski slope/dome with all luminaires on 6m high columns. We suggest that lower columns will be adequate on the higher tiers, since spill light onto lower tiers will be unnecessary.	Further detail will be provided in future submissions (as described above). We have taken on board these comments and they will be fed back and used in future(lighting) design development.	N/A	This is noted. Lighting arrangements are treated by condition.
Comment 6- Ski Dome (Figures 4-8 and 4-9). This is in effect a light tube – being brightly lit inside and with snow and white-painted walls. If the upper end-face is transparent, as appears to be the case, reflected light as well as direct light will issue out to the surrounding atmosphere yielding significant scope for glow. We suggest that motorised brise-soleils be installed across the end face. These will allow control of heat gain by day, and should be engineered to completely block out the end glass wall at night to avoid any light spill into the surrounding atmosphere.	Further detail will be provided in future submissions (as described above). We have taken on board these comments and they will be fed back and used in future(lighting) design development.	N/A	There are a number of potential design solutions that will ensure light-spill is appropriately controlled. This can be secured by condition.
Comment 7- Maintenance factor. The performance of luminaires degrades over time reducing light levels and so to achieve desired light levels throughout the life of the facility, the initial values must be correspondingly increased. The proportional reduction (the maintenance factor) is dependent on a number of variables, however the report does not	Further detail will be provided in future submissions (as described above). We have taken on board these comments and they will be fed back and used in future(lighting) design development.	N/A	Management/operational/maintenance details would be included in the lighting details reserved by condition. This is typical of large-scale developments.

indicate what maintenance factor has been used in this case. We suggest this be clearly stated and justified to avoid unnecessary 'over-lighting'.			
Comment 8- Overall site lighting must be reduced at the time the site facilities are closed.	This is agreed and we would support MSDC's control through planning condition(s)	N/A	Noted. As above.
Comment 9- What will the definition of "intrusive lighting" be?	Further detail will be provided in future submissions (as described above). We have taken on board these comments and they will be fed back and used in future(lightning) design development.	N/A	Noted. As above. Lighting will need to take into account ecological as well as amenity/dark sky considerations.
Disturbance			
Comment 1- The proposal for set closing times for the site facilities is welcome. We support this but would welcome details of MSDC's enforcement plans for this.	Planning conditions will control opening hours and the developer would support this from an operation point of view. Further detail will be presented by MSDC as part of draft conditions to be concluded within their report to be presented to Planning Committee in the near future.	N/A	Operating hours have already been set by condition under the outline planning permission. If people report a breach of those controls, they will be investigated.
Comment 2- What proposals are there for noise mitigation for the site - during construction work, during normal operations and during special events e.g. concerts?	The impact of the development on the amenity of local communities was considered as part of the Outline planning application and deemed to be acceptable. The Environmental Statement considers this and concludes that SnOasis is predicted to have an 'indiscernible impact' in this regard - the result of the nature of the proposals and core design principles. An outline Construction Management Plan has been submitted as part of the Reserved Matters application. This lays the foundations of how construction will be managed to ensure that it results in minimal disturbance	N/A	Noise conditions have already been applied to the outline planning permission. Construction related impacts/effects are treated within the ES and will be controlled by condition, which is typical for large-scale developments.

	and impact on local communities. It is anticipated that there will be a planning condition requiring for a detailed Construction Management Plan to be submitted and approved by MSDC (this will need to be approved formally and SPA will be able to input and comment on this application)		
Footpaths			
Comment 1- The Community Woodland is a welcome addition as are the permissive paths. It would be helpful to clarify the duration of any agreement. We would expect it to be for the lifetime of the Snoasis Resort. Whilst accepting that the landowner would have the right to close the paths if necessary, this should be kept to an absolute minimum and full public access maintained. However, our preference would be for full public rights of way to be established.	Yes - this will be secured for the lifetime of SnOasis.	N/A	The community woodland is part of the s106 legal agreement. It will remain so. The s106 agreement also includes monies to be paid to MSDC to fund a countryside warden. This obligation will also remain.
Comment 2- One of the permissive paths provides an entrance into the Community Woodland from arable land to south. This is welcomed since it has the potential to link the permissive paths to the local public rights of way network via a connection to FP4 Nettlestead. Care must be taken to ensure that the Snoasis resort land directly abuts the route of Footpath 4 and can therefore connect without leaving a gap. Should there be a gap, it will need to be bridged by an agreement with the neighbouring landowner.	This is noted and direct access will be provided.	N/A	This is noted. SCC are seeking monies in relation to PROW as a part of the new s106 agreement.

<p>Comment 3- Whilst the proposed entrances are appropriate and connect well to the community at Baylham Stone and the existing public rights of way network to the south and west, it would be helpful to have an additional entrance further to the east along the northern side of the site. This would provide enhanced connectivity to the bridleway running to Great Blakenham, involving less road walking. It should be remembered that connecting paths between Nettlestead/ Little Blakenham and Great Blakenham/Baylham were extinguished prior to the site being used for quarrying. Restoration of that lost connectivity should be considered a priority.</p>	<p>Whilst this may not be achievable it is noted and this will be looked at further as part of the design development stage, which will follow following the approval of reserved matters. As with other points raised, we would welcome the input of local representatives (including parishes) to the look and feel of these routes</p>	<p>N/A</p>	<p>This is noted.</p> <p>SCC are seeking monies in relation to PROW as a part of the new s106 agreement.</p> <p>The willingness of parties to engage on future connectivity opportunities is welcome.</p>
<p>Comment 4- Surfacing of the paths should strike a balance between reflecting the natural habitat of native woodland with the provision of a well-drained and even surface. Exits onto the highway should provide suitable barriers to prevent off-road motorcycles from using the paths.</p>	<p>Noted and this will be looked at as further design details are developed.</p>	<p>N/A</p>	<p>Further details for hard landscaping treatments is to be secured by condition.</p>
<p>Comment 5- Why is there no mention of the Section 106 footpath around the site perimeter</p>	<p>This is secured as part of the S106 which is still in place and will therefore still be delivered.</p>	<p>N/A</p>	<p>This to remain in force. SCC are seeking monies in relation to PROW as a part of the new s106 agreement.</p>
<p>Comment 6- There is a footpath going through the mitigation area. Why has no mention been made of diverting this to prevent disturbance to wildlife.</p>	<p>Proposals for the footpath were developed in consultation with ecological consultants to ensure that there would be no adverse impact on any of the ecological mitigation areas.</p>	<p>N/A</p>	<p>No ecological objections have been raised by consultees.</p>

			SCC are seeking monies in relation to PROW improvements and routing as a part of the new s106 agreement.
Piling			
Comment 1- Residents of Baylham in the immediate vicinity of the site are very concerned about the noise and disruption caused by vibration piling. There is at least one Grade 2 listed farmhouse only a few hundred metres from the site and many more old buildings with minimal foundations that may be badly impacted by this. Why is such an unacceptable technique proposed when suitable silent and vibration-free techniques exist. (e.g. screw piling)?	The built form of the SnOasis development will be located a considerable distance from the residential properties to the north of the site. Following the approval of the Reserved Matters application, a contractor will formally be brought on board and at this stage a number of factors including piling, will be developed further as part of material prepared – in conjunction with industry professionals. These details will be submitted to and approved by MSDC and will be the subject of public consultation.	N/A	The applicant has accepted that a condition can ensure that piling and/other penetrative measures cannot be used without demonstrating that no adverse impacts would occur.
Sewage			
Comment 1- The developer is proposing to deal with all the sewage from the site by pumping it into the main sewer for the Cliff Quay catchment. This sewer is already at full capacity and there are no proposals in place for improvements to it. Proposals to improve the sewer should be drawn up and then be sent to the relevant authority for approval. These should be put in place before the site opens.	Condition 13 of the Outline planning permission requires for a wastewater strategy to be submitted to and approved by MDSC prior to the commencement of development. A Drainage Report was submitted in support of the RMA which sets out the outline strategy for all drainage on site. Discussions with Anglia Water informed the preparation of the Drainage Report including aspects relating to wastewater and sewerage. The Anglian Water Pre-Planning Assessment report states that Ipswich Cliff Quay Raeburn Street Water Recycling Centre does have capacity to treat the foul flows. However, it also states that the sewage network does not have capacity for	Drainage Report. Prepared by Buro Happold. Additional material under development.	This remains a condition on the outline planning permission to be dealt with.

	<p>the foul flows. Therefore, to address the lack of capacity in the network, Anglian Water provided a Drainage Impact Assessment report, which recommended 284m³ of storage to mitigate this increase in flow. This proposal is has been included within the proposed Drainage Strategy</p>		
Surface/ storm water			
<p>Comment 1- The proposals for this lack clarity and detail. The site is divided into five areas and it states that Area1 will go to local discharge but does not state exactly where the surface water discharge point is planned to be. The flow rate is assumed to be 4.6 litres per second per hectare. The area is unknown, so it is impossible to calculate the flow rate going to this point. However, it is clear that this is a very large amount of water to be discharged during spells of heavy rain. More details must be given.</p>	<p>Condition 14 of the Outline planning permission requires for a details of surface water drainage to be submitted to and approved by MSDC before any development on site can commence. The Drainage report submitted in support of the RMA includes proposals for surface water drainage. In the event that the Drainage Report is approved, details of the surface water drainage strategy will be submitted to MSDC for approval in line with Condition 14 of the Outline planning permission.</p> <p>Catchment 1 is being retained as green space/parkland and therefore the existing greenfield drainage regime and run off rates are proposed to remain unchanged. Surface water will continue to flow overland through the catchment, with flows controlled at greenfield rates by the proposed parkland planting and green space. There is no increase in hard standing within this catchment and will be no changes to the surface water regime in this area. Further details can be provided, prior to the</p>	<p>Drainage Report.</p> <p>Prepared by Buro Happold.</p> <p>Additional material under development.</p>	<p>Surface water drainage matters are considered within the report as they form part of Phase 2. Planning conditions will ensure the development is constructed and operates in accordance with local and national policy.</p>

	commencement of works on site, once the detailed design has been completed.		
Comment 2- The developer proposes to relocate 80% of the material excavated during construction on the site itself, but gives no further details. This could have an impact on surface water drainage and the developer should be required to give further information this.	The final drainage detail is still to be confirmed, but it is the developer's intention to incorporate excavated materials as part of the wider landscaping on site. This will be controlled as part of the determination of the reserved matters or later by planning condition.	Drainage Report. Prepared by Buro Happold. Additional material under development.	As above.
Comment 3- The developer states that some of it will go into soakaways, but has not clearly specified the amount that will be sent into soakaways (which are known to fail). The developer has not demonstrated that the soakaways would be able to cope at the maximum expected flow rate to be discharged. The main ditch for discharge of surface water from the site runs down to Little Blakenham. This ditch has a number of limited flow points and too much water being sent into it from the site presents a threat of flooding to properties in the Beeches and also a risk to residents. There should be a condition attached to any agreement that, if the soakaways are overwhelmed, there will be no pumping of water out of the soakaways into local ditches.	No volumes for drainage in to the soakaways have been provided within the Drainage Report, however an initial calculation of the areas and depths of the soakaways gives a total volume of storage within the two proposed soakaways of 11,600m ³ . The soakaways will be designed and constructed to the specialists 'best practice'.	Drainage Report. Prepared by Buro Happold. Additional material under development.	As above.
Ground Water			
Comment 1- The soakaways could present a risk of contamination to local boreholes which supply a number of private houses	The process of discharging surface water to ground would only represent a risk to existing aquifers/boreholes if there is ground	N/A	As above.

<p>in the area of the site. There is also a risk of contamination from the base of the ski slope being located ten metres underground. This is a concern that the developer has not addressed and should be raised by MSDC as a part of their duty of care to local residents.</p>	<p>contaminants in existence that could be mobilised by the surface water flows. We are not aware of ground contamination. This can, and will, be further demonstrated by a detailed site investigation prior to the commencement of works on site. It is important to note that discharge of surface water to ground is the preferred method of discharge by the Local Planning Authority and the Environment Agency.</p>		<p>No technical objections have been received in this respect. As per the 'piling' comment above, penetrative foundation design methods would not be permitted unless it can be demonstrated that there would be no risk to groundwater.</p>
<p>Comment 2- The soakaways and the location of the base of the ski slope also present a risk of contamination to the Anglian Water pumping station at Baylham. The proposal mentions improvements to the pumping station. These should be clarified and assessed by Anglian Water before any approval and must be in place before the site opens.</p>	<p>We do not understand how our proposals to discharge to ground, which accords with the recommended sustainable drainage hierarchy, compromises the Anglian Water foul water pumping station at Baylham. Certainly, Anglian Water has not highlighted this as a risk. BuroHappold has not made any reference to the existing Baylham pumping station. We have also provided no pumping within the surface water system and it is entirely a gravity system. The surface water drainage system includes appropriate pollution control measures, including oil interceptors. We believe there is confusion with the foul system. A new pumping station, within the foul water drainage system, has been included to "lift" foul flows to the existing AW network. AW is aware of this.</p>	N/A	As above.

Sustainability			
<p>Comment 1- The development does not appear to meet any of the tests for sustainable development outlined in the National Planning Policy framework. The draft NPPF defines sustainable development as: "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs. It is central to the economic, environmental and social success of the country and is the core principle underpinning planning. Simply stated, the principle recognises the importance of ensuring that all people should be able to satisfy their basic needs and enjoy a better quality of life, both now and in the future." How does MSDC demonstrate that the SnOasis development achieves the standards given in this definition?</p>	<p>The Applicant takes seriously its commitment to sustainability. Even though the National Planning Policy Framework (NPPF) had not been introduced at the time that the Outline planning application was determined, and the principle of the development was approved, fundamental principles of sustainability underpinned the scheme and these are intrinsic to the ongoing scheme design. It is considered that SnOasis performs well against the principles of sustainability enshrined in the NPPF. The NPPF makes clear that there are three elements to sustainability – economic, social and environmental. A very high 75% of energy will be from renewables.</p>	<p>N/A</p>	<p>The 'Brundtland' definition of sustainability (the first half of the cited quotation which actually originates from 1987) is referenced in the published NPPF as the high-level definition of sustainability and paragraph 7 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development.</p> <p>For the purposes of national land-use planning policy, paragraph 8 defines this as meaning that there are three overarching objectives which are interdependent and need to be pursued in mutually supportive ways: economic, social, and environmental. The NPPF goes on to state, however, that they are not criteria against which every decision can or should be judged (para. 9).</p> <p>SnOasis already benefits from planning permission and 'sustainability' which clearly has many facets – including economic drivers – was a matter for the Inspector and Secretary of State to consider.</p> <p>The reserved matters submissions have been assessed against local and</p>

			<p>national planning policy and are considered to be acceptable.</p> <p>'Sustainability' within the context of energy efficiency was a matter dealt with by the SoS and forms part of the s106 legal agreement. This shall remain the case.</p>
<p>Comment 2- There will be a huge impact, on both the parishes closest to the site, but also on a much wider area in the Gipping Valley and around Ipswich. The site will generate enormous amounts of extra traffic, cause loss of a significant natural habitat and also put extra pressure on already overstretched local resources and infrastructure. We request that further consideration is given to the sustainability of the project and the environmental degradation that it will cause for local people and that the developer is required to review their proposals and introduce more measures to improve sustainability</p>	<p>As part of the original planning application and the reserved matters, detailed EIA work has been undertaken and the scheme is considered acceptable in terms of sustainability.</p>	N/A	<p>As above.</p> <p>SnOasis already has planning permission; its uses and nature cannot be altered.</p> <p>Conditions and obligations will remain in place to ensure that the environmental objective of sustainability is satisfied within the parameters already set.</p>
<p>Comment 3- The original reports for the project were produced over ten years ago. For example, the estimates of traffic movements made ten years ago, and made with the benefit of a percentage of customers arriving by rail, are now out of date and increasingly irrelevant as the</p>	<p>Where required all assessments and reports have been updated as part of this application. This includes the cumulative assessment.</p>	N/A	<p>This was the purpose of requiring a new ES to support the reserved matters, which has been independently peer-reviewed by leading EIA practitioners at the Impact Assessment Unit, Oxford Brookes University.</p>

Great Blakenham railway station application is no longer linked to SnOasis Reserved Matters. We seek confirmation that all the reports and surveys have been updated and that the proposals are based on recent data.			It remains the case that the development is permitted.
Comment 4- Consideration should be given to the changes in the local population over the last ten years. Are the needs of the public of Suffolk the same as they were ten years ago?	The developer is comfortable that there is still appetite for the development	N/A	That the developer is still progressing the applications – at considerable cost – indicates that there is a belief that there is an appetite for development. If there is not, the development will not occur/receive finance. Sport England support the development and consider that it would meet an unmet demand.
Comment 5- Sustainability should also include an aspect of environmental gain, and to a certain extent the SnOasis development would do this, from a brown field site to a built environment of leisure activities and holiday accommodation. However, there is considerable loss of natural habitats which the current proposals do not adequately mitigate. What plans to MSDC have to ensure that the developer delivers an adequate mitigation strategy?	Substantial mitigation is provided across the site and secured through S106 obligations	N/A	The development already has planning permission and the reserved matters accord with the parameters set by that permission. There are no technical objections outstanding in relation to ecological (or any other) matters.
Comment 6- Why does MSDC not consider the cumulative effects of the large number of planning application -	All relevant major applications in the area are considered as part of the cumulative assessment.	N/A	SnOasis already has planning permission. Its nature and constituent uses are already fixed.

<p>approved and pending - in the area? The high level of developments in the area are putting pressure on resources and infrastructure and increasing the failure of MSDC and developers to deliver sustainable development.</p>			<p>Additional environmental information forms the ES, which has been independently verified as satisfactory.</p> <p>Highway infrastructure obligations form part of the s106 agreement.</p>
--	--	--	---

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General	Prepared by
Overall Scheme Plans and Phasing Plans	Leslie Jones (LJA)
Site Wide Visuals / Verified Views	Vista
Landscaping Plans / Statement	BMD
CIL Forms	DP9
Planning Statement (May 2017 version that superseded the October 2016 version)	DP9
Environmental Statement (April 2017 plus August 2017 Ch15 heritage addendum)	Buro Happold
Environmental Statement Response Note (November 2017)	Buro Happold
Ecological Mitigation & Management Plan (December 2017)	Peak Ecology
Geological Monitoring and Management Plan (November 2018)	RSKW
Flood Risk Assessment (appended to the Environmental Statement)	Buro Happold
Energy Statement (plus December 2017 Addendum)	Buro Happold
Sustainability Assessment (incl. BREEAM Statement)	Buro Happold
Transport Assessment (plus supplementary Transport Note November 2017)	Motion
Travel Plan	Motion
Utilities Assessment and Statement	Buro Happold
MEP Statement	Buro Happold
Operational Waste Management Strategy	Buro Happold
Site Waste Management Plan	Buro Happold
Foul and Surface Water Draining Strategy	Buro Happold
Ground Stability Details	Buro Happold

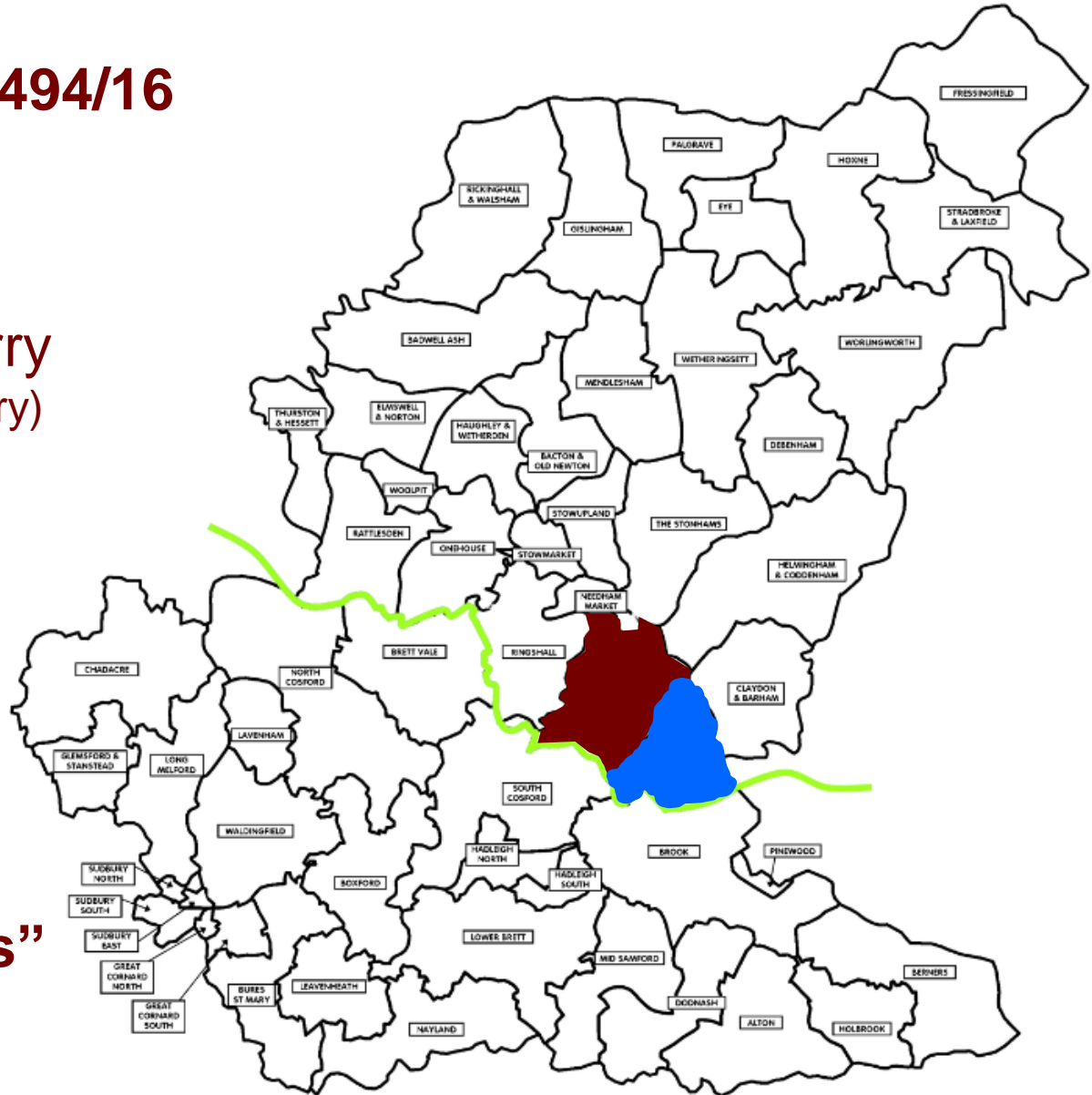
Landfill Risk Assessment	Buro Happold
Lighting Strategy	Buro Happold
Fire Strategy Report	Buro Happold
Detailed Drainage Design Report (November 2018)	Buro Happold
Secure By Design Strategy	LJA
Phase 1	Prepared By
DAS Phase 1	LJA
Plans / Drawings (phase specific)	LJA
Application Forms	DP9
Phase 2	Prepared By
DAS Phase 2	LJA
Plans / Drawings (phase specific)	LJA
Structural Statement	Buro Happold
Application Forms	DP9
Phase 3-8 (same for each)	Prepared By
DAS Phase 3-8	LJA
Plans / Drawings (phase specific)	LJA
Structural Statement (phase specific)	Buro Happold
Application Forms (3-8)	DP9

Application No: 4494/16

‘SnOasis’

Land At Field Quarry
(known As Masons Quarry)

Dramford Road
Great Blakenham
IP6 0XJ



“reserved matters”

Page 106

presentation structure

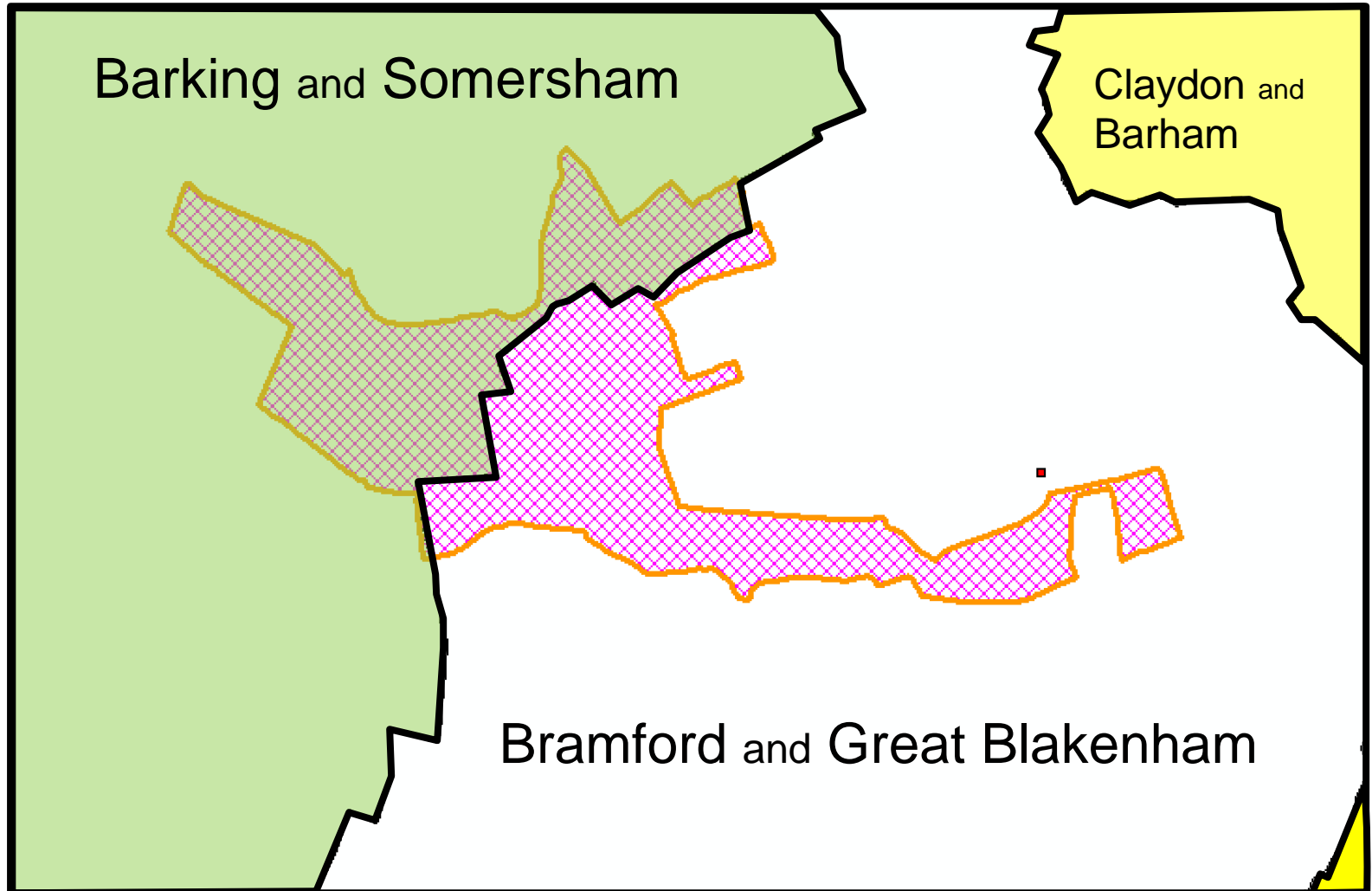
- 1: introduction and description of the proposal
- 2: the site
- 3: the details [phases 1 – 8 in sequence]
- 4: the Section 106 Agreement
- 5: environmental impact assessment
- 6: project timeline
- 7: recap of the scheme benefits
- 8: impacts of RM details
- 9: conclusions and balance



This presentation as now included in the Planning Committee [Referrals] Agenda for the meeting of 13 March 2019, may be subject to some amendment* when actually presented.

*

where such additional information supports the understanding of the Reserved Matters details





- ✓ APPEARANCE
- ✓ LANDSCAPING
- ✓ LAYOUT
- ✓ SCALE

not ACCESS

1. Ecological Mitigation
2. the 'Civils' [civil engineering] [drainage, internal roads and structural landscaping]
3. The Ski Centre and Slalom-Run
4. The Entertainment Dome
5. Hotel and Apartments
6. Sports Academy and Hostel
7. Ice Rink, Conference and Exhibition Centre
8. Chalets and Country Club

.....and associated uses, landscaping and parking

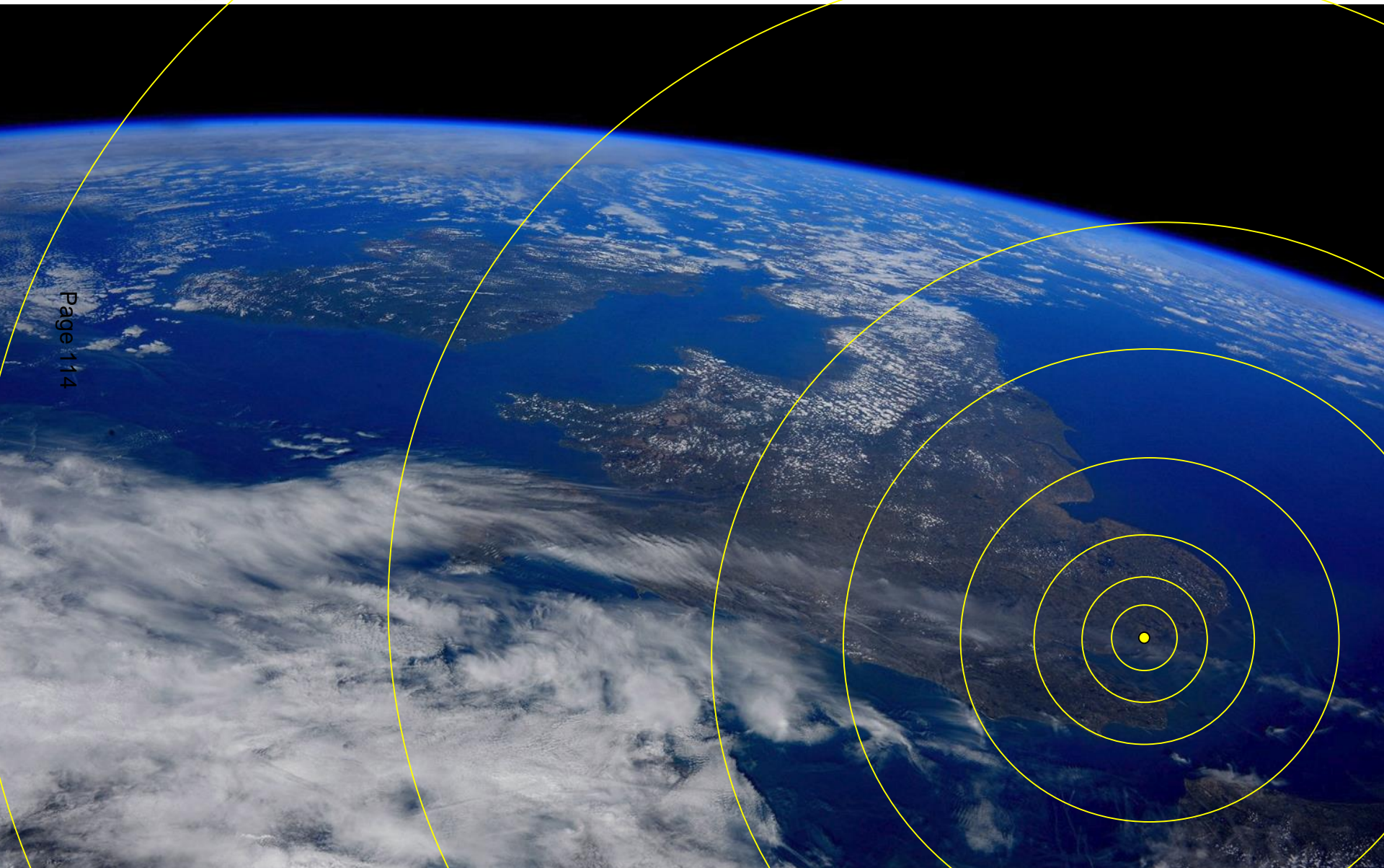
What are the key things we already know about the development from the outline permission? [includes...]

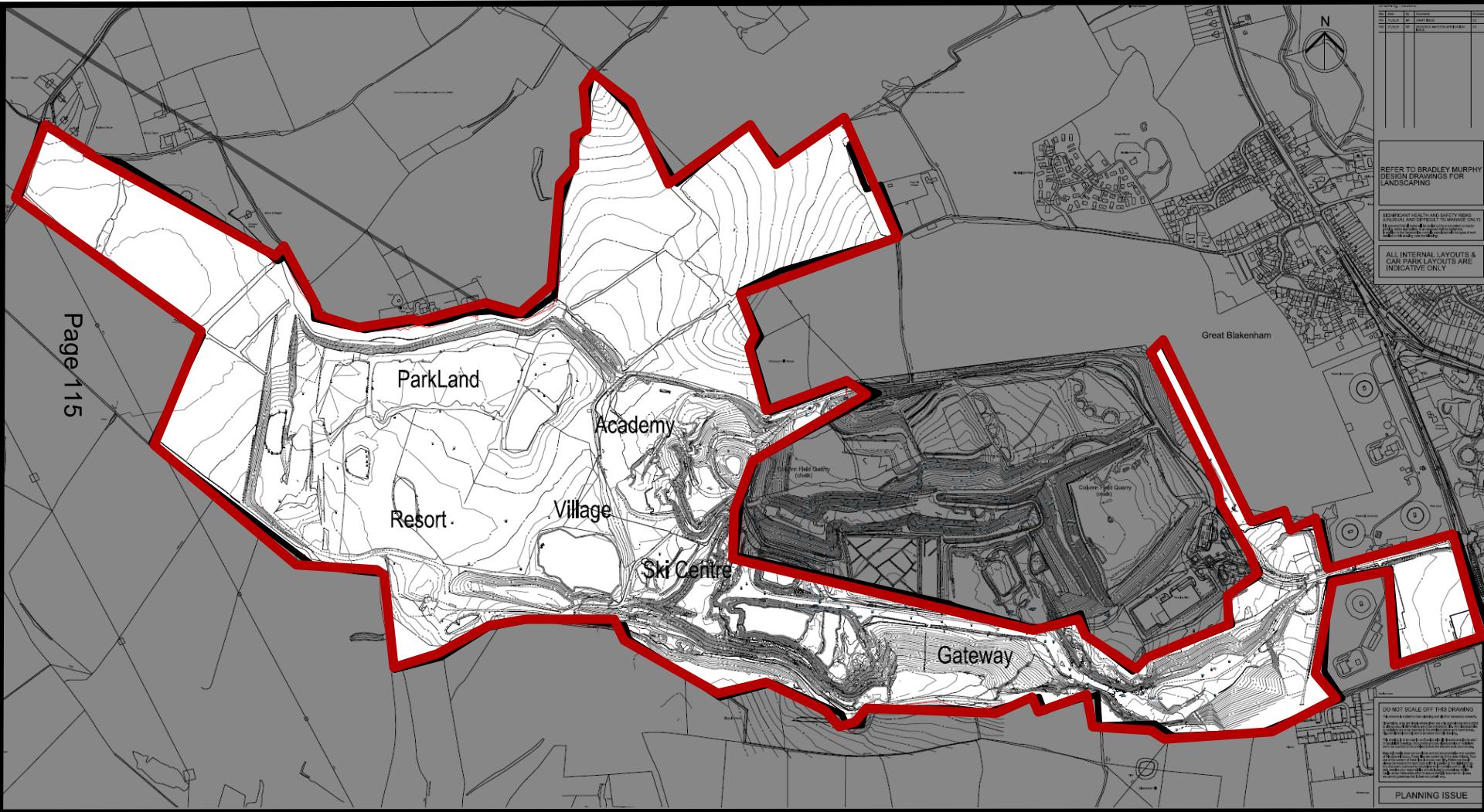
1. the main vehicular access will be from the Bramford Road
2. the overall mix of uses
3. the fact that it aims to be an international venue for winter sports
4. the scale of development [including height of ski-run]
5. It is a 'one-off' and will have its own unique character



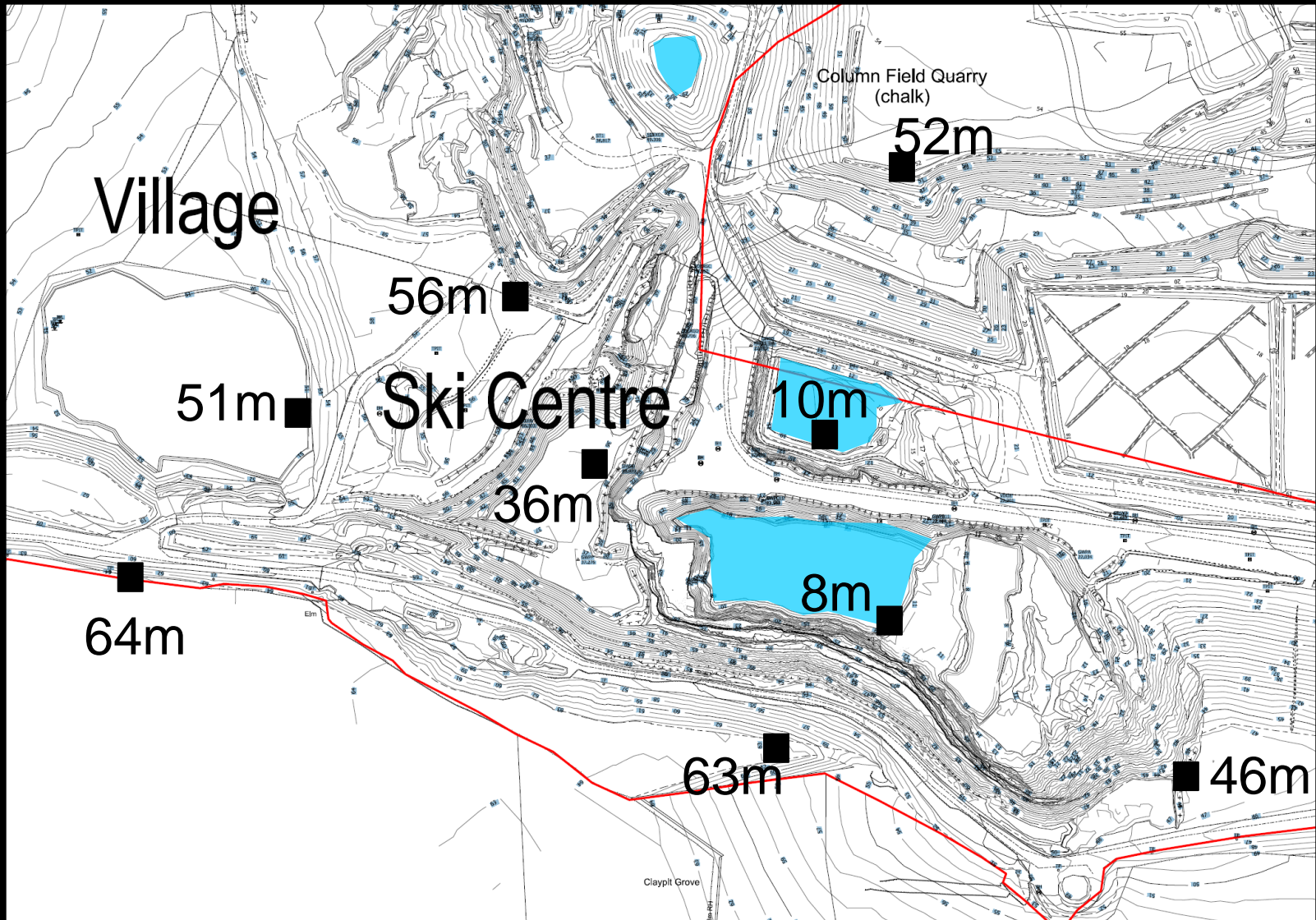
the SITE

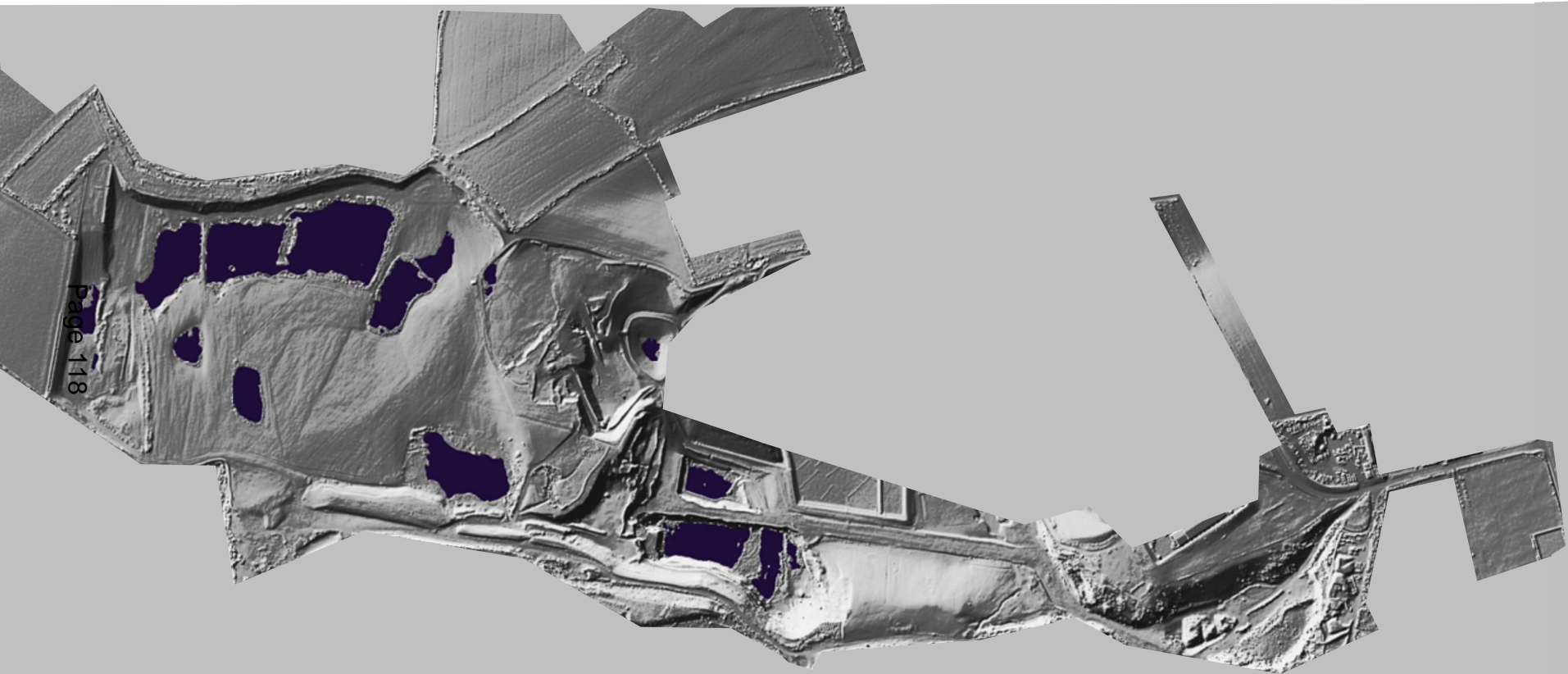
















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video

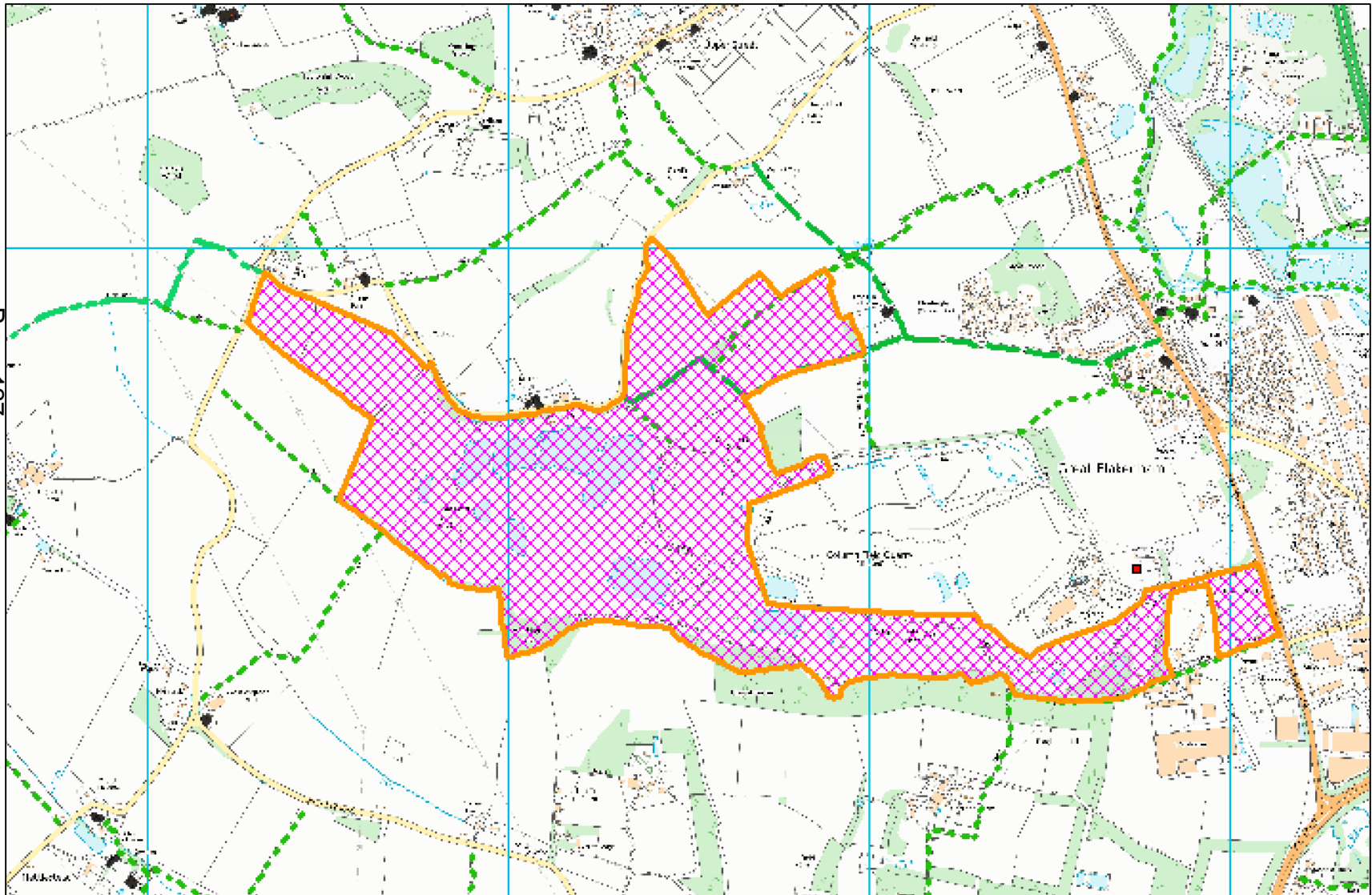


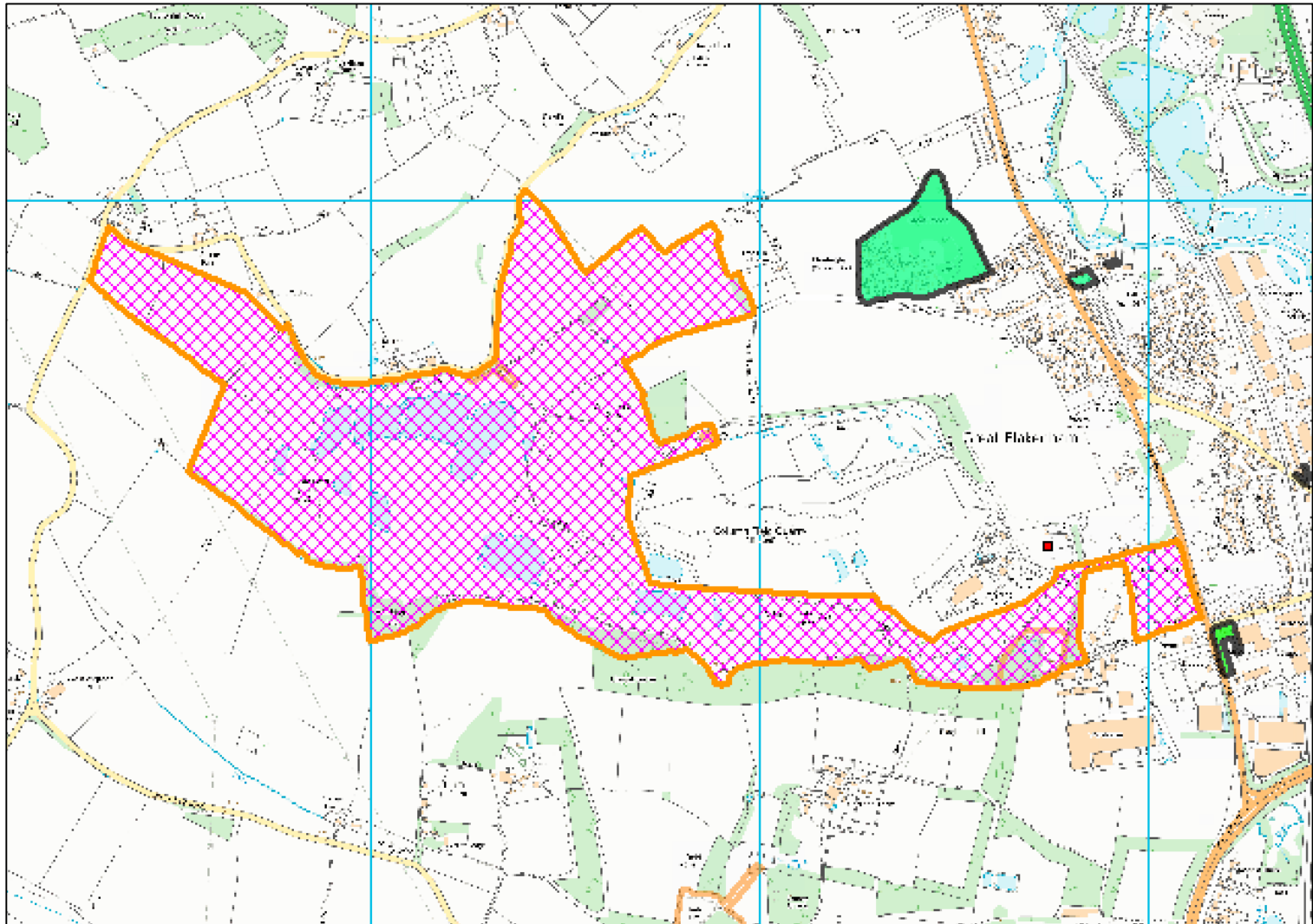
Page 124

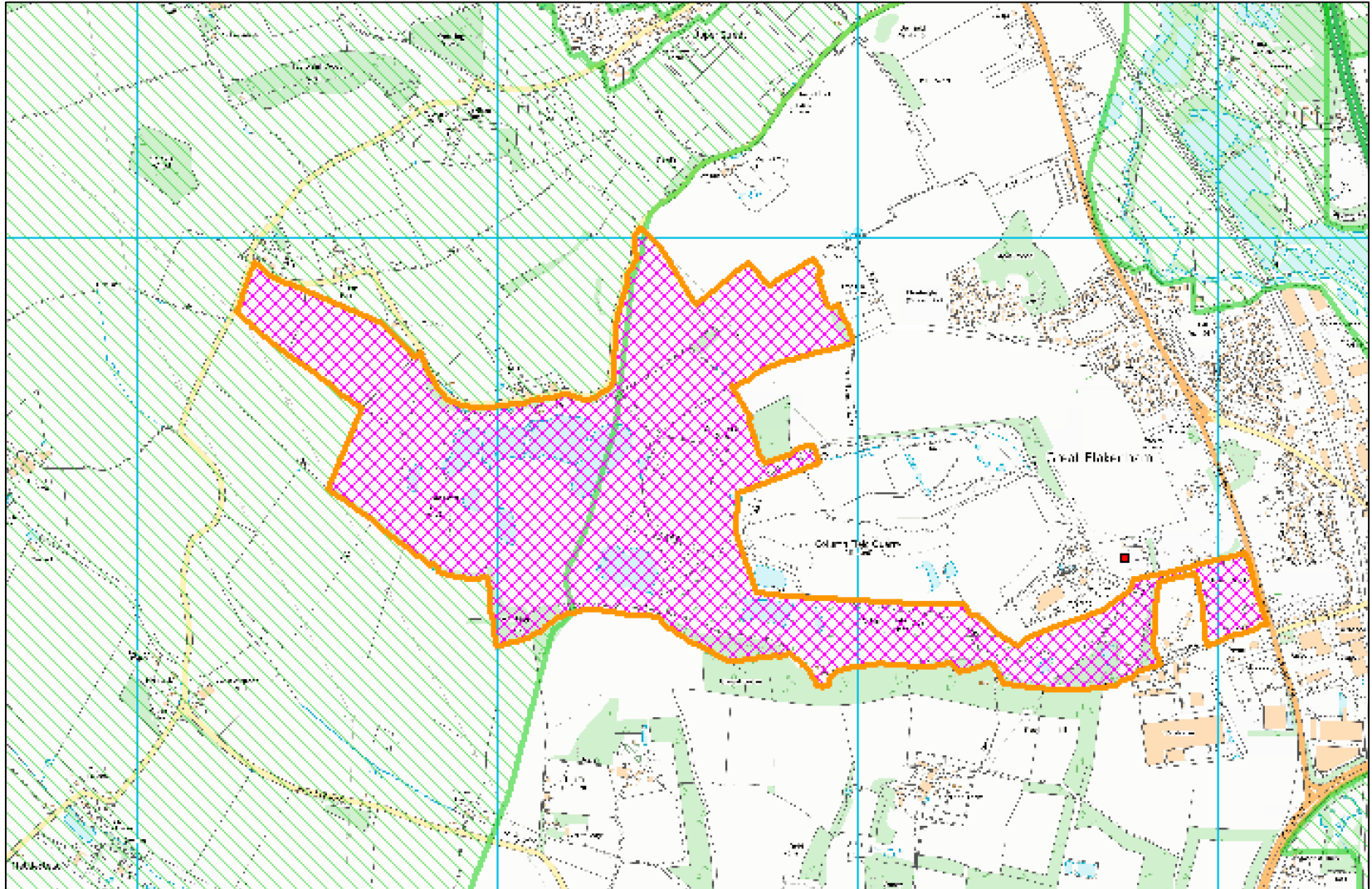




constraints

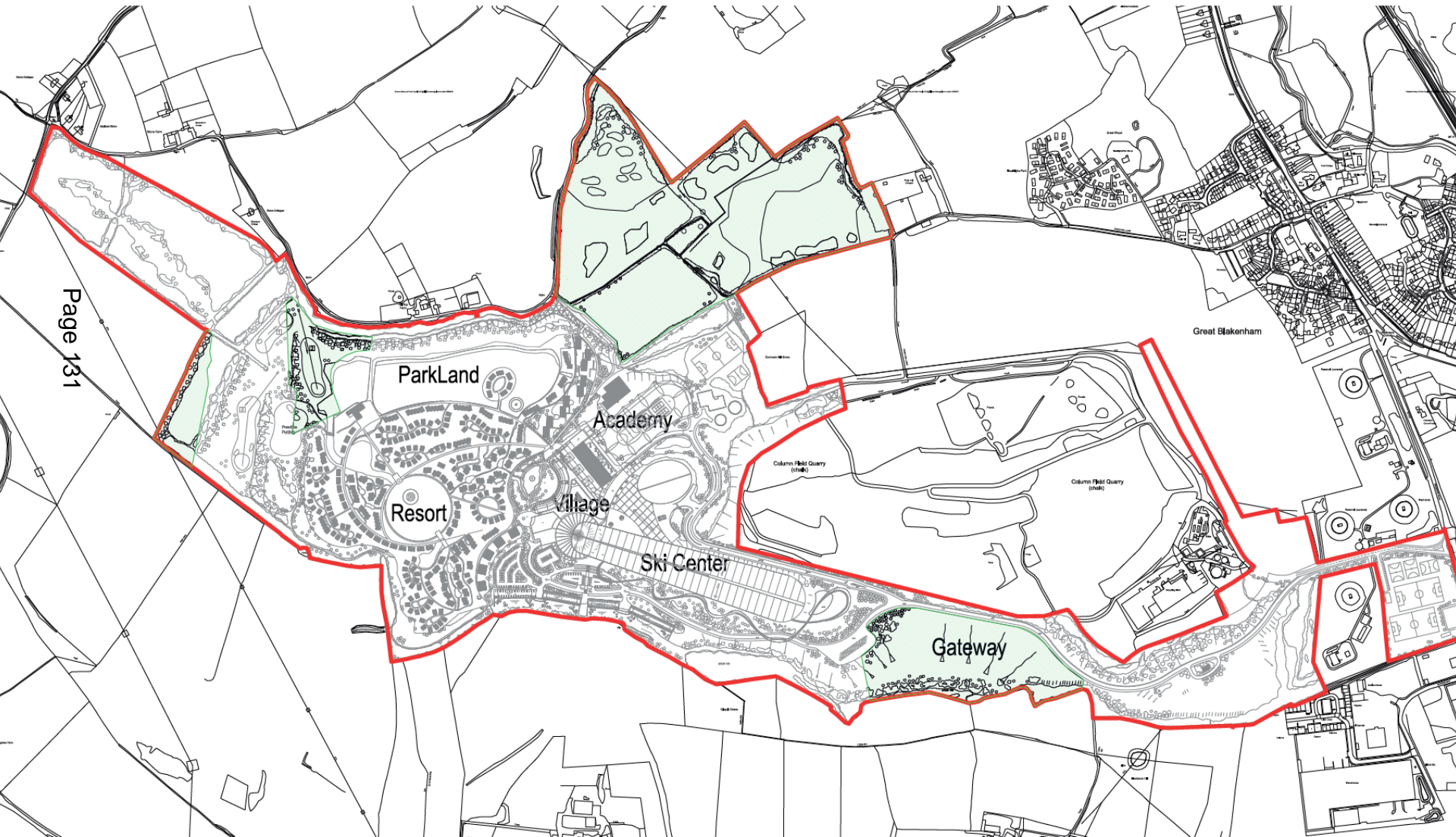


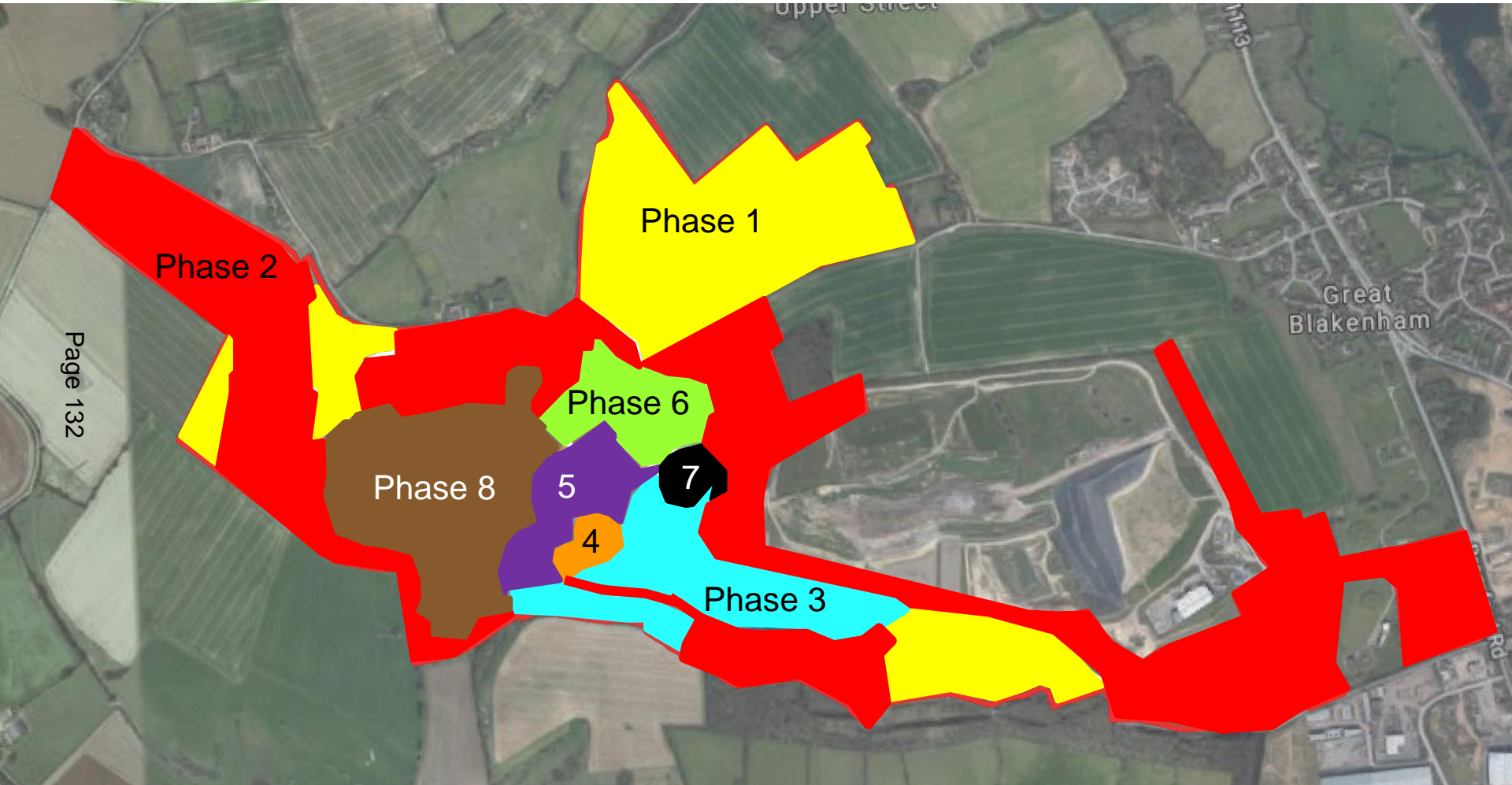






the DETAILS





phase ONE

ecological mitigation
creation of ponds
earth stripping

Phase 1 Details:

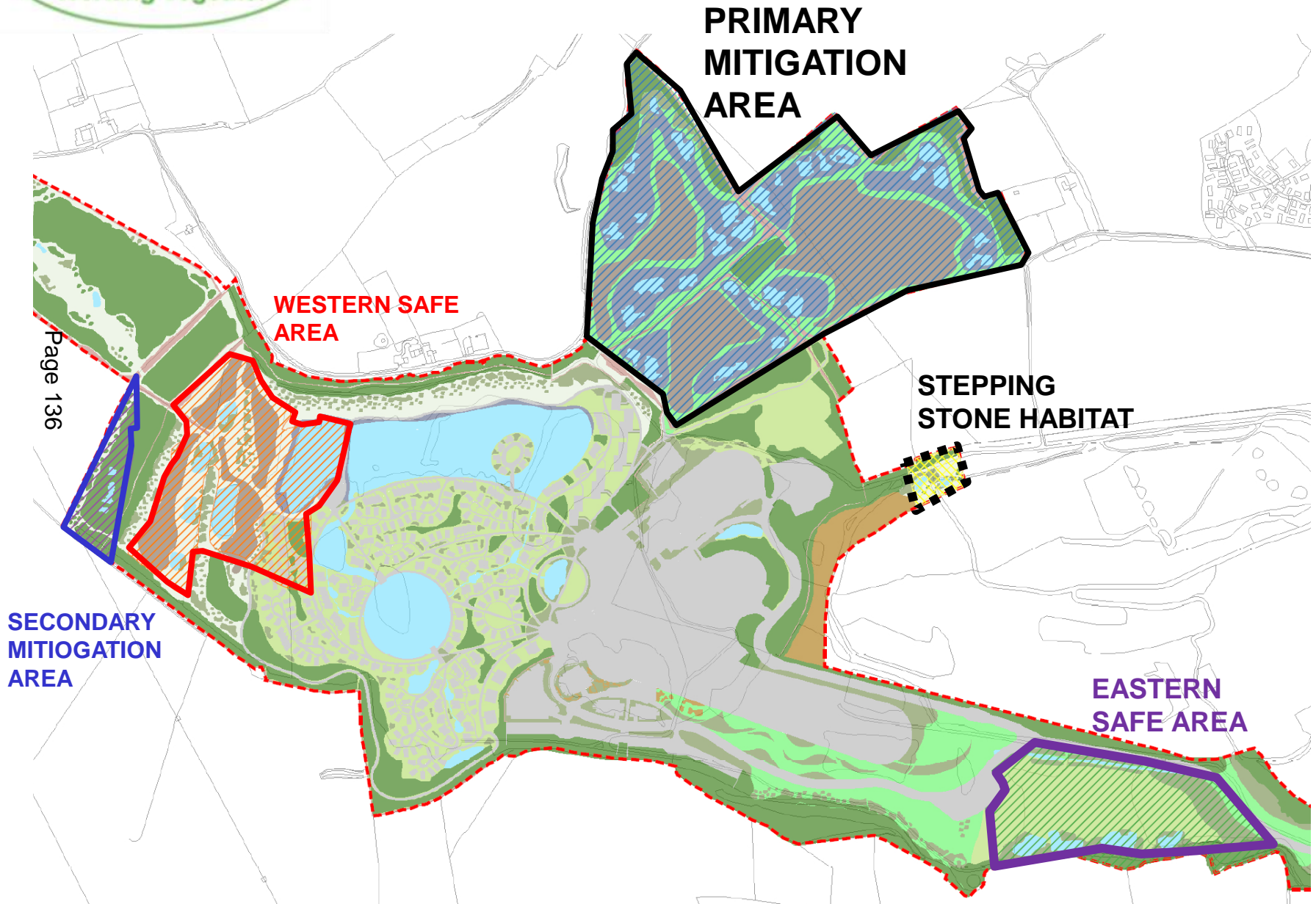
Slide 30



Phase 1 Description

- Ecological mitigation
- Creation of ponds
- Earth stripping







phase TWO

civil engineering
site wide drainage
structural landscaping
roads, water features and water courses
services and perimeter fencing

Phase 2 Details:

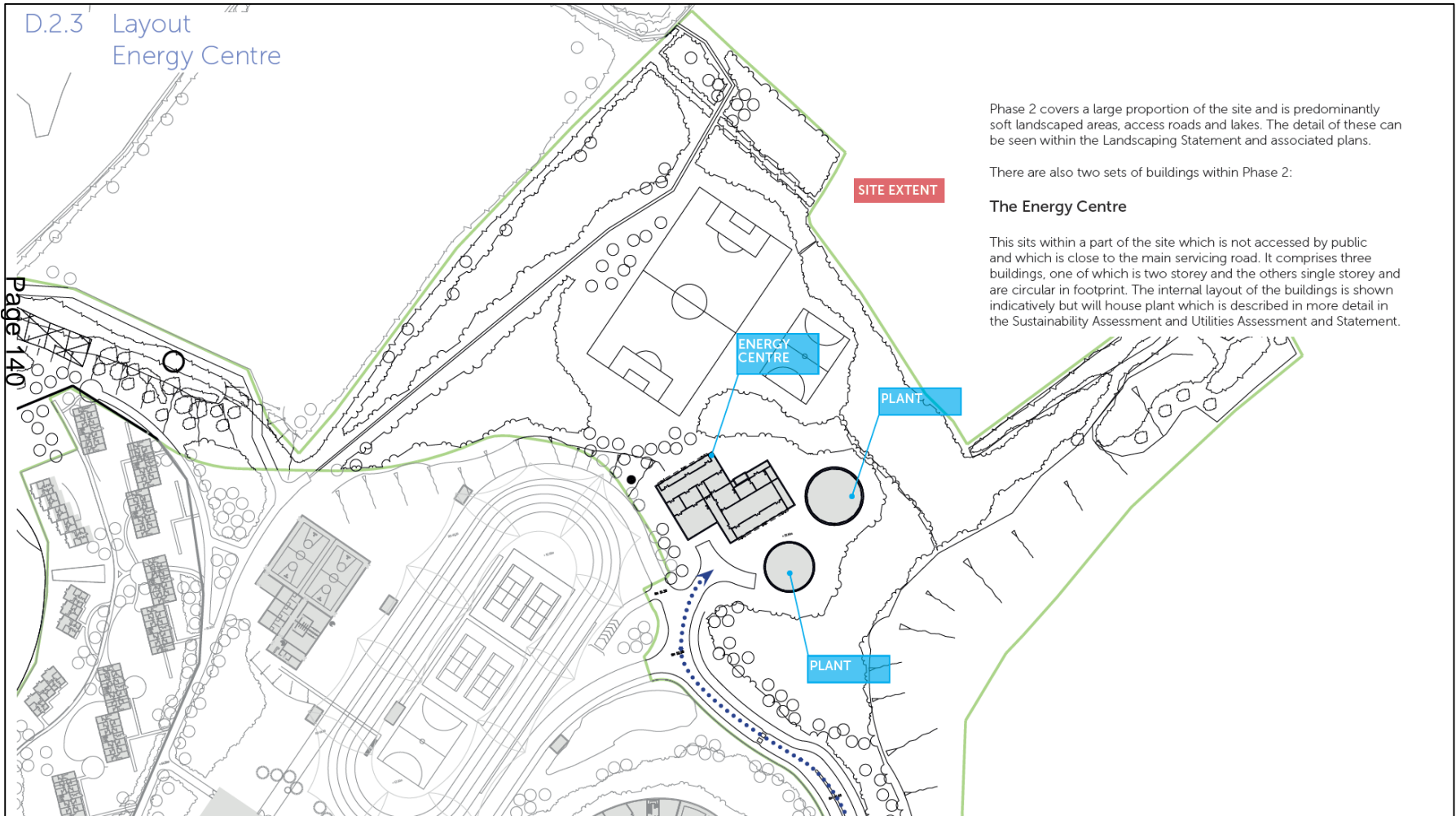
Slide 35



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Phase 2 Description

- Civil engineering
- Site-wide drainage
- Structural landscaping
- Construction of roads, water features & water courses
- Installation of services & perimeter fencing



D.2.3 Layout Energy Centre

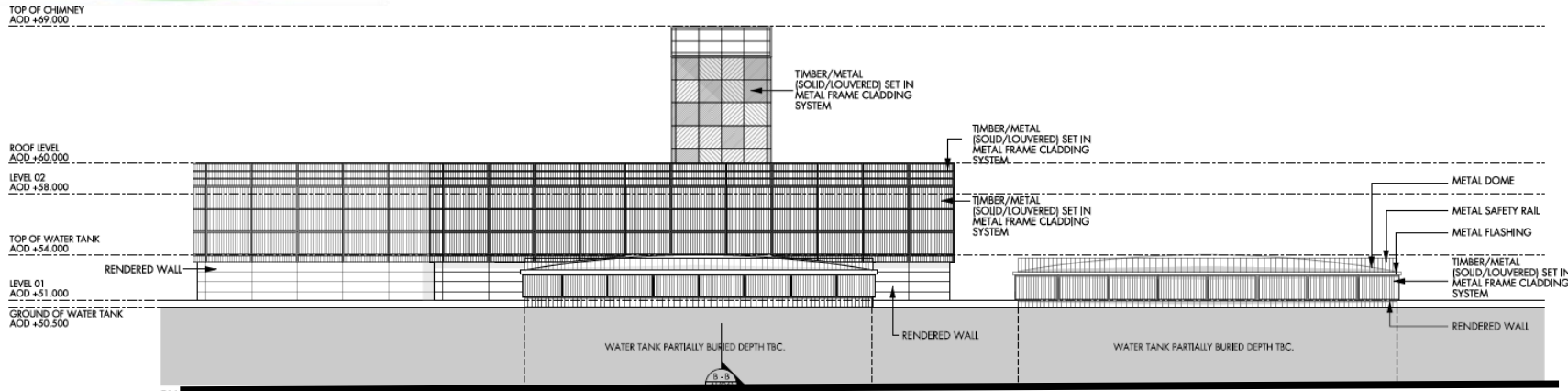
Page 140

Phase 2 covers a large proportion of the site and is predominantly soft landscaped areas, access roads and lakes. The detail of these can be seen within the Landscaping Statement and associated plans.

There are also two sets of buildings within Phase 2:

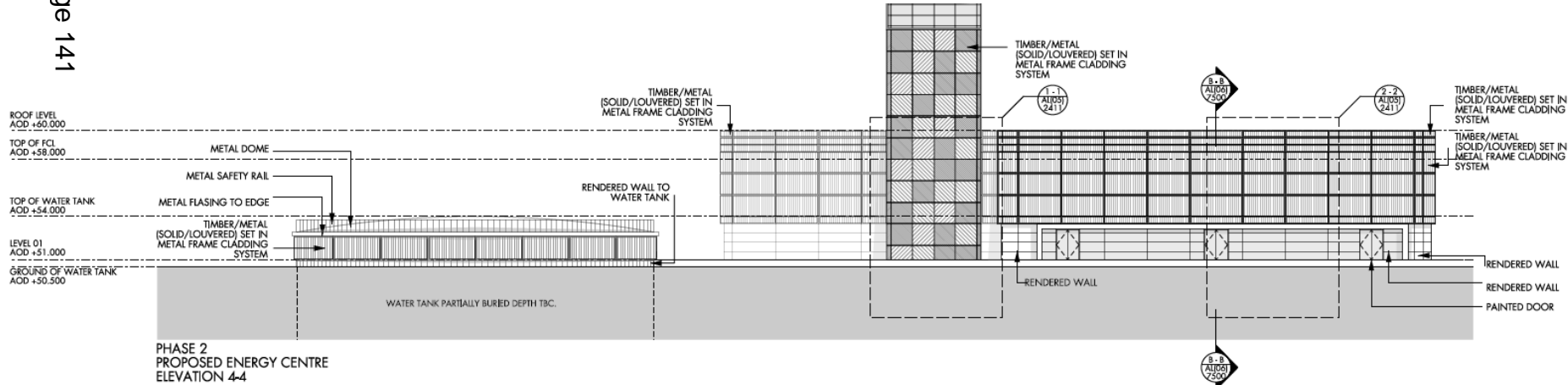
The Energy Centre

This sits within a part of the site which is not accessed by public and which is close to the main servicing road. It comprises three buildings, one of which is two storey and the others single storey and are circular in footprint. The internal layout of the buildings is shown indicatively but will house plant which is described in more detail in the Sustainability Assessment and Utilities Assessment and Statement.



PHASE 2 PROPOSED ENERGY CENTRE ELEVATION 1-1

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PHASE 2 PROPOSED ENERGY CENTRE ELEVATION 4-4



Olympics energy centre, Stratford



Timber & Stone facade, Japan



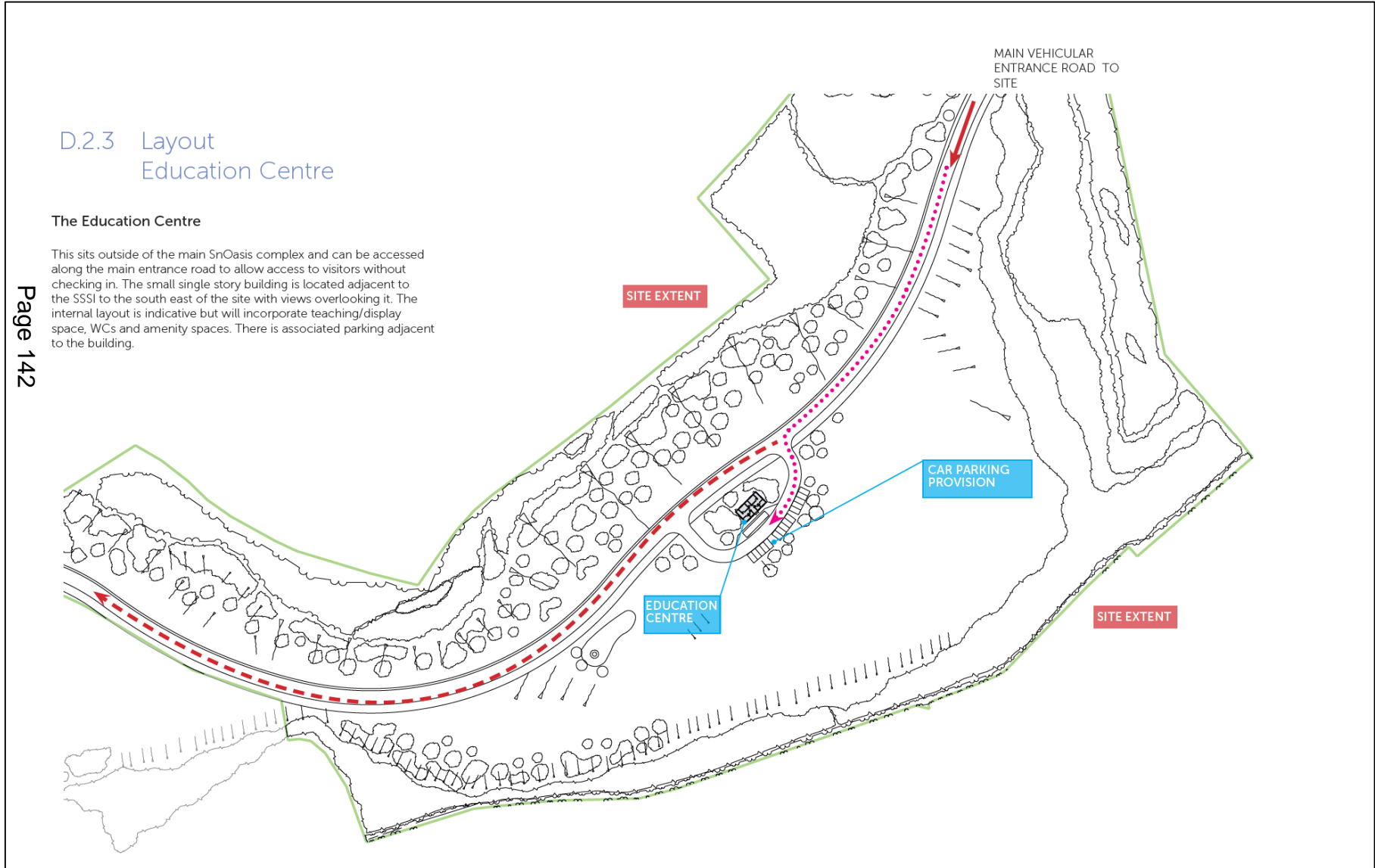
Brasilia, Oscar Niemeyer

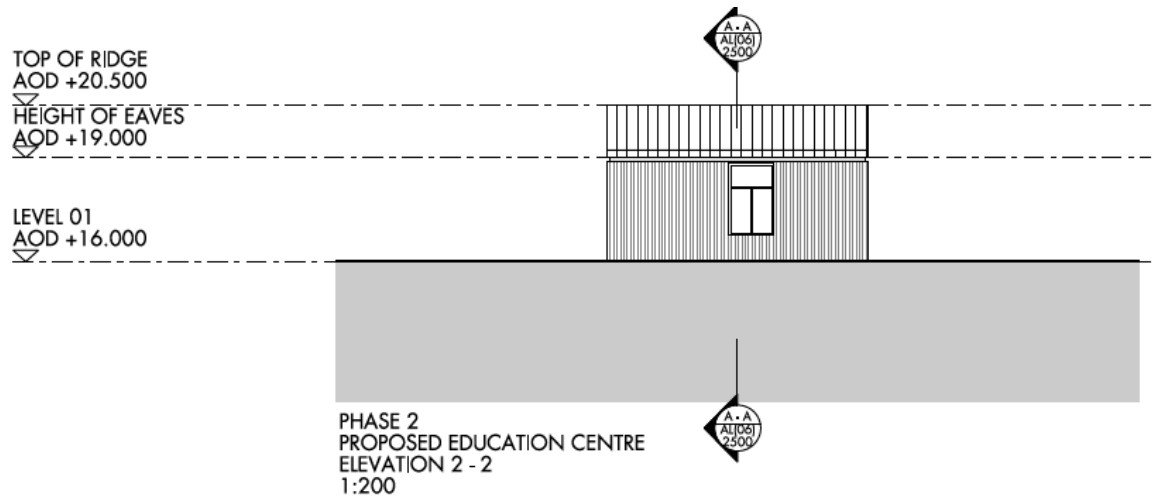
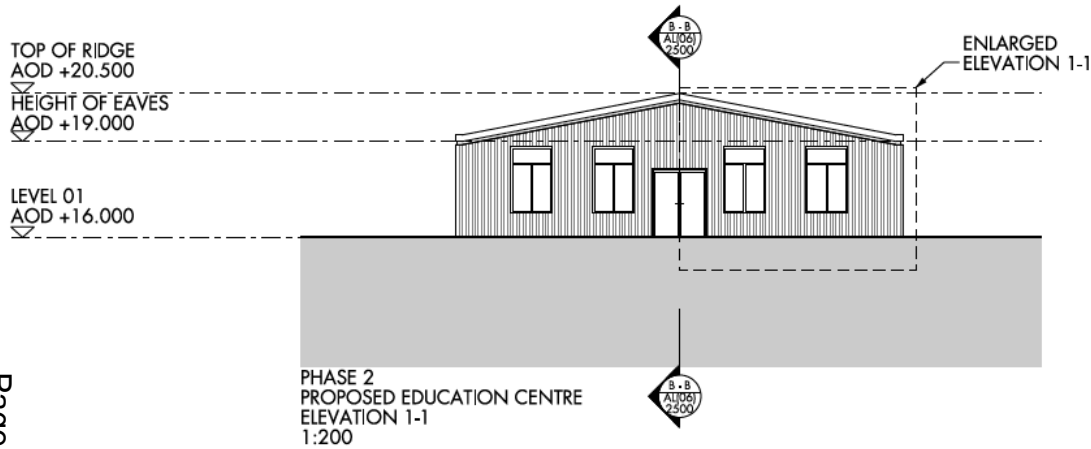
D.2.3 Layout Education Centre

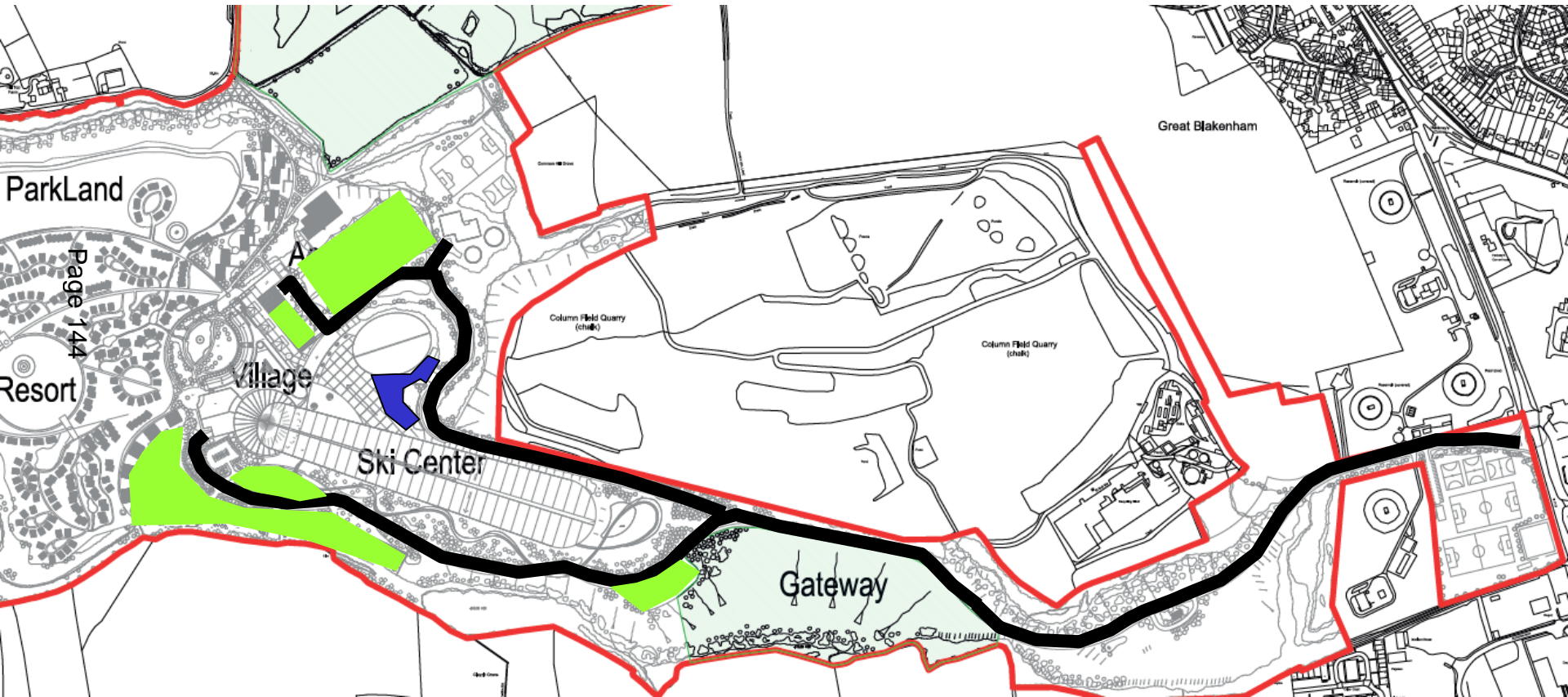
The Education Centre

This sits outside of the main SnOasis complex and can be accessed along the main entrance road to allow access to visitors without checking in. The small single story building is located adjacent to the SSSI to the south east of the site with views overlooking it. The internal layout is indicative but will incorporate teaching/display space, WCs and amenity spaces. There is associated parking adjacent to the building.

Page 142







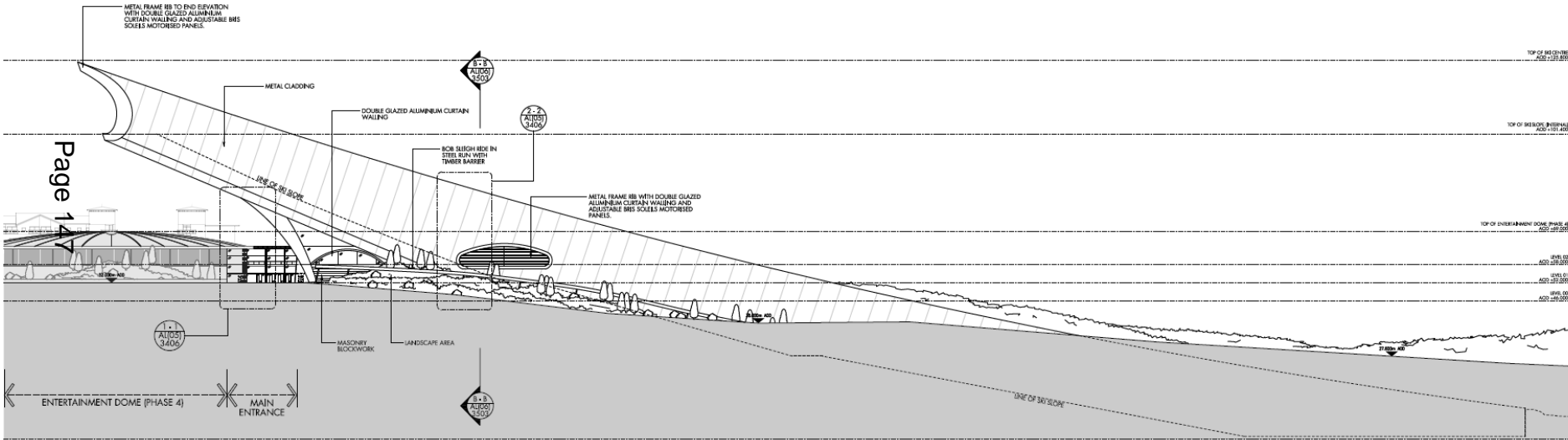
phase THREE

ski-dome
servicing areas
associated parking
landscaping



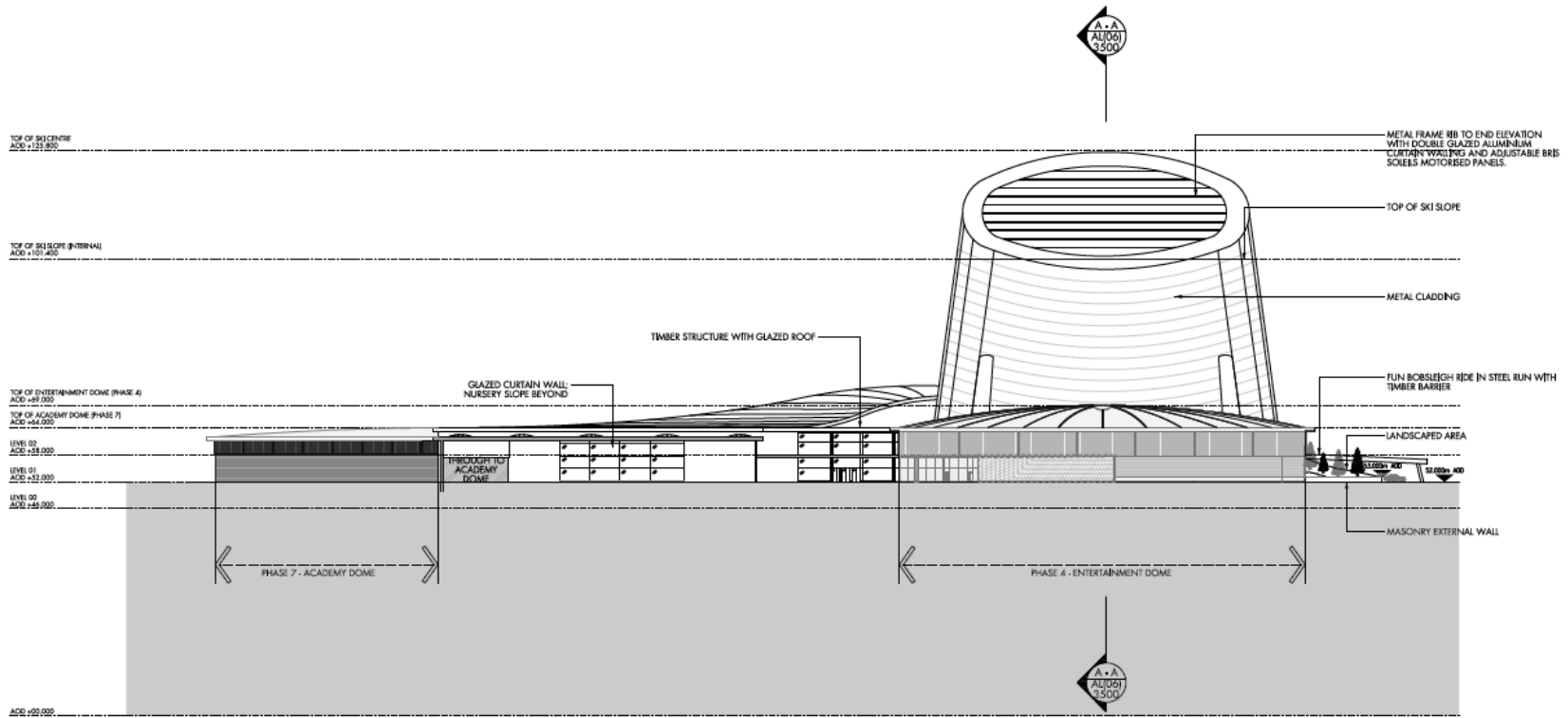
Phase 3 Description

- The ski dome
- Servicing areas
- Associated car parking
- Hard and soft landscaping

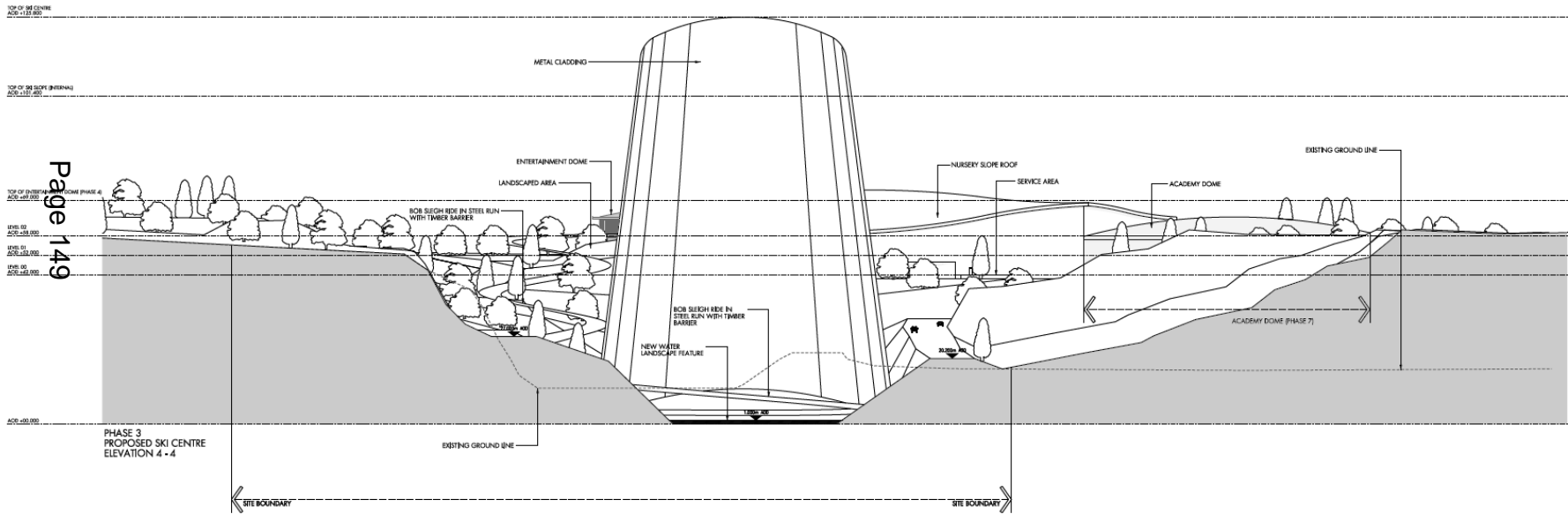


PHASE 3
PROPOSED SKI CENTRE
ELEVATION 1 - 1

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PHASE 3
PROPOSED SKI CENTRE
ELEVATION 2 - 2



Phase 3 Details: Ski Centre and Slalom Ski-Run

Slide 46

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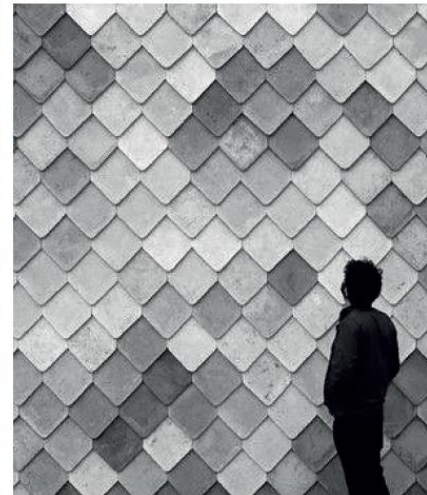
Metal shingles architectural texture



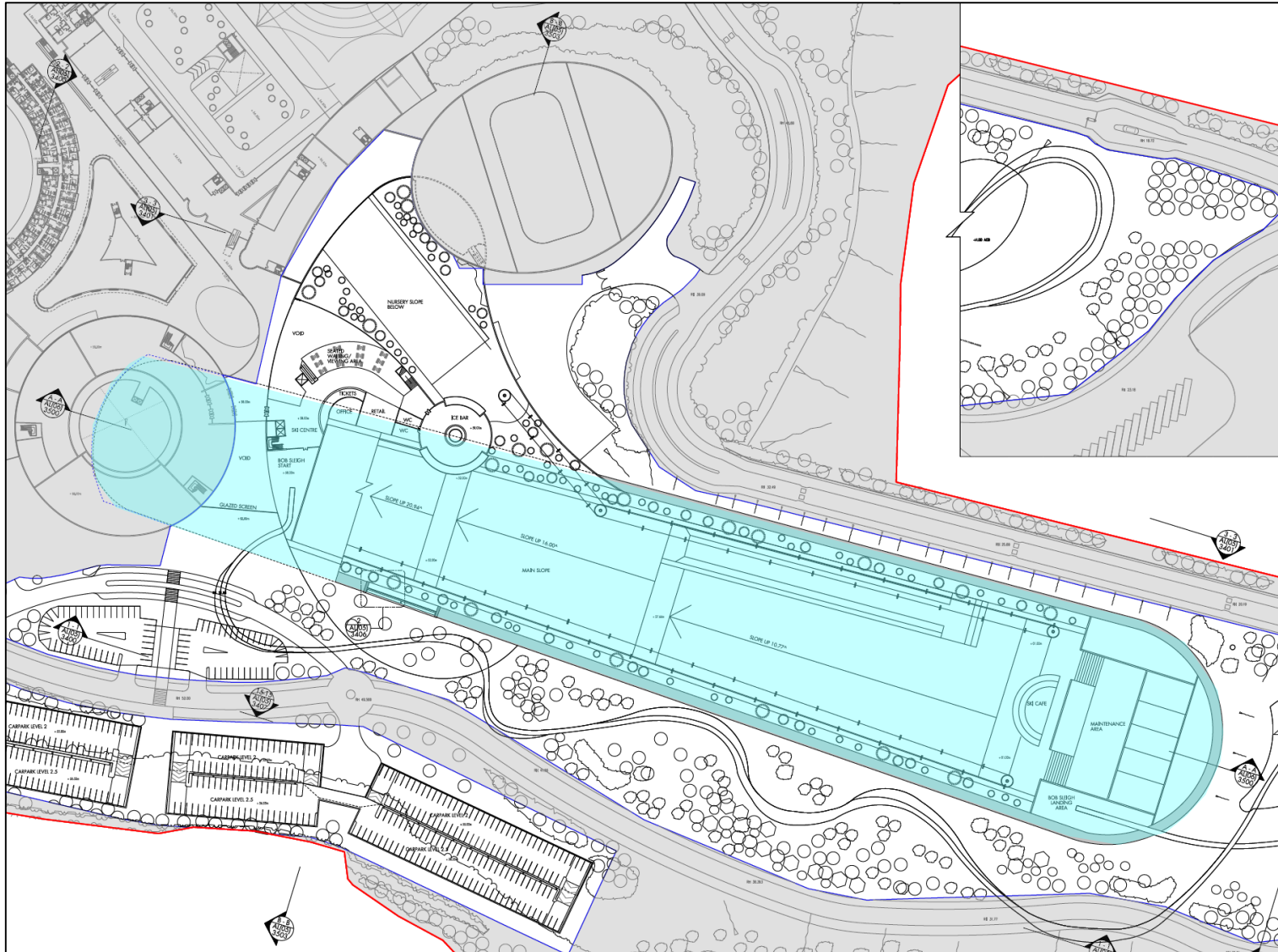
Metal shingles architectural texture

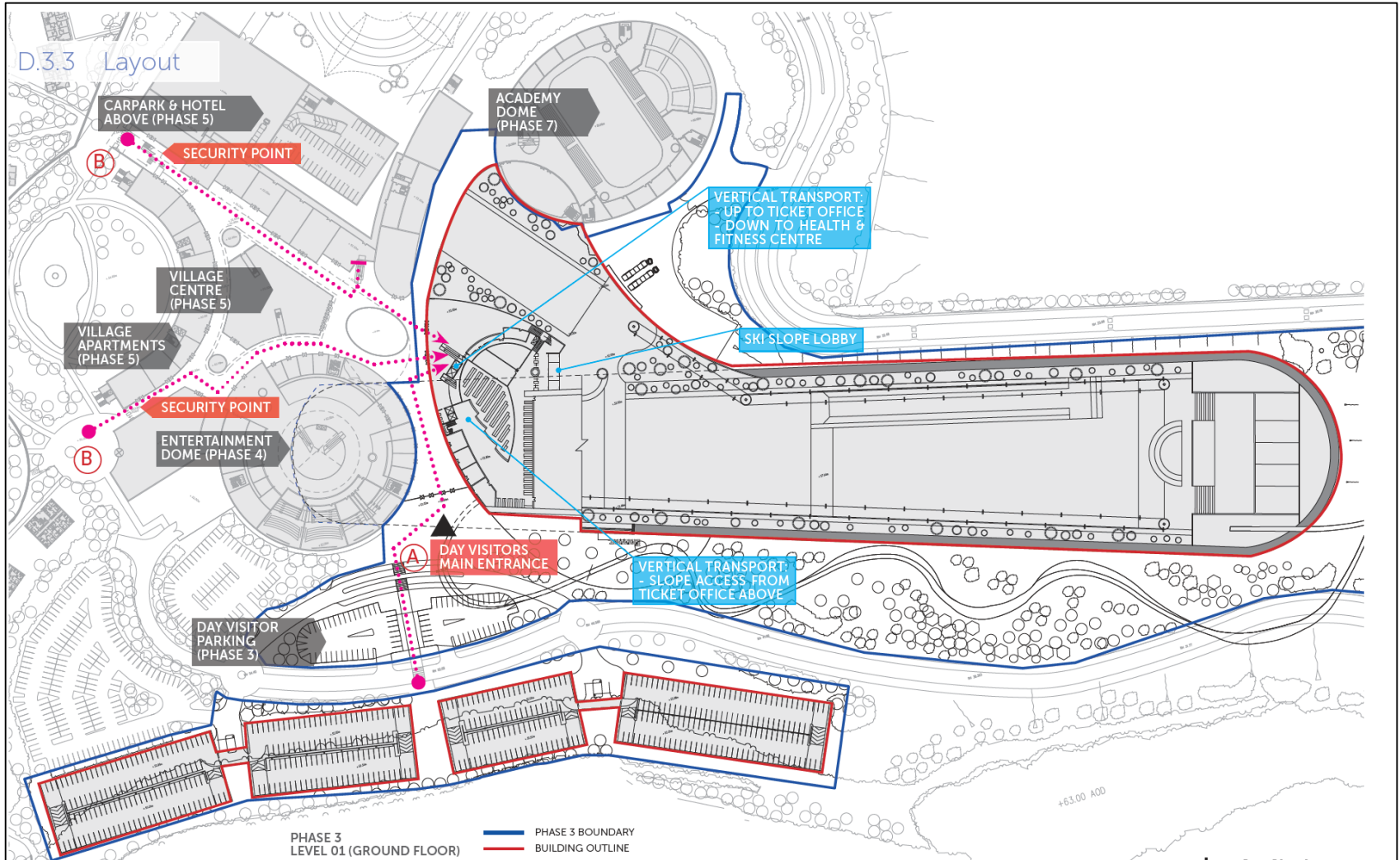


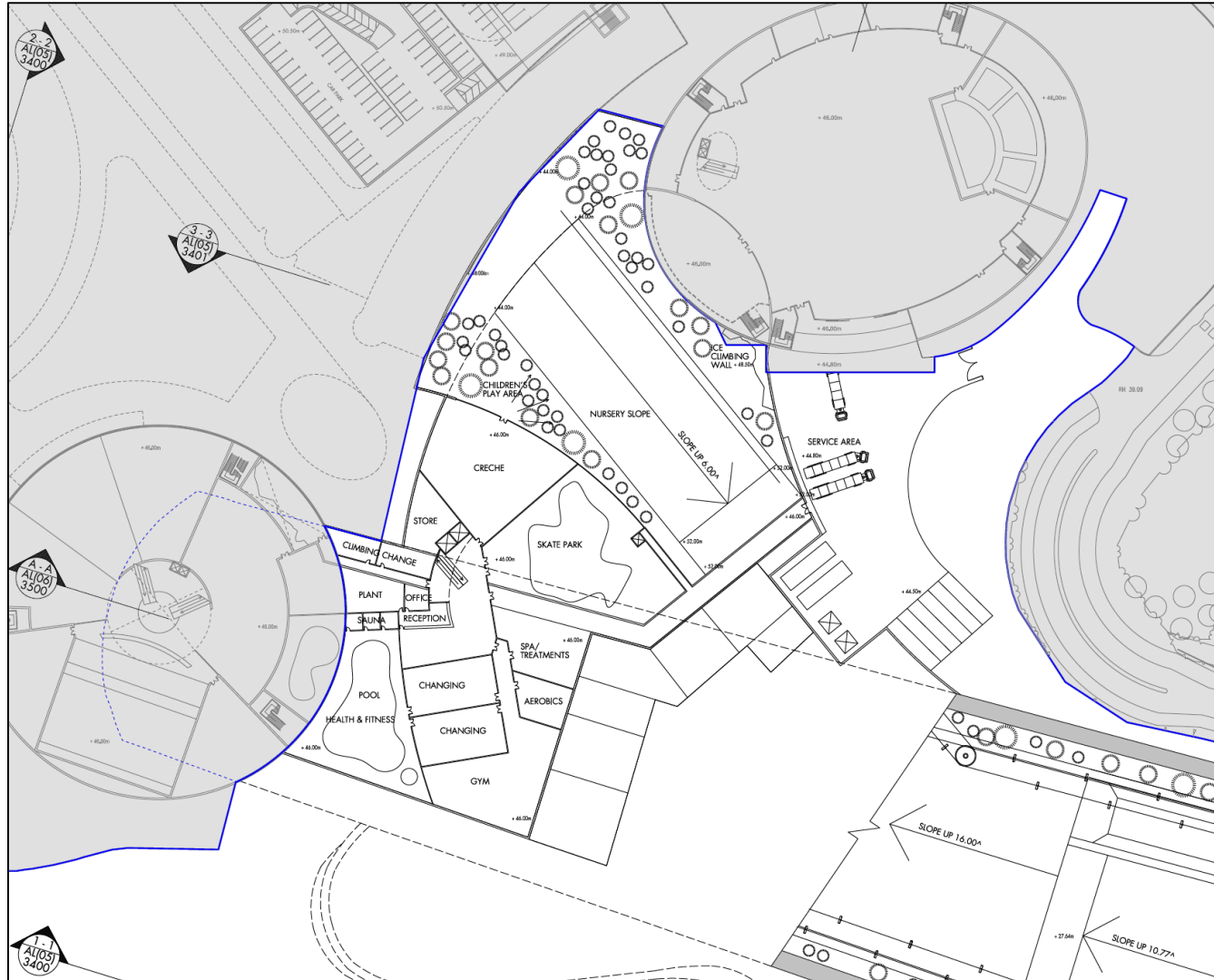
Leslie Jones Architects - The Moor Market



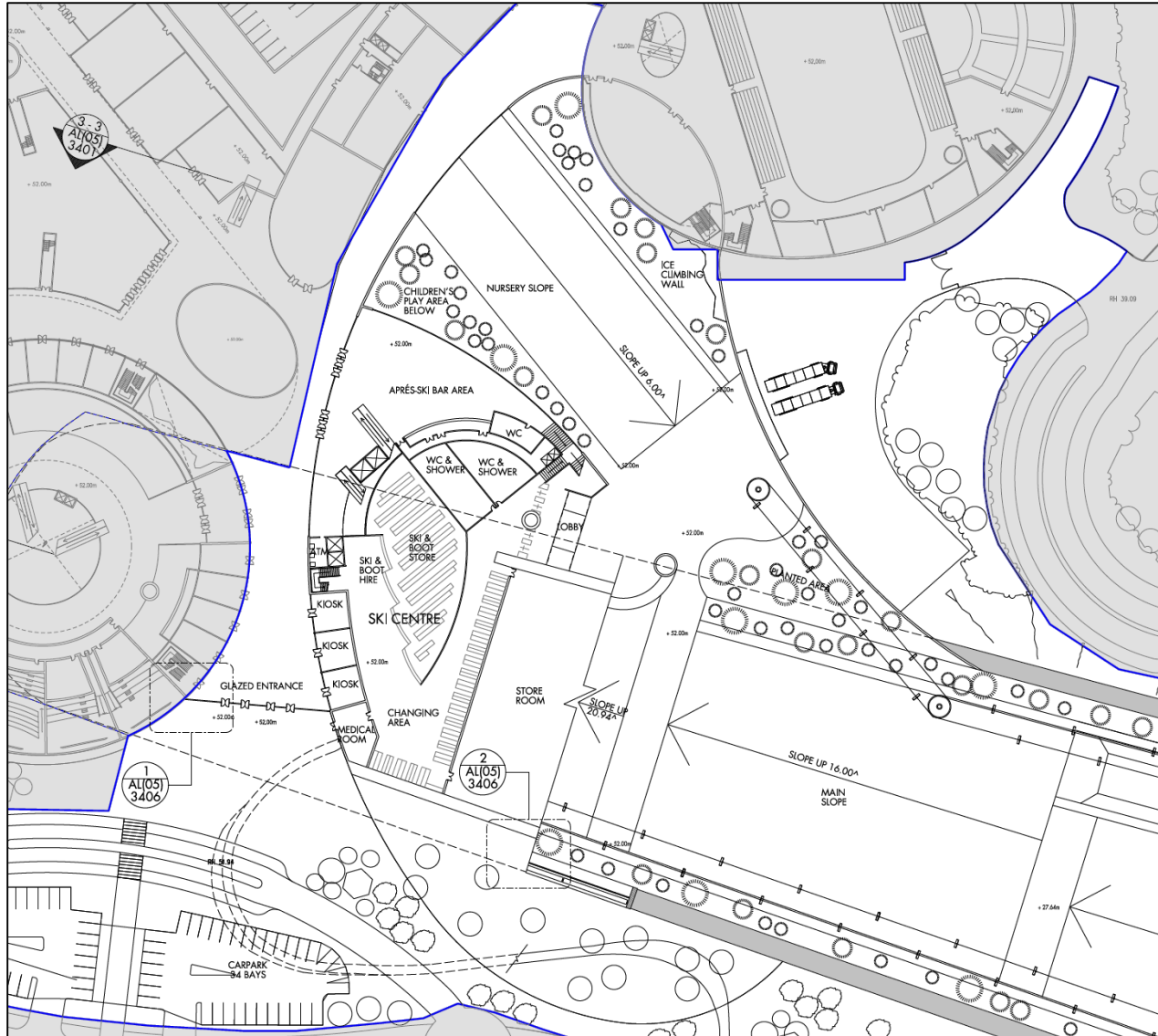
Yard House, London

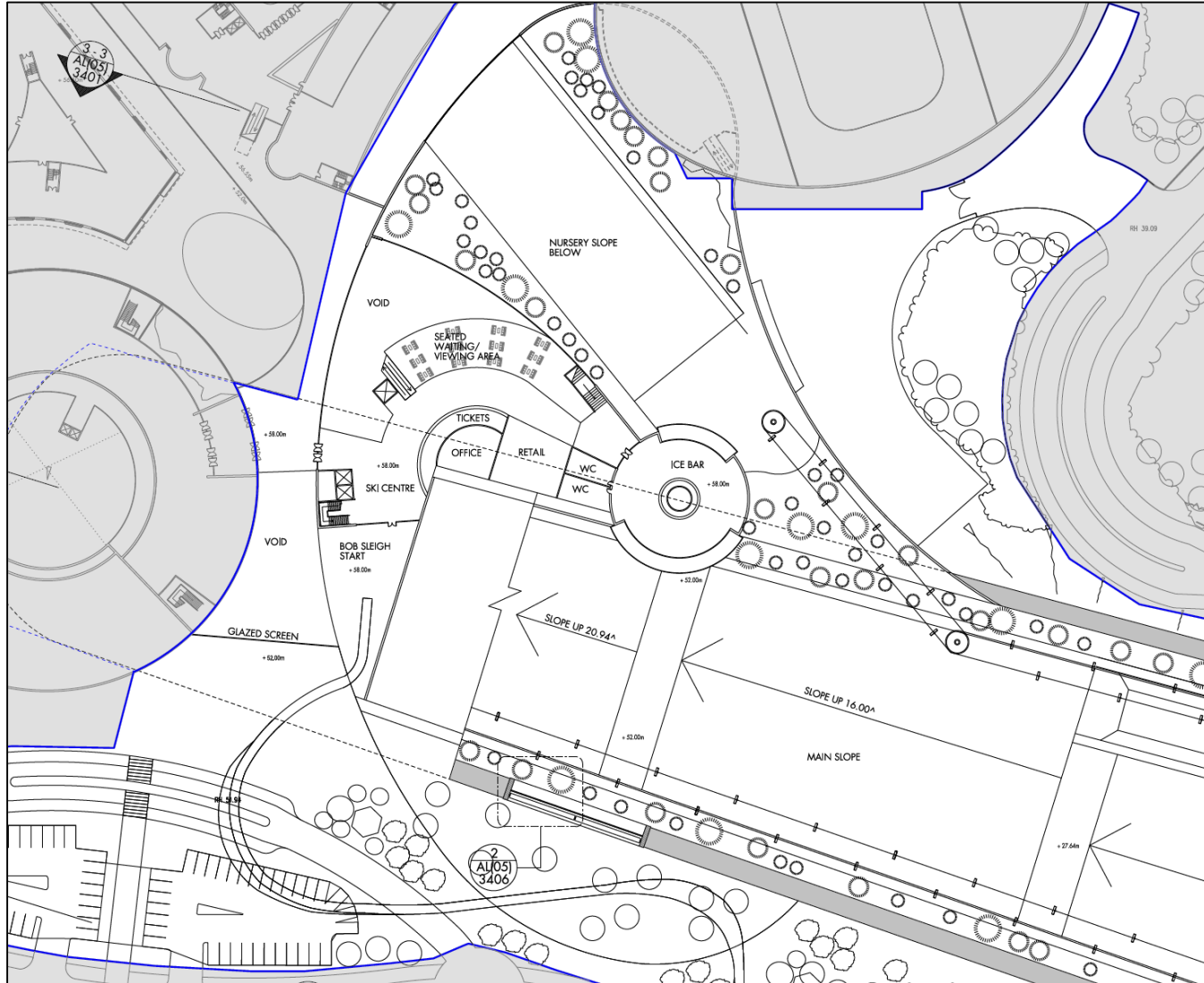


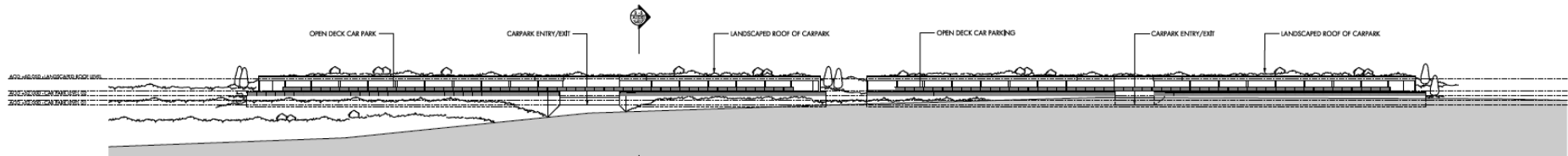




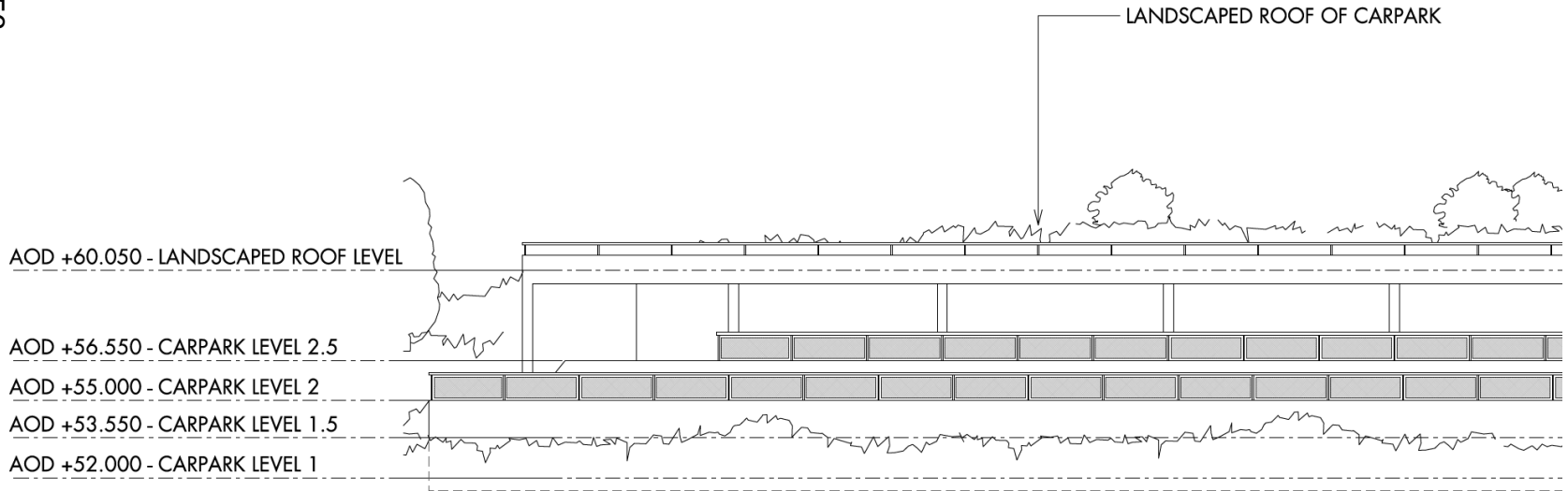
Level 00



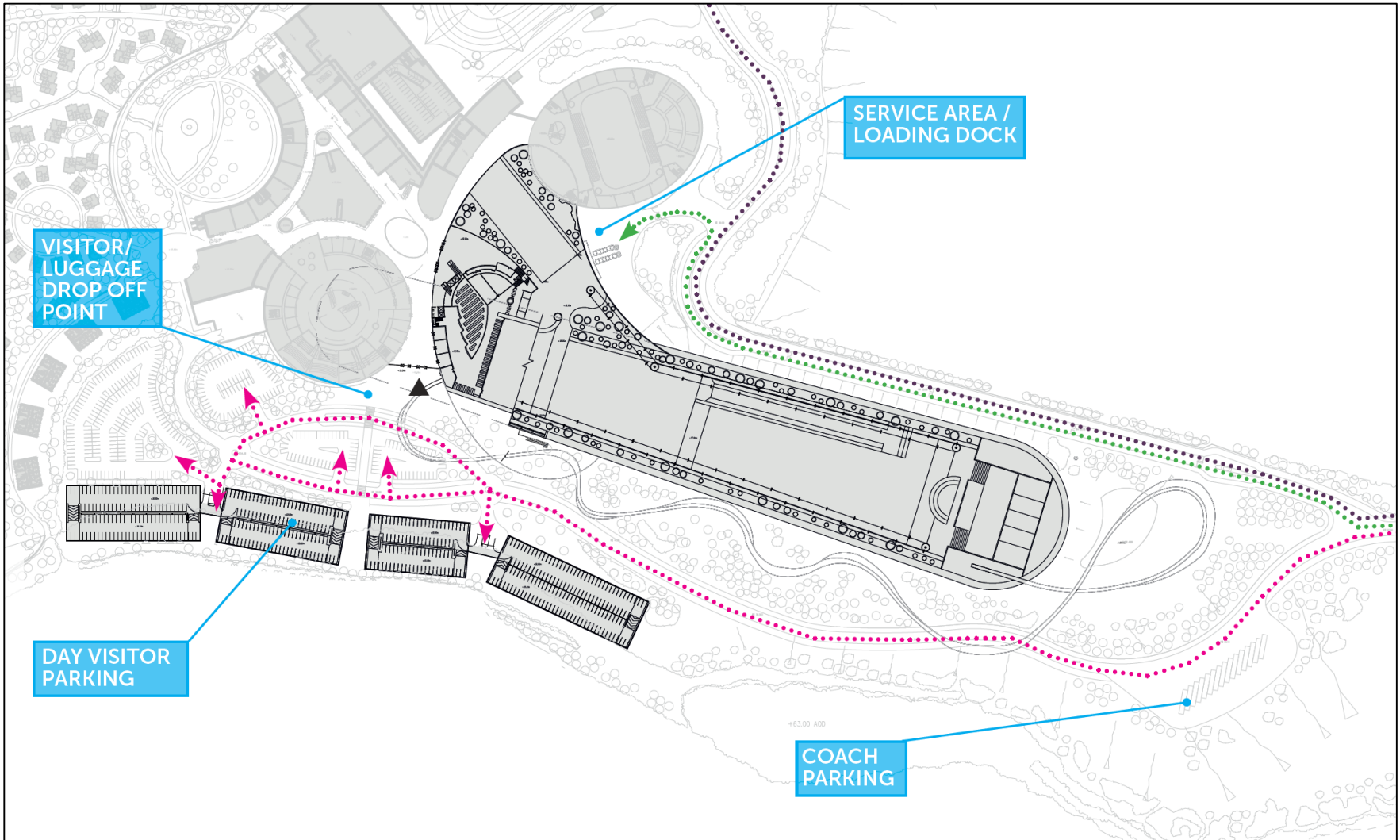




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Comparisons:

Orwell
Bridge
43m

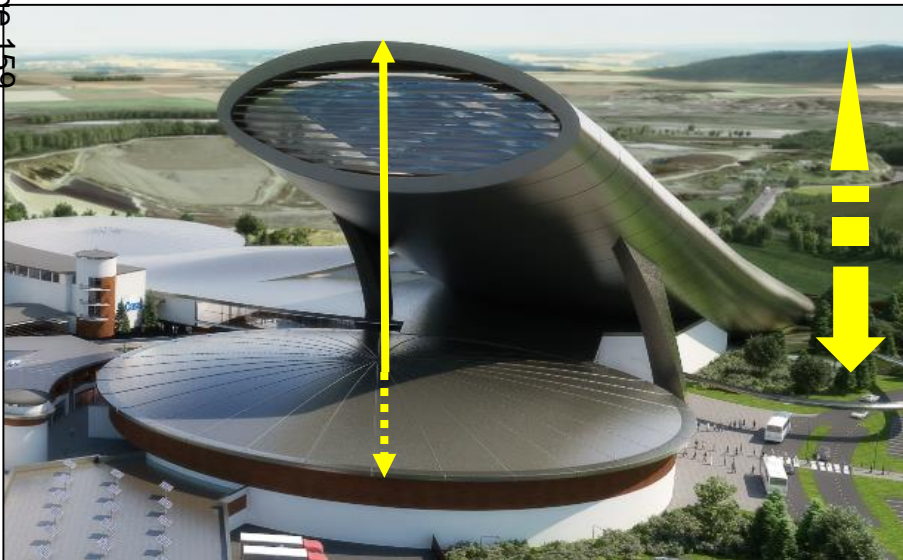
Cranfield Mill
Ipswich
71m

Norwich
Cathedral
96m

SnOasis
above ground
79m

SnOasis
Overall vertical
height
100m

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phase FOUR

entertainment-dome
servicing areas
landscaping



Phase 4 Description

- The Entertainment Dome
- Servicing areas
- Hard and soft landscaping

D.4.3 Layout

The phase 4 building, known as the Entertainment Dome abuts the Phase 3 ski slope building and sits below its projecting upper levels. The Entertainment Dome contains uses that are accessible for both day visitors and staying guests. It is located between the ski slope building, the village centre and the day visitor parking.

There are three entrances into the Entertainment Dome:

- At ground floor (Level 01) directly opposite the Ski Slope entrance
- At ground floor opposite the Village centre via the entrance
- At Level 2 from the raised walkway directly opposite the Ski Slope upper level entrance.

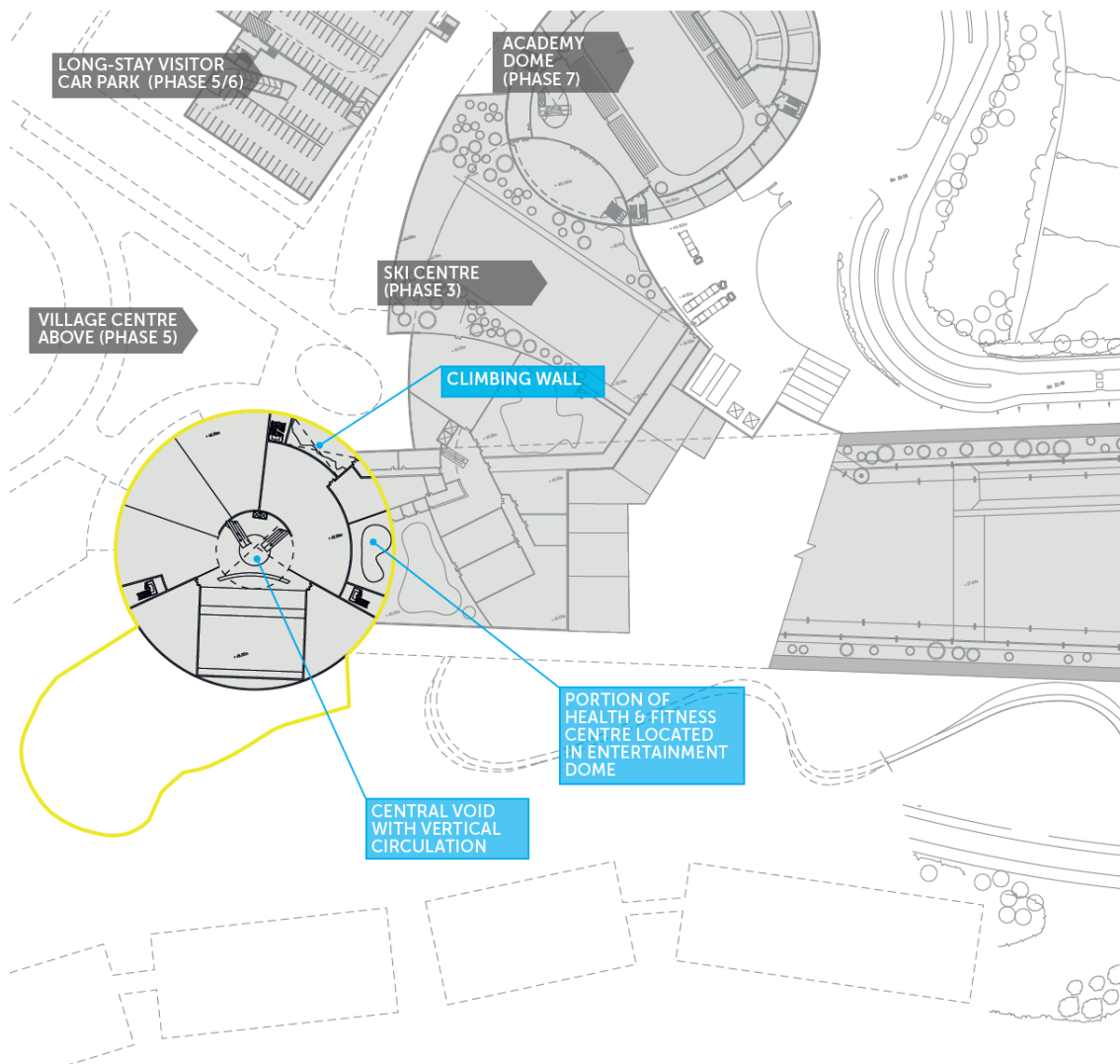
Accessing via any of the three entrances takes you into the circular atrium space. This triple height space contains the vertical circulation allowing people to access all levels. The numerous uses within the Entertainment Dome are either accessed from this central space or directly from the external perimeter. Uses accessed from the perimeter are a number of small retail kiosk units at Level 01.

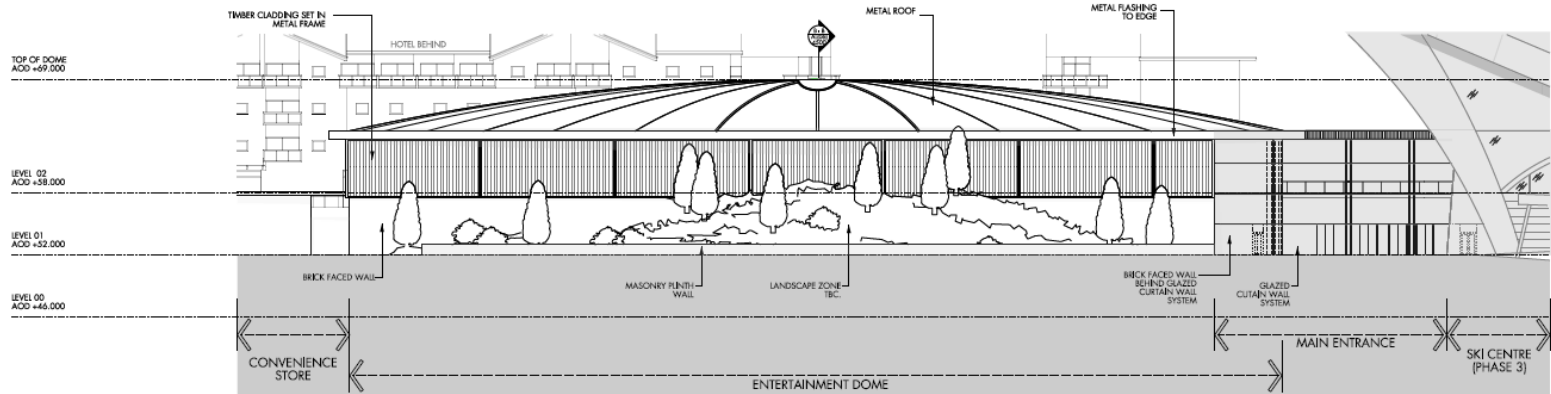
From the central space you can access the following uses:

- Level 00 (below ground):
 - Bowling alleys
 - Bar
 - Snooker / pool hall
 - Nightclub
 - Family entertainment Centre
- Level 01 (ground floor)
 - 4 screen cinema
 - Foodcourt
 - Bar
 - WCs
- Level 02 (upper level)
 - Bar and restaurant
 - Casino

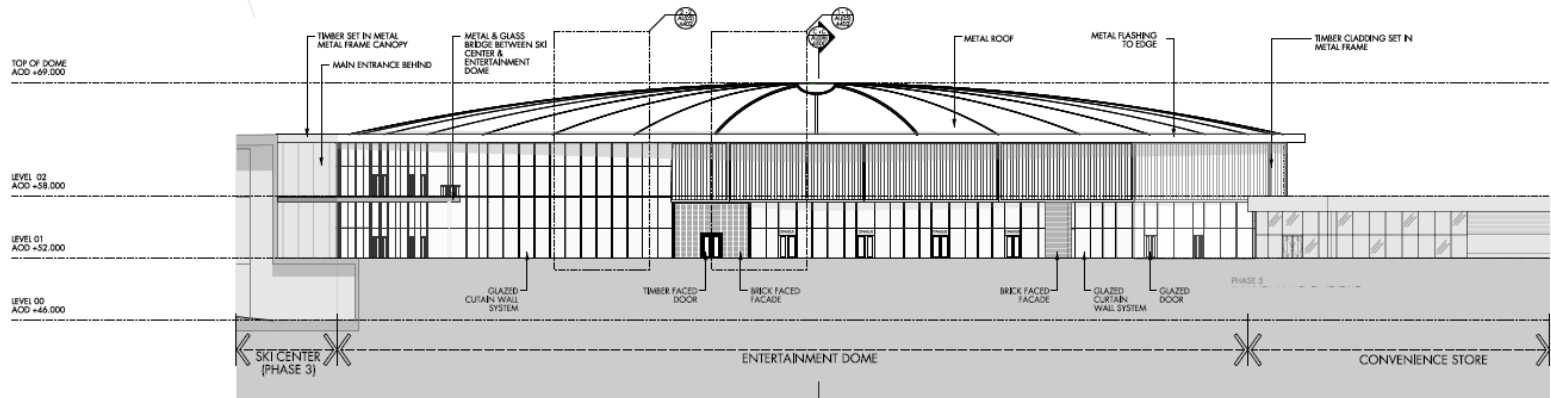
Also within the building is a climbing wall and part of the health and fitness centre which are accessed directly from Phase 3 at Level 00. The climbing wall is set behind glass so can be seen from outside in the village centre.

Plant rooms serving the building are located at Level 00. Servicing is also from this level.





PHASE 4
PROPOSED ENTERTAINMENT DOME
ELEVATION 1 - 1



PHASE 4
PROPOSED ENTERTAINMENT DOME
ELEVATION 3 - 3



METAL ROOF



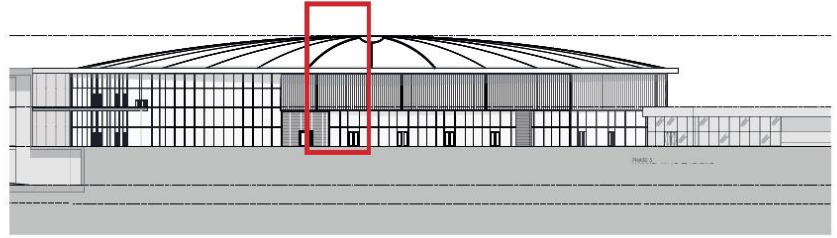
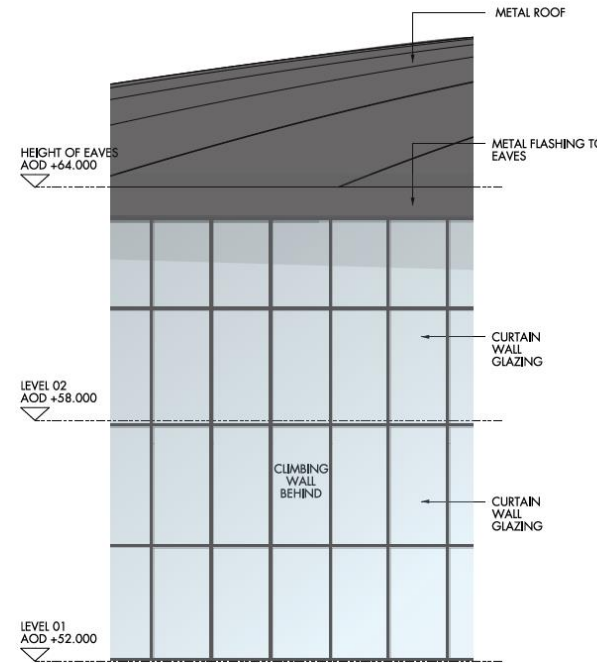
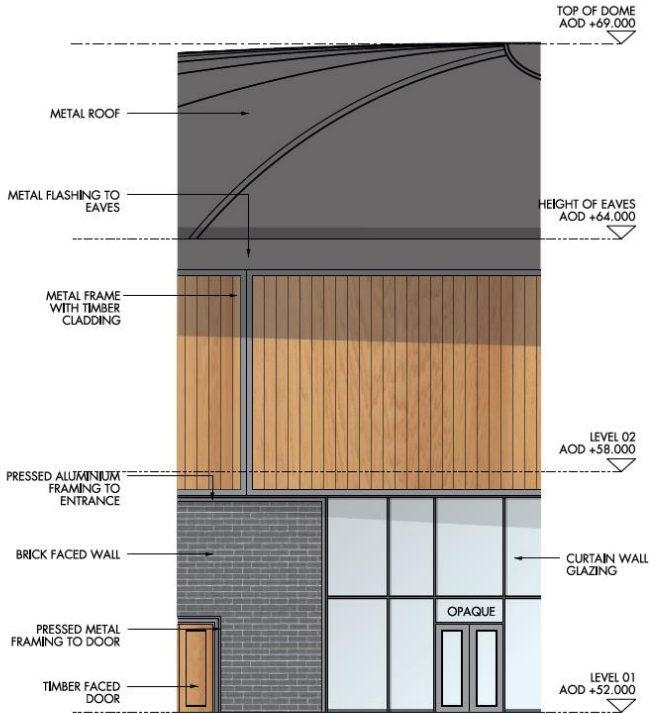
TIMBER CLADDING SET IN METAL FRAME



CURTAIN WALLING



BRICK FACED WALL





The Stables. McLean Quinlan Architects



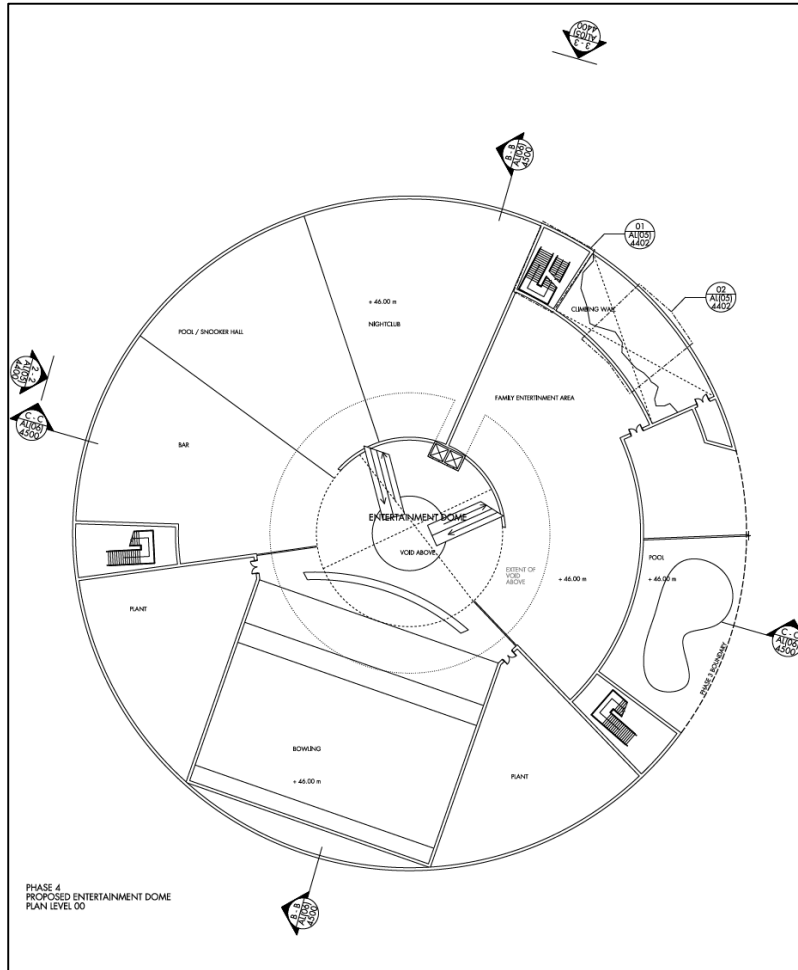
Musholm Extension, Denmark



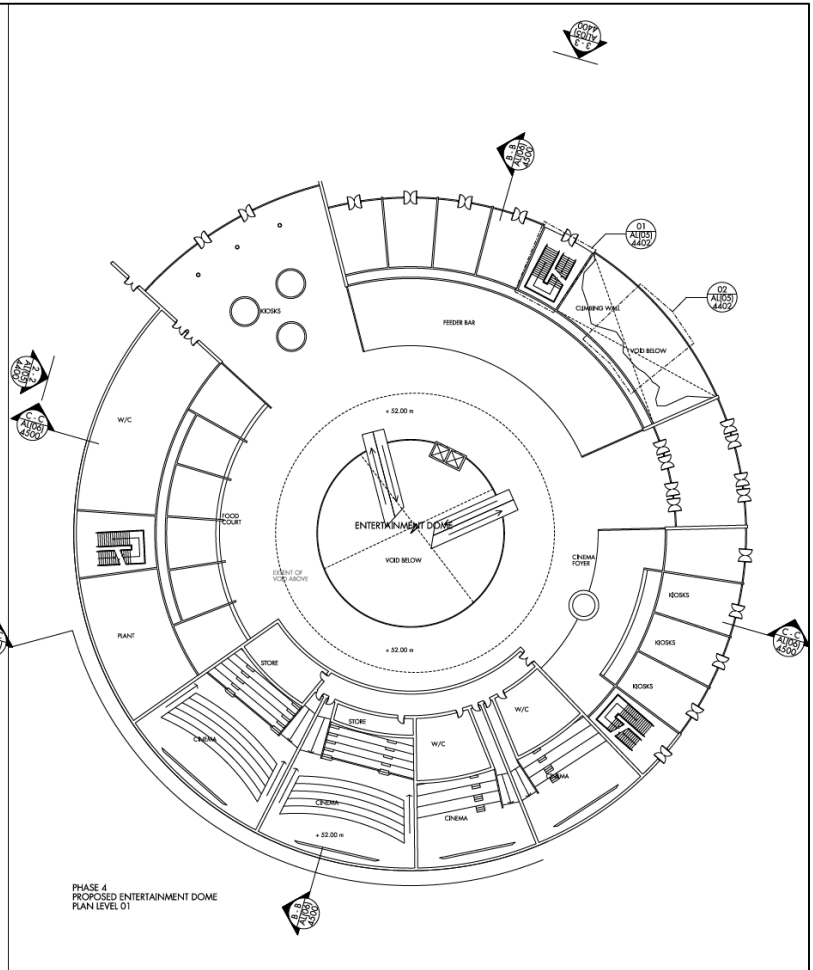
Parc Central, Guangzhou, China



Musholm Extension, Denmark

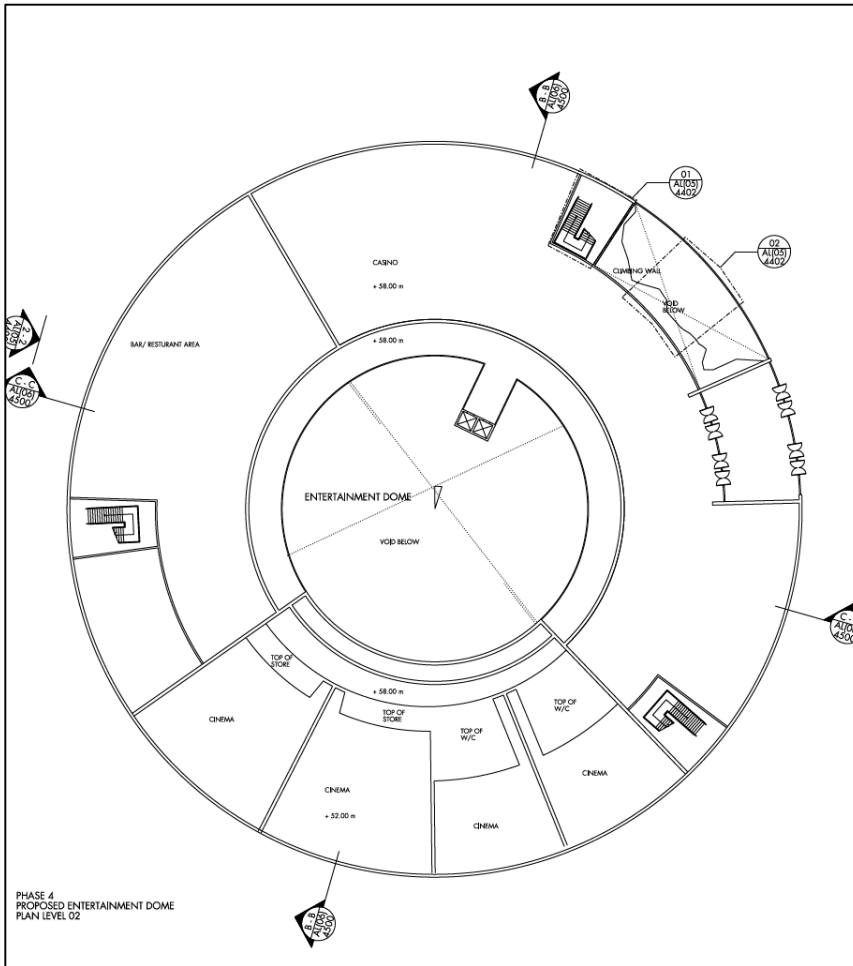


Level 00

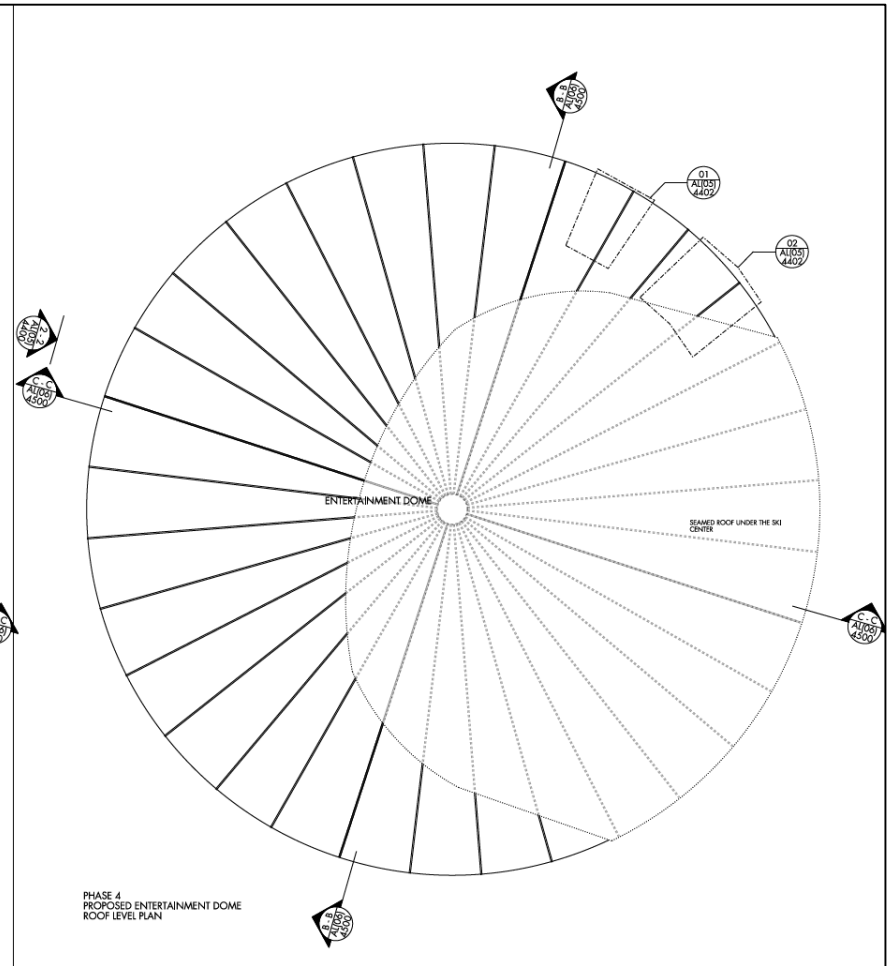


Level 01

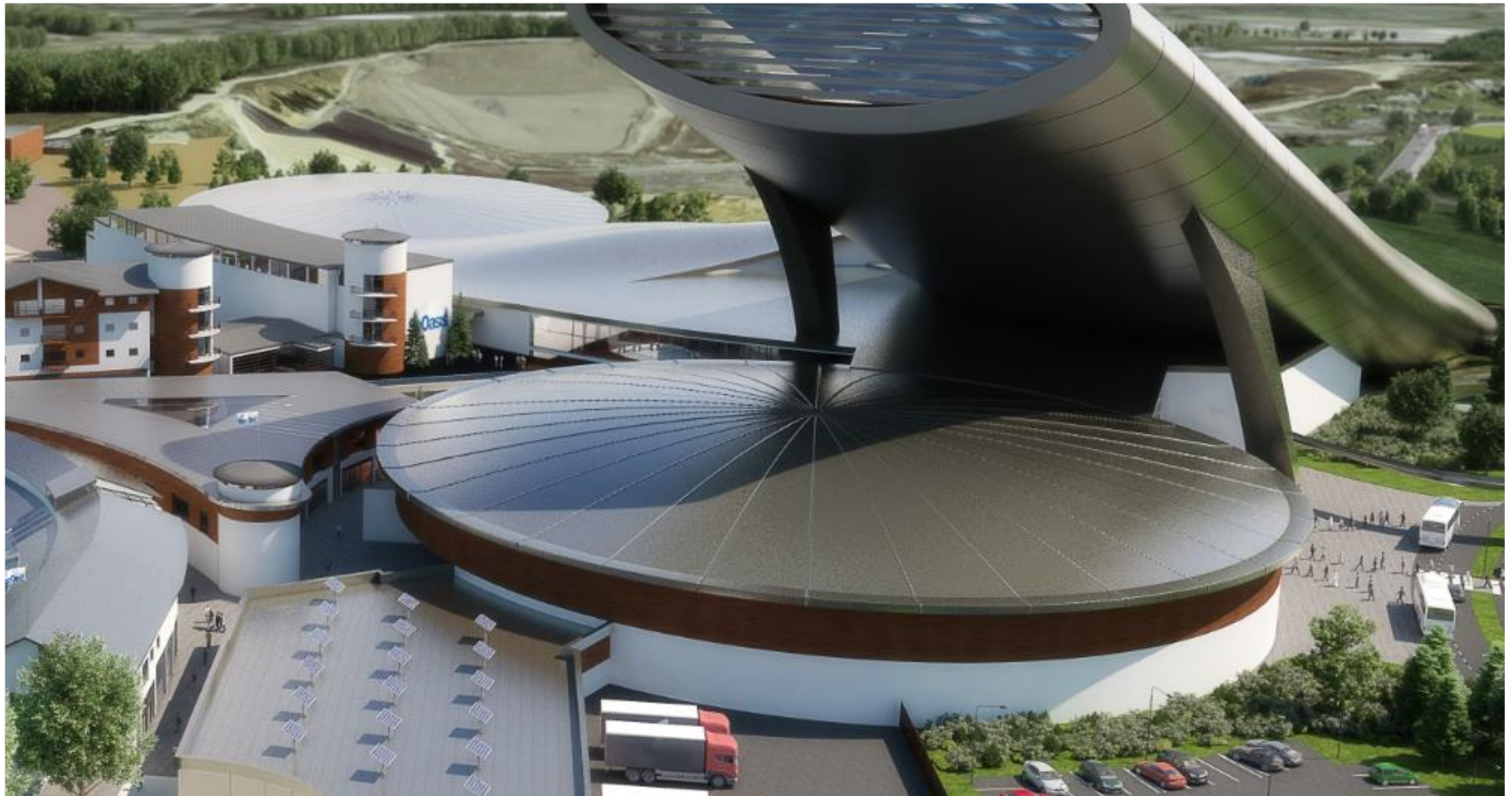
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Level 02



Roof



phase FIVE

hotel and servicing
apartments and servicing areas
retail units and servicing
car parking
landscaping

Phase 5 Details:

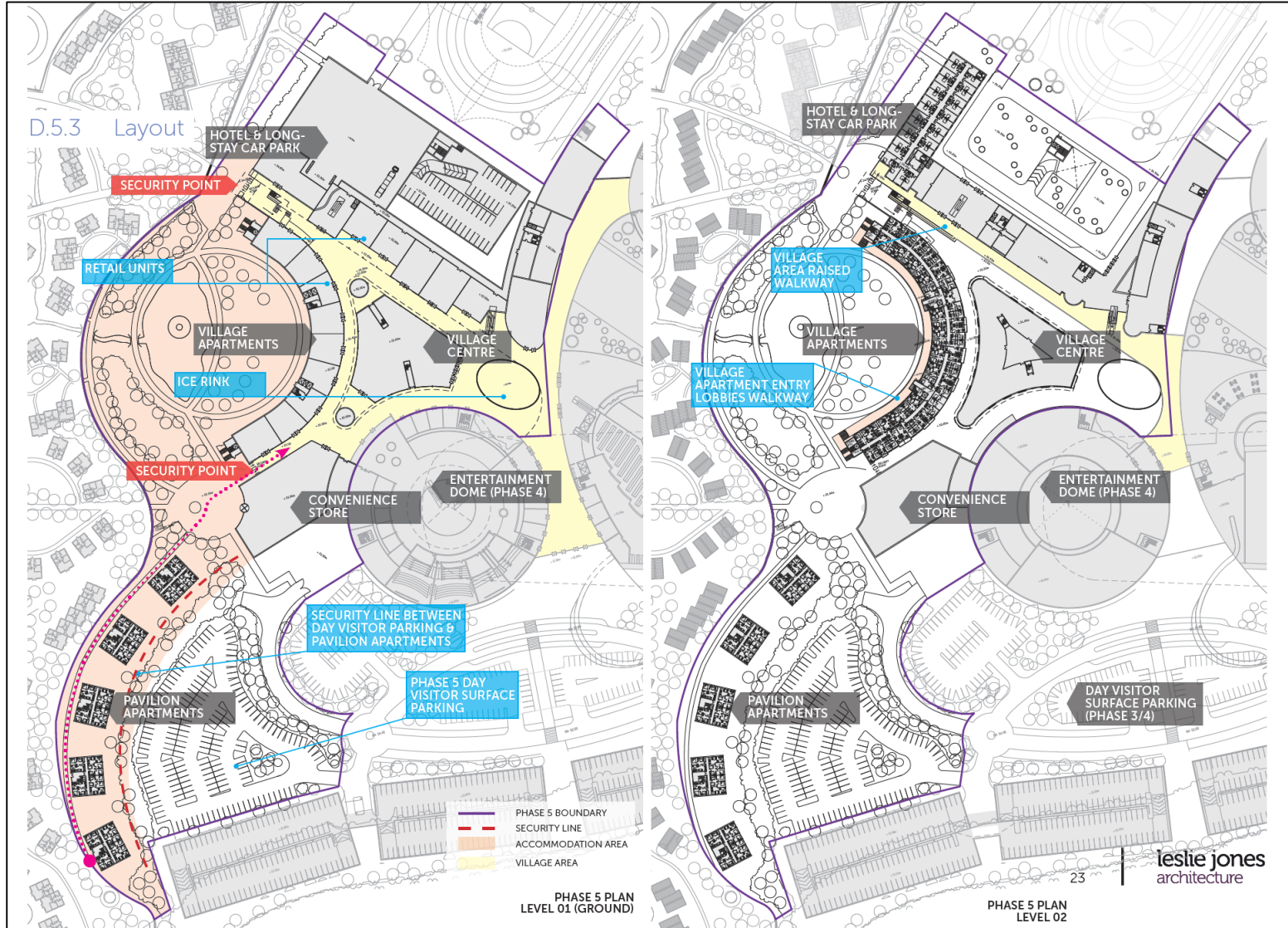
Slide 68



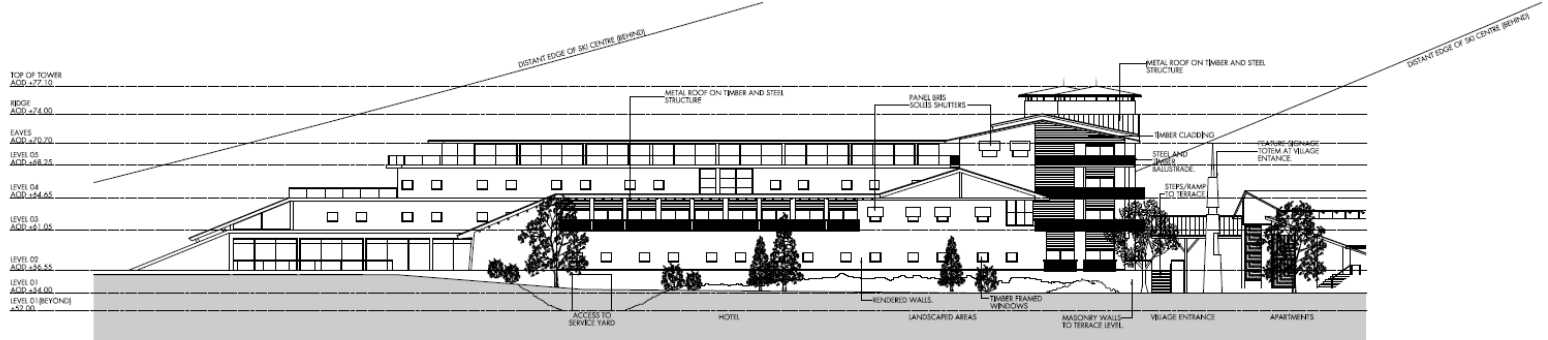
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Phase 5 Description

- Hotel with associated servicing areas
- Apartments with associated servicing areas
- Retail units with associated servicing areas
- Car parking
- Hard and soft landscaping.

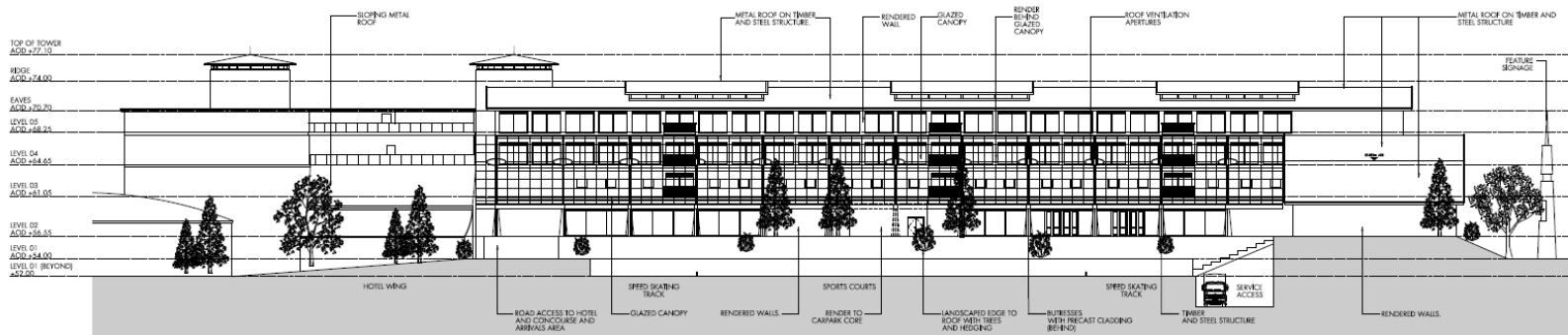


Phase 5 Details: Hotel



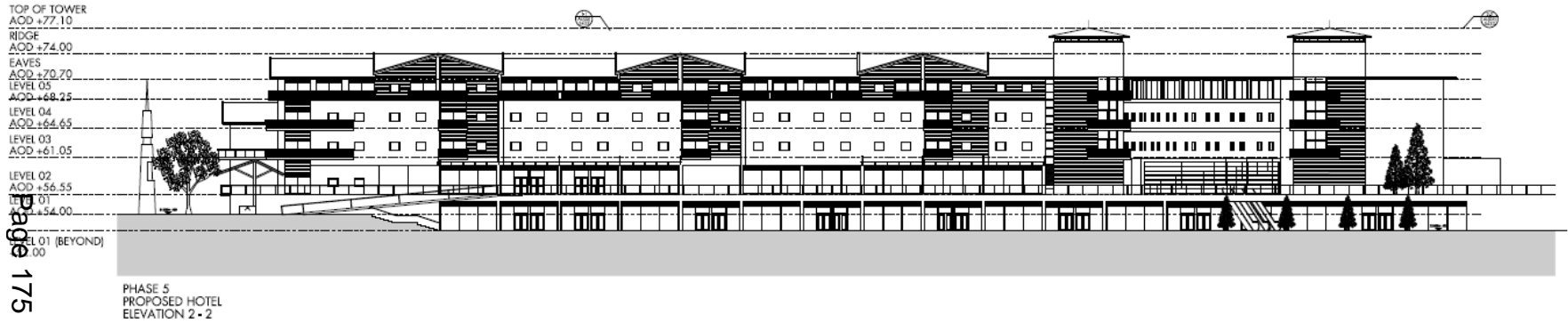
PHASE 5
PROPOSED HOTEL
ELEVATION 1 - 1

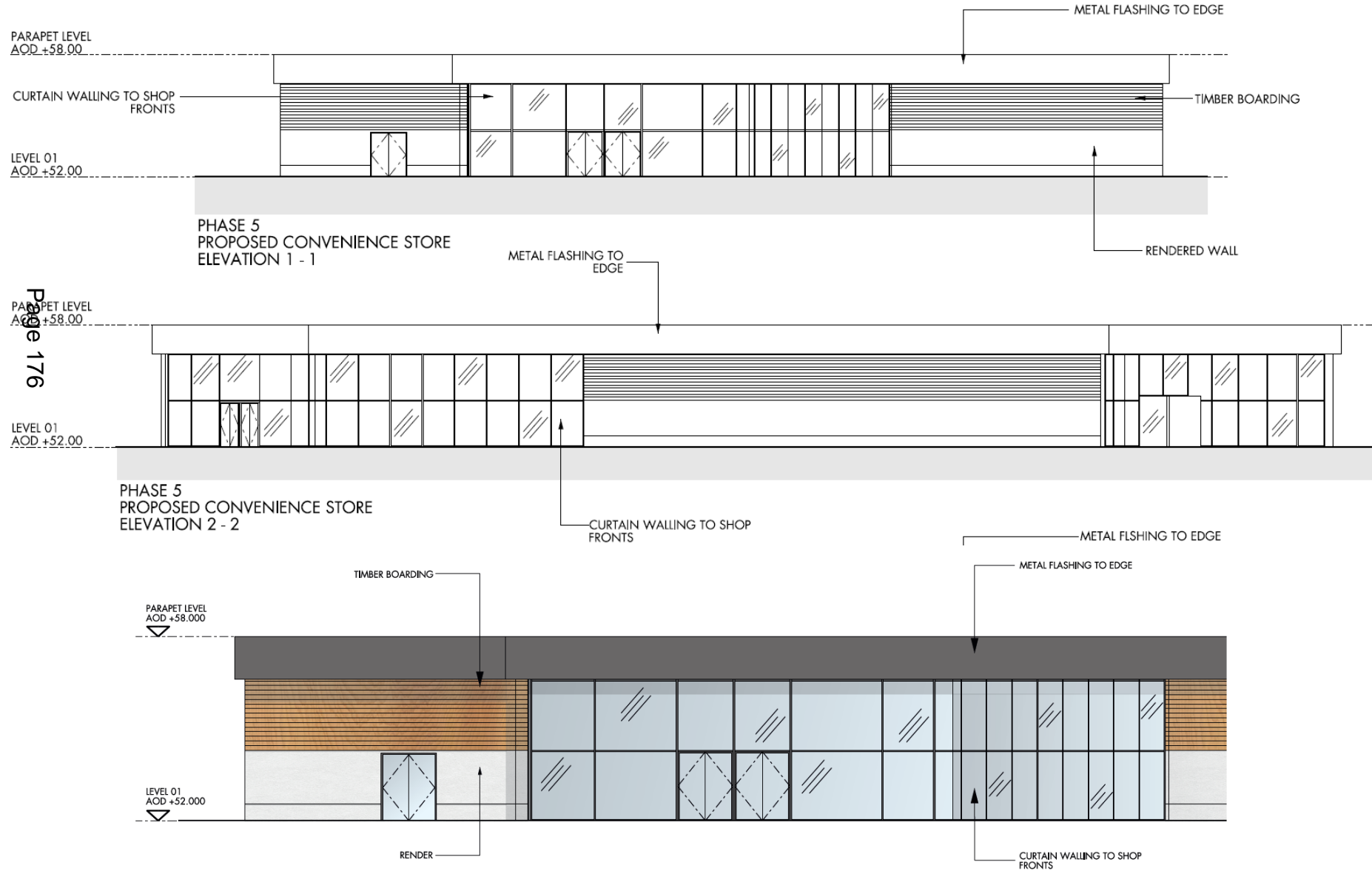
Page 174



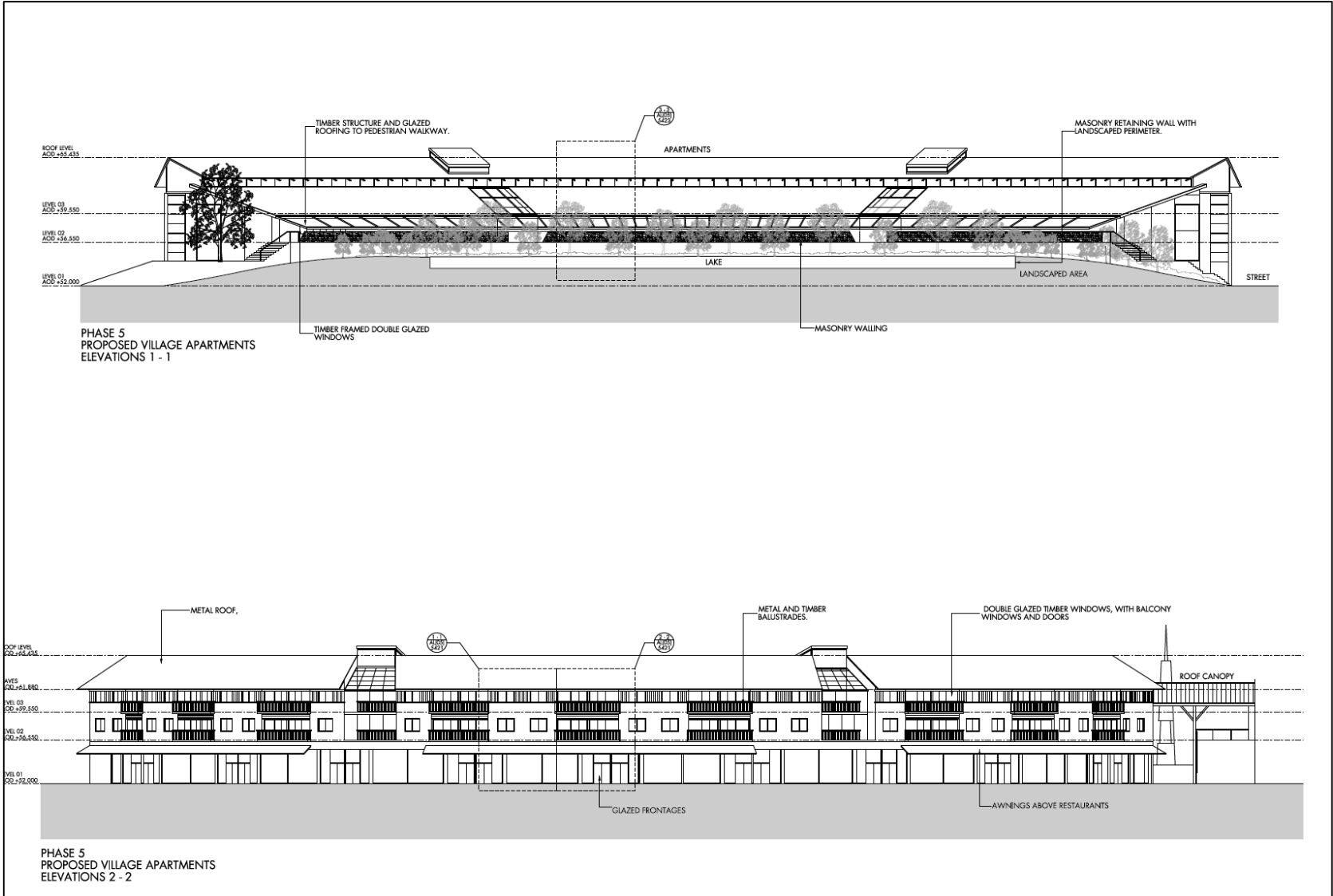
PHASE 5
PROPOSED HOTEL
ELEVATION 4 - 4

Phase 5 Details: Hotel





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PHASE 5
PROPOSED VILLAGE CENTRE
ELEVATION 1 - 1



PHASE 5
PROPOSED VILLAGE CENTRE
ELEVATION 2 - 2

Phase 5 Details:

Slide 75





Phase 5 Details:

Slide 76

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phase SIX

sports academy
hostels
car parking
servicing areas
landscaping

Phase 6 Details:

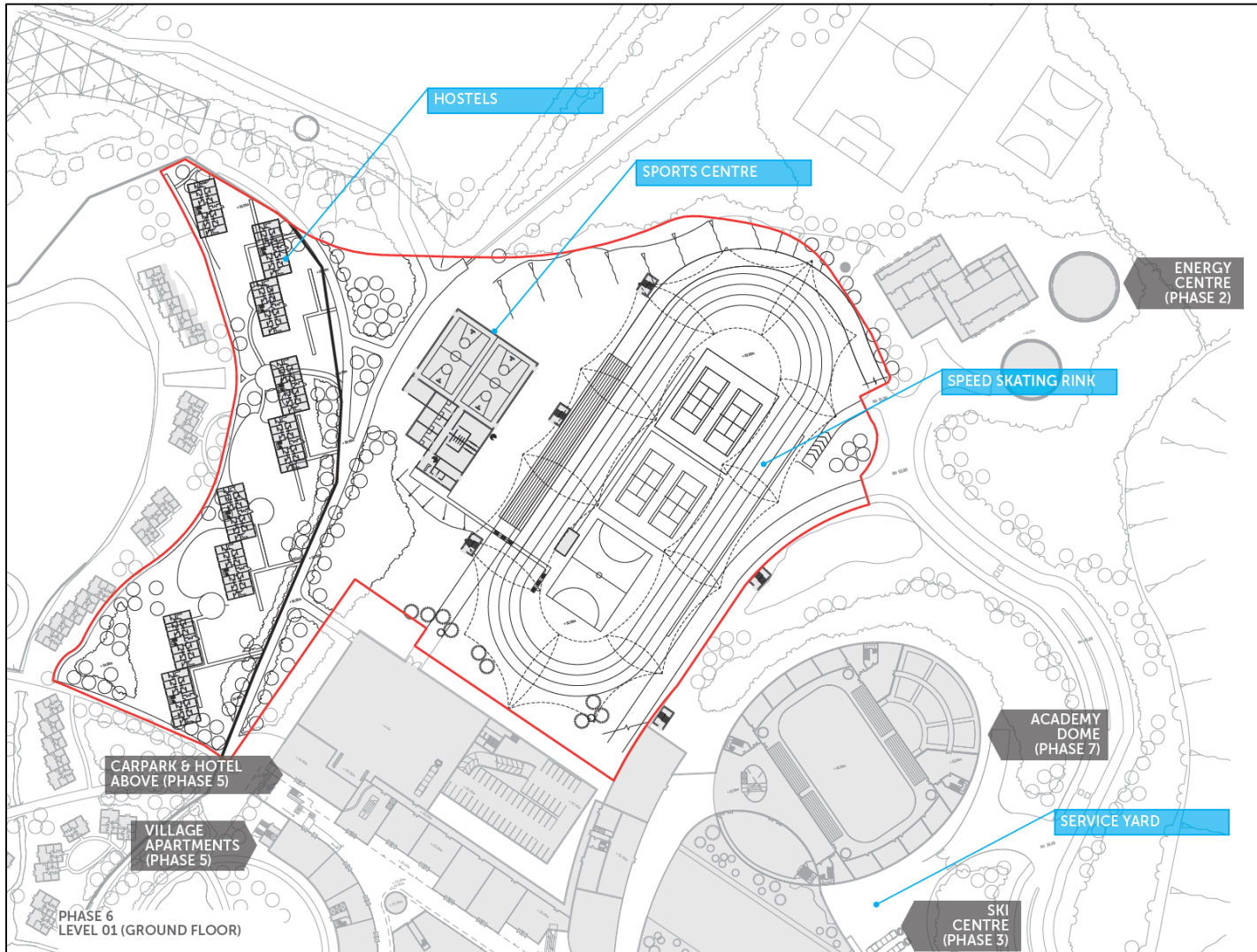
Slide 78

Phase 6 Description

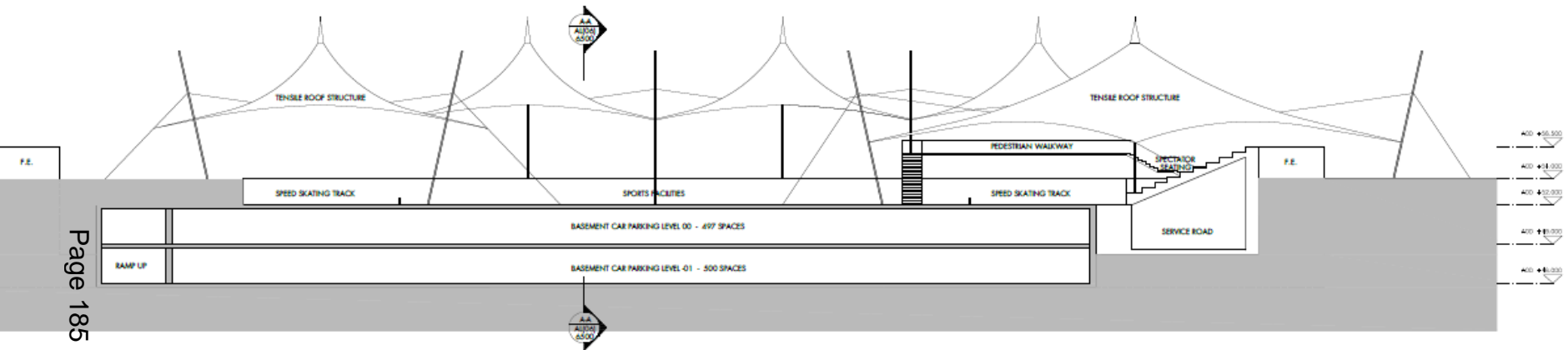
- Sports academy
- Hostels
- Car parking
- Servicing areas
- Hard and soft landscaping



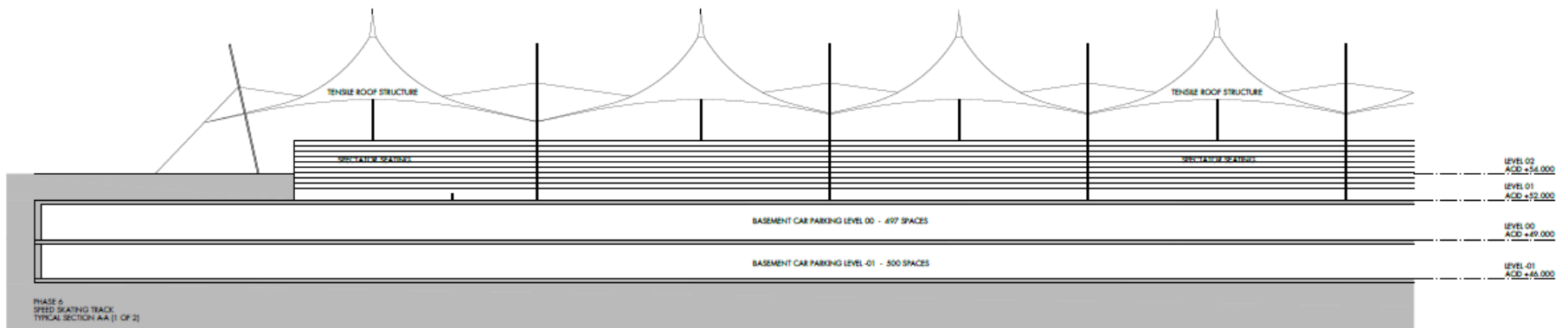
Phase 6 Details:





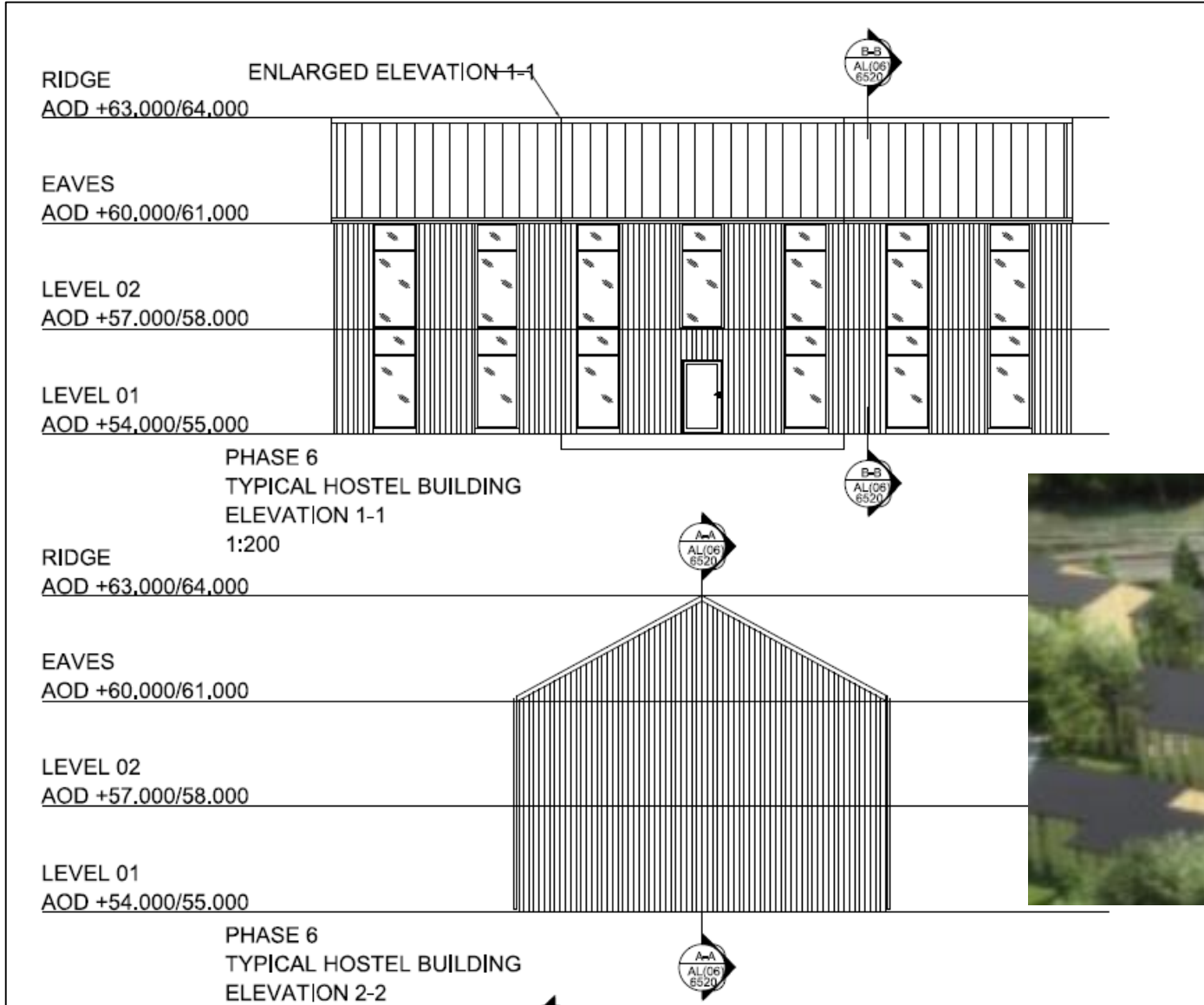


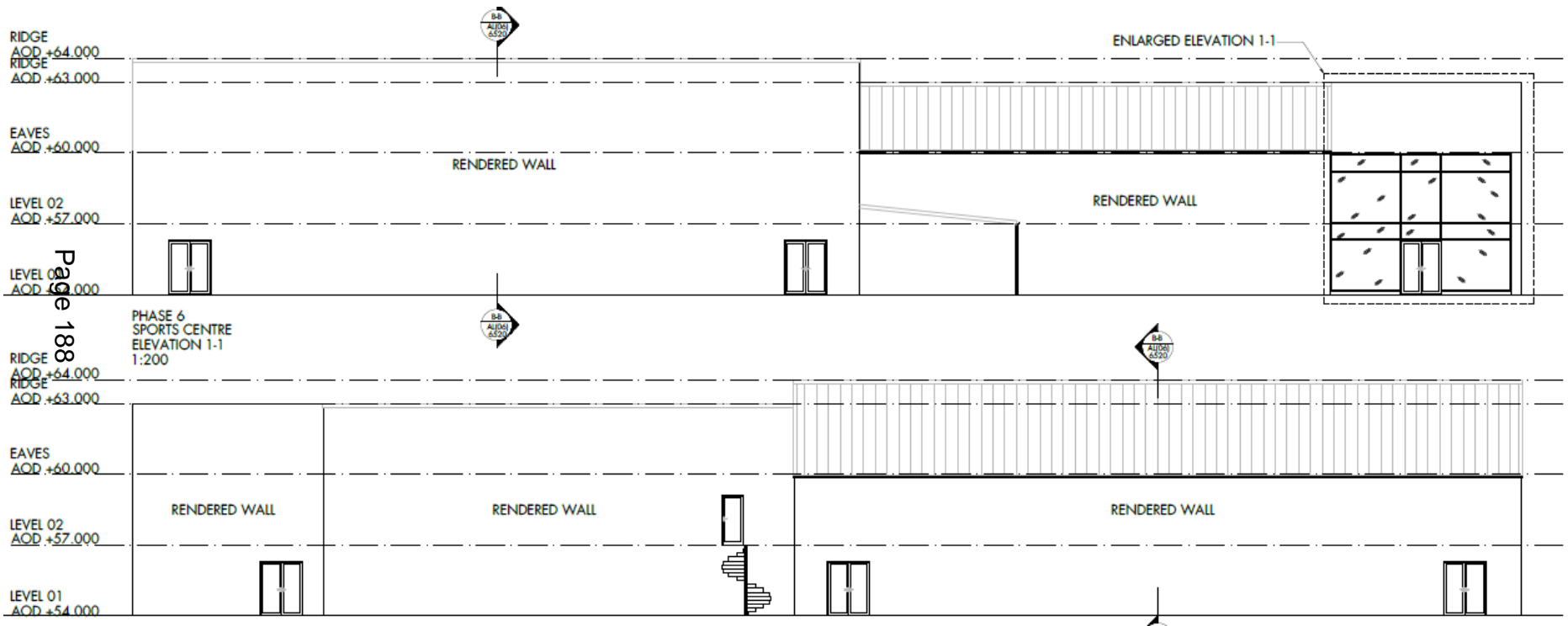
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PHASE 6
SPEED SKATING TRACK
TYPICAL SECTION AA (1 OF 2)







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phase SEVEN

ice rink and servicing
conference and exhibition centre
associated servicing
landscaping

Phase 7 Details:

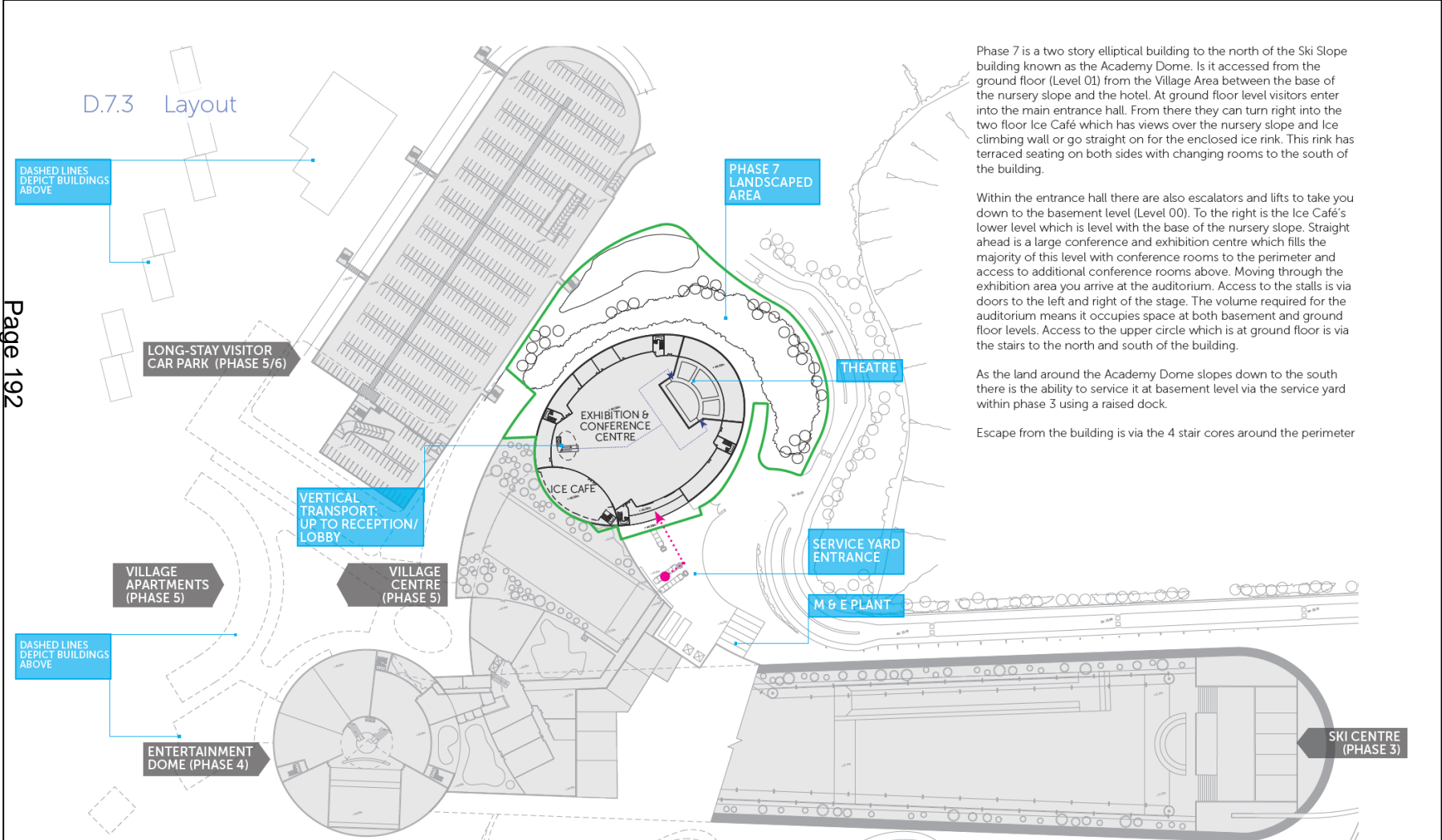
Slide 87



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Phase 7 Description

- Ice rink with associated servicing areas
- Conference and exhibition centre with associated servicing areas
- Hard and soft landscaping

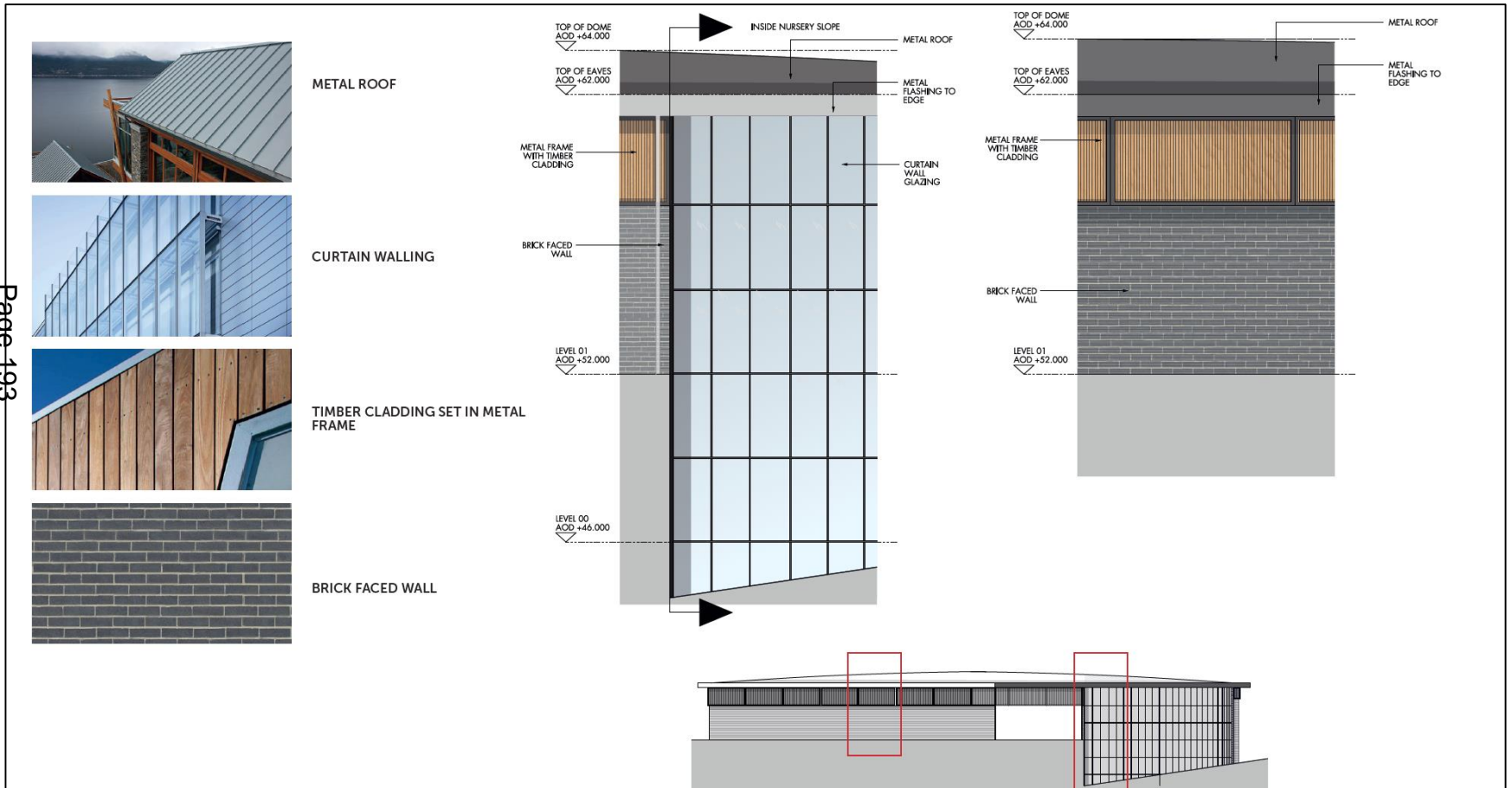


Phase 7 is a two story elliptical building to the north of the Ski Slope building known as the Academy Dome. Is it accessed from the ground floor (Level 01) from the Village Area between the base of the nursery slope and the hotel. At ground floor level visitors enter into the main entrance hall. From there they can turn right into the two floor Ice Café which has views over the nursery slope and Ice climbing wall or go straight on for the enclosed ice rink. This rink has terraced seating on both sides with changing rooms to the south of the building.

Within the entrance hall there are also escalators and lifts to take you down to the basement level (Level 00). To the right is the Ice Café's lower level which is level with the base of the nursery slope. Straight ahead is a large conference and exhibition centre which fills the majority of this level with conference rooms to the perimeter and access to additional conference rooms above. Moving through the exhibition area you arrive at the auditorium. Access to the stalls is via doors to the left and right of the stage. The volume required for the auditorium means it occupies space at both basement and ground floor levels. Access to the upper circle which is at ground floor is via the stairs to the north and south of the building.

As the land around the Academy Dome slopes down to the south there is the ability to service it at basement level via the service yard within phase 3 using a raised dock.

Escape from the building is via the 4 stair cores around the perimeter





log cabins
club house and associated servicing
landscaping

phase EIGHT

Phase 8 Details:

Slide 91



Page 195

Phase 8 Description

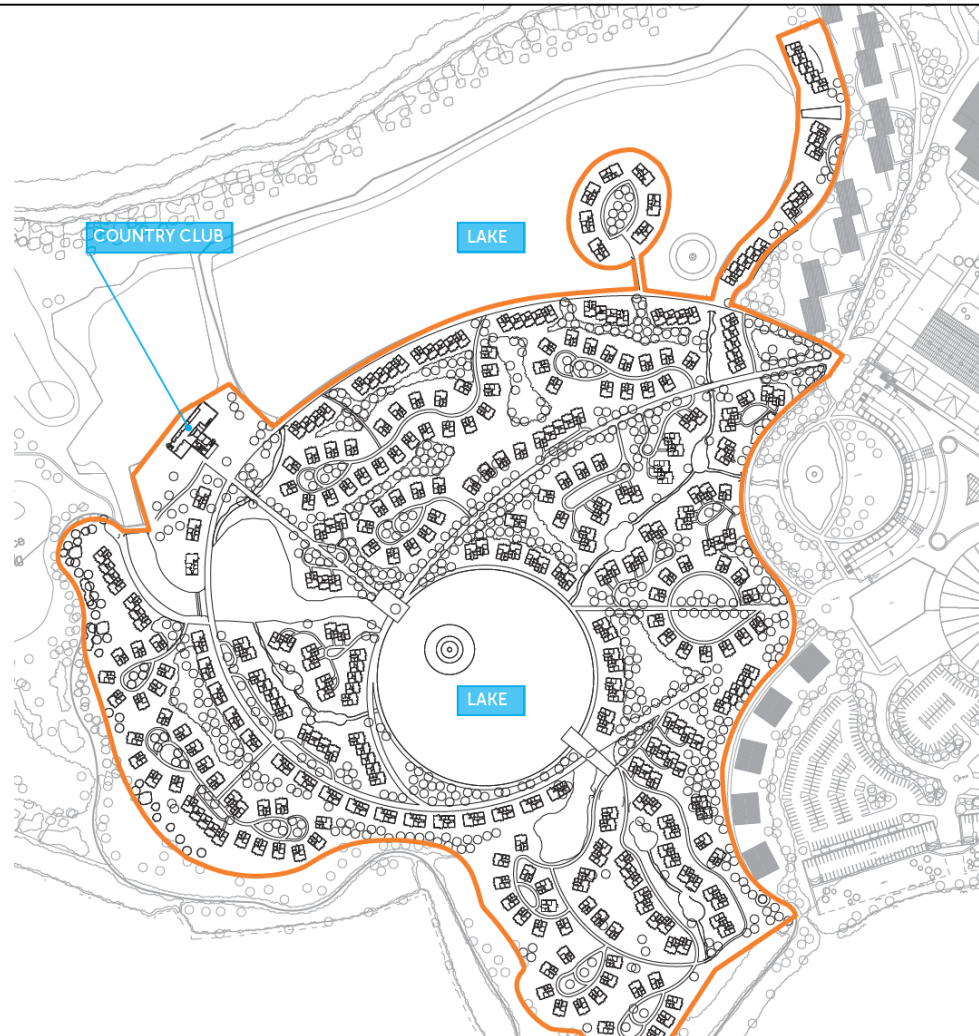
- Log cabins
- Clubhouse with associated servicing areas
- Hard and soft landscaping.

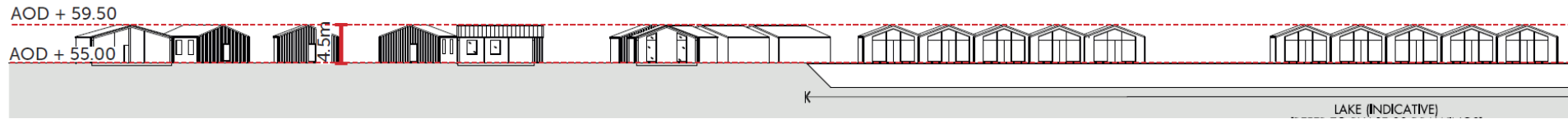
D.8.3 Layout

Phase 8 comprises a number of individual buildings which serve day staying guests only. There is a secure line between the 'Village Area' which is accessible to both day visitors and staying guests, and the 'Accommodation Area' which is only accessible for staying guests.

Phase 8 sits to the west of the main Village area and includes chalets of which there are four different types and the Country Club. The chalets are arranged within an informal parkland setting with generous space around them so that visitors appreciate a sense of privacy and connection with the natural surroundings. The chalets are accessed from a legible circuit of paths with primary routes and secondary pathways to their front doors. For further details on the landscaping please refer to the Landscaping Statement and associated drawings.

A series of ponds and gently flowing streams allow a number of chalets to overlook water with 7 chalets located on an island within the lake area. The chalets are all within walking distance of the Village area which is accessed via a security turnstiles to ensure only staying guests have access to the phase 8 area. Servicing and luggage drop off by SnOasis management for the chalets is by electric cart.

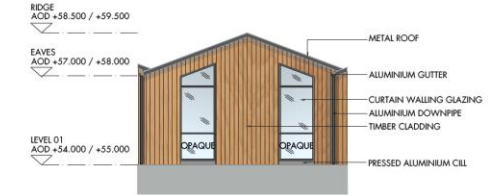




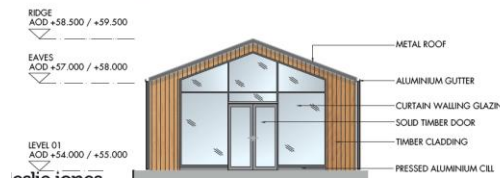
METAL ROOF



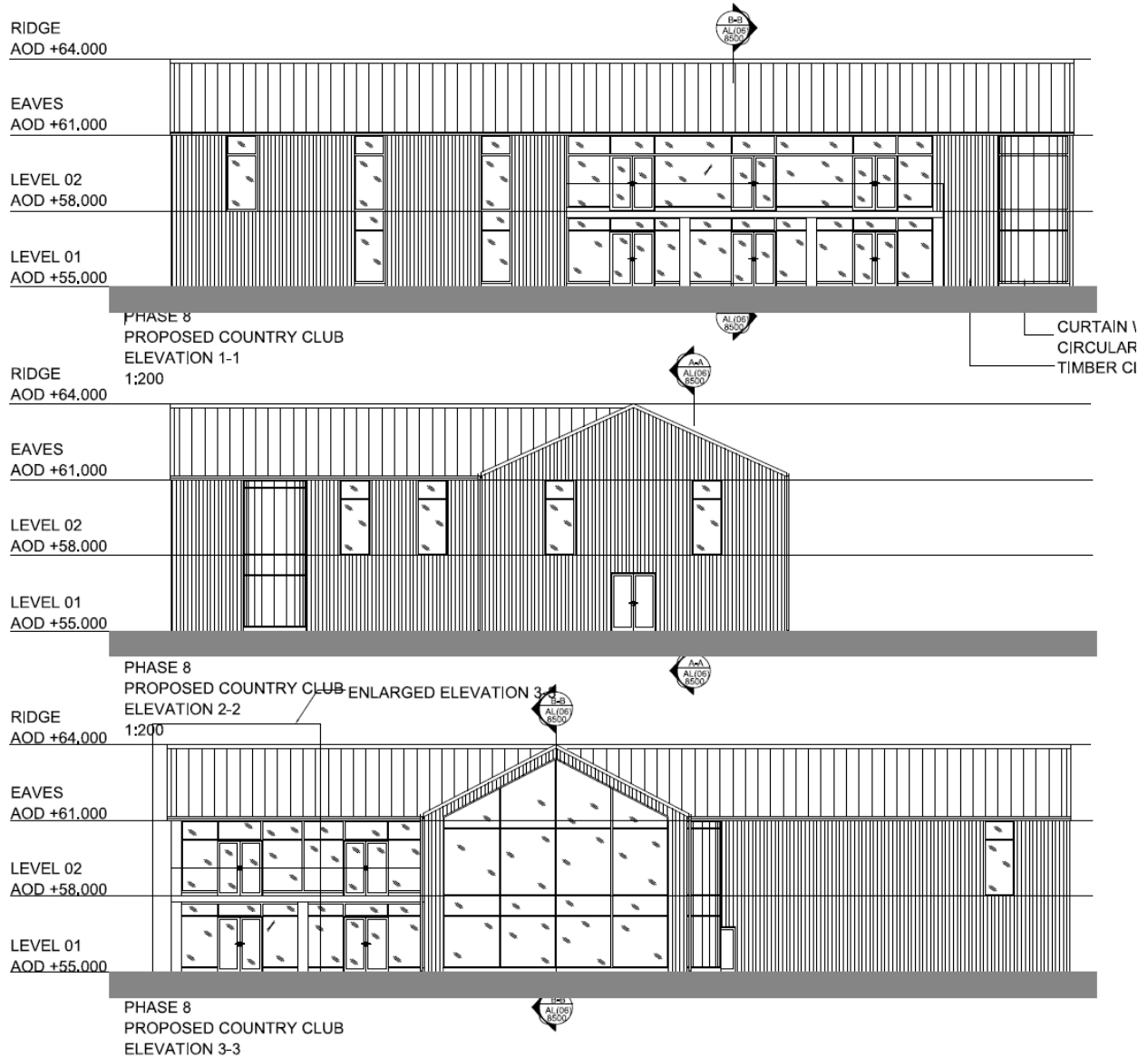
TIMBER CLADDING



CURTAIN WALLING GLAZING



Phase 8 Details: Clubhouse



Proposed variations will be described



Background will be described

E.I.A.



Latest expectations will be described

Project TIMELINE



A verbal update will be provided of any relevant and material issues arising since the publication of the Committee report

updates



Recap: BENEFITS & IMPACTS

A verbal update will be provided



RESERVED MATTERS DETAILS are acceptable subject to additional conditions where appropriate and as will have been further described

conclusions

recommendation

APPROVE RESERVED MATTERS
[1 -8] with appropriate variations to the
original S106 [as will have been
described] and with additional conditions
[as will have been described]

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Sewage	
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Ground water	
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Comment 2	The soakaways and the location of the base of the ski slope also present a risk of contamination to the Anglian Water pumping station at Baylham. The proposal mentions improvements to the pumping station. These should be clarified and assessed by Anglian Water before any approval and must be in place before the site opens.

Comments from the SnOasis Parish Alliance on the SnOasis Reserved Matters Application

No: 4494/16 (SPA) 23rd June 2017

Ecology	
Comment 1	The developer still does not have a license for the wildlife mitigation plan despite a decade in which to do so. It is essential that the developers obtain approval for their mitigation plans as soon as possible and obtain an appropriate license from Natural England.
Comment 2	The mitigation plan timescales show a 6 month window from the start of phase 1 to the start of phase 2. This implies that the mitigation areas will be fully in place and stocked with wildlife before operations begin in main quarry. - mitigation involves stripping several metres high nutrient fertilised topsoil from the surface to create a low nutrient chalk grassland with the creation of 46 new ponds suitable to be an alternative to the main construction area. 6 months is wholly unrealistic for this to occur, Natural England and Suffolk Wildlife Trust's estimates to the Public Inquiry were in the region of 5-7 years for sufficient maturity of the chalk grassland and ponds to mature sufficiently for the wildlife that is to be moved. How is the developer proposing to meet this timetable ?
Comment 3	Local people are very concerned to learn that New Zealand Pygmy weed (Crassula), a notifiable plant (Schedule 9 of the UK Wildlife and Countryside Act 1981), is present in the development site that could be spread to surrounding properties through vehicles leaving the site. it is essential that a robust bio security plan is in place before construction commences.
Comment 4	It is understood that requests have been made to the Planning Department relating to the Environmental Impact Assessment (EIA) Scoping Report (Ecology Section 5.2) and the request of assistance from the Suffolk Wildlife Trust. It has been requested that an up to date report is made but there are no reports available. As this site is deemed to have a high ecological value the assessment is paramount. When will the reports be available ?
Site security and access	
Comment 1	The plans have little detail on site security and access matters. Two entrances are shown, one on Gt Blakenham and the other at Baylham Stone. The road at Baylham Stone is quite unsuitable for anything other than the lightest traffic, being a single-track C-class road with minimal passing places. It is essential that restrictions be placed on usage of this entrance and all construction and visitor traffic must be prohibited.

Comment 2	If it is intended that this western entrance is to be restricted to emergency purposes only, we do not understand why its location has been moved further away from the B1113, surely the shortest route is the most desirable from everyone's point of view. As a minimum, the developer must pay for improvements to the road surface and the addition of properly constructed passing places at appropriate intervals.
Comment 3	The site is to be secured by fencing but it is unclear what type of fencing is to be used. Only the fencing around the mitigation areas is described. While site security is important, the visual appearance in the Special Landscape Area is very important. All such fencing should be screened by appropriate planting of hedges and no permanent security lighting permitted.

Alternative Site Usage

Comment 1 Page 209	The analysis of alternatives is flawed. It essentially concludes that that a ski centre is the only viable option for the site and if it is not built, the site will remain brownfield for the foreseeable future. This is simply not correct and does not take account of the changing priorities of the county. Suffolk already has a successful tourism industry but as is typical of this sector, incomes are below national averages. Suffolk needs more, better paid jobs and more housing. Most of the site is not deep quarry, it is levelled, landscaped lakes and grassland making it an attractive site for mixed high tech businesses and housing. Such an option would be much more in keeping with local economic needs, would be visually much more acceptable to local people and would minimise impacts on resources such as roads.
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Visual appearance

Comment 1	The documents state that the buildings are in the "Suffolk and Alpine vernacular" of wooden clad, box-like structures with modern metal roofs. Such a style does not exist anywhere and is out of keeping with the Suffolk landscape. The predominant roofing for Suffolk buildings is tile or thatch, typically red clay pantiles for farm buildings - sectional metal roofs are neither common in Alpine regions or in Suffolk. The drawings of the building neither show architectural flair or attractiveness, being simply cheap box-like industrial buildings clad in timber giving them some nod to a Suffolk or alpine style. The building designs should be rejected in favour of more pleasing structures of genuine architectural merit, in keeping with the style of this part of Suffolk and helping to enhance, not degrade the Special Landscape Area which they abut.
Comment 2	It is recognised that the ski dome does not lend itself to conventional "Suffolk or Alpine vernacular architecture". Nonetheless it is highly uncharacteristic of rural Suffolk and we request that the developer makes all possible efforts to ensure that it is as unobtrusive on the skyline as possible.

Comment 3	The planning submission illustrates a number of possible coverings for the ski slope and dome, but does not indicate which one is actually proposed. We strongly urge that it should be that the developer makes all possible efforts to ensure that it is as unobtrusive on the skyline as possible. We suggest they should also be non-reflective and designed to blend with the sky as far as possible, rather than stand out. The incinerator plant at Great Blakenham is a good local example of sensitive rendering.
Comment 3	We believe the ski dome should not be purposely lit externally and reflected light should be minimised, as described in our response section covering Lighting
Comment 4	Any aircraft warning lights sited on the dome should be of the minimum intensity allowed by the regulations at 200 candela, as at the nearby Suez plant.
Comment 5	The ski dome should not carry any advertising material or logos. The aim should be to minimise its obtrusiveness on the surrounding landscape.
Comment 6	The boundary fences must not be lit in order to prevent disturbance to wildlife.
Comment 7	The proposals show other buildings rising 20 meters or so above the highest point of the site. We request that the developer makes all possible efforts to ensure that it is as unobtrusive on the skyline as possible. We suggest they should also be non-reflective and designed to blend with the sky as far as possible, rather than stand out.

Transport

Comment 1	The decision to abandon the building of a railway station, as required by the Secretary of State as a pre-requisite to building Snoasis, is most regrettable. Had the developer retained sufficient land in the former cement works site to build a station rather than selling it for housing, such a station design could have allowed for through trains not to be impeded and jeopardising Network Rail's plans for speeding up services to London. Why was this allowed to happen ?
Comment 2	Loss of this amenity is very significant for local people; in fact it was the only positive aspect of the entire scheme for many of them. Simply substituting a bus service from Stowmarket station is an unacceptable alternative to this environmentally positive asset that was designed to reduce, not increase traffic congestion in the surrounding area. Why is the proposed bus service not from Ipswich ? This would give greater reach on the rail network) and would also bring a positive and lasting benefit to the local community.
Comment 3	Since the Secretary of State made his determination in 2008, that a railway station was an essential pre-requisite, the traffic situation has further deteriorated. Over 2000 new houses are either built or approved in a five mile radius of the site, a major energy from waste plant has opened adjacent to the site and traffic on the A14 increased considerably.

<p>Comment 4</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 2</p>	<p>If a station is indeed now not feasible given the small land area in which to build it, the investment that would have taken place to build it must be transferred into additional road improvements over and above this required in Section 106 agreements that have not been rescinded by MSDC. Chief among these must be:</p> <p>Improvements to the A14 at junctions 52 (Claydon) and 55 (Copdock) to provide dedicated slip lanes that avoid queuing at the roundabouts.</p> <p>It would be helpful if we could understand the logic and decisions that were made not to listen to the Parish Councils that the north bound dual carriage way leading to the A14 is still left lane for left turn and all other routes in the right hand lane. This is compounded by the reluctance to let traffic turn right at the light controlled junction towards Bramford and Sproughton.</p> <p>Improvements to the B1113, roundabouts at both the entrance to Snoasis and the junction with the dual carriageway leading to the A14</p> <p>Consideration to the 6 junctions that will sit within a few hundred yards or each other with 4 that are almost solely used by HGV's and the impact on traffic flow along the only route from Needham Market and the southern villages along the valley.</p> <p>Passing places and surface improvements to the unnamed single track road at Baylham that are proposed to carry emergency vehicles access to Snoasis.</p> <p>Why have changes to Hackneys Corner traffic priorities not been considered despite being in the original plans to alleviate an accident hot spot at the junction with Stowmarket Road ?</p>
<p>Comment 5</p>	<p>Does MSDC Planning Dept. actually consider the impact of further developments when looking at the road network impact analysis for SnOasis? Developments in and along the B1113 to Needham Market (quarry housing, industrial estate and Stowmarket Road development) all contribute heavily to the additional loading of the roads.</p>
<p>Comment 6</p>	<p>SnOasis cannot be economically justified within the immediate local catchment area, and for it to be financially viable, it must inevitably seek custom from a much wider geographical area. There are serious questions over the ability of the local road infrastructure to cope with the increased traffic and the and it will place a heavy burden on the whole infrastructure. Why has MSDC not insisted on the developer funding improvements to the road network ?</p>

Planning Enforcement

<p>Comment 1</p>	<p>MSDC are responsible for enforcing the various conditions and Section 106 agreements on the developer. A huge half billion pound development will require a major increase in planning enforcement resources over several years if this is to be meaningful and the developer take them seriously. Onslow Suffolk have a poor track record in this regard over a number of years for example allowing the destruction of wildlife, failure to maintain the site etc. The SPA seeks an assurance that MSDC has planned for adequate budget to appoint a suitably skilled and empowered enforcement team for the duration of the development and beyond.</p>
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Financial Bond

Comment 1 We would like to see the Council imposing a significant bond on the developer to deal with the consequences of business failure of Snoasis. While economics are not a factor in planning decisions, sustainability certainly is. By any measure, SnOasis is a high risk development, being the first of its kind anywhere in the world and with a design of a huge main attraction that has virtually no conceivable alternative uses.

Site illumination

Comment 1 With reference to **035438 RESERVED MATTERS APPLICATION Artificial Lighting Strategy Report**

We agree with the above report (para 2.1) that the site and local area should be classified as E1. That is: an “intrinsically dark” natural environment. This emphasises the importance of maintaining minimal direct light from the site and minimising ‘glow’ from above. This view is evidenced by the Campaign for the Protection of Rural England’s 2016 research (“England’s light pollution and dark skies”) showing Mid-Suffolk as the 26th “darkest sky” District of 326 in England

Comment 2 The Institute of Lighting Professionals’ Guidance Notes for Reduction of Obtrusive Light (GN01:2011) outlines the factors to consider in trying to achieve this. This guidance is not mandatory but is considered best practice in the industry. In considering sky glow, however, it refers only to Direct Upward Light from luminaires and ignores the effect of Upward Reflected light from surfaces. The latter is clearly dependent on weather conditions, humidity etc.

We believe attention to a number of design details in the **Artificial Lighting Strategy Report** would improve the Reflected Light situation:-

Comment 3	<p>1. The Bobsleigh Run. Figures 4-4 to 4-6 show lighting angled to illuminate horizontally rather than downwards. This is evidenced by the extent of light shown reflected from the ski dome. We suggest the lighting should be angled downward to reduce this reflection. Since this is an external feature we suggest light levels be kept to a minimum compatible with safe use of the facility. Standard BS EN 12193:2007 Table A.28 recommends different lighting levels according to the use of the facility:</p> <p>Lighting Class I: Top level competition such as international and national competition which will generally involve large spectator capacities with long potential viewing distances. Top level training can also be included in this class. 300 Lux</p> <p>Lighting Class II: Mid level competition such as regional or local club competition which generally involve medium size spectator capacities with medium viewing distances. High level training can also be included in this class. 200 Lux</p> <p>Lighting Class III: Low level competition such as local or small club competition which generally do not involve spectators. General training, physical education (school sports) and recreational activities will also come into this category. 50 Lux</p> <p>We presume that the Snoasis facility is class III, given the lack of spectator provision. Hence we seek assurance that the run is not being over illuminated for it's planned use.</p>
Comment 4	The Ice rink (Figure 4-28). It is unclear what material is intended for the roof. Should it be translucent it will contribute significantly to sky glow. We therefore suggest it should be completely opaque to remove any light leakage.
Comment 5	Tiered car-parking (Figures 4-32 and 4-33) is shown to the south of the ski slope/dome with all luminaires on 6m high columns. We suggest that lower columns will be adequate on the higher tiers, since spill light onto lower tiers will be unnecessary.
Comment 6	Ski Dome (Figures 4-8 and 4-9). This is in effect a light tube – being brightly lit inside and with snow and white-painted walls. If the upper end-face is transparent, as appears to be the case, reflected light as well as direct light will issue out to the surrounding atmosphere yielding significant scope for glow. We suggest that motorised brise-soleils be installed across the end face. These will allow control of heat gain by day, and should be engineered to completely block out the end glass wall at night to avoid any light spill into the surrounding atmosphere.
Comment 7	Maintenance factor. The performance of luminaires degrades over time reducing light levels and so to achieve desired light levels throughout the life of the facility, the initial values must be correspondingly increased. The proportional reduction (the maintenance factor) is dependent on a number of variables, however the report does not indicate what maintenance factor has been used in this case. We suggest this be clearly stated and justified to avoid unnecessary 'over-lighting'.
Comment 8	Overall site lighting must be reduced at the time the site facilities are closed.
Comment 9	What will the definition of "intrusive lighting" be ?

Disturbance

Comment 1	The proposal for set closing times for the site facilities is welcome. We support this, but would welcome details of MSDC's enforcement plans for this.
Comment 2	What proposals are there for noise mitigation for the site - during construction work, during normal operations and during special events e.g. concerts ?

Footpaths

Comment 1	The Community Woodland is a welcome addition as are the permissive paths. It would be helpful to clarify the duration of any agreement. We would expect it to be for the lifetime of the Snoasis Resort. Whilst accepting that the landowner would have the right to close the paths if necessary, this should be kept to an absolute minimum and full public access maintained. However our preference would be for full public rights of way to be established.
Comment 2	One of the permissive paths provides an entrance into the Community Woodland from arable land to south. This is welcomed since it has the potential to link the permissive paths to the local public rights of way network via a connection to FP4 Nettlestead. Care must be taken to ensure that the Snoasis resort land directly abuts the route of Footpath 4 and can therefore connect without leaving a gap. Should there be a gap, it will need to be bridged by an agreement with the neighbouring landowner.
Page 214 Comment 3	Whilst the proposed entrances are appropriate and connect well to the community at Baylham Stone and the existing public rights of way network to the south and west, it would be helpful to have an additional entrance further to the east along the northern side of the site. This would provide enhanced connectivity to the bridleway running to Great Blakenham, involving less road walking. It should be remembered that connecting paths between Nettlestead/ Little Blakenham and Great Blakenham/Baylham were extinguished prior to the site being used for quarrying. Restoration of that lost connectivity should be considered a priority.
Comment 4	Surfacing of the paths should strike a balance between reflecting the natural habitat of native woodland with the provision of a well-drained and even surface. Exits onto the highway should provide suitable barriers to prevent off-road motorcycles from using the paths.
Comment 5	Why is there no mention of the Section 106 footpath around the site perimeter ?
Comment 6	There is a footpath going through the mitigation area. Why has no mention been made of diverting this to prevent disturbance to wildlife ?

Piling

Comment 1	Residents of Baylham in the immediate vicinity of the site are very concerned about the noise and disruption caused by vibration piling. There is at least one Grade 2 listed farmhouse only a few hundred metres from the site and many more old buildings with minimal foundations that may be badly impacted by this. Why is such an unacceptable technique proposed when suitable silent and vibration-free techniques exist. (e.g. screw piling) ?
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Sewage

Comment 1	The developer is proposing to deal with all the sewage from the site by pumping it into the main sewer for the Cliff Quay catchment. This sewer is already at full capacity and there are no proposals in place for improvements to it. Proposals to improve the sewer should be drawn up and then be sent to the relevant authority for approval. These should be put in place before the site opens.
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Surface/storm water

Comment 1 Page 21	The proposals for this lack clarity and detail. The site is divided into five areas and it states that Area1 will go to local discharge but does not state exactly where the surface water discharge point is planned to be. The flow rate is assumed to be 4.6 litres per second per hectare. The area is unknown, so it is impossible to calculate the flow rate going to this point. However, it is clear that this is a very large amount of water to be discharged during spells of heavy rain. More details must be given.
Comment 3	The developer states that some of it will go into soakaways, but has not clearly specified the amount that will be sent into soakaways (which are known to fail). The developer has not demonstrated that the soakaways would be able to cope at the maximum expected flow rate to be discharged. The main ditch for discharge of surface water from the site runs down to Little Blakenham. This ditch has a number of limited flow points and too much water being sent into it from the site presents a threat of flooding to properties in the Beeches and also a risk to residents. There should be a condition attached to any agreement that, if the soakaways are overwhelmed, there will be no pumping of water out of the soakaways into local ditches.
Comment 2	The developer proposes to relocate 80% of the material excavated during construction on the site itself., but gives no further details. This could have an impact on surface water drainage and the developer should be required to give further information this.

Ground water

Comment 1	The soakaways could present a risk of contamination to local boreholes which supply a number of private houses in the area of the site. There is also a risk of contamination from the base of the ski slope being located ten metres underground. This is a concern that the developer has not addressed and should be raised by MSDC as a part of their duty of care to local residents.
Comment 2	The soakaways and the location of the base of the ski slope also present a risk of contamination to the Anglian Water pumping station at Baylham. The proposal mentions improvements to the pumping station. These should be clarified and assessed by Anglian Water before any approval and must be in place before the site opens.

Sustainability

Comment 1	The development does not appear to meet any of the tests for sustainable development outlined in the National Planning Policy framework. The draft NPPF defines sustainable development as : "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs. It is central to the economic, environmental and social success of the country and is the core principle underpinning planning. Simply stated, the principle recognises the importance of ensuring that all people should be able to satisfy their basic needs and enjoy a better quality of life, both now and in the future." How does MSDC demonstrate that the SnOasis development achieves the standards given in this definition ?
Comment 2	There will be a huge impact, on both the parishes closest to the site, but also on a much wider area in the Gipping Valley and around Ipswich. The site will generate enormous amounts of extra traffic, cause loss of a significant natural habitat and also put extra pressure on already overstretched local resources and infrastructure. We request that further consideration is given to the sustainability of the project and the environmental degradation that it will cause for local people and that the developer is required to review their proposals and introduce more measures to improve sustainability
Comment 3	The original reports for the project were produced over ten years ago. For example, the estimates of traffic movements made ten years ago, and made with the benefit of a percentage of customers arriving by rail, are now out of date and increasingly irrelevant as the Great Blakenham railway station application is no longer linked to SnOasis Reserved Matters. We seek confirmation that all the reports and surveys have been updated and that the proposals are based on recent data.
Comment 4	Consideration should be given to the changes in the local population over the last ten years. Are the needs of the public of Suffolk the same as they were ten years ago ?
Comment 5	Sustainability should also include an aspect of environmental gain, and to a certain extent the SnOasis development would do this, from a brown field site to a built environment of leisure activities and holiday accommodation. However, there is considerable loss of natural habitats which the current proposals do not adequately mitigate. What plans to MSDC have to ensure that the developer delivers an adequate mitigation strategy ?

Comment 6	Why does MSDC not consider the cumulative effects of the large number of planning application - approved and pending - in the area ? The high level of developments in the area are putting pressure on resources and infrastructure and increasing the failure of MSDC and developers to deliver sustainable development.
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Subject:FW: SnOasis Reserved Matters
Attachments:SnOasis Parish Alliance SRM comments.xlsx

From: SPA Great Blakenham
Sent: 26 June 2017 17:19
To: Philip Isbell; Snoasis; Steven Stroud
Cc:
Subject: SnOasis Reserved Matters

Good afternoon

As you are aware, the following Parish Councils and Meetings have joined together to form the SnOasis Parish Alliance :

Claydon &Whitton
Great Blakenham
Barham
Little Blakenham
Bramford
Somersham
Baylham
Nettlestead.

Members of the SPA have carefully scrutinised the Reserved Matters documents and have also been able to source some extra expertise in some of the more technical areas. The results of this scrutiny have been combined into one document (the attached spreadsheet) with the comments and queries on the areas of concern to the SPA and it's member Parishes.

SPROUGHTON PARISH COUNCIL

Clerk: Mrs S. Frankis
24 Church Crescent
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<http://www.sproughton.onesuffolk.net/>

Planning Services
Mid Suffolk District Council
131, High Street
Needham Market
IP6 8DL

Dear Mr Stroud

Application 4494/16

We hereby submit the comments, in principle, of Sproughton Parish Council however, more substantive comments may be forthcoming subject to the suite of deliverables due.

Prior to 2010, the Copdock Interchange was to be improved by the addition of a free flowing dedicated left turn lane on the A12 N approach to the A14. Given that free flow, the assessed junction performance was predicted to be no worse with the addition of forecast SnOasis traffic. However, the improvements carried out have not provided a free flowing dedicated left turn lane. Instead all A12 N traffic is now held back by lights. Because of this the junction performance will be made worse by the addition of forecast SnOasis traffic. The extent to which SnOasis traffic will make worse the A12/A14 junction performance is predicted in the SnOasis Transport Assessment (TA) October 2016, prepared on behalf of Onslow Suffolk Limited in relation to the submission of the Reserved Matters Applications (RMAs) of the approved outline scheme. Table 7.6 on page 24 shows the modelling results without and with SnOasis.

The prediction is that in the year 2021, the AM MMQ on A12 (left) increases from 32 to 50, and the PM MMQ on A12 (left) increases from 64 to 73. The TA states the addition of traffic associated with SnOasis results in only a marginal change. Here “marginal” means an AM proportional increase of 56%, and a PM proportional increases of 14%, in queue length and delay. The Planning Statement in paragraph 4.38 says “from junction modelling and sensitivity analyses, it has been demonstrated that all junctions subject to the assessment would continue to operate within capacity under each scenario in the future year”. From this, the junctions subject to the assessment would seem not to include the Copdock Interchange, or the Beagle and Wild Man junctions on the alternative route through

Sproughton Village. Without these, the transport assessment is not complete, leaving the planning statement as economical with the truth.

Previously it has been assumed that the Copdock Interchange would be free flowing for SnOasis bound traffic to and from the A12. For this reason no trunk road divers through Sproughton were predicted in the Transport Assessment prepared as part of the original outline application. This is no longer a valid assumption as traffic staying on the trunk road will now be held back by lights. With regular and predictable queues delaying journeys on the trunk road network, it is likely that diversion on local roads through Sproughton Village will be presented as quicker, and so be a likely choice. As long as congestion at the Copdock Interchange remains for SnOasis bound traffic, assessments of the SnOasis traffic impact on the alternative route through Sproughton Village also need to take into account the likely divers; those avoiding the congestion at Copdock. Such assessments have yet to be carried out.

Yours sincerely

Mrs S Frankis
Clerk to the Parish of Sproughton

SPROUGHTON PARISH COUNCIL

Clerk: Mrs S. Frankis
24 Church Crescent
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Mid Suffolk District Council
131 High Street
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IP6 8DL

29 June 2017

Dear Sirs

Application 4494/16 (SnOasis)

With reference to the new details provided by the applicant, as are given the date 14 May 2017 on the Mid Suffolk Planning Pages, please find the comments of Sproughton Parish Council as follows;

The new details do not address this Council's comments as previously submitted and which were given the date 19 December 2016 on the Mid Suffolk Planning Pages. Those comments remain valid, and we ask that both they and these comments be considered by the Case Officer before arriving at a decision.

Chapter 7 of the Environmental Statement (ES) is said to assess the likely environmental effects of the SnOasis development with respect to traffic and transport.

It's Table 7—14 is titled Summary of potentially significant effects during the operational phase (severance). It shows the % Change in Flow for the A12 and the A14 during the AM and PM peaks. The values range from 4% to 14%. These are all positive values.

It's Table 7—15 gives a quantitative assessment of severance for the A12 and the A14 during the AM and PM peaks. The table describes the effect as an increase in traffic in all cases. But the table also shows the significance of the effect as beneficial in all cases. The Environmental Statement contains no explanation of why increases in traffic on the A12 and the A14 are said to bring beneficial effects.

It seems to this Council that increases in traffic on the A12 and the A14 will bring adverse effects; not beneficial effects. The SnOasis Transport Assessment (TA) October 2016 in Table 7.6 on Page 24 predicts increases in queue length and delay which arise from increases in traffic on the A12 and the A14. We say an increase in journey time is a negative effect.

Chapter 7 of the Environmental Statement does not explain the sensitivity and magnitude determinations assigned in Table 7-15.

Using the criteria used to assess receptor sensitivity as described in Table 7-1 it seems that receptor sensitivity should be determined as high for those making journeys on the A12 and A14. This is because where an increase in traffic cannot be accommodated at the Copdock Interchange it results in increased queue lengths or diversions through Sproughton Village.

Using the criteria used to assess how far an effect deviates from the baseline condition as described in Table 7-2 it seems that the effect magnitude should be determined as large for those making journeys on the A12 and A14. This is because traffic diverting from the route which would otherwise prevail is a significant effect on the travel behaviour.

As demonstrated in Table 7-3, with the sensitivity of the feature determined as high, and the magnitude of change determined as large, the effect significance for those making journeys on the A12 and A14 would be determined as major.

Yours faithfully

S Frankis

Mrs S Frankis

Clerk to the Parish of Sproughton

SPROUGHTON PARISH COUNCIL

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Babergh District Council
Endeavour House
8 Russell Road
Ipswich IP1 2BX

Your ref. 4494/16

18th January 2018

Proposal: Application for approval of Reserved Matters (phases 1 - 8), pursuant to Outline Permission ref. 1969/10 (for the development known as 'SnOasis')

Dear Mr Stroud

The Parish Council has noted that the letter from the agent, dated 1 January 2018, regarding the revised information, states that the applicant has been working closely with interested parties to address comments made. For the record, Sproughton Parish Council says the applicant has had no discussions with this Council, and there is no agreed position between these parties. Our previous two comments, given the dates of 19 December 2016 and 29 June 2017 on the Mid Suffolk Planning Pages, have not been addressed. Our previous comments remain valid, and we ask that they be taken into consideration.

Yours sincerely

S Frankis
Mrs S Frankis
Clerk to the Parish of Sproughton

Our Ref: IP/16/01098/FPF
Your ref: 4494/16
Please ask for: Carlos Hone
Email: carlos.hone@ipswich.gov.uk
Direct dial: 01473 432917



Mr. Philip Isbell
Corporate Manager – Growth & Sustainable Planning
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23rd August 2017

Dear Sir,

Proposal: Application for approval of Reserved Matters (phases 1 - 8), pursuant to Outline Permission ref. 1969/10 (for the development known as 'SnOasis')

Location: Land at Field Quarry (also known as Masons Quarry) Bramford Road, Great Blakenham, IP6 0XJ

Thank you for the opportunity to comment on the above application. The application was presented to the Council's Planning and Development Committee on 26th July 2017 and the report can be viewed online here: -

<https://democracy.ipswich.gov.uk/ieListDocuments.aspx?CId=138&MId=1920&Ver=4>

Members resolved that Ipswich Borough Council does not wish to comment on the new information contained within application ref. 4494/16 for approval of reserved matters (phases 1- 8), pursuant to outline permission ref. 1969/10.

I shall be grateful if you could keep me updated on any significance changes to the application, and once determined please send me a copy of the decision notice.

Yours Sincerely,

Martyn Fulcher BSc (Hons) PGDip MRTPI
Operations Manager
Planning and Development

Subject:FW: Application No. 4494/16 - SnOasis

From: Suzanne Eagle [<mailto:claywhit@btinternet.com>]

Sent: 03 July 2017 15:56

To: Philip Isbell

Subject: Application No. 4494/16 - SnOasis

Good afternoon Philip

Below are the comments of Claydon & Whitton Parish Council:-

Sustainability

1. The development does not appear to meet any of the tests for sustainable development outlined in the National Planning Policy framework. The draft NPPF defines sustainable development as: "development that meets the present without compromising the ability of future generations to meet their own needs". It is central to the economic, environmental and social success of the country and is the core principle underpinning planning. Simply stated, the principle recognises the importance of ensuring that all people should be able to satisfy their basic needs and enjoy better quality of life, both now and in the future.

How does MEDIC demonstrate this with regard to the Snoozes development?

2. There will be a huge impact on both the parishes closest to the site, and also on a much wider area in the Gypping Valley and around Ipswich. The site will generate enormous amounts of extra traffic, cause loss of a significant natural habitat and also put extra pressure on already overstretched local resources and infrastructure. We request that further consideration is given to the sustainability of the project and the environmental degradation that it will cause for people and that the developer is required to review their proposals and introduce more measures to improve the situation.

3. The original reports for the project were produced over ten years ago. For example the estimate of traffic movements made ten years ago and made with the benefit of a percentage of customers arriving by rail are now out of date and increasingly irrelevant as the Gt Blakenham Railway Station application is no longer linked to SnOasis.

We seek confirmation that all the reports and surveys have been updated and that the proposals are based on recent data.

4. Consideration should be given to the changes in the local population over the last ten years.

Are the needs of the people of Suffolk the same as they were ten years ago?

5. Sustainability should also include an aspect of environmental gain, and to a certain extent the SnOasis development would do this, from a brown field site to a built environment of leisure and holiday accommodation. However, there is a considerable loss of natural habitat which the current proposals do not adequately mitigate.

What plans are in place to ensure that the developer delivers an adequate mitigation strategy?

6. Why does MSDC not consider a cumulative effect of the large number of planning applications approved in the area?

The high level of developments in the area are putting pressure on resources and infrastructure and increasing the failure of MSDC and developers to deliver sustainable development.

Lighting

1. We agree that the site and local area should be classified as E1. This emphasises the importance of maintaining minimal direct light from the site and minimising "glow" from above. This view is evidenced by the Campaign for the Protection of Rural England 2016 showing Mid Suffolk as the 26th "darkest sky".

2. The Institute of Lighting Professionals Guidance for the Reduction of Obtrusive Light and the consideration is being given in trying to achieve this. This guidance is not mandatory but is considered best practice in the industry. In considering sky glow however, it refers only to direct upward light from luminaries and ignores the effect of upward reflection light from surfaces. The latter is clearly dependent on weather conditions, humidity, etc.

3. The bobsleigh run shows lighting angled and illuminates horizontally rather than downwards. This is evidenced by the extent of light shown reflected from the ski dome. We suggest the lighting should be angled down to reduce this reflection. Since this is an external feature we suggest light levels be kept to a minimum compatible with use of the facility.

Recommendation for different lighting levels according to the facility.

Lighting Class I

Top level competition such as international and national competition which will generally involve spectator capacities with long potential viewing distances. Top level training can also be included in this class.

Lighting Class II

Mid level competition such as regional or local club competition which generally involves medium spectator capacities with minimum viewing distances. High level training can also be included in this class.

Lighting Class III

Low level competition such as local or small club competition which generally do not involve spectators.

4. Ice Rink - It is not clear what material is intended for the roof. Should it be translucent it will contribute significantly to sky glow.

We therefore suggest it should be completely opaque to remove any light leakage.

5. Tiered car parking is shown to the south of the ski slope/dome with all luminaries on 6m high columns.

We suggest that lower columns will be adequate on the higher tiers, since spill light onto lower tiers will be unnecessary.

6. Ski Dome - This is in effect a light tube. If the upper end face is transparent, as appears to be the case, reflected light as well as direct light will be an issue in the surrounding atmosphere yielding significant scope for glow.

We suggest a motorised brise-soleils be installed on the end face. These will allow for control of heat gain by day, and should be engineered to completely block out the end face wall at night to avoid any light spill into the surround atmosphere.

7. Overall site lighting must be reduced at the time the site facilities are closed.

8. What will the definition of "intrusive lighting" be?

Suzanne Eagle

Clerk to Claydon & Whitton Parish Council

Your Ref: MS/4494/16
Our Ref: 570\CON\3914\16
Date: 6 April 2018
Highways Enquiries to: julia.cox@suffolk.gov.uk

All planning enquiries should be sent to the Local Planning Authority.
Email: planning@babberghmidsuffolk.gov.uk

The Planning Officer
Mid Suffolk District Council
131 High Street
Needham Market
Ipswich
Suffolk
IP6 8DL

For the Attention of: Steven Stroud

Dear Mr Stroud

TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN MS/4494/16

PROPOSAL: Application for approval of Reserved Matters (phases 1 - 8), pursuant to Outline Permission ref. 1969/10.

LOCATION: Land at Column Field Quarry (Known as Masons Quarry), Great Blakenham, Ipswich, Suffolk

ROAD CLASS: B1113

Notice is hereby given that the County Council as Highway Authority make the following comments:

Introduction

This site is known as SnOasis, a leisure and hotel development including; ski centre, winter sports centre, hotel, restaurants and associated infrastructure. The site is a former quarry, known as Mason's Quarry, in Great Blakenham. The primary access point is proposed to be off the B1113, Bramford Road, formed by a new roundabout at the location of the junction serving the recent residential development to the east of the B1113.

This application is for approval of reserved matters, the Outline permission (OL/100/04) was granted permission in 2008, following call-in by the Secretary of State. An application was made in 2010 (MS/1969/10) for an extension of time, and this was granted permission in 2011.

The time limit on the extension was 5 years, so the deadline for the submission of reserved matters was 31st October 2016. It was agreed that the reserved matters application can be submitted in either phases covering specific elements of the overall package.

The eight phases are as follows:

Phase 1: Ecological mitigation, creation of the ponds and earth stripping

- Phase 2: Civil engineering, site-wide drainage, structural landscaping, construction of roads, water features and water courses, installation of services and perimeter fencing
- Phase 3: The ski dome, servicing areas and associated car parking and hard and soft landscaping
- Phase 4: The entertainment dome, servicing areas and hard and soft landscaping
- Phase 5: The hotel, apartments and retail units with associated servicing areas, car parking and hard and soft landscaping
- Phase 6: The sports academy, hostels, car parking and servicing areas and hard and soft landscaping
- Phase 7: The ice rink, conference and exhibition centre and servicing areas with associated hard and soft landscaping
- Phase 8: The log cabins and clubhouse with associated servicing areas and hard and soft landscaping

The submitted Transport Assessment builds upon the original document submitted with the Outline Application, the original was produced by Capital Symonds in 2006. The update was produced by Motion in October 2016. A further Transport Assessment Addendum was submitted in May 2017, a further update to this document was submitted in November 2017 Technical Note 4: Response to Suffolk County Council' dated 30 November 2017. Both documents consider the cumulative impacts of all of the phases of the proposed development.

In parallel with the SnOasis applications, an application was granted for the proposed Great Blakenham Railway Station. The original application was granted in 2008 and extended in 2011. Subsequently, the deliverability of the Railway Station was brought into doubt by the exclusion of this proposal from the Network Rail Anglia Route Strategy, which covers this area. This document was published in 2014, and the developers have investigated alternative transport measures. The Transport Assessment Addendum considers the options for dealing with this change in access strategy.

Committed Sites

The Transport Assessment dated October 2016 included some committed development sites, see below:

- Land between Gipping and Bramford Road, Great Blakenham MSDC reference 3310/14
- Land at Blackacre Hill, Bramford Road, Great Blakenham MSDC reference 2351/16
- Energy from Waste plant at Great Blakenham MSDC reference 3655/13
- Former British Sugar Plc Site, Sproughton Babergh reference B/16/00762

However, in the interim period since the original application it was felt that additional sites that had come forward recently should be included. These were:

- Land at Paper Mill Lane – commercial development MSDC reference 4710/16
- Former Fison's site, Paper Mill Lane – residential development MSDC reference 2700/12

The Transport Assessment Addendum dated May 2017 includes an assessment of these sites and is considered to be a robust assessment of the committed developments cumulative impact with the development traffic.

Junction Assessment

The Transport Assessment considered the local junctions that are most likely to be impacted by development traffic, these included:

- The proposed site access, a 4-arm roundabout located on the B1113 (Bramford Road) in the vicinity of the current access to the recent residential development.
- The junction of Gipping Road with Bramford Road, currently a priority T junction, and due to be upgraded to traffic signal control as part of the adjacent Orbit Housing mitigation package.
- The junction of the B1113/B1113 south of the site. This has already been upgraded to partial traffic signal control, partly in line with the original SnOasis mitigation scheme. However further signal works could be required to facilitate the cycleway / footway link to the site and a safe north / south crossing of the B1113, if justified by potential cycle movements to the site.
- A14/A12 Copdock Interchange, this junction has also been partially upgraded in the interim, and no further improvements have been requested by Highways England through the consultation process.

The Transport Assessment considered an AM Peak Hour of 0800-0900 and a PM Peak Hour of 1700-1800. Due to the nature of the site operations it is likely that the traffic impacts will be spread throughout the week and will mostly occur outside peak conditions. The consultants agreed to assess a worst-case development scenario of a large conference (1000 delegates), with the peak flow arrivals and departures occurring in baseline traffic peak conditions.

In this scenario the B1113 right turn movement into Bramford Road is slightly above optimum junction performance, but the overall network performance on SCC County Roads is shown to be within acceptable limits.

In the interim since the original application the adjacent residential development has amended the Gipping Road / Bramford Road junction. In the final Transport Assessment addendum (dated November 2017) the developers' consultants have assessed the new junction and found that it is adequate to mitigate the traffic impacts of SnOasis. Therefore, no further mitigation is required at this junction.

The additional traffic signal crossing at the B1113/B1113 junction, south of the site, was not found to be practical, as it doesn't facilitate a link to any adjacent cycling or walking facilities. Therefore, the additional junction mitigation at this location is not required as would not improve cycling or walking links to the site in practice. However, the associated upgrade of the footway to allow for off carriageway cycling from the B1113/B1113 junction to the site access is still required and will be secured through Planning Condition.

The A14/A12 Copdock Interchange, where a majority of the junction is managed by Highways England, is shown to be performing poorly in some peak scenarios. However, this is generally down to background traffic growth, the specific impacts of this site are negligible in comparison. Highways England were consulted on the scheme and have not raised any objections.

Sustainable Transport Modes

The Transport Assessment considered sustainable links from the site to key population centres. Due to the rural nature of the site it is not practical for a large number of visitors to walk or cycle to the site, although provision should be made for those that do. It is also likely that the nature of the activities will require more clothing and equipment than most are able to bring with them on foot or on bike. It is however likely that some staff will travel to work on cycles, especially from west Ipswich, therefore safe and attractive links need to be provided.

The developers will be required to provide details of a potential cycling route to Ipswich via National Cycling Route 51, and implement an improvement scheme in full, prior to opening. They will also be required to

provide an upgrade to the footway linking the site with Bramford Road (B1113) to enable off carriageway cycling in the vicinity of the site, although it is accepted that it is not practical to provide a facility to cover the entirety of the route to Bramford.

The original outline permission was granted on the basis of a new Railway Station being provided at Great Blakenham. In the interim period the deliverability of the station has been challenged, especially as the route priorities of the operator Abellio Greater Anglia are the speed of journey times on the mainline routes, rather than adding in additional stops that would increase journey times for a majority of travellers and reduce overall capacity.

The Transport Assessment Addendum dated May 2017 a further update to this document was submitted in November 2017 Technical Note 4: Response to Suffolk County Council' dated 30 November 2017 included an assessment of a bus shuttle service as an alternative to the original Railway Station proposal. The assessment is that a service from Stowmarket Station would be more attractive than from Ipswich, as the road links from Stowmarket to the site are less affected by traffic congestion than in Ipswich. However, Stowmarket Railways Station does not have a fully accessible crossing between the platforms, the only level route is a significant diversion along narrow footways and across a busy Level Crossing. If the development is likely to generate a significant increase in use of the station, which is the current position, works to improve disabled access at the station will be required.

The site is very close to the recent Orbit Homes development to the east of Bramford Road, to enable these residents and residents from neighbouring residential locations to walk and cycle to site a Toucan Crossing is to be provided on Bramford Road, north of the site access

Draft Planning Conditions

Notice is hereby given that the County Council as Highway Authority recommends that any permission which that Planning Authority may give should include the conditions shown below:

Access Junction Condition

Condition 1: No other part of the development shall be commenced until the new vehicular access roundabout junction and Toucan Crossing has been laid out and completed in all respects, generally in accordance with Motion Drawing 160702-06 Rev. A and been made available for use. Thereafter the access shall be retained in the specified form.

Reason: To ensure that the access is designed and constructed to an appropriate specification and is brought into use before any other part of the development is commenced in the interests of highway safety.

Emergency Access Condition

Condition 2: Prior to commencement of the development, the emergency access to the site, in the vicinity of the proposed site access junction, shall be laid out and completed in all respects in accordance with details that will have previously been agreed by the Local Planning Authority and Suffolk County Council. Thereafter the emergency access shall be retained in the specified form.

Reason: To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

Refuge and Recycling Bin Presentation and Storage Condition

Condition 3: Before the development is commenced details of the areas to be provided for storage of Refuse/Recycling bins shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users.

Surface Water Drainage Condition

Condition 4: Before the development is commenced details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

Reason: To prevent hazards caused by flowing water or ice on the highway.

HGV Construction Management Plan Condition

Condition 5: All HGV traffic movements to and from the site over the duration of the construction period, and for servicing arrangements thereafter, shall be subject to a Deliveries Management Plan which shall be submitted to the planning authority for approval a minimum of 28 days before any deliveries of materials commence.

No HGV movements shall be permitted to and from the site other than in accordance with the routes defined in the Plan.

The site operator shall maintain a register of complaints and record of actions taken to deal with such complaints at the site office as specified in the Plan throughout the period of use of the site.

Reason: To reduce and / or remove as far as is reasonably possible the effects of HGV traffic in sensitive areas.

Parking condition

Condition 6: Before the development is commenced details of the areas to be provided for the manoeuvring and parking of vehicles (including buses and coaches) including secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The development parking arrangements should be generally in accordance with the details set out in the Suffolk Guidance for Parking 2015 edition. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To ensure the provision and long term maintenance of adequate on-site space for the parking and manoeuvring of vehicles, where on-street parking and manoeuvring would be detrimental to highway safety.

Off-site Cycle Route Improvements (Bramford Road) Condition

Condition 7: The site shall not be open to the public until the proposed footway / cycleway improvements from the site access to the B1113/B1113 junction and along Bramford Road, have all been completed in accordance with details that shall previously have been submitted to and approved in writing by the Local Planning Authority and Suffolk County Council.

Reason: In the interests of road safety and sustainable transport.

Off-site Cycle Route Improvements (NCR51) Condition

Condition 8: The site shall not be open to the public until the proposed cycle route improvements from the site access to Ipswich, via Claydon / NCR51, have all been completed in accordance with details that shall previously have been submitted to and approved in writing by the Local Planning Authority and Suffolk County Council.

Reason: In the interests of road safety and sustainable transport.

Informatives and Notes

NOTE 1

It is an OFFENCE to carry out any works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out.

Unless otherwise agreed in writing all works within the public highway shall be carried out by Suffolk County Council. For further information go to:

<https://www.suffolk.gov.uk/roads-and-transport/parking/apply-for-a-dropped-kerb/>

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

NOTE 2

Public Utility apparatus may be affected by this proposal. The appropriate utility service should be contacted to reach agreement on any necessary alterations which have to be carried out at the expense of the developer.

NOTE 3

The existing street lighting system may be affected by this proposal.

The applicant must contact the Street Lighting Engineer of Suffolk County Council, telephone 01284 758859, in order to agree any necessary alterations/additions to be carried out at the expense of the developer.

NOTE 4

The works within the public highway will be required to be designed and constructed in accordance with the County Council's specification.

The applicant will also be required to enter into a legal agreement under the provisions of Section 278 of the Highways Act 1980 relating to the construction and subsequent adoption of the highway improvements. Amongst other things the Agreement will cover the specification of the highway works, safety audit procedures, construction and supervision and inspection of the works, bonding arrangements, indemnity of the County Council regarding noise insulation and land compensation claims, commuted sums, and changes to the existing street lighting and signing.

NOTE 5

The public right of way cannot be lawfully driven along without due authority. This highway must remain unobstructed at all times. It is an offence to disturb the surface of the highway so as to render it inconvenient for public use. Therefore it is imperative that the surface is properly maintained for pedestrian use during the construction phase and beyond.

The Highway Authority will seek to recover the cost of any such damage which it actions for repair.

Travel Plan Comments

The Travel Plan that was submitted as part of the reserved matters application does contain some good measures, but needs some considerable work to effectively mitigate the highway impact from the SnOasis development. The following points will need to be overcome for the Travel Plan to be fully effective:

- The Travel Plan is more employee focused than visitor focused, which would not fully mitigate the vehicular trips going to and from the site during its hours of operation. Therefore there will need to be some strong incentives and measures to encourage visitors to travel to the site by sustainable means, as sustainable transport is likely to be difficult with visitors that carry bulky winter sports equipment and luggage. Measures to include free hire of winter sports equipment on site should be included in the Travel Plan to potentially overcome this issue. The visitors travel habits will also need to be included as part of the annual Travel Plan monitoring process.
- One of the key Travel Plan measures should include the provision of frequent public transport that directly serves the main complex of the SnOasis development, with discounts negotiated (and evidenced in the Travel Plan) with the local operators. Center Parcs in Woburn does provide some evidence of negotiating a good public transport measure for visitors:
 - <https://www.thameslinkrailway.com/centerparcs>
- The following measures and initiatives from the original 2006 Travel Plan have not been included in the recent Travel Plan:
 - A construction Travel Plan for the build out of the SnOasis development
 - Restrictions on staff car parking, however it is acknowledged that in the current situation with a residential development adjacent to the site, any restrictions may lead to parking being displaced onto residential streets, which would be unacceptable. Therefore this requirement from the 2006 Travel Plan will need to be reassessed in the current version.
- There is no reference to the Travel Plans, Transport Assessments and Statements in Decision-taking section of the 2014 Planning Practice Guidance in the policy section of the Travel Plan. There is also no overarching principles between the Travel Plan and Transport Assessment as well which is also a requirement of the 2014 Planning Practice Guidance.
- The target modal split is incredibly ambitious and possibly unrealistic considering relatively rural location of the site. Also visitors are likely to need to transport bulky winter sports equipment, which would be very difficult to encourage by public transport. If this expected modal shift has been used in the traffic modelling of the site there will need to be some very strong remedial measures to be identified in the Travel Plan to be implemented if these ambitious targets are not achieved.
- The Accessibility by Train section does not make reference to proposed Great Blakenham Rail Station which was one of the highway mitigation measures as part of the original mixed use application. This station is also a requirement of the Third Suffolk Local Transport Plan as one of the key rail improvements with planning permission in place for its construction. The Transport Assessment Addendum did suggest an alternative shuttle service from Stowmarket, with no information if this will be a free service for staff and visitors, but this shuttle bus is unlikely to provide any additional highway mitigation for the residents of Great Blakenham and Claydon as rail journeys would act as a solid alternative to car and bus travel. However it is accepted that this is an existing issue, and the development should only be required to mitigate the additional trips generated by the development. The overall bus and train strategy, including improvements at Stowmarket Station, is considered to be appropriate for the scale of the development, and sufficient to remove the requirement for a new station at Great Blakenham. The new station has acknowledged issues with delivery, due to the resistance of the rail industry who are now prioritising line speed improvements between Norwich and London, which this would be contrary to.
- The Accessibility by Bus section does not take into account the proposed bus diversions through the Blakenham Fields residential development which is still being built-out. Also the use of these buses would not be desirable due to staff and visitors needing to walk from the stop to get to the site, via the long access road. Some visitors may be carrying heavy winter sports equipment off the bus as well.

- The Full Travel Plan commitment does not include any timescales of how long it will be implemented for. The Full Travel Plan must be implemented immediately, then continue to be implemented and monitored for a minimum of five years after the occupation of the final phase of the SnOasis development.
- There is no information if the Travel Plan Coordinator that will be implementing the Travel Plan will be a senior member of staff. Ideally a senior member of staff will be able to have a greater influence on the implementation of the Travel Plan, to ensure that the highway mitigation is achieved.
- There is no commitment in the Travel Plan to encourage visitors to travel to SnOasis sustainably. This will need to be included in the Travel Plan and promoted constantly to visitors through marketing channels (website, social media, booking confirmations, etc.). There will also need to be a separate methodology to how the travel pack be offered to all visitors, as day and holiday visitors will have different travel needs.
- Some hard highway measures has not been included in the Travel Plan, such as the Great Blakenham rail station (which will need a connecting shuttle bus due to the distance from the station to the main complex). Also the proposed Ipswich to SnOasis dedicated bus service does not have any evidence included if such service has been agreed by a public transport operator as well, as the measure may not be viable. There will also need to be some more detail on how the employee bus will be implemented as well.
- Suffolk Car Share should be promoted instead of Liftshare, as it is more relevant to car sharing in Suffolk.
- A Park and Ride measure for visitors was included in the Travel Plan, but has not identified any sites where the services would run from.
- The staff cycle parking must be in a secure and lockable facility that is only accessible to staff. Separate secure cycle parking should also be provided to visitors as well.
- Electric Vehicle charging points must be provided to staff and visitors to comply with paragraph 35 of the NPPF and the Suffolk Guidance for Parking. Further detail of where the charging points will be located will need to be submitted as part of the planning application.
- The Travel Plan must also contain all the requirements of the Seventh Schedule of the signed Section 106 agreement (dated 1st August 2008) as well.

A revised Travel Plan that takes into account these measures will need to be submitted prior to the determination of this application to ensure there is suitable highway mitigation agreed through the Travel Plan.

These revisions need to comply with National Planning Policy Framework paragraph 32, which sets out that plans and decisions should take account of whether:

- the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
- safe and suitable access to the site can be achieved for all people.
- improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development.

Other relevant paragraphs include 34, 35 and 36 as well as the “Travel Plans, Transport Assessments and Statements in Decision-taking” section of the 2014 Planning Practice Guidance.

In addition, a decent quality travel plan will also support Core Strategy Objectives SO3 and SO6 of the Mid Suffolk Core Strategy Development Plan Document (2008) and Core Strategy Focused Review (2012).

More detailed Travel Plan comments can be provided on request by the applicant if needed.

Section 106 Planning Obligations

Generally, all of the highways requirements set out in Schedule Two (and following schedules, where appropriate) of the signed Section 106 (dated 1st August 2008) are still required, and any variation would need to be agreed with Suffolk County Council. This position was set out in Neil McManus' letter dated 8th January 2018.

We understand from the applicants' consultants that the Great Blakenham Railway Station, a key part of the sustainable transport package is now not likely to be delivered. While the transport implications of this change have been supported by new evidence supplied as part of this current application the impact of this change have not been fully addressed in the Section 106 discussions.

The Sroughton Village Mitigation Scheme is still required, and the Section 106 Obligations must be delivered to ensure that the traffic impacts arising from the development can be mitigated. In the interim a larger comprehensive mitigation plan has been developed for this area, therefore the costs have increased beyond what was originally included in the 2006 Section 106 agreement. The Minor Highways Contribution must also be maintained to ensure that any significant impacts on minor local roads are mitigated, although for this contribution the costs are broadly the same, subject to an index linked uplift.

As part of the recent removal of the Railway Station (originally planned for Great Blakenham) the Passenger Transport Arrangements Obligations will need to be revised to ensure that visitors and staff have sustainable means of accessing the site from key destinations such as Ipswich and Stowmarket. As part of this a substantial contribution will need to be made towards improving access to both platforms at Stowmarket Railway Station.

To ensure that the full range of Sustainable Transport measures are secured the Travel Plan Obligations need to be secured in full. More details on the Travel Plan measures are included in the preceding section.

The Obligation covering Rights of Way Improvements will need to be maintained to ensure that any routes affected by the development will be mitigated and the scheme will be integrated into the surrounding Green Access network. It may be more cost effective to deliver the perimeter route through a planning condition, however SCC would require a Section 106 contribution to fund the Order Making Process, and any Land Owner Compensation required.

A summary of the original S106 requirements, and the revisions included in the current application is shown below:

Heads of Terms	Description	2006 Potential Contribution (£)	2018 Revised Contribution (£)
A12/A14 Trunk Road measures	Improvement of the Copdock interchange.	Highways England to respond directly on this measure	
Highway works	Maintaining roadside nature reserve – within a period of 10 years after completion.	£6,000	£6,000 + uplift
	Chapel Lane measures.	£10,000	£10,000 + uplift
Sroughton Mitigation measures	Sroughton mitigation measures plan.	£10,000	£10,000 + uplift + additional works now required
Minor Highway contribution	Towards traffic management measures including signing.	£100,000	£100,000 + uplift

Originally Railway Station, now existing Railway Station improvements	Railway station was to be commissioned. Shuttle bus service from Stowmarket now included. Improvements to Stowmarket Rail Station to enable disabled access across the platform.	£12,000,000 for a new station Obligation	£3,000,000 estimate
Transport Arrangements	SnOasis public bus service. Shuttle bus service.	£1,500,000	Obligation based on agreed Service Level Agreement for both services
Public Transport Infrastructure	Improvements to Bus Stops and promotion of the new services.	£200,000	£200,000 + uplift
Travel Plan Liaison contribution	Obligation to revise the draft Travel Plan, Provide monitoring contribution	£15,000	£15,000 + uplift
Public Access	Draft Public Access Plan - The fund to be lodged with SCC to support the integration of SnOasis into the local countryside access network through engagement with local communities, small scale access improvements and promoting the area through Discover Suffolk and leaflet production. The creation of a new bridleway around the edge of the site. Upgrading the footpath to Lt Blakenham from the end of Blue Barn Lane, Gt Blakenham. Ensuring existing PRoW are protected during and after construction.	£50,000	£65,466 TBC TBC

Summary

This project has been under consideration in the planning system for a number of years. While fundamentally the scheme remains the same in the interim period significant changes have occurred, both with the National Planning system and with the local factors effecting the project.

A majority of the original mitigation features are still required, and will need to be secured through Planning Condition, or Obligation, as set out in the original Decision Notice and subsequent amendments. Some of the original mitigation schemes have been overtaken by events, and it is our judgement that improvements in the surrounding area, specifically at the B1113 / B1113 junction and at Hackney's Corner are sufficient to mitigate the additional traffic impacts arising from this project.

The removal of the proposed Great Blakenham Railway Station is a significant change, and this will need to be reflected in amendments to the Section 106, as appropriate.

Therefore, subject to the mitigation measures set out in our list of Draft Planning Conditions, and the Section 106 Obligations being full secured, we would not wish to restrict grant of Planning Permission.

Yours sincerely,

Mr Luke Barber
Principal Engineer
Strategic Development

Our Ref: MS/2087/14
Your Ref: 4494/16
Date: 24 January 2018
Enquiries to: James Cutting
Tel: 01473 264803
Email: james.cutting@suffolk.gov.uk



Steven Stroud
Development Management
Mid Suffolk District Council
Endeavour House
Ipswich
IP1 2BX

Dear Steven,

Application for approval of Reserved Matters (phases 1 - 8), pursuant to Outline Permission ref. 1969/10 (for the development known as 'SnOasis').

I refer to the above application and to additional information submitted by the agent on 2 January 2018.

I write to inform you of the current position of Suffolk County Council, as planning authority for minerals, with regard to extant conditions relating to aftercare required by a previous permission within the site.

On 1 September 2014, Suffolk County Council granted a variation of conditions (pertaining to planning permission ref: MS/3484/11) for approved details (condition 2), restoration (condition 18), landscaping (condition 19) and aftercare (condition 20). The 2014 proposal was to restore the quarry area to the west of the Masons Landfill to nature conservation with low intensity grazing. The contour remodelling allows for creation of a valley feature and amended details previously agreed (ref: MS/0788/13) for permission ref: MS/3484/11.

Most of the conditions relate to the performance of the development and the compliance with approved drawings and reports, including the Restoration and Five Year Aftercare Scheme Report Ref: CE-M-0574-PR01b. Only condition 15 required further details of oil/grit interceptors to be submitted. A copy of the decision notice is attached.

The approved works were undertaken including the recontouring in 2015. A site inspection was made on 1 June 2016 and action was identified to satisfy the restoration and aftercare conditions. A further visit was made on 12 October 2016, which highlighted the same problem and again, by a further inspection undertaken on 13 June 2017. On each occasion, the landowner was made aware of the outcomes of these visits and the need to comply with conditions 18 and 19. Suffolk County Council will be taking enforcement action so that the land is restored to the agreed specifications.

In terms of Mid Suffolk District Council determining the current application, the assumption should remain that restoration requirements rather than existing circumstances provide the starting point for determining the applications. This might affect surface water drainage, ecological mitigation and viability considerations for example.

If you need to discuss the case further, please contact Jo Lloyd - Monitoring & Enforcement Officer
– by e-mail jo.lloyd@suffolk.gov.uk.

I trust that this provides you with a better appreciation on the current position of the minerals
planning authority with regard to the site.

Yours sincerely

James Cutting
Planning Strategy Manager
Growth, Highways & Infrastructure

Resource Management
Bury Resource Centre
Hollow Road
Bury St Edmunds
Suffolk
IP32 7AY

Christine Thurlow
Corporate Manager – Development Management
Planning Department
Babergh District Council
Corks Lane
Hadleigh
Ipswich IP7 6SJ

Enquiries to: Kate Batt
Direct Line: 01284 741227
Email: kate.batt@suffolk.gov.uk
Web: <http://www.suffolk.gov.uk>

Our Ref: 2016_4494
Date: 23rd June, 2017

For the Attention of Steven Stroud

Dear Ms Thurlow

Planning Application: 4494/16 | Readvertised - as additional information and plans including an Environmental Statement have been received. Application for approval of Reserved Matters (phases 1 - 8), pursuant to Outline Permission ref. 1969/10 (for the development known as 'SnOasis'). | Land At Field Quarry (Known As Masons Quarry) Bramford Road Great Blakenham IP6 0X

This large site lies in an area of archaeological potential recorded on the County Historic Environment Record. A substantial proportion of the development sits within the area of a disused quarry. Previous extraction works within this area will have destroyed archaeological potential for later prehistoric to post-medieval remains, although some potential may still survive for evidence relating to Pleistocene epoch, including faunal remains.

Beyond the area of the previous extraction, there is good potential for archaeological remains, ranging in date from the later prehistoric to Medieval periods. A number of important archaeological sites and features have been identified in the vicinity, including substantial scatters of Roman and Anglo-Saxon artefacts, indicative of occupation and probable burial (BLG 004, BAY 032).

Some areas of land included in the development have been subject to initial archaeological investigation, whilst others have not had any form of archaeological evaluation. Therefore, the character of the archaeological potential for these areas has not been established.

In 2010, SCCAS advised the applicant that further archaeological evaluation would be required for all areas subject to the development proposal, and that the results of these investigations would inform a requirement for a programme of further archaeological works to mitigate the impact of the development on buried heritage assets with archaeological interest.

From looking at the documents submitted in support of this application, it appears that the previously advised archaeological works have not yet been undertaken.

There is high potential for the discovery of below-ground heritage assets with archaeological interest within the area covered by this application, and groundworks associated with the

development have the potential to damage or destroy any archaeological remains which exist.

There are no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important heritage assets. However, in accordance with the *National Planning Policy Framework* (Paragraph 141), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

In this case **the following two conditions** would be appropriate:

1. No development shall take place within the area indicated [Phases 1 - 8] until the implementation of a programme of archaeological work has been secured, for each phase or sub-phase, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

The scheme of investigation shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording
- b. The programme for post investigation assessment
- c. Provision to be made for analysis of the site investigation and recording
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
- e. Provision to be made for archive deposition of the analysis and records of the site investigation
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.
- h. Provision to be made for further investigations in accordance with a separate specification, to be carried out, if necessary, following the completion of the site investigations and recording provided for in the Written Scheme of Investigation.

2. All development works will be undertaken in compliance with the requirements as set out in Written Scheme of Investigation, and any additional separate specifications, approved under condition 1.

3. No building/facility in each phase or sub-phase shall be occupied/brought into use until the site investigation and post investigation assessment has been completed for that phase or sub-phase, submitted to, and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under part 1 and the provision made for analysis, publication and dissemination of results and archive deposition.

REASON:

To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Policy CS10 of Babergh District Council Core Strategy (2011- 2031) Submission Draft and the National Planning Policy Framework (2012).

INFORMATIVE:

The submitted scheme of archaeological investigation shall be in accordance with a brief procured beforehand by the developer from Suffolk County Council Archaeological Service, Conservation Team.

I would be pleased to offer guidance on the archaeological work required and, in our role as advisor to Babergh District Council, the Conservation Team of SCC Archaeological Service will, on request of the applicant, provide a specification for the archaeological work required at this site. In this case, a programme of archaeological investigation, including geophysical survey and trenched archaeological evaluation will be required to establish the potential of the site, and decisions on the need for any further investigation (excavation before any groundworks commence and/or monitoring during groundworks) will be made on the basis of the results of the evaluation.

Further details on our advisory services and charges can be found on our website: <http://www.suffolk.gov.uk/archaeology/>

Please do get in touch if there is anything that you would like to discuss or you require any further information.

Yours sincerely,

Kate Batt BSc hons

**Senior Archaeological Officer
Conservation Team**

Subject:FW: MSDC Planning Re-consultation Request - 4494/16

Attachments:SCCAS (KB)_SnOasis_Land At Field Quarry Bramford Road Great Blakenham_4494-16_eval.pdf

-----Original Message-----

From: RM Archaeology Mailbox
Sent: 29 January 2018 09:01
To: BMSDC Planning Area Team Yellow
Cc: Steven Stroud;
Subject: RE: MSDC Planning Re-consultation Request - 4494/16

Dear Steven,

Thank you for consulting us on this additional information. Our advice remains the same as that sent on 23/6/17, which I have attached again for convenience.

Best wishes,
Rachael

Rachael Abraham B.A. (Hons), M.A.
Senior Archaeological Officer

Suffolk County Council Archaeological Service, Bury Resource Centre, Hollow Road, Bury St Edmunds, IP32 7AY

Tel.:01284 741232
Mob: 07595 089516
Email: rachael.abraham@suffolk.gov.uk

Website: <http://www.suffolk.gov.uk/culture-heritage-and-leisure/suffolk-archaeological-service/>
Suffolk Heritage Explorer: www.heritage.suffolk.gov.uk Twitter Page: [www.twitter.com/SCCArchaeology](https://twitter.com/SCCArchaeology)

-----Original Message-----

From: planningyellow@baberghmidsuffolk.gov.uk [<mailto:planningyellow@baberghmidsuffolk.gov.uk>]
Sent: 05 January 2018 14:29
To: RM Archaeology Mailbox <archaeology@suffolk.gov.uk>
Subject: MSDC Planning Re-consultation Request - 4494/16

Please find attached planning re-consultation request letter relating to planning application - 4494/16 - Land At Field Quarry (Known As Masons Quarry), Bramford Road, Great Blakenham, IP6 0XJ

Kind Regards

Planning Support Team

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Your ref: 4494/16
Our ref: Great Blakenham – land at Field
Quarry (known as Masons Quarry) Bramford
Road 00023119
Date: 29 November 2018
Enquiries to: Neil McManus
Tel: 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

Mr Steven Stroud,
Growth & Sustainable Planning,
Mid Suffolk District Council,
Endeavour House,
8 Russell Road,
Ipswich,
Suffolk,
IP1 2BX

Dear Steven,

Great Blakenham: land at Field Quarry (known as Masons Quarry) Bramford Road – reserved matters

I refer to the proposal: application for approval of reserved matters (phases 1 – 8), pursuant to outline permission ref. 1969/10 (for the development known as 'SnOasis').

I previously submitted to Mid Suffolk District Council a consultation response dated 08 January which is still applicable. This letter provides a general update and is supplemental to the letter dated 08 January.

The proposal by the applicant is to enter into a new bilateral planning obligation which will include Suffolk County Council as a party.

The outline permission granted under reference 1969/10 is subject to a planning obligation dated 01 August 2008, which was varied by a Deed dated 27 October 2011. Suffolk County Council is a legal party to these existing planning obligations. **Any reserved matters approval granted by Mid Suffolk District Council must be on the basis of the existing planning obligations still being legally binding, unless otherwise formally agreed and legally documented by the prior completion of a new planning obligation.**

There are also linkages with the residential scheme granted most recently under reference 3310/14 with associated planning obligation dated 12 June 2015 (based on the previous planning obligation dated 14 June 2007, 23 December 2010, as varied by Deeds dated 28 September 2012 and 12 July 2014).

1. Any Contributions which are subject to Indexation and are to be carried forward unchanged from the original planning obligation to a new planning obligation will

need to be uplifted to current values. Any revised or new Contributions to be secured in the new planning obligation will be subject to Indexation from the date of the Agreement.

2. The existing planning obligation under the Definitions includes *Fire Officer Secondment Payment*. Suffolk County Council requires the retention of this obligation. However, the applicant is currently in breach of the payment of the third and final payment of £ 47,913.54, which should have been paid in July 2018 [refer to the planning obligation dated 01 August 2008 Second Schedule paragraph 40.1]. We continue to chase Mr Spanner but with no prospect of payment being forthcoming.
3. The existing planning obligation under the Definitions includes *Waste Compensation Payment* of £600,000 (subject to increase in the RPI), which is to be used for waste minimisation initiatives and/or waste recycling initiatives. Suffolk County Council requires the retention of this obligation.
4. In respect of highway mitigation measures the existing planning obligation contains a significant number of obligations. Suffolk County Council as Highway Authority submitted a formal consultation response to Mid Suffolk by way of letter dated 06 April 2018. A supplemental consultation response is currently being drafted by the Highway Authority and will be submitted to the District as soon as possible, which will cover suggested planning conditions and updated planning obligation requirements. It is essential that any new package of agreed highway mitigation measures is cross-referenced with the existing planning obligations – so that all stakeholders are clear about what is being retained and what is being varied and/or removed. Suffolk County Council (Luke Barber/Julia Cox) are coordinating matters on behalf of the Highway Authority.
5. The existing planning obligation under the Definitions includes *Sustainable Drainage Strategy and Systems Plan* with matters set out in the Twentieth Schedule. With regard to surface water drainage matters, Suffolk County Council as the Lead Local Flood Authority previously lodged a holding objection pending the submission of further detailed information by the applicant. Ongoing discussions have resulted in agreement being reached, such that the holding objection can now be removed. Surface water drainage matters will be addressed by the imposition of planning conditions. Suffolk County Council (Matt Hullis/Jason Skilton) will provide an updated consultation response and liaise with the District Council regarding the drafting of suitable planning conditions.
6. Legal costs. SCC will require an undertaking from the applicant for the reimbursement of its reasonable legal costs associated with work on the planning obligation, whether or not the matter proceeds to completion.

I will be grateful if this consultation response can be uploaded onto the District's planning website and a copy provided to the decision-takers in respect of the reserved matters application.

Yours sincerely,

Neil McManus BSc (Hons) MRICS
Development Contributions Manager
Growth, Highways & Infrastructure Directorate – Strategic Development

cc Steve Merry/Luke Barber/Julia Cox, Suffolk County Council – Highways
Matt Hullis/Jason Skilton, Suffolk County Council – Floods Planning
Philip Isbell, Mid Suffolk District Council

From: Philip Raiswell [mailto:Philip.Raiswell@sportengland.org]
Sent: 19 December 2016 16:34
To: Snoasis
Subject: App Ref: 4494/16 - Snoasis

Sport England Ref: E/MS/2016/44042/S

FAO Steven Stroud

Dear Steven,

Thank you for consulting Sport England on the above application.

Sport England – Non Statutory Role and Policy

The Government, within their Planning Practice Guidance (Open Space, Sports and Recreation Facilities Section) advises Local Planning Authorities to consult Sport England on a wide range of applications.

<http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/open-space-sports-and-recreation-facilities/>

This application falls within the scope of the above guidance as it relates to new strategic sports facilities.

Sport England assesses this type of application in line with its planning objectives and with the National Planning Policy Framework (NPPF). Sport England's planning objectives are to PROTECT existing facilities, ENHANCE the quality, accessibility and management of existing facilities, and to PROVIDE new facilities to meet demand. Further information on Sport England's planning objectives can be found here:

<http://www.sportengland.org/facilities-planning/planning-for-sport/aims-and-objectives/>

The Proposal and Assessment against Sport England's Objectives and the NPPF

This application seeks reserved matters approval for the new facilities proposed at the Snoasis winter sports resort. The proposal has already been granted outline planning permission in 2008 (renewed in 2011), therefore the only consideration are the specific technical specifications/ details submitted with regard to the snow sport facilities proposed.

Sport England do not publish technical guidance for snow sports facilities, therefore I have consulted with the relevant governing bodies for the sports that will be using the proposed new facilities, in order to assess the technical specifications submitted for the proposed sports facilities:

I have received the following responses:

Snowsport England (Skiing) – Raise no objection at this stage. However, they have a meeting with the developers scheduled for January 2017, therefore if any additional representations or technical queries are raised following that meeting, I will forward them to you at that time.

EIHA (Ice Hockey) - the technical details submitted for the Snoasis development as presented for the ice rink, are endorsed by the English Ice Hockey Association. The English Ice Hockey Association (EIHA) fully supports this project.

FISA (Ice Skating) – no comments received at the time of writing.

From the above responses received Sport England do not wish to raise an objection to the technical specifications received. Should any further comments be received following this submission I will forward them on to the local planning authority and applicant.

Sport England notes that the proposal also includes a Sports Academy including outdoor pitches/courts and an indoor sports hall. The technical specification for these facilities should meet Sport England guidelines contained within our publication 'Sports Halls: Design and Layouts Design Guide' (2012), and 'Natural Turf for Sport' (2011) which can be accessed here: <http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

We would be happy to advise further with regard to these facilities, to ensure they are constructed to meet Sport England guidelines.

Conclusion

This being the case, Sport England offers its **support** for this application, as it is considered to meet Objective 3 as set out above (the development provides new sports facilities to meet demand). Should any additional comments regarding the technical specification for the facilities be received, Sport England will forward them on.

Sport England would also wish to be involved in any discussion regarding community access to these facilities for local clubs, schools etc., as this facility will offer a unique opportunity to provide sporting benefits for the local community. Sport England provides supporting information for community use here: <http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/community-use-agreements/>

The absence of an objection to this application in the context of the Town and Country Planning Act, does not in any way commit Sport England or any National Governing Body of Sport to support for any related funding application.

If this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agendas, report(s) and committee date(s). We would be grateful if you would advise us of the outcome of the application by sending us a copy of the decision notice.

Yours sincerely,

Philip Raiswell
Planning Manager

T: 020 7273 1824

M: 07769 741165

F: 020 7273 1981

E: Philip.Raiswell@sportengland.org



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Subject:FW: 4494/16 - Snoasis

From: Philip Raiswell [<mailto:Philip.Raiswell@sportengland.org>]

Sent: 23 June 2017 11:04

To: Snoasis <snoasis@babberghmidsuffolk.gov.uk>

Subject: 4494/16 - Snoasis

Sport England Ref: E/MS/2016/44042/S

Thank you for consulting Sport England on the additional information submitted with respect to the Snoasis development.

Sport England remains supportive of this project which will result in a facility of strategic importance for winter sports, as per my original representations dated 19 December 2016. The project has the full support also of Snowsport England and the English Ice Hockey Association.

Snowsport England would welcome further engagement with the developer with regard to agreeing the community or club access to the facility.

Sport England notes that the proposal also includes a Sports Academy including outdoor pitches/courts and an indoor sports hall. The technical specification for these facilities should meet Sport England guidelines contained within our publication 'Sports Halls: Design and Layouts Design Guide' (2012), and 'Natural Turf for Sport' (2011) which can be accessed here: <http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

Sport England offers its **support** for this application, as it is considered to meet Objective 3 as set out above (the development provides new sports facilities to meet demand). Should any additional comments regarding the technical specification for the facilities be received, Sport England will forward them on.

Sport England would also wish to be involved in any discussion regarding community access to these facilities for local clubs, schools etc., as this facility will offer a unique opportunity to provide sporting benefits for the local community. Sport England provides supporting

information for community use here: <http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/community-use-agreements/>

The absence of an objection to this application in the context of the Town and Country Planning Act, does not in any way commit Sport England or any National Governing Body of Sport to support for any related funding application.

If this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agendas, report(s) and committee date(s). We would be grateful if you would advise us of the outcome of the application by sending us a copy of the decision notice.

Yours sincerely,

Philip Raiswell
Planning Manager

T: 020 7273 1824

M: 07769 741165

F: 020 7273 1981

E: Philip.Raiswell@sportengland.org

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Developments Affecting Trunk Roads and Special Roads

Highways England Planning Response (HEPR 16-01)

Formal Recommendation to an Application for Planning Permission

From: Martin Fellows
Operations (East)
planningee@highwaysengland.co.uk

To: Mid Suffolk District Council

CC: growthandplanning@highwaysengland.co.uk

Council's Reference: 4494/16

Referring to the planning application referenced above, dated 18 November 2016, application for approval of Reserved Matters (phases 1 - 8), pursuant to Outline Permission ref. 1969/10, Land at Field Quarry, Bramford Road, Great Blakenham, IP6 0XJ, notice is hereby given that Highways England's formal recommendation is that we:

- a) offer no objection;
- ~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – Highways England recommended Planning Conditions);~~
- ~~c) recommend that planning permission not be granted for a specified period (see Annex A – further assessment required);~~
- ~~d) recommend that the application be refused (see Annex A – Reasons for recommending Refusal).~~

Highways Act Section 175B ~~is~~ is not relevant to this application.¹

¹ Where relevant, further information will be provided within Annex A.

Signature:

Date: 12 December 2016

Name: David Abbott

Position: Asset Manager

Highways England:

Woodlands, Manton Lane

Bedford MK41 7LW

david.abbott@highwaysengland.co.uk



Developments Affecting Trunk Roads and Special Roads

Highways England Planning Response (HEPR 16-01)

Formal Recommendation to an Application for Planning Permission

From: Martin Fellows
Operations (East)
planningee@highwaysengland.co.uk

To: Mid Suffolk District Council

CC: growthandplanning@highwaysengland.co.uk

Council's Reference: 4494/16

Referring to the planning application referenced above, dated 16 May 2017, application for reserved matters, pursuant to outline permission ref. 1969/10, Land at Field Quarry, Bramford Road, Great Blakenham, IP6 0XJ, notice is hereby given that Highways England's formal recommendation is that we:

- a) offer no objection;
- ~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – Highways England recommended Planning Conditions);~~
- ~~c) recommend that planning permission not be granted for a specified period (see Annex A – further assessment required);~~
- ~~d) recommend that the application be refused (see Annex A – Reasons for recommending Refusal).~~

Highways Act Section 175B ~~is~~ is not relevant to this application.¹

¹ Where relevant, further information will be provided within Annex A.

Date: 25 May 2017

Signature:

Name: pp. David Abbott

Position: Asset Manager

Highways England:

Woodlands, Manton Lane
Bedford MK41 7LW

david.abbott@highwaysengland.co.uk

From:Adkins, Connor
Sent:Fri, 19 Jan 2018 10:08:39 +0000
To:BMSDC Planning Area Team Yellow
Cc:growthandplanning
Subject:planning application 4494/16
Importance:High

Dear Sir/Madam

Thank you for your consultation. The revised information is not expected to cause further adverse impact on the strategic road network. Our previous response may therefore remain in place.

Yours Faithfully

Connor Adkins

Connor Adkins

Highways England | Woodlands | Manton Lane | Bedford | MK41 7LW
Tel: +44 (0) 300 4704744
Web: <http://www.highways.gov.uk>
GTN: 0300 470 4744

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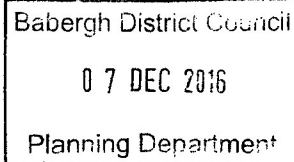
Historic England

EAST OF ENGLAND OFFICE

Mr Steven Stroud
Babergh District Council
Corks Lane
Hadleigh
IP7 6SJ

Direct Dial: 01223 582721

Our ref: P00538070



Dear Mr Stroud

Arrangements for Handling Heritage Applications Direction 2015 & T&CP (Development Management Procedure) (England) Order 2015

**LAND AT COLUMN FIELD QUARRY (KNOWN AS MASONS QUARRY),
BRAMFORD ROAD, GREAT BLAKENHAM, SUFFOLK, IP6 0JX
Application No 4494/16**

Thank you for your letter of 16 November 2016 notifying Historic England of the above application for Reserved Matters relating to the ski centre and holiday resort development. We have previously advised the Council on this development on a number of occasions as it affects designated heritage assets in the vicinity. The existing outline permission established the fundamentals of the development but certain conditions were placed on it. Earlier this year we advised on scoping for a revised environmental statement which would allow consideration of the reserved matters in light of information on the historic environment. Given the period of time that has passed since the original submission for outline permission we would agree with the Council officer with whom we discussed the case recently that it would be advisable to receive the new environmental statement before determining the reserved matters application. We therefore do not have any comments to make at this time, but would like the opportunity to comment again once the historic environment section of the revised environmental statement is available.

We hope this allows consideration of the proposals to progress and look forward to the opportunity to advise further in due course.



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk



Historic England is subject to the Freedom of Information Act, 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.



Historic England

EAST OF ENGLAND OFFICE

Yours sincerely

David Eve

Inspector of Historic Buildings and Areas

E-mail: david.eve@HistoricEngland.org.uk



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

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Historic England is subject to the Freedom of Information Act, 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.

Mr Steven Stroud

Direct Dial: 01223 582721

Mid Suffolk District Council

131 High Street

Our ref: P00538070

Needham Market

Suffolk

IP6 8DL

10 July 2017

Dear Mr Stroud

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND AT COLUMN FIELD QUARRY (KNOWN AS MASONS QUARRY), BRAMFORD ROAD, GREAT
BLAKENHAM, SUFFOLK, IP6 0JX
Application No. 4494/16**

Thank you for your letter of 15 May 2017 regarding further information on the above application for planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the application.

Historic England Advice

The principles of the 'Snoasis' sports and holiday complex development have been established by a previous permission (number 1969/10). Historic England (at the time part of English Heritage) advised the Council on the impact of this development on heritage assets within our remit, in particular the grade I registered historic park and garden at Shrubland Hall although such is the scale of the development that it would have an effect on a number of listed buildings over a considerable area.

The Heritage Environment, Landscape and Visual Impact Assessment and Technical Appendices now submitted under reserved matters requirements contain further helpful information on the impact of the development. However, the existing permission has established the parameters of the development and with that the essentials of that impact and the harm to the significance of heritage assets, much of which is acknowledged in the assessments.

We would not wish to comment in detail on the new information. However, as required by the NPPF the Council will have to consider this harm against the public benefit of the development. Consideration should also be given to any opportunities for minimising or mitigating this harm that might still be available. Landscaping schemes might be refined, particularly as concerns heritage

assets close to the development and while the nature of the development will result in contemporary structures at odds with local traditions of building their external treatment could be used to make them less noticeable in the wider landscape. We would therefore advise the Council to consider these issues as opportunities arise.

Recommendation

Historic England has concerns regarding the application on heritage grounds.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

David Eve

Inspector of Historic Buildings and Areas

E-mail: david.eve@HistoricEngland.org.uk

Mr Steven Stroud

Direct Dial: 01223 582721

Mid Suffolk District Council

131 High Street

Our ref: **W: P00538070**

Needham Market

Suffolk

IP6 8DL

9 January 2018

Dear Mr Stroud

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND AT COLUMN FIELD QUARRY (KNOWN AS MASONS QUARRY), BRAMFORD ROAD, GREAT
BLAKENHAM, SUFFOLK, IP6 0JX
Application No. 4494/16**

Thank you for your letter of 5 January 2018 regarding further information on the above application for planning permission. On the basis of this information, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

Yours sincerely

David Eve

Inspector of Historic Buildings and Areas
E-mail: david.eve@HistoricEngland.org.uk

From: planningconsultations [mailto:planningconsultations@nwl.co.uk]
Sent: 17 November 2016 11:57
To: Snoasis
Subject: Planning Consultation Response - 4494.16

Our Ref: PC/16/250

Your Ref: 4494.16

Proposed: Application for approval of reserved matters (phase1-8) pursuant to outline permission ref 1696/10.

Address: Land at field quarry (known as masons quarry) Bramford Road, Great Blakenham, IP6 0XJ

I acknowledge receipt of your emailed letter dated 16th November 2016 regarding the above.

Our records show on GIS are not clear and we cannot see any mains in the area so we believe this does not appear to be affected by the proposed development.

We have no objection to this development subject to compliance with our requirements, consent is given to the development on the condition that a water connection is made onto our Company network for the new dwelling for revenue purposes.

Should you require any further information, please do not hesitate to contact us.

Yours faithfully

Katie Pearce
Planning Consultations

Telephone: 01268 664249 Email: planningconsultations@nwl.co.uk

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S Stroud
Mid Suffolk District Council
Mid Suffolk District Council
Planning Department
131, Council Offices High Street
Needham Market
Ipswich
IP6 8DL

Our ref: AE/2016/121109/01-L01
Your ref: 4494/16
Date: 01 December 2016

Dear Mr Stroud

**APPLICATION FOR APPROVAL OF RESERVED MATTERS (PHASES 1 - 8),
PURSUANT TO OUTLINE PERMISSION REF. 1969/10.**

LAND AT COLUMN FIELD QUARRY GREAT BLAKENHAM

Thank you for consulting us on this application which we received on 16 November 2016.

The applicant, so far as we are aware, has not yet applied to discharge the conditions we requested at the outline application stage. We understand the Environmental Statement to support this reserved matters application has not been submitted. The ES will inform many of the issues we will need to assess and we ask to be reconsulted when this becomes available.

Yours sincerely

Mr GRAHAM STEEL
Sustainable Places - Planning Advisor

Direct dial 02 03 02 58389
Direct e-mail graham.steel@environment-agency.gov.uk

Mr. Steven Stroud
Mid Suffolk District Council
Planning Department
131, Council Offices High Street
Needham Market
Ipswich
IP6 8DL

Our ref: AE/2017/121644/01-L01
Your ref: 4494/16
Date: 05 June 2017

Dear Mr. Stroud

**APPLICATION FOR APPROVAL OF RESERVED MATTERS (PHASES 1 - 8),
PURSUANT TO OUTLINE PERMISSION REF. 1969/10. LAND AT COLUMN FIELD
QUARRY, GREAT BLAKENHAM**

Thank you for your consultation dated 15 May 2017. We have inspected the application as submitted and have no objections. Our response contains information related to Environmental Permitting Regulations, water resources and contaminated land.

Environmental Permitting Regulations 2010

The proposed development falls within 250m of a landfill site that is known to be producing landfill gas. It is noted that a preliminary investigation has been undertaken regarding associated risks from the proposed development to the adjacent landfill. The report states that further investigation is required as the development proposals progress.

Landfill gas consists of methane and carbon dioxide which is produced as the waste in the landfill degrades. Methane can present a risk of fire and explosion. Carbon dioxide can present a risk of asphyxiation or suffocation. The trace constituents of landfill gas can be toxic and can give rise to long and short term health risks as well as causing an odour nuisance.

The risks associated with landfill gas will depend on the controls in place to prevent the uncontrolled release of gas from the site. Older landfill sites may have poorer controls in place and the level of risk may be higher or uncertain due to a lack of historical records related to waste inputs or control measures.

Under the conditions of the Environmental Permit for the landfill, the operator is required to monitor for sub-surface migration of landfill gas from the site. An examination of our records of this monitoring show that there is previous evidence of landfill gas migration

from the site that could affect the proposed development. This environmental monitoring data from the site is available on our public register. Two of the perimeter boreholes one on the northern boundary and the other on the southern boundary have on occasions had levels of methane detected indicating the presence of landfill gas.

You should be aware of the potential risk to the development from landfill gas and should carry out a risk assessment to ensure that the potential risk is adequately addressed. The local authority's Environmental Health and Building Control departments would wish to ensure that any threats from landfill gas have been adequately addressed in the proposed development. This may include building construction techniques that minimise the possibility of landfill gas entering any enclosed structures on the site to be incorporated into the development.

The following publications provide further advice on the risks from landfill gas and ways of managing these:

1. Waste Management Paper No 27
2. Environment Agency LFTGN03 'Guidance on the Management of Landfill Gas'
3. Building Research Establishment guidance – BR 414 'Protective Measures for Housing on Gas-contaminated Land' 2001
4. Building Research Establishment guidance – BR 212 'Construction of new buildings on gas-contaminated land' 1991
5. CIRIA Guidance – C665 'Assessing risks posed by hazardous ground gases to buildings' 2007.

The existing environmental permit also requires monitoring of the quality of groundwater up and down gradient of the site, leachate level and quality, surface water and offsite particulates and submission of this data to us. This information is available on our public registers along with the permit application and subsequent agreed amendments. This includes any changes to landfill infrastructure in accordance with the relevant CQA (construction quality assurance) requirements.

Water Resources

We advise that the applicant gives greater consideration to water resources. There are two abstraction licences within the site boundary, there appears to be no reference to these in the environmental statement. The licence numbers are: 7/35/08/0163 and 7/35/08/G/0135. Further information regarding abstraction licences can be found at <https://www.gov.uk/guidance/water-management-apply-for-a-water-abstraction-or-impoundment-licence>

This development has a significant demand for water, which will cause additional stress on the River Gipping and the Chalk aquifer which will be used to provide the water via Anglian Water Services. In addition, the impermeable surface of the development reduces groundwater recharge. The River Gipping waterbody downstream from Stowmarket (GB105035046280) is at risk of serious damage from water abstraction - so we are reducing water abstraction from this area. As a minimum we would expect to see water efficiency measures, Sustainable drainage systems and water recycling measures incorporated into the development plan.

Contaminated Land

Chapter 8 of the Environmental Statement (ES) - Ground Conditions and Contamination provides a summary of investigations undertaken at the site which has overall, provided

a detailed conceptual site model (CSM). The investigations have identified some contamination in made ground / surface deposits. No significant contamination was reported to have been found in the chalk aquifer. The ES has identified that further scheme specific ground investigations will be required to fully characterise the CSM and we are in agreement with this proposal.

We trust this information is useful.

Yours sincerely

Mr. Pat Abbott
Planning Advisor

Direct dial 02084748011

Direct e-mail pat.abbott@environment-agency.gov.uk

Subject:FW: EA Response to 4494/16
Attachments:121644.pdf

From: Abbott, Pat N [<mailto:Pat.Abbott@environment-agency.gov.uk>]
Sent: 05 June 2017 09:56
To: Snoasis <snoasis@babberghmidsuffolk.gov.uk>
Subject: EA Response to 4494/16

FAO: steven stroud

Please find attached our response to the above planning application.

In accordance with the [Planning Practice Guidance](#), please notify us by email within 2 weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

Where we have objected: If you are minded to approve the application contrary to this advice, we request that you contact us to allow further discussion and/or representations from us in line with the Town and Country Planning (Consultation) (England) Direction 2009.

If the application is to be determined by Planning Committee and your report has already been finalised, we ask that our response is provided to the Committee members, either verbally or as supplementary report.

Kind regards

Pat

Pat Abbott

Sustainable Places - Planning Advisor

Tel: 02 084 748011

E-Mail: pat.abbott@environment-agency.gov.uk

We have recently published new webpages for [LPAs](#), [developers](#) and [Neighbourhood Planning Groups](#) giving clarification on our planning consultation role. Please refer to this to check if we can provide you with advice on your development proposals. For developments in areas at risk of flooding, please refer to our new [Flood Risk Assessment checklist](#).

Iceni House, Cobham Road, Ipswich, IP3 9JD



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Mr Steven Stroud
Mid Suffolk District Council
Planning Department
131, Council Offices High Street
Needham Market
Ipswich
IP6 8DL

Our ref: AE/2017/121644/02-L01
Your ref: 4494/16
Date: 25 January 2018

Dear Mr Stroud

**APPLICATION FOR APPROVAL OF RESERVED MATTERS (PHASES 1 - 8),
PURSUANT TO OUTLINE PERMISSION REF. 1969/10 (FOR THE
DEVELOPMENT KNOWN AS 'SNOASIS').**

**LAND AT FIELD QUARRY (KNOWN AS MASONS QUARRY), BRAMFORD
ROAD, GREAT BLAKENHAM, IP6 0XJ**

Thank you for your consultation dated 5 January 2018. We have inspected the application, as submitted, and have no additional comments to make. Please refer to our previous letter referenced AE/2017/121644/01-L01 and dated 5 June 2017.

Yours sincerely

**Miss Charlie Christensen
Planning Adviser**

Direct dial 02084 745593

Direct e-mail charlie.christensen@environment-agency.gov.uk



Ministry of Defence

Steven Stroud
Planning Services
Mid Suffolk District Council
131 High Street
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Defence Infrastructure Organisation

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Statutory & Offshore

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Tel: +44 (0)121 311 2259 **Tel (MOD):** 94421 2259

Fax: +44 (0)121 311 2218

E-mail: DIO-safeguarding-statutory@mod.uk

www.mod.uk/DIO

13 December 2016

Your Reference: 4494 / 16

Our reference: 10037420

Dear Steven

MOD Safeguarding – Wattisham Station

- Proposal:** Application for approval of Reserved Matters (phases 1 - 8), pursuant to Outline Permission ref. 1969/10.
- Location:** Land at Field Quarry (Known as Masons Quarry), Bramford Road, Great Blakenham, IP6 0XJ
- Grid Ref:** 610577, 250219 (centre)

Thank you for consulting the Ministry of Defence (MOD) on the above proposed development which was received by this office on 16/11/16.

This application relates to the SnOasis development at Column Field Quarry in Great Blakenham, Suffolk. The development will comprise of a snow and ski dome plus other leisure facilities, a hotel and chalet accommodation. Ecological mitigation will also be created.

This application is a reserved matters application for 8 phases of the scheme. The MOD commented on the outline application in 2004 and advised that we had no safeguarding objections subject to the scheme being designed and managed to minimise habitat opportunities for birds hazardous to air traffic

The application site is approx. 9.3 km East of Wattisham Station and occupies statutory aerodrome height and birdstrike safeguarding zones surrounding the aerodrome.

The development will feature a number of lakes and small ponds. These water bodies, as well as the amenity grasslands surrounding the golf ranges and the landscape planting palette have the potential to attract and support birds hazardous to air traffic. This is a major concern to the MOD. The landscaped roofs on top of the car parks are also a concern as the roofs could provide nesting habitat opportunities for gulls.

The principal aerodrome safeguarding consideration with respect to the creation of water bodies within the birdstrike safeguarding zone is that they may, over time, provide additional habitat that attracts and supports populations of birds that are hazardous to air traffic.

The main concern of the MOD is the potential for this development site to increase the carrying capacity within the wider areas for larger hazardous species such as waterfowl and gulls, which will travel longer distances and which may impact negatively on the birdstrike risk to air traffic using the airfield at Wattisham station.

To address the issue of birdstrike risk, the design of the landscaping scheme proposed should serve to minimise the attractiveness of the site to 'hazardous' bird species as follows:

- Flat or shallow pitched roofs should have safe access to all areas. Ideally landscaped roofs would be designed with public access and with larger shrubs and climbers incorporated into the planting scheme.
- Open water (including small ponds) should be kept to a minimum, and should not exceed the area already present on the site.
- The lakes should not include any islands. They should have steep banks with either continuous dense marginal and emergent vegetation or vertical walls or gabions topped with a goose proof fence to create a continuous barrier to prevent terrestrial access throughout the year for hazardous birds. Shallow bank sides in conjunction with short amenity grass will be very attractive to grazing feral geese. Ideally the grass should be kept longer than 150mm and developed as a wild flower meadow to remove foraging opportunities and therefore reduce the attractiveness to feral geese. The lakes should be as deep as possible to minimise the growth of water weed which can be a food source for hazardous waterfowl that forage below the surface of the water.
- Small ponds should be excluded. Alternatively they should be minimised and should be vegetated with emergent and marginal vegetation to completely cover the open water. Surrounding grassland should be kept long in order to minimise foraging opportunities for waterfowl.
- Signage should be displayed to deter feeding of birds by the general public.

Considering the location of the development within the birdstrike safeguarding zone surrounding Wattisham Station, the MOD considers it necessary for there to be a legally based bird management plan put in place for as long as the aerodrome at Wattisham Station remains operational.

To maintain air traffic safety the management plan should make provision to:

1. Allow access to an inspection of the site by the MOD or its appointed agents each year (or more frequently if the MOD requires) to verify bird populations
2. At the reasonable request of the MOD disperse any geese, gulls or other bird populations considered by the MOD to pose an unacceptable hazard to air traffic
3. Prevent the successful breeding of geese, gulls and other bird species considered by the MOD to pose an unacceptable hazard to air traffic

4. Prevent the formation of a starling roost at the site
5. Prevent the successful breeding of feral geese at the site by appropriate licensed means
6. To manage the grassland areas surrounding the lakes to retain dense, long grass thereby limiting opportunities for secure grazing and loafing by feral geese
7. Provide the MOD or its appointed agents with monthly reports of hazardous bird species numbers at the site; their activity on the site; the form of bird control applied; the reaction of the birds (including direction of dispersal) and the effectiveness of the control.

Subject to the above design requirements and the establishment of a legally based bird management plan being included as a conditional requirement in any planning permission granted, I can confirm that the MOD has no objections to this application.

I trust this is clear however should you have any questions please do not hesitate to contact me.

Yours sincerely

Debbie Baker



Ministry of Defence

Steven Stroud
Planning Services
Mid Suffolk District Council
131 High Street
Needham Market
Suffolk
IP6 8DL

Defence Infrastructure Organisation

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E-mail: DIO-safeguarding-statutory@mod.uk

www.mod.uk/DIO

12 June 2017

Your Reference: 4494/16
Our reference: 10037420

Dear Steven

MOD Safeguarding – Wattisham Station

Proposal: Application for approval of Reserved Matters (phases 1 - 8), pursuant to Outline Permission ref. 1969/10 (for the development known as 'SnOasis')

Location: Land at Field Quarry (Known as Masons Quarry), Bramford Road, Great Blakenham, IP6 0XJ

Grid Ref: 610577, 250219 (centre)

Thank you for consulting the Ministry of Defence (MOD) on the above Reserved Matters application for the proposed development which was received by this office on 15/05/17. I can confirm that the MOD's position is unchanged as a result and our response letter dated 13/12/16 remains extant.

I trust this is clear however should you have any questions please do not hesitate to contact me.

Yours sincerely

Debbie Baker



Ministry
of Defence

Defence Infrastructure Organisation

Safeguarding Department
Statutory & Offshore

Steven Stroud
Mid Suffolk District Council
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E-mail: DIO-safeguarding-statutory@mod.uk

www.mod.uk/DIO

28 July 2017

Your Reference: 4494/16

Our reference: 10037420

Dear Steven

MOD Safeguarding – Wattisham Station

- Proposal:** Additional information and plans including an Environmental Statement submitted.
- Location:** Application for approval of Reserved Matters (phases 1 - 8), pursuant to Outline Permission ref. 1969/10 (for the development known as 'SnOasis').
- Grid Ref:** 610577, 250219 (centre)

Thank you for consulting the Ministry of Defence (MOD) on the above Reserved Matters application for the proposed development which was received by this office on 12/07/17. I can confirm that the MOD's position is unchanged as a result and our response letter dated 13/12/16 remains extant.

I trust this is clear however should you have any questions please do not hesitate to contact me.

Yours sincerely

Debbie Baker



Phil Kemp
Design Out Crime Officer
Bury St Edmunds Police Station
Suffolk Constabulary
Raingate Street, Bury St Edmunds
Suffolk
Tel: 01284 774141
www.suffolk.police.uk

Planning Application (DC/16/4494/Res Mat)

SITE: Land At Field Quarry (Known As Masons Quarry), Bramford Road, Great Blakenham, Suffolk, IP6 0XJ, Reserved Matters phases 1-8 Pursuant of previous Plan Ap:1969/10

Applicant: ONSLOW (SUFFOLK) LIMITED

Planning Officer: Mr Steven Stroud

The crime prevention advice is given without the intention of creating a contract. Neither the Home Office nor Police Service accepts any legal responsibility for the advice given. Fire Prevention advice, Fire Safety certificate conditions, Health & Safety Regulations and safe working practices will always take precedence over any crime prevention issue. Recommendations included in this document have been provided specifically for this site and take account of the information available to the Police or supplied by you. Where recommendations have been made for additional security, it is assumed that products are compliant with the appropriate standard and competent installers will carry

Dear Mr Stroud

- 1.0 Thank you for allowing me to provide an input for the above Planning Application referring to planning application for approval of Reserved Matters on phases 1 – 8 of the previous outline planning application ref:1969/10, for the development known as 'SnOasis'.
- 1.1 I have viewed the plans and recommend that the development should seek to achieve Secured by Design SBD Commercial 2015 V2 certification. Further crime prevention advice and information about the scheme can be found on the website www.securedbydesign.com via SBD commercial 2015 Version 2, as per this link: http://www.securedbydesign.com/wp-content/uploads/2015/05/SBD_Commercial_2015_V2.pdf
- 1.2 General advice around commercial business security can also be found on the Secured by Design Website through this link: <http://www.securedbydesign.com/crime-prevention-advice/secure-your-business/> **I would be very pleased to work with the agent and/or the developer to ensure the proposed development incorporates the required elements. This is the most efficient way to proceed with commercial developments and is a partnership approach to reduce the opportunity for crime and the fear of crime.**
- 1.3 Having viewed the current application, **I believe there is not enough evidential information provided to allow me to make full and in depth comments.** I have no outright objections to the plan, but I would like to **make the following comments on behalf of Suffolk Constabulary with regards to Section 17 of the Crime and Disorder Act.**
- 1.4 The area is not renowned for high crime levels, however, this is due to the fact it is very rural with little activity around it, the onset of this application would undoubtedly change that. A development such as this, will undoubtedly bring with it thefts, such as from the person, from rooms, function and business areas, along with various forms of criminal damage, graffiti and possible anti-social behaviour. **I cannot stress enough therefore of the need to get security right at the start with good perimeter security, good security at the entrance and good security for all around the venue.**

1.5 I realise that a large number of visitors will either visit by coach or train, however, I am sure there will be a large number of private vehicle visitors too. As this is an isolated location and whoever visits will also visit by vehicle, I strongly recommend to deter crime and assist in the investigation of any incident that Automatic Number Plate Readers (ANPR) cameras are installed at the main entrance and any secondary entrances/exits too. Further information on ANPR cameras can be found at the national police web site at: <https://www.police.uk/information-and-advice/automatic-number-plate-recognition/>

2.0 PERIMETER

2.1 I have seen the plans and I note that a large part of the perimeter will comprise of hedging. I realise that this location is within a high sided quarry, but serious consideration needs to be taken to the security of the whole perimeter, with no easy access from any other areas, apart from those designated as entrance/exits.

2.2 **Boundaries fall into three main categories:**

- 1) **Psychological** intended to define ownership of a space and distinguish between private and public land.
- 2) **Controlled** by placing a boundary such as a hedge or fence.
- 3) **Secured** by placing a physical secure boundary treatment to restrict an area and prevent an offender from climbing over it such as fencing or a wall.

2.3 **There are five main reasons for providing a perimeter boundary fence:**

- a) To **mark a boundary** to make it obvious what is private and public property.
- b) **Provide safety** for employers and employees.
- c) **Prevent casual intrusion** by trespassers.
- d) **Prevent casual intrusion** onto the site by criminals.
- e) **Reduce the wholesale removal** of property from the site by thieves

2.4 **Further information on securing perimeter boundaries can be found at SBD Commercial 2015 V2, pages 14-20, paras 13.1-22.3.**

2.5 **Further information on security fencing can be found at SBD Commercial 2015 V2, page 16-17, paras 16.1-16.7.**

3.0 GATES

3.1 The design, height and construction of any gates within a perimeter fencing system should match that of the adjoining fence and not compromise the overall security of the boundary. For Further information on Gate Security can be found at SBD Commercial 2015 V2, Section 2, page 33-34, paras 44.1-44.3.

4.0 LANDSCAPING

4.1 A maintenance and management programme should be implemented for the future care of boundary and trees. Areas that are obstructed by view from the road, by trees should be opened to allow natural surveillance. The planting design takes full account of opportunities for crime and should not impede the opportunity for natural surveillance. The selected use of plants such as spiny or thorny shrubs can help prevent graffiti, casual approaches to the external face of the building, loitering and create or enhance perimeter security. Plant growth below 500mm will be required in respect to car parks to deter vehicle interference.

5.0 VEHICLE AND CYCLE PARKING

- 5.1 The car parks need to be well laid out and any planted vegetation, well maintained, so that it can be kept in check and not allow an offender areas to hide or restrict CCTV coverage. The car park needs to be well lit with good LED lighting, in line with **BS 5489-1:2013**.
- 5.2 **All areas need to be clearly signed with defined routes** from the site entrance to all legitimate places of access. **All private areas also need to be clearly marked and restricted.**
- 5.3 **Further information on parking security measures can be found at SBD Commercial 2015 V2, Section 1, page 18, Paras 20.1-20.7.**
- 5.4 I strongly recommend that a Secure By Design Park Mark Safer Parking accreditation is obtained for all public car parks within this area. There are several existing car parking sites within the Suffolk area already accredited and benefiting from this scheme. Further information on this subject can be found at SBD Commercial 2015 V2, at page 18, Para 20.7. For further information on Park Mark, visit <http://www.parkmark.co.uk/about-the-safer-parking-scheme>
- 5.5 In line with Suffolk Guidance for Parking and Secure by Design principles secure motorcycle, moped and scooter parking should be available for staff. Such parking provision should benefit from surveillance from within working complexes and through formal CCTV coverage.
- 5.6 In order to encourage cycling to work and therefore reduce car journeys secure bicycle parking should be provided with stands to which the bicycles can be secured and preferably in **view from the main office/reception area**.
The cycle stand must facilitate the locking of both wheels and the crossbar. Minimum requirements for such equipment are:
- Galvanised steel bar construction (minimum thickness 3mm) filled with concrete
 - Minimum foundation depth of 300mm with welded 'anchor bar'.

6.0 BUILDINGS EXTERNAL DOOR SET APERTURES:

It is important that all main door sets are fully protected. Door security should meet the following minimum standards:

- **PAS 24:2012**
- **LPS 1175: Issue 7,SR2 (minimum)**
- **STS 201 or STS 202: Issue 3, BR2**

- 6.1 **The Main Pedestrian Access points** should be protected by a door, shutter, grille or a combination thereof, any one of which shall have been successfully tested and certificated to the Loss Prevention Certification Board Standard **LPS 1175 Security Rating 2**.
- 6.2 **Recessed doorways** should, where possible, be avoided as they provide opportunities for crime and anti-social behaviour i.e. graffiti, arson and burglary. In the event that the building design or location requires such recesses efforts should be made minimize such negative consequences. This may include a requirement for higher security rated door-sets, door-sets and surrounding building material to be fire retardant and anti-graffiti surface treatments to be applied to both. (Further details can be obtained in SBD Commercial 2015 V2 at page 43 Sec 56 Para 56.1–56.11).
- 6.3 **Further security measures to reduce the risk of ram raiding should be included.** Physical features to enforce this restriction may include bollards, double kerbs, walls and vehicle planters. **Fixed bollards, rising bollards and vehicle blocking systems** should be successfully tested and certified to **PAS 68:2007 'Specification for Vehicle Security Barriers;'**

Further information on security bollards can be found at <http://www.frontierpitts.com/products/all-products/>

6.4 Roller shutter vehicle access doors shall be tested and certificated to **LPS 1175 Security Rating 2 (Minimum)**. **23.2.** If the Roller shutter vehicle access door is vulnerable to a 'ram-raid' attack it should be further protected by a security gate, barrier or bollard(s). All such products shall be certified to **BS PAS 68: 2007** 'Specification for vehicle security barriers' or Sold Secure Gold.

7.0 **GLAZING:**

7.1 **Glazing within door-sets and secure vision panels:** All glazing in and adjacent to doors must include one pane of attack resistant glass that is securely fixed in accordance with the manufacturer's instructions.

7.2 Where glazed panels are installed adjacent to the door-set and are an integral part of the doorframe then they should be tested as part of the manufacturer's certificated range of door assemblies. Alternatively, where they are manufactured separately from the doorframe, they shall be certificated to either:

- PAS24: 2012 or STS 204
- LPS 1175: Issue 7, at a Security Rating to match the door-set **or**
- STS 202: Issue 3, at a Burglary Rating to match the door-set

7.3 **Security glazing:** All ground floor and easily accessible glazing must incorporate one pane of **laminated glass to a minimum thickness of 6.4mm or glass successfully tested to BS EN 356:2000 Glass in building**. *Security glazing - resistance to manual attack* to category P1A unless it is protected by a roller shutter or grille. The Secured by Design requirement for all laminated glass in commercial premises is certification to **BS EN 356 2000 rating P2A** unless it is protected by a roller shutter or grille. (Further details can be obtained in SBD Commercial 2015 V2 at page 45 Sec 58 Para 58.1 – 58.5 and page 46 Section 60 refer to guidance).

8.0 **BUILDING SHELL/ROOF DESIGNS**

8.1 Guidance around the new building can be found in Part 2 Building Shell Security (pages 40-46, at Paras 50.1-59.1) of SBD Commercial 2015 V2.

8.2 Guidance around easy access to roofs and aids to climbing should be taken into account and further information can be found in Section 1, page 25, Paras 35.1-35.3 of SBD Commercial 2015 V2.

8.3. Loading bays should be clearly marked with consideration of a safety barrier between the loading bay and public car park in order to protect pedestrians from large vehicles/plant.

9.0 **INTERNAL DOOR SETS**

9.1 In regards to office areas as a general rule all internal door sets should be fitted with locking furniture so that they can be locked when the room is left unoccupied.

10.0 **SECURITY OF CASH AND EQUIPMENT**

10.1 Any high value cash should be stored in accordance with SBD recommendation of commercial safes and strong rooms, certified to **LPS 1183: Issue 4.2 or BS EN 1143-1:2012** (see SBD Commercial 2015 V2 Section 68.1).

11.0 **ACCESS CONTROL**

11.1 Access control from main entrances to stairs/lifts toilets and further areas of the building must be limited and controlled. SBD Commercial 2015 V2, Section 1, entitled "Internal Layout issues" on pages 25-26 at Paras 36.1-36.9 refers.

12.0 **LIGHTING:**

12.1 Lighting on adopted highways, footpaths, private roads and footpaths and car parks must comply with **BS 5489-1:2013**. The following Design and Reference and Standards are recommended.

- CIBSE Lighting Guide LG6. Surface car park accessible to the public;
- ILP Guidance notes for the Reduction of Intrusive Light;
- Secured by Design "Lighting against Crime";
- **BS EN 12464-2**: Lighting of Work Places - Outdoor Work Places, British Standards Institute, 2007; **BS 5489-1**: Code of Practice for the Design of Outdoor Lighting - Lighting of Roads and Public Amenity Areas, British Standards Institute, 2003.

13.0 **CCTV and ALARMS**

13.1 I also urge that the area, particularly for this application is well covered with good quality CCTV cameras. The CCTV system should be fitted to [EN 62676-1-1](#) standard and meet

- LPS 1602 Issue 1.0: 2005 *Requirements for LPCB Approval and Listing of Intruder Alarm Movement Detectors*
- LPS 1603 Issue 1.0: 2005 *Requirements for LPCB Approval and Listing of Alarm Control Indicating Equipment*

13.2 In order to remain impartial and not be seen as preferring one company over another, **Suffolk Police cannot recommend any alarm or CCTV companies**. We can only state that it is advisable to use an installer that is approved by either of the two regulatory bodies, namely the **National Security Institute (NSI)** at www.nsi.org.uk or the **Security Systems & Alarms Inspection Board (SSAIB)** at www.ssaib.org (Further information on CCTV can be obtained in SBD Commercial 2015 V2 at page 38 Sec 49 Para 49.1 – 49.10).

13.3 I strongly recommend in order to obtain the quickest possible police response a **central/remote monitored alarm is installed with PIR motion detectors covering all possible points of entrance, in line with the recommended NACOSS Gold standard**. The notified key holder should also reside as near to the business as possible to again assist the police in opening up the premises.

13.4 The alarm should conform to recognised intruder alarm standards including **BS4737 BS6799 DD243 and EN50131 (PD662:2004 – Scheme for the application of European standards for intruder and hold up alarm systems) and ACPO SSG requirements**.

13.5 For information on how the police respond to alarms along with details on the role of the two regulatory bodies that govern the CCTV and Alarm industry: <http://www.suffolk.police.uk/safetyadvice/businesssafety/crimeprevention/alarmsystems.aspx> (Further details can be obtained in SBD Commercial 2015 V2 at page 49 Sec 64 Para 64.1 – 64.2).

13.6 **Security fogging devices** can also be incorporated within the intruder alarm system to disorientate the intruder when the alarm system is activated. They must conform to **BS EN 50131-8:2009 Security device fog systems**.

14.0 STORAGE FACILITIES

- 14.1 In regards to fuel, equipment, external waste and cleaning equipment storage that will occur within the businesses and potentially attract offenders, or provide the opportunity for climbing aids to buildings, Section 26 of SBD Commercial 2015 V2 refers.

FURTHER RECOMMENDATIONS FOR SITE

15.0 Phase 5 Apartments and Convenience store

- 15.1 I do not have any information to hand as to what type of security will be implemented for either the apartments, or the village store.

- 15.2 For guests to have confidence about their stay, they need to have secure rooms, with the ability to leave valuable in a safe, either within the room or via a Safe Depository box.

- 15.3 I would like to know more as to how the main entrances to these apartments pictured right will be secured. I recommend that there are two secured points of entry, one initial one from the outside and then a further sterile entry area, acting as a hallway into a secondary secured area for those living in the apartments. I further recommend CCTV for this main hallway area with a CCTV intercom system for each apartment to link into the entrance, in order to verify who is at the main entrance doors.



- 15.4 I realise that the Convenience store will be well within the confines of the complex and so have more controlled access than any public store, however, their needs to be good security, supplemented by good CCTV positioning and any higher priced goods, stored well away from the entrance exits and preferably either behind store counters or as near to store counters as possible.

16.0 Phase 6 Sports Centre and Hostel

- 16.1 I do not have any information to hand as to what type of security will be implemented for either the Sports Centre, or the Hostel and feel that I cannot therefore comment.

17.0 Phase 8 Chalets and Proposed Country Club

- 17.1 I do not have any information to hand as to what type of security will be implemented for either the Chalets or Country Club, both need good security in order to make guests feel welcome and safe and feel that I cannot therefore comment.

- 17.2 Further information on security for Club houses can be found at Club House Design Guide at Sport England <https://www.sportengland.org/facilities-planning/design-and-cost-guidance/clubhouses/>

18.0 Entertainment Dome and Conference Centre

- 18.1 I do not have any information to hand as to what type of security will be implemented for either the Sports Centre, or the Hostel and feel that I cannot therefore comment, but would like to stress that security needs to be paramount for these areas too.

19.0 Ski Dome and Academy

- 19.1 I do not have any information to hand as to what type of security will be implemented for either the Ski Dome, or the Academy and feel that I cannot therefore comment.

POINTS OF REFERENCE FOR FURTHER SECURITY ADVICE

- 1) **British Security Industry Association (BSIA) on Access Control** at https://www.bsia.co.uk/Portals/4/Publications/form_132_specifiers_guide_access_control_Issue_3.pdf
- 2) Frontier Pitts regarding pedestrian control, offering advice on turn styles and security bollards at https://directory.ifsecglobal.com/40/product/01/06/33/Pedestrian_Control_Product_Guide.pdf
- 3) **BSIA guide to procuring alarms systems** at <https://www.bsia.co.uk/Portals/4/Publications/279-procuring-security-alarm-systems-services.pdf>
- 4) **BSIA guide to CCTV surveillance Systems** at <https://www.bsia.co.uk/Portals/4/Publications/120-maintenance-cctv-surveillance-systems-cop.pdf>
- 5) **National Counter Terrorism Security Office (NACTSO) offering advice on: Night Time Economy: Cinemas and Theatres: Stadia & Arenas: Retail: Health: Education: Places of Worship: Hotels & Restaurants: Major Events: Visitor Attractions: Commercial Centres and Transport** at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/619411/170614_crowded-places-guidance_v1.pdf
- 6) **Home Office document entitled Protecting Crowded Places: Design and Technical Issues** at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/302016/DesignTechnicalIssues2014.pdf
- 7) **Pilkington Security/Safety Glass** at <https://www.pilkington.com/en-gb/uk/products/product-categories/safety-security>

20.0 **FINAL CONCLUSIONS**

- 20.1 **Good high quality security fencing ensures good security and longevity of such a boundary.** A high quality fence that lasts for a long time will provide security and reduce overall maintenance costs.
- 20.2 **An early input at the detailed design stage is often the best way forward** to promote a partnership approach to reducing the opportunity for crime and the fear of crime and I would welcome contact with the developer to discuss specific requirements.
- 20.3 **Secured by Design (SBD) aims to achieve a good overall standard of security for buildings and the immediate environment.** It attempts to deter criminal and anti-social behaviour within developments by introducing appropriate design features that enable natural surveillance and create a sense of ownership and responsibility for every part of the development.
- 20.4 **These SBD features include secure vehicle parking, adequate lighting** of common areas, control of access to individual and common areas, defensible space and a landscaping and lighting scheme which, when combined, enhances natural surveillance, CCTV and safety.
- 20.5 **Surveillance of and over the site from any future surrounding streets, footways and occupied buildings can help to deter potential offenders who may fear that their presence on the site will be reported to the police.** It is therefore recommended that, where appropriate, **security fencing systems are transparent to facilitate observation from outside the site** and efforts are made by the occupiers to develop good relationships

with their neighbours. The use of dark coloured coatings on metal fencing systems reduces the reflection of light and makes it easier for passers-by to observe activity through the fencing.

20.6 Experience shows that incorporating security measures during a new build or a refurbishment project reduces crime, fear of crime and disorder. This approach will help to ensure that the development is a place where employers, employees and legitimate visitors are able to go about their daily routine without undue fear of crime. This is a key element of the SBD initiative for commercial developments.

20.7 In particular the detailed design should take account of the following principles:

- **Access and movement:** *Places with well-defined and well used routes with spaces and entrances that provide for convenient movement without compromising security.*
- **Structure:** *Places should be structured so that different uses do not cause conflict with no recesses, or obstacles for an offender to hide.*
- **Surveillance:** *In places where all publicly accessible spaces are overlooked CCTV should be co-ordinated within the lighting and landscape design. Lighting design should be co-ordinated with a CCTV installation and the landscape design to avoid any conflicts and to ensure that the lighting is sufficient to support a CCTV system.*
- **Lighting:** *Lighting should be designed to conform with **BS 5489-1:2013** and light fittings should be protected where vulnerable to vandalism. The colour rendering qualities of all lamps should be to SBD standard of a minimum of at least **60Ra** on the colour rendering index.*
- **Ownership:** *Places that promote a sense of ownership, respect, territorial responsibility and community.*
- **Physical protection:** *Places that include necessary, well-designed security features.*
- **Activity:** *Places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times.*
- **Management and maintenance:** *Places that are designed with management and maintenance in mind, to discourage crime in the present and the future, encouraging businesses and legitimate business users to feel a sense of ownership and responsibility for their surroundings can make an important contribution to community safety and crime prevention. Clarity in defining the use of space can help to achieve a feeling of wellbeing and limit opportunities for crime.*

Project ARGUS Professional is aimed at encouraging architects, designers and planners to consider counter terrorism protective security measures within the built environment at the concept design stage. It encourages debate and demonstrates that counter terrorism measures can be designed into structures and spaces to create safer crowded places. It is fully supported by the various organizations associated with these professions.

I would be pleased to work with the agent and/or the developer to ensure the proposed development incorporates the required elements. This is the most efficient way to proceed with such developments and is a partnership approach to reduce the opportunity for crime and the fear of crime.

If the planners wish to discuss anything further or require assistance in applying for SBD commercial status, they can by all means contact me on 01284 774141.

Yours sincerely

Phil Kemp, Designing Out Crime Officer, Western and Southern Areas,
Suffolk Constabulary, Raingate Street, Bury St Edmunds, Suffolk, IP33 2AP

From: Haynes, Jack (NE) [mailto:Jack.Haynes@naturalengland.org.uk]
Sent: 19 December 2016 15:07
To: Steven Stroud
Cc: Snoasis
Subject: Consultation on Planning Application 4494/16

Dear Steven,

Thank you for consulting Natural England on the above in your letter dated 16th November 2016.

As you will be aware, in our previous comments on the Environmental Impact Assessment (EIA) scoping consultation (our ref: 196988, your ref: 3837/16, dated 10th October 2016), we welcomed that a full Environmental Statement (ES) is to be submitted on the reserved matters in order to reflect current planning practice and guidance. Here, we advised that the ES must include updated ecological survey and assessment to provide an accurate reflection of present site conditions and to inform suitable mitigation measures; we understand that these measures will be delivered through a revised Ecological Management and Mitigation Plan (EMMP).

We note that this information on which we will be basing our advice has not yet been submitted. We do not therefore have any material comments to make at this stage but request that we are re-consulted once the full ES is available.

Kind regards,

Jack

Jack Haynes
Lead Adviser
Norfolk & Suffolk Area Team
Natural England
Dragonfly House, 2 Gilders Way
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Tel: 0208 02 64857
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www.gov.uk/natural-england

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

Natural England offers two chargeable services - the Discretionary Advice Service ([DAS](#)), which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service ([PSS](#)) for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

Date: 30 June 2017
Our ref: 215930
Your ref: 4494/16



Steven Stroud
Senior Planning Officer
Mid Suffolk District Council

snoasis@baberghmidsuffolk.gov.uk

BY EMAIL ONLY

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear Mr Stroud,

Planning consultation: Application for approval of Reserved Matters (phases 1 - 8), pursuant to Outline Permission ref. 1969/10 (for the development known as 'SnOasis')

Location: Land at Field Quarry (Known as Masons Quarry), Bramford Road, Great Blakenham, IP6 0XJ

Thank you for your consultation on the above dated 15 May 2017 which was received by Natural England the same day.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF ADVICE

Based on the information provided in support of the application, Natural England's view is that there is currently insufficient information to rule out adverse effects to Great Blakenham Pit Site of Special Scientific Interest (SSSI). We therefore request that the information outlined below is provided by the applicant, that we are re-consulted on this accordingly and given a further 21 day period within which to respond.

DETAILED ADVICE

1) Advice under the Wildlife and Countryside Act 1981 (as amended)

Nationally designated sites

i) Great Blakenham Pit SSSI – FURTHER INFORMATION REQUIRED

As we have previously advised, this development proposal could, in the absence of suitable mitigation, have significant effects on Great Blakenham Pit SSSI. The SSSI exposes a sequence through the three major phases of landscape development during the Ice Age. These Early and Middle Pleistocene sediments and soils include a marine-deposited Crag, a thick body of estuarine sands, a thin layer of river gravels from a former course of the River Thames, warm and cold climate buried soil complexes, and an extensive glacial till deposited by a large ice sheet and associated outwash gravels deposited when the ice sheet melted. The present top-soil developed on the till includes periglacial soil structures and lenses of wind-blown sand. All these deposits make the

site of great importance in interpreting the Ice Age history of southern Britain during the last 2 million years. It is therefore crucial that these interests are fully protected during construction and throughout operation of the proposed development.

We have reviewed the *Ecological Mitigation and Management Plan (EMMP)* (Peak Ecology Ltd, dated 8th May 2017) which, with respect to measures to protect and enhance Great Blakenham Pit SSSI, draws on the recommendations made in the *SnOasis – Great Blakenham Geological Report* (Penny Anderson Associates Ltd, dated September 2004). We note that various discussions between the relevant bodies including English Nature (the predecessor to Natural England), GeoSuffolk and the developer led to the development of this Geological Report in 2004. Taking into account the period of time that has elapsed, the development of good practice for conserving and enhancing soft sediment sites and the number of years since the last condition assessment for the site, we have again reviewed the original Geological Report alongside the current EMMP. In light of this, we welcome much of the measures proposed to protect and enhance Great Blakenham Pit SSSI but consider that clarification and refinement of a number of matters is required. **Please see Annex 1 to this letter for our detailed advice on the further information required. On receipt of this information, we will aim to provide a full response within 21 days of receipt. Please be aware that if the information requested is not supplied, Natural England may need to consider objecting to the proposal on the basis of potential harm to Great Blakenham Pit SSSI. As mentioned in Annex 1, Natural England would be happy to meet on site with the developer and their Quaternary (Ice Age) geologist and/or provide further written advice on through our [Discretionary Advice Service](#).**

Please also note that if your authority is minded to grant planning permission contrary to the advice in this letter, you are required under Section 28I (6) of the Wildlife and Countryside Act 1981 (as amended) to notify Natural England of the permission, the terms on which it is proposed to grant it and how, if at all, your authority has taken account of Natural England's advice. You must also allow a further period of 21 days before the operation can commence.

ii) **Little Blakenham Pit SSSI – NO OBJECTION**

Based on the plans submitted, Natural England considers that the proposed development will not damage or destroy the interest features for which the site has been notified and has no objection. This is on the basis that the following mitigation measures have been integrated into the planning proposals:

- Retention and enhancement of native tree, hedgerow and woodland planting along the western and southern boundaries of the site (minimum 30m width) to provide an unlit wooded flight corridor for bats.
- A lighting strategy which details that lighting at the southern boundary is low level and directional so as not to interfere with commuting bats and that lighting on-site in general is low level to avoid impacting on foraging bats. The southern boundary also, in part, runs alongside the ski slope and car parking areas. During construction, lighting of these areas may impact on the bats. In order to mitigate the impact on bats these areas shall not be lit at night. In the event that lighting is required for health and safety reasons the lighting will be low level and directional to minimise impact.

2) Advice on protected species

Great Crested Newts (GCN)

Natural England has had initial contact with ecologists for the project – Peak Ecology, who have submitted a request for chargeable advice regarding the strategy for GCN at this site. We are

currently awaiting further instruction/contact regarding the nature of the advice required. We remain ready to engage in discussions and our licensing team will be in contact with the ecologists for the project to offer any further support required. Given the complex nature of the project, it is strongly recommended that the developer and ecologists utilise our **Discretionary Advice Service (DAS)** or **Pre-submission Screening Service (PSS)** to gain detailed bespoke advice on the licensable aspects of this project. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

In order to offer the best advice possible, Natural England has reviewed the application documents in terms of the specific mitigation for GCN. The Ecological Mitigation and Management Plan (EMMP) includes measures which we consider are broadly satisfactory from a planning perspective. The overall plan to increase the surface area of ponds/wetland and introduce positive management of this wetland habitat is positive and certainly welcome. There are clearly opportunities on this site, including a very clear need to carry out control of *Crassula*, which we note is part of the proposals. The increased area of high/medium quality terrestrial habitat is also positive.

We do, however, offer some specific advice on the aspects of mitigation for which further consideration is needed to satisfy licensing requirements. Please see Annex 2 to this letter for our detailed advice on this.

Other protected species

Please note that we have not assessed this application and associated documents for impacts on protected species other than GCN.

Natural England has published [Standing Advice](#) on protected species.

You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.

The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence is needed (which is the developer's responsibility) or may be granted.

If you have any specific questions on aspects that are not covered by our Standing Advice for European Protected Species or have difficulty in applying it to this application please contact us with details at consultations@naturalengland.org.uk.

3) Other advice

We would expect the Local Planning Authority (LPA) to assess and consider the other possible impacts resulting from this proposal on the following when determining this application:

- local sites (biodiversity and geodiversity, including the wider geological interests of the site additional to the requirements set under section 1 above)
- local landscape character
- local or national biodiversity priority habitats and species.

Natural England does not hold locally specific information relating to the above. These remain material considerations in the determination of this planning application and we recommend that you seek further information from the appropriate bodies (which may include the local records centre, your local wildlife trust, local geoconservation group or other recording society and a local landscape characterisation document in order to ensure the LPA has sufficient information to fully understand the impact of the proposal before it determines the application. A more comprehensive

list of local groups can be found at [Wildlife and Countryside link](#).

Biodiversity enhancements

This proposal provides opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of integrated bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the NPPF. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that '*Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity*'. Section 40(3) of the same Act also states that '*conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat*'.

This concludes Natural England's advice which we hope you will find helpful. As stated above, should the developer wish to explore options for avoiding or mitigating effects on the natural environment with Natural England, we recommend that they use our [Discretionary Advice Service](#).

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Jack Haynes using the details given below. For any new consultations, or to provide further information on this consultation, please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Jack Haynes

Land Use Operations Norfolk & Suffolk Team

Email: jack.haynes@naturalengland.org.uk

Tel: 0208 02 64857

Annex 1 – Detailed advice on Great Blakenham Pit SSSI

As mentioned on page 2 of this letter, we advise that the further information must be provided on those aspects of the proposals underlined below:

- a) *Location of the SSSI units within the development site:* Page 8 of the EMMP states that two units of the SSSI (units 1 and 3) lie entirely within the red line boundary for the site, and that a third unit (unit 2) is partly within the development site. Unit 2 is not discussed in the remainder of the report; if it is going to be partly within the development site then it must be considered along with the other two units. It may then be necessary for the considerations that are being applied to Units 1 and 3 (see our advice under section b) below) to be applied to Unit 2. We therefore advise that a clear map should be included within the EMMP showing each of the SSSI units in relation to the proposal site and the proposed land use in and around these areas. The EMMP should then clearly explain how the development in these locations will avoid harm to the SSSI.

- b) *Retention and enhancement of the SSSI during construction and throughout operation:* we note that page 9 of the EMMP states that “*prior to the onset of construction works, it will be necessary for all parties to agree whose responsibility it will be to implement these provisions*”. We advise that this is the developer’s responsibility and that that these matters must be fully agreed and integrated into the EMMP at this stage of the planning process. Natural England would be happy to meet on site with the developer and their Quaternary (Ice Age) geologist and/or provide further written advice on each of the following matters through our [Discretionary Advice Service](#). Irrespective of this, our advice on each aspect of these works at this stage are as follows:
 - b1) *Geologist watching brief during construction:* we welcome the commitment to a watching brief throughout construction. We advise that any individual/organisation used for this purpose must be a suitably qualified Quaternary (Ice Age) geologist and that details of this arrangement should be agreed and stated within the EMMP; this should include a requirement to monitor all of the deliverables during the construction phase including fencing, talus removal/remodelling, advising on site worker briefing and interpretation, vegetation control etc. (see points b2 – b6 below)

 - b2) *Site worker briefing prior to construction:* as a measure which is being established as best practice for development around geological sites, we advise that a commitment is made in the EMMP to briefing the site manager and contractors working on the site about the SSSI areas and their importance in order to give them an understanding of the necessary management and protection measures. We advise that details of this briefing should be integrated into the EMMP.

 - b3) *Talus/spoil removal/remodelling during construction:* we welcome the commitment to carrying out these works during construction to help enhance the SSSI. We advise that these works must be fully detailed and agreed within the EMMP so that they can take place, under the watching brief, during the construction phase of the development when there is suitable plant/machinery on site,

 - b4) *Protective fencing during construction and throughout operation:* we welcome the commitment in the EMMP to providing fencing to safeguard the SSSI. Furthermore, we agree that within this area there must be no earthworks (including no changes in ground levels) other than some agreed talus/spoil removal/remodelling to enhance the SSSI – see point b3 above for further advice; no installation of services; no storage of waste, materials, equipment or vehicles; no use of plant or machinery; no lighting of fires or any other construction related activity. However, the exact location and details of the fencing needs to be fully agreed and integrated into the EMMP. The fenced-off area must include the complete SSSI units plus a suitable buffer zone to allow sufficient working space

for both people and machinery to operate (10 m minimum, although this could be tailored according to the specific location) and gates to allow access (with permission) for people, vehicles and machinery.

- b5) *Vegetation control during construction and throughout operation:* with regards the management required at the site for favourable condition, we understand that the site (in particular units 1 and 3) is becoming rather overgrown. The original Geological Report recommends exposure of the Ice Age deposits at Great Blakenham a number of times. However, we advise that re-exposure should not take place too frequently. The sediments are soft (sand, gravel, glacial deposits, soils) and the SSSI areas are quite small with limited areas of undug reserve. The sediments are described in the Geological Report as “*relatively unconsolidated and prone to physical weathering leading to a gradual recession of the exposed face*”. Our normal advice for such circumstances is to allow a light covering of herbaceous vegetation to develop to prevent erosion, but trees and shrubs should be cut back regularly to avoid damage from root penetration and obscuring the deposits. Instead, the ability to re-expose the sediments when required (e.g. for research access or a fieldtrip) should be maintained, and this includes maintaining access for both people and machinery. However, each site’s special circumstances need to be taken into account e.g. if the sediments are robust enough and there is enough reserve then a different approach could be considered. Further assessment of the specific site conditions is therefore required in order to make a judgement on suitable vegetation control during construction and this details of this should therefore be included within the EMMP. A suitable programme of vegetation control will also be necessary to ensure conservation and enhancement of the SSSI throughout operation of the site. We therefore advise that a firm commitment should be made within the EMMP to drawing up a management and monitoring plan for each unit within the site in conjunction with Natural England, before development on site commences. The main focus of the plan should be on maintaining favourable condition through vegetation control, dealing with talus accumulation and maintaining fencing and access. This will ensure the site is easy to re-expose when necessary (with permission). With regards the proposed conservation measures of creating sections in the chalk and the periodic cleaning of slope ways to improve visibility, it should be noted that the chalk is not a feature of the SSSI, which is notified for the Ice Age deposits. We therefore welcome the proposals to ensure that the chalk is kept visible, provided this does not compromise conservation of the Ice Age deposits.
- b6) *SSSI interpretation once operational:* the EMMP refers to the implementation of SSSI interpretation which we welcome; this can be a great way to deliver enhancements to a site and the Ice Age geology fits well with the proposed development concept. However, such provisions are only successful where they use suitable media for the audience, subject and site in question and when they are located in places where visitors can see and engage with them. We therefore advise that interpretation boards on or adjacent to the SSSI will only be of value in areas with sufficient visitor traffic and that interpretation elsewhere in the development site should be considered (e.g. in the proposed Education Centre adjacent to Unit 3 of the SSSI).
- b7) *Provisions for research/fieldwork access once operational:* we advise that this must be accommodated where possible and access arrangements for visiting researchers, GeoSuffolk and other geological visitors must be agreed in advance and detailed within the EMMP.

Annex 2 – Detailed advice on Great Crested Newts (GCN)

As mentioned on page 3 of this letter, we offer the following advice on the aspects of mitigation for which further consideration is needed to satisfy licensing requirements:

- It is not clear at this stage if all of the new habitat will be fully accessible to the GCN population or how it will be managed and maintained in the longer term to ensure a benefit to the population.
- The timing of mitigation and compensation works is also not entirely clear. There is an aspiration/intent to carry out pond creation/habitat compensation a year in advance of the need to translocate any GCN. However some sections refer to the GCN capture/translocation being carried out at the same time as habitat creation (e.g. section 3.5 of the EMMP), and others refer to compensation being created about 6 months prior to translocation. There is also an apparent reliance on having a licence from Natural England to enable pond/habitat creation to start. Compensation habitats should be created as far as possible in advance, and for significant impacts (such as this scheme) this should usually be 12 months in advance of any translocation to the new habitats. In many instances it is possible to create compensation habitats in advance of any licence application/approval. This is particularly the case where ponds are being dug in currently unsuitable habitats such as arable fields or bare ground. It is therefore recommended that any pond and terrestrial habitat creation begins as soon as possible to ensure compensatory habitats are ready for when GCN are translocated (and existing habitats are lost).
- There is mention that Pond 2 will have fish removed and then be used as a receptor site for translocated GCN; we advise that this is unlikely to be an acceptable proposal. Fish removal is very difficult to achieve successfully, particularly from larger water bodies and in close proximity to large lakes, where fish can easily colonise. Release of GCN into a pond which may support fish populations, and where GCN are not currently recorded, would not therefore be acceptable from a licensing perspective.
- It is not currently clear on any of the plans which ponds (or terrestrial habitats) will be retained/lost/re-landscaped. It is also not clearly shown on the plans where the areas referred to as 'Eastern Safe Area (ESA)', 'Primary Mitigation Area (PMA)', 'Secondary Mitigation Area' and 'Western Safe Area' are. The areas intended to be used for receptor site(s) is also not clear.
- Connectivity between the (assumed) PMA and habitats near Pond 1 appears reliant on terrestrial habitat alone. There appears to be at least 500 m between the closest ponds, and therefore connectivity between populations of newts using these 2 areas is limited. The use of stepping stone ponds in this area is recommended to reduce the distance between suitable aquatic habitat. Large lakes which are not managed for GCN and not known to support the species are not considered to offer connectivity.
- We also advise that monitoring and management need to be clarified in advance of any licence application. Where 10 years of monitoring is required (based on the impacts on the GCN population), this would include 10 separate years of surveys (spread across a longer time period if appropriate – e.g. in alternate years). The table in the documents provided suggests monitoring will only occur on 4 or 5 occasions within a 10 year period.
- Where a tunnel is required to provide connectivity across a new road, the tunnel should be positioned with a pond at either entrance to encourage newts to use the tunnel and move through it.

Date: 04 August 2017
Our ref: 221081
Your ref: 4494/16



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BY EMAIL ONLY

Dear Mr Stroud,

Planning consultation: Application for approval of Reserved Matters (phases 1 - 8), pursuant to Outline Permission ref. 1969/10 (for the development known as 'SnOasis')

Location: Land at Field Quarry (Known as Masons Quarry), Bramford Road, Great Blakenham, IP6 0XJ

Thank you for your consultation on the above dated 19 May 2017 which was received by Natural England the same day.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF ADVICE

Following review of the further information submitted in support of the application, Natural England's view is that there is still insufficient information to rule out adverse effects to Great Blakenham Pit Site of Special Scientific Interest (SSSI). We therefore request that the information outlined below is provided by the applicant.

DETAILED ADVICE

Advice under the Wildlife and Countryside Act 1981 (as amended)

Nationally designated sites

Great Blakenham Pit SSSI – FURTHER INFORMATION REQUIRED

Whilst Natural England welcomes the further detail provided by the applicant which has addressed several of the points raised in our previous response in relation to Great Blakenham Pit SSSI (Our ref 215930), we find the response lacking in detail and note that much of the further information provided has not been updated within the Ecological Mitigation and Management Plan (EMMP).

At the reserved matters stage Natural England expects appropriate outcomes to be agreed for protecting and enhancing the SSSI during the development phase, and for providing access to and appropriate management of the SSSI in future. Once we have the relevant commitments to these outcomes and the outputs needed to achieve these in writing (e.g. a Geological Watching Brief with

the appointment of a Quaternary a Geologist for the construction phase, followed by a Geological Management and Monitoring Plan for looking after the site long term) that will be sufficient to progress this application. In our view the best way to achieve this is for our geology team to attend a site visit with the applicant under our Discretionary Advice Service to discuss the needs of the SSSI and to ensure that what is agreed is incorporated formally in writing within the EMMP. We are pleased that the developer has already applied for DAS for advice on great crested newts and therefore encourage them to use this service to help address the geological issues (details of the service can be found [here](#)). Our detailed comments on the further information is provided below.

- A: In our previous response, we requested a statement in the EMMP explaining how the development will avoid harm to the SSSI, together with a map. We note that the map has been included, which is helpful, but there seems to be no corresponding changes to the submitted documentation to provide explanation.
- B1: We welcome confirmation that the site will be supervised by a qualified Quaternary (Ice Age) Geologist during the construction phase. This needs to be put in writing within the EMMP and the applicant will need to contact Natural England to ensure we agree with the appointment. The applicant also needs to explain in writing what the Geological Watching Brief will include and therefore what the appointed Quaternary Geologist will monitor, with the overall outcome of safeguarding the SSSI from harm and enhancing the SSSI via various actions e.g. talus removal (see point B3) during the construction phase.

B2: We are pleased that a contractor briefing will be prepared with the appointed Quaternary Geologist. Again this commitment needs to be put in writing in the EMMP.

- B3: The required outcome for talus and spoil removal needs setting out now in writing the EMMP. This can be discussed and agreed via a site meeting with the developer (and if appointed, their Quaternary Geologist). This can then be delivered through the Geological Watching Brief. Again we need reassurance at this stage that we have a jointly agreed outcome for the talus/spoil removal which will enhance the SSSI and provide additional benefits for viewing of the chalk as requested by GeoSuffolk. Removal of spoil is a potentially damaging operation for the SSSI so this needs to be carried out carefully in agreed areas only, otherwise there is the likelihood of damage occurring to the notified Ice Age sediments at the site.
- B4 Again we need reassurance in writing via a section in the EMMP detailing the agreed buffer zone, fencing and access points (gates), along with a map. This can be agreed during a site meeting and then incorporated into an updated EMMP.
- B5 The desired outcomes for management need agreeing now in writing in the EMMP. The detail and delivery can be achieved through an agreed Geological Management and Monitoring Plan. Again these outcomes can be discussed and agreed at a site meeting and then incorporated into an updated EMMP, along with the required output of a Geological Management and Monitoring Plan.
- B7. A commitment to the principle of allowing access needs to be agreed in writing now so that we have sufficient reassurance that the site will be available to visiting scientists and other groups in future. We have to agree suitable wording for an updated EMMP. Detail can then be set out in the Geological Management and Monitoring Plan at a later point but in order to progress this application we must have a commitment that reasonable access will to be permitted, and an outline of how this can be achieved.

Please note that if your authority is minded to grant planning permission contrary to the advice in this letter, you are required under Section 281 (6) of the Wildlife and Countryside Act 1981 (as amended) to notify Natural England of the permission, the terms on which it is proposed to grant it and how, if at all, your authority has taken account of Natural England's advice. You must also allow a further period of 21 days before the operation can commence.

Advice on protected species

Great Crested Newts (GCN)

We welcome the acknowledgement that the applicant has taken on board the comments in our previous response (including Annex 2) concerning the requirements for a great crested newt licence. We also appreciate the approach by the applicant to aim to work with our wildlife advice/licencing team to address any issues with the great crested newt mitigation proposals and licence application. Our licensing team can be in contact with the ecologists for the project to offer any further support required under our Discretionary Advice Service ([DAS](#)) or Pre-submission Screening Service ([PSS](#)). These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

As stated previously, the EMMP includes measures which we consider are broadly satisfactory from a planning perspective. The overall plan to increase the surface area of ponds/wetland and introduce positive management of this wetland habitat is positive and certainly welcome. There are clearly opportunities on this site, including a very clear need to carry out control of *Crassula*, which we note is part of the proposals (we note that the applicant has already spoken with our licensing team regarding *Crassula*).

We note the comments in relation to our Annex 2 advice concerning clarifications and amendments that would be necessary to submit a licence application. We note that the mitigation proposals do not appear to be at a sufficiently advanced stage for the applicant to be able to provide full details on the approach and methodology for GCN compensation, including the timetable for completing the mitigation areas and surveys, at this stage. Therefore we have not provided further detail in this letter but refer the applicant to the points covered in our previous letter, which are still relevant. Note that these comments are made specifically in relation to the licence application.

This concludes Natural England's advice which we hope you will find helpful. As stated above, should the developer wish to explore options for avoiding or mitigating effects on the natural environment with Natural England, we recommend that they use our [Discretionary Advice Service](#).

We hope this advice has been helpful. We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Francesca Shapland on 0208 0265792. For any new consultations, or to provide further information on this consultation, please send your correspondences to consultations@naturalengland.org.uk.

Yours sincerely

Francesca Shapland
Lead Adviser, Planning & Conservation

Norfolk & Suffolk Team

Date: 02 February 2018
Our ref: 235648
Your ref: 4494/16



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BY EMAIL ONLY

Dear Stephen

Planning consultation: Application for approval of Reserved Matters (phases 1 - 8), pursuant to Outline Permission ref. 1969/10 (for the development known as 'SnOasis').

Location: Land At Field Quarry (Known As Masons Quarry), Bramford Road, Great Blakenham, IP6 0XJ

Reason(s) for re-consultation: Additional information submitted as listed in the letter from agent, received on the 2nd January 2018.

Thank you for your consultation on the above which was received by Natural England on 05 January 2018.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

INSUFFICIENT INFORMATION PROVIDED

There is insufficient information to enable Natural England to provide a substantive response to this consultation as required under the Town and Country Planning (Development Management Procedure) (England) Order 2015. Please provide the information listed below and re-consult Natural England. Please note that you are required to provide a further 21 day consultation period, once this information is received by Natural England, for us to respond.

DETAILED ADVICE

Advice is given under the Wildlife and Countryside Act 1981 (as amended).

Advice on nationally designated sites

Great Blakenham Pit SSSI – FURTHER INFORMATION REQUIRED

Natural England has a number of comments on the Geological Management and Monitoring Plan (GMMP) as follows:

The production of this document is a step forward in safeguarding, managing and interpreting this SSSI through the proposed SnOasis development, and we are pleased to see that an attempt has been made at addressing our request for further detail. However, we still have a number of outstanding concerns and there are several areas where the proposals put forward to enhance the site need further thought and detail to avoid damage, and also need formal agreement.

Our detailed comments are given below and relate to the numbered points in our previous advice letter (our ref: 221081, dated 4 August 2017):

A: We asked for a map showing how the development relates to the 3 SSSI units and an explanation how any harm from the development is going to be avoided. The individual maps provided of each unit imply that no development will be taking place within the SSSI boundaries, and the only area close to development is Unit 3 where a Visitor Centre is planned nearby along with the main access route into the development. Also, a buffer zone of 30m outside the SSSI boundary will be put in place around each unit to prevent access during the construction phase. Please confirm that our understanding is correct and confirm that there are no impacts on the SSSI from the Visitor Centre or main access route.

B1: We asked for site worker (contractor) briefings on the nature, location and importance of the geology to take place prior to construction. This is not listed as a Control Measure in Annex 7: Geological Management and Monitoring Plan; it must be included.

B2: We asked for a watching brief by a suitably qualified Quaternary scientist to monitor the site and provide advice during construction. This has been agreed to, however, we wish to be notified of this person so that we can liaise with them. The GMMP needs to detail what works the appointed Quaternary geologist will be monitoring, the methodology to be used and what outcomes are required.

B3: A detailed agreement for talus/spoil removal was requested. On page 13 of the GMMP, it says this is 'to be agreed at a future date between NE and the developer at a site meeting'. We do not yet have a date for a site meeting. The locations for talus removal and the methodology for carrying it out are not described in the GMMP. In some areas it may be desirable to keep some talus on site and remodel it to create safe access to higher units in the former quarry faces. Modification of natural or man-made features etc. is an Operation Requiring Consent for the SSSI so any talus removal/remodelling must be specified and agreed in the GMMP, and we are not in a position to agree the GMMP until this is done. No excavation works must take place in the SSSI without Natural England's prior agreement.

B4: Protective fencing was requested. This has been marked on the map and is described in the GMMP. Location of protective fencing during the construction phase needs agreeing in advance with Natural England and must then be monitored by the Quaternary geologist. Confirmation is needed that it is the 30m buffer zone that will be fenced off during construction not the SSSI boundary.

B5: Modification of natural or man-made materials and tree/woodland management (vegetation control) are both Operations Requiring Consent, so details of how and when vegetation control will take place (by setting out a methodology) needs specifying in the GMMP, following the advice in Natural England's earlier letter. No vegetation control works must take place without Natural England's prior consent (see Operations Requiring Consent). An assessment should be made of the vegetation at the top of the cliff in Unit 3, to see whether it is desirable to remove or control it (note that it may be acting to stabilise the cliff top).

B7: Access for scientific research is promised but the mechanism through which this will be achieved needs to be specified and agreed, so that there is a formal commitment in writing that this will happen in future.

The proposals in the document raise several other concerns:

1. Exposure of the features of interest. There are plans to expose the geology in each of the three units by clearing an area of vegetation. This is unnecessary and given the soft geology (sand and gravel, till, palaeosols) will damage the site through increased erosion. Also this will remove material unnecessarily, which is of particular concern in Unit 2 given its limited amount of undug reserve behind the former quarry face. Instead exposures must only be created when bona fide scientific access is required, and vegetation control and management must take place to enable all three units to be accessed. This includes the area of undug reserve above the former quarry face in Unit 3, as this is where access to the sediments by borehole or trial pit can be achieved.
2. Footpaths/steps in the SSSIs – no mention is made of surfacing. Again this needs to be agreed, with mown grass being preferable as hard surfacing will render parts of the SSSI inaccessible. Steps should not be constructed down the SSSI faces but adjacent to them (so immediately outside the SSSI).
3. Routine monitoring. Monitoring intervals and what needs monitoring must be specified along with triggers for management action e.g. vegetation management, removal of talus/spoil.
4. Please note that uncontrolled plant/vehicle movements and excavation are risks for both the former quarry faces within the SSSI units and the undug reserve of sediment behind them.
5. On page 17, a comment is made about areas of the site outside the SSSI that are important for their geology. This includes the cliff face extending out of Unit 3, and the periglacial features to the west of Unit 1 (as pointed out by GeoSuffolk in the Geological Report – Consultation Draft, September 2004). Natural England has no plans to extend the SSSI boundary to cover these areas, instead the management and monitoring proposals in the GMMP should be extended to include these important areas of geology. This will form an important enhancement of the geodiversity of the site through this development.
6. The GMMP describes various activities as ‘being agreed in advance with the Quaternary geologist’ e.g. vegetation clearance work, location of fencing during construction, talus/scree removal. For the avoidance of doubt these must be agreed with Natural England and specified in the GMMP, as these are Operations Requiring Consent. It is the role of the Quaternary geologist to monitor activities on site, not to agree their scope.
7. Public access to all units is desirable but not essential, it is scientific access that is essential. Yes all areas should be inspected for safety purposes, but a commitment is needed that if any safety issues arise, suitable remedies will be put in place quickly to allow scientific access to continue.
8. We have advised that provision of suitable interpretation would be very welcome, however suitable media would be needed and locations selected where people have access and can engage. We advised that interpretation boards would only be of value in areas with sufficient visitors. So the plan to install interpretation boards within the SSSI in areas of low visitor traffic don’t seem to be the best uses of resources, instead interpretation should be placed in areas of high visitor traffic, including in the proposed Visitor Centre. Agreement upfront of funding (stating an amount) for interpretation of the nationally important geology is needed.
9. We advise that once a final draft of the GMMP has been produced, GeoSuffolk should be consulted.

Finally, for this document to become a Geological Management and Monitoring Plan, it needs to detail the management activities and monitoring that will take place, including locations, frequency, methodology etc. At the moment much is promised but the mechanisms for delivery are not clear. We recommend that the developer and his consultants consider the [Operations Requiring Consent for the SSSI](#) so that they can see what activities need to be specified in the GMMP.

We strongly recommend that the developer contacts us to arrange a meeting, on-site preferably or alternatively a teleconference, via our [Discretionary Advice Service](#) so that we can go through the above issues and agree a way forward.

Advice on protected species

We have the following comments to make on the Ecological Mitigation and Management Plan (Peak Ecology, December 2017):

Great crested newts – FURTHER INFORMATION REQUIRED

Please see the advice given in our previous response regarding great crested newts (GCNs). Natural England is not able to provide further comment on the proposals for great crested newt given in the Ecological Mitigation and Management Plan.

However, we strongly recommend that the developer and their consultants contact us to arrange a meeting, on-site preferably or alternatively a teleconference, via our [pre-submission screening service](#) so that we can provide detailed advice on whether the proposals are likely to meet licensing requirements and what changes could be made to the proposals to meet licensing requirements.

Under regulation 9(3) of the Habitats Regulations, competent authorities (in this instance, the local planning authority) must have regard to the requirements of the Habitats Directive when exercising any of their functions, including whether or not to grant planning permission. This includes having regard to whether the development proposal is likely to negatively affect any European Protected Species (EPS) and whether any necessary licence is likely to be granted by Natural England. More information on the requirements to meet the three tests is provided in Defra's draft [guidance on the Habitats Directive](#) (of particular interest are paragraphs 125-143) and Natural England's [guidance on how we apply the three tests](#).

Other protected species

We have not assessed this application and associated documents for impacts on other protected species. Natural England has published [Standing Advice](#) on protected species. Specific advice on wild birds, reptiles, invertebrates, badgers etc. is provided within the detailed [species sheets](#). You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation. If you have any specific questions on aspects that are not covered by our Standing Advice or have difficulty in applying it to this application please contact us at with details at consultations@naturalengland.org.uk.

Please note that we are not seeking further information on other aspects of the natural environment, although we may make comments on other issues in our final response.

On receipt of the information requested, we will aim to provide a full response within 21 days of receipt. Please be aware that if the information requested is not supplied, Natural England may need to consider objecting to the proposal on the basis of potential harm to the above designated site. Please send further correspondence, marked for my attention, to consultations@naturalengland.org.uk quoting our reference 235648.

Yours sincerely

Alison Collins
Norfolk & Suffolk Team
01284 735236

Date: 27 February 2019
Our ref: 2018-12-26 267273 (09) Additional Geological info
(Mid Suffolk) 4494/16
Your ref: SnOasis - 4494/16



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Mr Steven Stroud
Strategic Projects and Delivery Manager
Babergh and Mid Suffolk District Councils

BY EMAIL ONLY

Dear Mr Stroud

Planning consultation: SnOasis - 4494/16
Location: Great Blakenham Pit,

Thank you for your consultation on this project.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION

Natural England is satisfied that our previous advice from Dr Eleanor Brown has been incorporated into the Geological Monitoring and Management Plan (GMMP). Please find below a summary of this advice for clarity. These measures should be secured via a suitably-worded planning condition or legal agreement.

We consider that without appropriate mitigation as incorporated in detail into the Geological Monitoring and Management Plan (GMMP), including the activities listed below, the application would or could damage or destroy the interest features for which Great Blakenham Pit Site of Special Scientific Interest has been notified. This may occur through:

- The passage of construction vehicles and plant through the designated areas.
- Risk damage from uncontrolled excavation within the designated areas in relation to the proposed development.
- Uncontrolled access with impacts from erosion
- The planting of tree or scrub vegetation

- and irresponsible fossil collection

These operations could therefore restrict the study of the scientific interest for which the site is designated.

In order to mitigate these adverse effects and make the development acceptable, the mitigation measures detailed within the GMMP are required/or the following mitigation options should be secured, including that:

- The designated areas must be suitably fenced to prevent the passage of construction vehicles and plant and that protective fencing will be installed prior to any construction works taking place within 30 m of the SSSI Units.
- No excavation works may be permitted within the designation boundary except for investigative trial pits to determine ground conditions within the SSSI Unit at Unit 3 and required work to remediate the ground conditions within the lower, western part of Unit 3 from where the Quaternary sediments have already been removed by quarrying.
- As noted in Section 5.1.3 of the GMMP, Unmanaged vegetation growth within the designated Units would lead to erosion damage to the designation from root growth, which would lead to longer-term degradation of the SSSI. This particularly applies to growth of trees and scrub, which tend to have more extensive and deeper-penetrating root systems than short surface vegetation such as grasses. Vegetation growth, particularly of scrub and trees, also restricts visibility of, and access to, the designated areas for scientific research purposes.

Conversely, a largely grassland-based vegetation cover would both protect the Quaternary geology and provide a good ecological habitat for species including invertebrates and small mammals as well as foraging territory for grass snake and other species. Maintaining grassy herb cover on the south-facing slopes of Units 1 and 2 has the potential to provide beneficial habitats for a number of species.

- Information will be made available at the visitor centre with detail about the designation and the key features of interest. This will include advice on responsible access to the designated Units and will set out key details from the Geological Fieldwork Code, produced by the Geologists' Association, governing collection of samples. Advice will also be provided concerning NE's document Operations Likely to Damage the Special Interest, for which SSSI consent is needed.

Further advice on mitigation

Agreement on mitigation measures is contained within the GMMP.

Construction staff will be made aware that vegetation clearance works, habitat creation and habitat management may affect protected and notable species present on the site. All works relating to vegetation management must be discussed with the Ecology Specialist in advance.

Please note that if your authority is minded to grant planning permission contrary to the advice in this letter, you are required under Section 28(1)(6) of the Wildlife and Countryside Act 1981 (as amended) to notify Natural England of the permission, the terms on which it is proposed to grant it and how, if at all, your authority has taken account of Natural England's advice. You must also allow a further period of 21 days before the operation can commence.

Other advice

If you have any queries relating to the advice in this letter please contact me on naomi.stevenson@naturalengland.org.uk.

Should the proposal change, please consult us again.

Yours sincerely

(Miss) Naomi Stevenson BSc (Hons) FGS
Lead Adviser

Steven Stroud
Planning Department
Mid Suffolk District Council
131 High Street
Needham Market
IP6 8DL

19/12/2016

Dear Steven,

RE: 4494/16 Application for approval of Reserved Matters (phases 1-8), pursuant to Outline Permission ref. 1969/10. Land at Field Quarry (Known as Mason's Quarry), Bramford Road, Great Blakenham

Thank you for sending us details of this application, we have the following comments:

The application site is known to support a range of protected and/or UK and Suffolk Priority species and is in close proximity to a number of statutory and non-statutory sites designated for their nature conservation importance. The proposed development is of a scale which requires an Environmental Impact Assessment (EIA) to be undertaken. However, no such assessment is included with this application, nor is any other ecological survey or assessment information provided.

We therefore **OBJECT** to this application as it fails to meet the requirements of the National Planning Policy Framework (NPPF); Mid Suffolk District Council's Core Strategy Development Plan Document and the approved outline planning permission (reference 1969/10).

If you require any further information or if any ecological survey or assessment is provided, please do not hesitate to contact us.

Yours sincerely

James Meyer
Senior Conservation Planner

Steven Stroud
Planning Department
Mid Suffolk District Council
131 High Street
Needham Market
IP6 8DL

23/06/2017

Dear Steven,

RE: 4494/16 Application for approval of Reserved Matters (phases 1-8), pursuant to Outline Permission ref. 1969/10. Land at Field Quarry (Known as Mason's Quarry), Bramford Road, Great Blakenham

Thank you for sending us further details of this application. We previously responded to this application in our letter of 19th December 2016. We have read the ecology sections of the Environmental Statement (ES) and its appendices (Burohappold Engineering, April 2017) and we have the following comments:

As recognised in the ES, parts of the ecological impact assessment are based on survey information collected in 2003/2004. Given the time that has elapsed since this survey information was collected and the changes that have taken place at the site in the intervening years we consider that there is currently insufficient information available to determine the likely impacts of the proposed development on the following ecological receptors:

- Foraging and commuting bats (spring and summer), and the likely impact on the nearby Little Blakenham Pit Site of Special Scientific Interest (SSSI);
- Great Crested Newts;
- Dormice;
- Breeding Birds; and
- Invertebrates (particularly aculeates and a protected invertebrate species known to be present in the area).

We note that survey work to determine great crested newt populations on the site was scheduled to be undertaken in 2017 and we query whether the results of this work are available?

With regard to dormice, the ES concludes that further surveys are not required as there is a lack of suitable habitats on site for this species, and there is limited connectivity between the application site and sites known to support dormice. However, the phase 1 survey results show that the site has a mix of woodland and scrub which has the potential to provide habitat for dormice. Also, since the time of the 2004 survey work, it has been determined that the dormouse population 2km to the north-west of the site are a native population and are not derived from the re-introduction to Priestley Wood in 2000. We therefore consider it possible that dormice could be present on and around the application site and therefore surveys for this species should be undertaken as part of this proposal.

We consider that the information currently provided as part of this application fails to demonstrate that the proposed development will not result in adverse impacts on protected and/or UK Priority species and

statutory designated sites. It therefore fails to meet the requirements of the National Planning Policy Framework (NPPF); Mid Suffolk District Council's Core Strategy Development Plan Document and the approved outline planning permission (reference 1969/10). We therefore maintain our **OBJECTION** to this application.

If you require any further information or if any ecological survey or assessment is provided, please do not hesitate to contact us.

Yours sincerely

James Meyer
Senior Conservation Planner

Steven Stroud
Planning Department
Mid Suffolk District Council
131 High Street
Needham Market
IP6 8DL

04/08/2017

Dear Steve,

RE: 4494/16 Application for approval of Reserved Matters (phases 1-8), pursuant to Outline Permission ref. 1969/10. Land at Field Quarry (known as Mason's Quarry), Bramford Road, Great Blakenham

Thank you for sending us further details of this application. We note the document provided by the applicant's ecological consultant (Peak Ecology) which provides responses to the ecological comments made by consultees, including Natural England, Essex Place Services (on behalf of Mid Suffolk DC) and Suffolk Wildlife Trust. We have the following comments on the information provided in this document, as well as the badger survey report (Peak Ecology, 2017), great crested newt survey report (Peak Ecology, June 2017) and the Ecological Mitigation Plan drawing:

Response to Consultee Comments

The applicant's ecological consultant has provided a response to our comments (our letter of 23rd June 2017) in combination with the comments made by Sue Hooton (Essex Place Services (on behalf of Mid Suffolk DC)), our further comments on this are provided below in the order set out in the ecological consultant's response document.

Great Crested Newts

We have now been provided with the 2017 great crested newt survey report (Peak Ecology, June 2017), please find our comments on this set out in the section below.

Dormice

We note the comments made by the ecological consultant regarding the likely presence of dormice on the site. As set out in our previous response, the dormouse population recorded 2km north-west of the application site is now known to be a native population, not one deriving from an earlier re-introduction scheme. It is therefore highly likely that dormice are present in the landscape around the site and are potentially present in suitable habitat within the site.

It is stated that all habitat on site suitable for dormice will be retained, with the exception of an area of scrub and a short length of hedgerow (15m). However, it is unclear how large the area of scrub to be removed is, it is also unclear what proportion of the scrub on site this represents. Elsewhere in the Environmental Statement, it is stated that the 'important' hedgerows previously present on site no longer meet this classification as they have become scrub, this is potentially highly suitable dormouse habitat.

Whilst the proposed new planting could provide suitable dormouse habitat, it will take a number of years to mature to the stage where it is suitable. It will therefore not be available to mitigate any loss until well

into the construction of the development. Also, whilst new planting may help maintain the favourable conservation status of the species in the long term, in the absence of knowing whether dormice are present on site or not, we query how a potential impact (and legal offence) will be avoided when undertaking clearance of suitable habitat if dormice are present?

Bats

We note the comments made by Natural England in relation Little Blakenham Pit SSSI and their opinion that the proposed development is unlikely to result in a significant impact on the designated site. We acknowledge their opinion on this matter and note the mitigation measures which are proposed for foraging and commuting bats as part of the development. However, we remain concerned that there is no up to date survey information available to judge the spring and summer use of the application site by bats and that the recent autumn surveys did not extend into the pre-hibernation part of the year. The full, up to date, use of the site by bats therefore remains unknown.

Breeding Birds

We note the conclusion that the habitat on site has not changed significantly since previous breeding bird surveys were undertaken, we also note the comment elsewhere in the Environmental Statement that the 'important' hedgerows previously present on site no longer meet this classification as they have become scrub. We therefore query whether this has resulted in significantly more breeding bird habitat being available on site?

We also note that a breeding bird survey is proposed for Spring 2018 and that the findings of this will be used to adjust the required mitigation measures. Given that this application is likely to be determined before this survey is undertaken, we also query how any changes in the required mitigation will be secured, should consent for the scheme already have been granted?

Wintering Birds

We note the ecological consultant's confirmation that the existing information on wintering birds is out of date and that a survey will be undertaken in winter 2017/18. Given this, we query whether there is sufficient information available to assess the likely impacts of the proposed development on wintering birds?

Invertebrates

We note that a survey for aculeates and Roman snails is proposed to be undertaken in 2018 and that it is suggested that the proposed habitat creation and management could be amended to take account of the findings of the surveys. As with breeding birds, given that this application is likely to be determined before this survey is undertaken we query how any changes in the required mitigation will be secured, should consent for the scheme already have been granted?

Great Crested Newt Survey Report (June 2017)

We note that surveys in 2017 found a greater number of individual great crested newts (GCN) on site than those in 2016. GCN were also recorded using some different ponds to those in 2016.

Whilst the development appears to include a significant amount of creation of new ponds and terrestrial habitat for GCN, it remains unclear which of the existing ponds will be retained/reprofiled and which will be filled in. We also note, and agree with, Natural England's comments regarding the timings of this creation against the proposed timings of the trapping and translocation works, and their concern that the new habitats are given sufficient time to establish prior to them receiving translocated animals. It must be ensured that the new ponds and terrestrial habitat are given sufficient time to establish prior to any translocation taking place. It must also be ensured that all of the required mitigation land is available to be used for this purpose.

Badger Survey Report (2017)

We have read the badger survey report and note the findings of the ecological consultant. We also note that further survey work, including a bait marking study is proposed to be undertaken in 2017 and 2018, we query whether this work is underway and whether any information from it is available yet?

From the information provided it appears that the full extent of the impacts of the proposed development

on badgers is still unknown, despite the fact that the construction of the proposed development would require the closure of a number of setts of different types. It must therefore be ensured that the proposed mitigation and compensation measures are sufficient to address these impacts, and this must be based on full, up to date evidence.

If you require any further information or wish to discuss any of the matters raised above, please do not hesitate to contact us.

Yours sincerely

James Meyer
Senior Conservation Planner

Steven Stroud
Planning Department
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich, IP1 2BX

01/02/2018

Dear Steve,

RE: 4494/16 Application for approval of Reserved Matters (phases 1-8), pursuant to Outline Permission ref. 1969/10 – Further Comments. Land at Field Quarry (Known as Mason's Quarry), Bramford Road, Great Blakenham

Thank you for sending us further details of this application. We have previously commented on this application in our letters of 19th December 2016; 23rd June 2017; 4th August 2017 and 3rd November 2017. Our comments on the Ecology Response Reserved Matters Application (Peak Ecology, Oct 2017) were set out in our letter of 3rd November 2017, our comments below relate to the Ecological Mitigation and Management Plan (Peak Ecology, Dec 2017).

We have read the Ecological Mitigation and Management Plan and note the proposals provided. We consider that the document provided could form the basis of a Construction Environment Management Plan (CEMP) and a Landscape and Ecological Management Plan (LEMP) covering the mitigation, management and monitoring measures required for the construction (CEMP) and operational (LEMP) phases on the project. However, there appear to be a number of issues outstanding that require addressing before such documents can be finalised. In particular, surveys for birds and aculeate hymenoptera are yet to be carried out, these surveys are required to both provide the detail necessary to finalise the required mitigation measures and to provide a baseline which monitoring can be undertaken against. It must be ensured that these surveys are undertaken prior to the finalisation of the CEMP and LEMP documents. With regard to the required bird surveys, please note our comments in our letter of 3rd November 2017 in relation to the proposed survey methodology.

With regard to the topics covered in the submitted Ecological Mitigation and Management Plan, we note that hazel dormice are not included. Whilst the results of the dormouse survey results of the dormouse survey were negative, we remain of the opinion that this species is present in the wider landscape around the site and may at some point colonise suitable habitats on site. We therefore recommend that any clearance of potentially suitable habitat is undertaken in accordance with a precautionary working methodology. Such a statement should be included within the CEMP. Also, badgers are not included within the plan. Appropriate mitigation and compensation measures are required for this species. Any measures relating to badgers should be included within a confidential annex to the CEMP and LEMP as required.

Notwithstanding the above, should it be determined that this development is otherwise acceptable, the following measures must be secured by planning condition:

- Further surveys required to inform final CEMP;
- Production, approval and implementation of CEMP;

- Production, approval and implementation of LEMP;
- Copy of Natural England licence for great crested newts;
- Copy of Natural England licence for badgers;
- Production, approval and implementation of an invasive species mitigation strategy.

The above should be secured using model conditions from BS:42020, the British Standard Biodiversity Code of Practice for planning and development, in accordance with advice from the council's ecological adviser. It is understood that, due to timings for the implementation of the required mitigation works, a separate CEMP covering great crested newt mitigation may be require. Whilst a CEMP covering all ecological issues would be preferable, if this cannot be achieved in a reasonable manner then two CEMPs would be acceptable, subject to the correct production, approval and implementation triggers being secured.

If you require any further information, please do not hesitate to contact us.

Yours sincerely

James Meyer
Senior Conservation Planner



2 August 2017

Steven Stroud
Mid Suffolk District Council
Council Offices
131 High Street
Needham Market
Ipswich IP6 8DL

By email only

Dear Steven

Application: 4494/16

Location: Land at Field Quarry (Known as Masons Quarry), Bramford Road, Great Blakenham, IP6 0XJ
Proposal: Application for approval of Reserved Matters (phases 1 - 8), pursuant to
Outline Permission ref. 1969/10.

Thank you for consulting Place Services on the above Reserved Matters application.

Holding objection:

There is still currently insufficient ecological information as detailed by the EIA Scoping Opinion issued. The LPA needs this to understand the likely impacts of development on Protected species (Gt crested newt, Dormouse and Breeding birds) and Priority habitats (hedgerows) & species (farmland birds, including skylarks, linnet, brambling & yellowhammer, and aculeate wasps and bees).

Whilst the survey information for Gt crested newt is broadly acceptable, there is no overall population class size assessment yet. Therefore there remains a lack of certainty on scale of the impacts and appropriateness and deliverability of the mitigation requirements.

There is also a lack of certainty on the assessment of likely impacts on Dormouse as it has been assumed that this species is not present rather a potential unrecorded native population on site (as confirmed by DNA testing for the nearby Bonny Wood population). It is therefore a possibility that dense brambles and wetland scrub support this species in isolation from nearby populations. As the survey window for this European Protected Species extends until October, there is still an opportunity for surveys to be undertaken this season which I recommend is taken to inform the likely impacts of development.

As Peregrine and Brambling (Schedule 1 birds) have been recorded previously, the updated breeding and wintering bird surveys are required before determination.

I am satisfied that however there is sufficient information available to understand impacts on bats & badgers although I have the following comments to make on the reports submitted.



Bats:

As the development is not likely to require a mitigation licence from Natural England, the LPA will need to have certainty of the measures needed to avoid disturbance and attach appropriate conditions to any consent issued for the Reserved Matters.

Badgers:

Whilst the details of mitigation requirements for sett closures and disturbance of others will be secured under a licence from Natural England, I am concerned that there will be a loss of foraging habitat area. I would also increase the frequency of checks to badger fencing around the geological SSSI, particularly during construction.

There is therefore still a gap in information that needs to be filled before determination of this application to ensure the LPA understands the impact of the development. Whilst surveys are programmed for 2018, this information is necessary before determination for the LPA to demonstrate it is meeting its statutory duties. I recommend that this additional information is provided to confirm the likely impacts on protected and all relevant priority species, together with any necessary mitigation measures having been secured.

In order to remove my holding objection, I look forward to working with the LPA and the applicant.

Please contact me with any queries.

Best wishes

Sue Hooton CEnv MCIEEM BSc (Hons)

Principal Ecological Consultant

Place Services at Essex County Council

sue.hooton@essex.gov.uk

07809 314447

Place Services provide ecological advice on behalf of Babergh and Mid Suffolk District Councils

Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.



1 February 2018

Steven Stroud
Mid Suffolk District Council
Council Offices
131 High Street
Needham Market
Ipswich IP6 8DL

By email only

Dear Steven

Application: 4494/16

Location: Land at Field Quarry (Known as Masons Quarry), Bramford Road, Great Blakenham, IP6 0XJ
Proposal: Application for approval of Reserved Matters (phases 1 - 8), pursuant to Outline Permission ref. 1969/10 (for the development known as 'SnOasis').

Thank you for re-consulting Place Services on the above Reserved Matters application.

No objection subject to securing ecological mitigation and enhancement measures

Having considered the submitted Ecology Response Reserved Matters Application Consultation (Peak Ecology, October 2017) and revised Ecology Mitigation and management Plan (Peak Ecology, Dec 2017), I am now satisfied that there is sufficient ecological information for determination of this Reserved Matters application. Although there are further information needs, eg wintering and breeding birds as detailed by the EIA Scoping Opinion issued, I consider that these can be secured by condition and it would not be reasonable to require them before determination.

The LPA can now understand the likely impacts of development on Protected species (Gt crested newt, bats, dormouse and badger) and Priority habitats (hedgerows) & species (farmland birds, including skylarks, linnet, brambling & yellowhammer, and aculeate wasps and bees).

My previous comments stated that I am satisfied that there is sufficient information available to understand impacts on bats & badgers although I have the following additional comments to make:

Great crested newts

I accept that there is now certainty of impacts from development on the two meta-populations of this European Protected Species (EPS) and the mitigation necessary has been secured to meet the three tests required by the Conservation of Habitats and Species Regulations 2017. The deliverability of the mitigation requirements regarding removal of fish and New Zealand pygmy weed from the receptor ponds will be a matter for NE when considering the details of the EPS mitigation licence. However to demonstrate legal compliance, I recommend that a copy of the EPS licence consented is submitted to the LPA as a condition of any consent.



Dormouse

Although it has been assumed that this species is not present on the site, this European Protected Species is present in the landscape. I therefore recommend that a precautionary approach is taken to all clearance of scrub, particularly near the site boundaries, to ensure that the low risk of disturbing dormice is mitigated. In the long term, new woodland planting should result in benefits for this species provided that appropriate species and management is secured by a 25 year Landscape and Ecological Management Plan (LEMP).

Badgers

I am pleased to note that my suggestion to increase the frequency of checks to badger fencing around the geological SSSI, particularly during construction, has been taken on board. I expect to see this biodiversity measure included in a confidential annex of the Construction Environment Management Plan (CEMP).

Breeding and wintering birds

Whilst further surveys are programmed for 2018 in the form of a 10-visit common bird census survey, I strongly recommend that the same period of surveys is covered with an extended CBC survey methodology. This additional information is needed to confirm the likely impacts on protected and all relevant priority species (together with any necessary mitigation measures having been secured) not just to provide a pre-construction baseline for monitoring, particularly of farmland birds.

I am still concerned that the Ecology Response (Peak Ecology Oct 2017) infers that new planting will mitigate for impacts to farmland birds as ground nesting species such as skylark require undisturbed grassland areas with more than a 50m buffer from any boundary features. I therefore expect to see details contained in the LEMP to prevent disturbance from the short grassland to be created.

To conclude, I remove my holding objection on condition that habitat creation is delivered up front to ensure impacts are minimised.

I would also welcome further discussion on any changes to s106 monies identified in the Sixteenth Schedule as some are no longer achievable and a revised focus may be more appropriate eg the reference to a once and for all payment to Suffolk Farming and Wildlife Advisory Group in the event that the construction results in a drop in farmland birds.

Recommended conditions:

I. PRIOR TO COMMENCEMENT OF ANY WORKS ON SITE - BIODIVERSITY CEMP (FOR GT CRESTED NEWT MITIGATION)

“Prior to commencement of ANY works on site, a Biodiversity Construction Environmental Management Plan (CEMP) (to cover Gt crested newt mitigation and information needed to support EPS licence and pond enhancement works) shall be submitted to and approved in writing by the local planning authority.

The CEMP (Biodiversity other than Gt crested newt) shall include the following.

- a) Risk assessment of potentially damaging construction activities.*
- b) Identification of “biodiversity protection zones”.*
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).*
- d) The location and timing of sensitive works to avoid harm to biodiversity features.*
- e) The times during construction when specialist ecologists need to be present on site to oversee works.*
- f) Responsible persons and lines of communication.*



- g) *The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.*
- h) *Use of protective fences, exclusion barriers and warning signs.*

The approved CEMP (Biodiversity) shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority."

Reason: To allow the LPA to discharge its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species)

II. PRIOR TO COMMENCEMENT OF THE CONSTRUCTION WORKS - SUBMISSION OF A COPY OF THE EUROPEAN PROTECTED SPECIES LICENCE FOR GT CRESTED NEWT

"The following works to remove terrestrial habitat likely to cause harm to Gt crested newts and as identified in the revised Ecological mitigation and management plan (Peak Ecology, Dec 2017) shall not in any circumstances commence unless the local planning authority has been provided with either:

- a) *a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorizing the specified activity/development to go ahead; or*
- b) *a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence."*

Reason: To conserve and enhance Protected and Priority species and allow the LPA to discharge its duties under the UK Habitats Regulations, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 and s17 Crime & Disorder Act 1998.

III. PRIOR TO COMMENCEMENT OF THE CONSTRUCTION WORKS - BIOSECURITY PROTOCOL TO MINIMIZE THE RISK OF INTRODUCING NON-NATIVE SPECIES INTO SENSITIVE HABITATS, ESPECIALLY INTO FRESHWATERS.

"Prior to the commencement of construction works, a biosecurity protocol shall be submitted to and approved by the local planning authority detailing measures to minimize or remove the risk of introducing non-native species into a particular area during the construction, operational or decommissioning phases of a project. The measures shall be carried out strictly in accordance with the approved scheme."

Reason: To prevent the introduction of non native species into the ponds on site and allow the LPA to discharge its duties under the Wildlife & Countryside Act 1981 as amended and s17 Crime & Disorder Act 1998.

IV. PRIOR TO COMMENCEMENT OF THE CONSTRUCTION WORKS - SUBMISSION OF A COPY OF THE PROTECTED SPECIES LICENCE FOR BADGER

"The following works to remove terrestrial habitat likely to cause harm to badgers and as identified in the Ecological mitigation and management plan (Peak Ecology, Dec 2017) shall not in any circumstances commence unless the local planning authority has been provided with either:

- c) *a licence issued by Natural England pursuant to the Badgers Act 1992 authorizing the specified activity/development to go ahead; or*
- d) *a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence."*



Reason: To conserve and enhance Protected and Priority species and allow the LPA to discharge its duties under the UK Habitats Regulations, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 and s17 Crime & Disorder Act 1998.

V. PRIOR TO COMMENCEMENT OF THE CONSTRUCTION WORKS -PRIOR TO CONSTRUCTION - FURTHER SURVEYS TO INFORM CEMP (BIODIVERSITY) & LEMP

Further supplementary ecological surveys for breeding birds in particular farmland species and invertebrates shall be undertaken to inform the preparation and implementation of corresponding phases of ecological measures required through Condition(s) XX. The supplementary surveys shall be of an appropriate type for the above habitats and/or species and survey methods shall follow national good practice guidelines.

Reason: To conserve and enhance Protected and Priority species and allow the LPA to discharge its duties under the UK Habitats Regulations, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 and s17 Crime & Disorder Act 1998.

VI. PRIOR TO COMMENCEMENT OF THE CONSTRUCTION WORKS – CONSTRUCTION CEMP (BIODIVERSITY OTHER THAN GT CRESTED NEWT)

“Prior to commencement of construction works, a Construction Environmental Management Plan (CEMP) (Biodiversity other than Gt crested newt) shall be submitted to and approved in writing by the local planning authority.

The CEMP (Biodiversity other than Gt crested newt) shall include the following.

- i) Risk assessment of potentially damaging construction activities.*
- j) Identification of “biodiversity protection zones”.*
- k) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).*
- l) The location and timing of sensitive works to avoid harm to biodiversity features.*
- m) The times during construction when specialist ecologists need to be present on site to oversee works.*
- n) Responsible persons and lines of communication.*
- o) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.*
- p) Use of protective fences, exclusion barriers and warning signs.*

The approved CEMP (Biodiversity) shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.”

Reason: To allow the LPA to discharge its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species)

VII. PRIOR TO OCCUPATION: LIGHTING DESIGN SCHEME

“A lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.



All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.”

Reason: To allow the LPA to discharge its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species)

VIII. PRIOR TO OCCUPATION – 25 YEAR LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN (LEMP) (TO INCLUDE ALL BIODIVERSITY & LANDSCAPE MANAGEMENT)

“A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to occupation of the development. The content of the LEMP shall include the following.

- a) Description and evaluation of features to be managed.*
- b) Ecological trends and constraints on site that might influence management.*
- c) Aims and objectives of management.*
- d) Appropriate management options for achieving aims and objectives.*
- e) Prescriptions for management actions.*
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).*
- g) Details of the body or organization responsible for implementation of the plan.*
- h) Ongoing monitoring and remedial measures.*

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.”

IX. PRIOR TO OCCUPATION - BIODIVERSITY MONITORING STRATEGY

“Prior to occupation, a biodiversity monitoring strategy has been submitted to, and approved in writing by, the local planning authority. The purpose of the strategy shall be to provide ongoing ecological monitoring to inform the management of the site. The content of the Strategy shall include the following.

- a) Aims and objectives of monitoring to match the stated purpose.*
- b) Identification of adequate baseline conditions prior to the start of development.*
- c) Appropriate success criteria, thresholds, triggers and targets against which the effectiveness of the various conservation measures being monitored can be judged.*
- d) Methods for data gathering and analysis.*
- e) Location of monitoring.*
- f) Timing and duration of monitoring.*
- g) Responsible persons and lines of communication.*
- h) Review, and where appropriate, publication of results and outcomes.*

A report describing the results of monitoring shall be submitted to the local planning authority at intervals identified in the strategy. The report shall also set out (where the results from monitoring show that conservation aims and objectives are not being met) how contingencies and/or remedial action will be identified, agreed with the local planning authority, and then implemented so that



the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The monitoring strategy will be implemented in accordance with the approved details.”

Please contact me with any queries.

Best wishes

Sue Hooton CEnv MCIEEM BSc (Hons)

Principal Ecological Consultant

Place Services at Essex County Council

sue.hooton@essex.gov.uk

07809 314447

Place Services provide ecological advice on behalf of Babergh and Mid Suffolk District Councils

Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.



14 September 2018

Steven Stroud
Mid Suffolk District Council
Council Offices
131 High Street
Needham Market
Ipswich IP6 8DL

By email only

Dear Steven

Application: 4494/16

Location: Land at Field Quarry (Known as Masons Quarry), Bramford Road, Great Blakenham, IP6 0XJ
Proposal: Application for approval of Reserved Matters (phases 1 - 8), pursuant to Outline Permission ref. 1969/10 (for the development known as 'SnOasis').

Thank you for re-consulting Place Services on the above Reserved Matters application and our previous comments that we are satisfied that there is sufficient information available for determination still stand.

No objection subject to securing ecological mitigation and enhancement measures

We have considered the submitted Update letter (Peak Ecology Ltd, August 2018) and have the following additional comments to make:

We are pleased to hear that various ecological surveys (that we identified as outstanding for this application), have now been completed including reptiles, Great crested newts (GCN), crayfish, badgers, dormice and riparian mammals. We are aware that several surveys still need to be completed prior to the commencement which will establish an ecological baseline and allow quantitative comparison post-construction. These details should inform the Biodiversity Monitoring Strategy, as recommended as a condition of any RMA consent. We note however, that in some cases, additional survey work may also be necessary to support protected species licencing.

We agree that the two key species are GCN and badgers; both of these species will need mitigation licences issued by Natural England and the detail for the method statements will be set out at that stage.

Great crested newts

We appreciate that detailed plans for mitigation are still at an early stage and are largely reliant on using existing ponds which will be enhanced prior to the GCN clearance and safeguarded during the construction phase. We consider that it is appropriate that the detail will be discussed with Natural England in due course. In addition, the 46 ponds which will be created as part of the development need to be designed specifically for a range of wildlife, including GCN and the new ponds should improve connectivity with the GCN mitigation ponds on the adjacent Viridor landfill site thereby improving the extent and stability of the GCN metapopulation. We note that the applicant's current position is that they have all of the necessary supporting field data and they are waiting for a decision on the RMA before



agreeing final details for the specifics of GCN mitigation with Natural England. We are aware that Natural England cannot issue a licence until all relevant planning details are approved but the LPA needs certainty of impacts on GCN and that effective and deliverable mitigation can be secured either under a development licence or condition of any planning consent. To demonstrate legal compliance, we maintain our recommendation that a copy of the EPS licence consented is submitted to the LPA as a condition of any consent.

Badgers

We are pleased to hear that a detailed and comprehensive badger survey, including a bait marking study, has been planned for 2019 as this will be needed to inform licencing of the sett closure deemed necessary to implement the development. We still expect to see the details of mitigation included in a clearly marked confidential annex of the Construction Environment Management Plan (CEMP). We also maintain the recommendation for a condition of any RMA consent for submission of a copy of the Badger mitigation licence prior to commencement.

Breeding and wintering birds

We note that both winter bird (WBS) and breeding bird (BBS) surveys are planned prior to the commencement as we recommended secured by conditions of any RMA consent. These surveys were programmed for 2018 in the form of a 10-visit common bird census survey and we strongly recommend that the same period of surveys is covered with an extended CBC survey methodology. The results are necessary to establish a data baseline from which any change can be measured post-construction. However they are also necessary in order to identify any additional mitigation, particularly of farmland birds, and compensation measures to ensure measurable net gain for biodiversity for this development, as included in the revised NPPF. The WBS and BBS will be undertaken during the last season prior to the onset of construction to ensure that the data reflects the actual bird populations on site in the absence of any disturbance.

We look forward to receiving confirmation that impacts to farmland birds and ground nesting species such as skylark, will be mitigated with undisturbed grassland areas with more than a 50m buffer from any boundary features. These details should be contained in the LEMP to prevent disturbance from the short grassland to be created.

Grass snake

Although no further reptile survey work is planned, as Grass snake are known to be present on site, we welcome the confirmation that a method statement will be prepared to ensure that vegetation can be cleared with minimal risk to these animals; they are legally protected from killing & injury and they are also a Priority species (s41 NERC Act 2006). This method statement was also recommended as a condition of RMA consent.

Invasive species

We are also pleased to hear of progress on details for control of invasive species, particularly the proposed eradication of Signal Crayfish and control/removal of New Zealand Pygmy weed *Crassula helmsii*. These details should be submitted in the Biosecurity Protocol as recommended as a condition of any RMA consent.

Aculeate wasps and bees

The one survey not referenced in the Update Letter is for aculeate wasps and bees (again recommended as a condition of any RMA consent). It would therefore be appreciated if the applicant can provide a further update on when this information will be available to understand the likely impacts of development.



Dormouse

Our comments on this European Protected Species still stand as it is present in the landscape. The recommendation that a precautionary approach is taken to all clearance of scrub, particularly near the site boundaries, to ensure that the low risk of disturbing dormice is mitigated should therefore be included in the Biodiversity CEMP (other than GCN). The proposed woodland planting, with appropriate species and management, needs to be secured by a 25 year Landscape and Ecological Management Plan (LEMP).

To conclude our comments on the Update Letter, we welcome the update on ecological matters for this RMA and look forward to working with the LPA to ensure that the proposed habitat creation is delivered up front to ensure impacts are minimised.

We would still welcome further discussion on any changes to s106 monies identified in the Sixteenth Schedule as some are no longer achievable and a revised focus may be more appropriate eg the reference to a once and for all payment to Suffolk Farming and Wildlife Advisory Group in the event that the construction results in a drop in farmland birds.

Please contact me with any queries.

Best wishes

Sue Hooton CEnv MCIEEM BSc (Hons)

Principal Ecological Consultant

Place Services at Essex County Council

sue.hooton@essex.gov.uk

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Planning Services
Mid Suffolk District Council,
Endeavour House,
8 Russell Road
Ipswich
IP1 2BX

01/02/2017

For the attention of: Steven Stroud

Ref: 4494/16; Land at Field Quarry (Known as Masons Quarry) Bramford Road, Great Blakenham IP6 0XJ

Thank you for consulting us on approval of reserved matters following the outline approval. This letter sets out our consultation responses on the additional information submitted for the Phase 1 -8 landscape proposals, looking at design, appearance and how the proposals relate and respond to the landscape setting and context of the site.

In relation to landscape, there is no additional information that relates to any of the recommendations stated in the 22/06/2017 letter. These were as follows:

- 1) Visuals/Perspectives of proposed landscape schemes within the context of the site should be provided before approval is given.
- 2) Landscape Design Statement recommendations:
 - A section on the management and maintenance of hard landscaping materials across the scheme should be included.
 - Ilex aquifolium (Holly) should not be included in the native tree & shrub planting, native hedgerows or native planting edge mix.
- 3) LVIA recommendations:
 - It would be suggested that at least a further two more viewpoints are assessed in Little Blakenham (see Figure 1 for Location).
 - The Green Infrastructure Framework Plan (Environmental statement - Appendix 6-c) currently includes existing and proposed waterbodies under the same symbol on the legend. These should be separated so the existing and proposed can be viewed separately.

Yours sincerely,

Ryan Mills LMLI BSc (Hons) MSc
Landscape Consultant
Telephone: 03330320591
Email: ryan.mills@essex.gov.uk

Place Services provide landscape advice on behalf of Babergh and Mid Suffolk District Councils

N.B. This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to the particular matter.



Planning Services
Mid Suffolk District Council,
131 High Street,
Needham Market,
Suffolk IP6 8DL

22/06/2017

For the attention of: Steven Stroud

Ref: 4494/16; Land at Field Quarry (Known as Masons Quarry) Bramford Road, Great Blakenham IP6 0XJ

Thank you for consulting us on approval of reserved matters following the outline approval. This letter sets out our consultation responses for the Phase 1 -8 landscape proposals, looking at design, appearance and how the proposals relate and respond to the landscape setting and context of the site.

Recommendations

The following points highlight our key recommendations for the submitted documents:

- 1) Visuals/Perspectives of proposed landscape schemes within the context of the site should be provided before approval is given.
- 2) Landscape Design Statement recommendations:
 - A section on the management and maintenance of hard landscaping materials across the scheme should be included.
 - Ilex aquifolium (Holly) should not be included in the native tree & shrub planting, native hedgerows or native planting edge mix.
- 3) LVIA recommendations:
 - It would be suggested that at least a further two more viewpoints are assessed in Little Blakenham (see Figure 1 for Location).
 - The Green Infrastructure Framework Plan (Environmental statement - Appendix 6-c) currently includes existing and proposed waterbodies under the same symbol on the legend. These should be separated so the existing and proposed can be viewed separately.

The proposal

The application plan sets out the redevelopment of three arable fields totalling 12.7ha, of which 5ha would be developed as new housing (providing 166 residential units), and the remaining 7.7ha as open space, woodland, and habitat creation.

The site lies within a semi-rural context, partly set in farmland with scattered villages and hamlets to the north, west and south. The urban fringe of Great Blakenham lies directly to the east, with neighbouring villages Nettlestead, Little Blakenham and Baylham close by. The development is 5.5 miles from Ipswich Town Centre, with public transport links available. The site itself is 123 Hectares (304 Acres) which was previously developed land known as Mason's Quarry.

Review on the submitted information

Outline planning permission was granted in May 2008 (MSDC Ref: OL/100/004) with an application to extend the life of this permission being approved on 31 October 2011. Conditions were set, which defined eight RMAs (phases) that required additional information on siting, design and external appearance and associated hard and soft landscaping. The phases are as follows:

- Phase 1: Great Crested Newt Mitigation
- Phase 2: Gateway Structural Landscaping
- Phase 3: Bobsleigh Track and Alpine Landscape
- Phase 4: Entertainment Dome Landscaping
- Phase 5: Hotel Landscaping
- Phase 6: Sports Academy Landscaping
- Phase 7: Conference Centre Landscaping
- Phase 8: Chalets Landscaping

General arrangement plans and planting plans have been submitted for the site, along with an overarching Landscape Design Statement, planting schedules, specification and matrix. On review, the proposal has been developed with landscape at the forefront of the design. Native planting, along with themed planting has been proposed, creating an idyllic environment for both visitors and wildlife.

The application includes a great deal of detail which provides a great perspective of how to interpret the design. However, it would be advised that visuals of the proposed landscape schemes within the context of the site should be provided as part of the Landscape Design Statement or as an additional document. For example, the Gateway Structural Landscaping could be presented with visuals of the main entrance to the site, showing signage, landscaping and the road network. A visual could also be created showing the 'dramatic landscape' as you entering the site and how it will be enclosed by native scrub planting. The example images and plans are very useful; however there is nothing to show you how it could potentially look at a human level and scale. It should also be noted that the planting specification is very detailed, however the use of *Ilex aquifolium* (Holly) should be avoided as survival and establishment within the site environment is unlikely.

The Landscape Design Statement provides key details on all phases. It also includes management and maintenance objectives which are precise and detailed. However, there is no section of the management and maintenance of hard landscaped areas i.e. cleaning and repairs. It would be advised, that in a similar way to the soft landscaping maintenance sections, that the same is done for the hard landscape materials. It should also be noted that removal of litter from planting beds should not only be done four times annually as stated in the Landscape Design Statement. Alternatively, this should be done as required when fed back from daily/weekly visual inspections by the maintenance team/contractor.

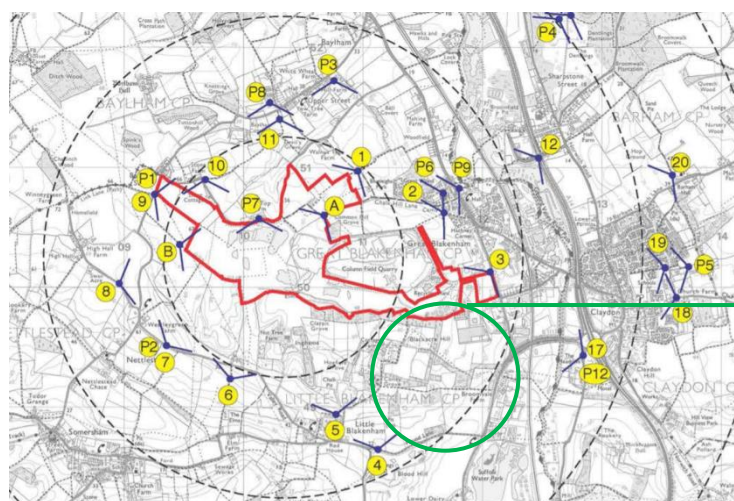


Figure 1: Potential addition viewpoint location

In addition, a Landscape Visual Impact Assessment (LVIA) was submitted as part of the Environmental statement. The assessment looks in detail at the impact the proposal will have on the surrounding landscape, however there is an area of land which has not been reviewed to the level required. Figure 1 shows an area in Little Blakenham which needs to be assessed. This area, as shown on the ZTVs Visual barriers plan (Environment Statement – Appendix 6c) is still within the Zones of Theoretical Visibility of the proposed ski-slop, village centre, hotel, apartments and club house. Therefore, this should be presented through the addition of two more viewpoints. Furthermore, the Green Infrastructure Framework Plan (Environmental statement - Appendix 6-c) provides information on existing and proposed/enhanced landscape features. Currently the existing and proposed waterbodies are under the same symbol on the legend. These should be separated so the existing and proposed can be viewed separately.

Yours sincerely,

Ryan Mills BSc (Hons)
Landscape Consultant
Telephone: 03330320591
Email: ryan.mills@essex.gov.uk

Place Services provide landscape advice on behalf of Babergh and Mid Suffolk District Councils

N.B. This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to the particular matter.



Planning Services
Mid Suffolk District Council,
Endeavour House,
8 Russell Road
Ipswich
IP1 2BX

26/02/2019

For the attention of: Steven Stroud

Ref: 4494/16; Land at Field Quarry (Known as Masons Quarry) Bramford Road, Great Blakenham IP6 0XJ

Thank you for re-consulting us on approval of reserved matters. Following discussions with planning officers and having considered the application documents further, our position is as follows:

- 1) We are happy for our previous recommendation of visuals/perspectives to be disregarded given the impact of the scheme has not deviated since the outline application.
- 2) The Landscape Design Statement is generally acceptable; however given the size of the development it would be most useful to ensure all species', materials, and quantities are suitable as the phase's progress. This could be ensured through the submission of phased detailed landscape plans as part of a planning condition. This could read as follows:

**ACTION REQUIRED PRIOR TO COMMENCEMENT OF EACH DEVELOPMENT PHASE:
DETAILED LANDSCAPE SCHEME AND MANAGEMENT PLAN.**

Prior to the commencement of each development phase there has to be submitted and approved, in writing, by the Local Planning Authority a detailed scheme of hard and soft landscaping that accurately identifies the proposed species, quantity, location and sizes of all planting, as well as details of all surface treatments, landscape furniture and boundary treatments. Moreover, a landscape management plan (minimum of 10 years) for both hard and soft landscape assets should accompany each submission to ensure appropriate maintenance of all assets.

- 3) Whilst additional landscape and visual impact assessment (LVIA) viewpoints would be gratefully received, they are not necessary for the advancement of this application.

If you have any queries regarding any of the matters raised above, please let me know.

Kind regards,

Ryan Mills BSc (Hons) MSc CMLI
Landscape Consultant
Telephone: 03330320591
Email: ryan.mills@essex.gov.uk

Place Services provide landscape advice on behalf of Babergh and Mid Suffolk District Councils

N.B. This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to the particular matter.

From: Andrew McMillan
Sent: 16 June 2017 15:25
To: Steven Stroud Snoasis
Cc: Rebecca Biggs
Subject: 4494/16 SnOasis OFB Team planning application response

Dear Steven

RE: Re-advertised - as additional information and plans including an Environmental Statement have been received. Application for approval of Reserved Matters (phases 1 - 8), pursuant to Outline Permission ref. 1969/10 (for the development known as 'SnOasis'). at Land At Field Quarry (Known As Masons Quarry) Bramford Road Great Blakenham IP6 0XJ

Thank you for consulting the Open For Business Team on this application.

The Open For Business Team (OFB Team) continues to welcome the project as a major regional/national attraction that will bring significant jobs growth to our area. The jobs in leisure will also be accompanied by jobs in hospitality, maintenance/engineering, management and other disciplines, which gives a broad spectrum of opportunities in the area.

Linked employment through the supply chain will also be boosted significantly which is a positive impact on our local businesses. The wider positive impacts of tourism and spending will be felt all across the District and Suffolk as users of the facility will venture out of the resort and explore the local towns and countryside. It is considered that any displacement that occurs as users try out the new facilities will be offset by the overall growth of visitors/customers to the area.

The OFB Team would welcome the opportunity to discuss further the existing S106 commitments in order to add clarity to how some of the proposed elements will be delivered, particularly around local business engagement, local employment and the training/skills aspects. There is a significant existing commitment in the outline application, but more recent events such as the establishment of the University of Suffolk, apprenticeships levy/opportunities and other business/commercial changes that have occurred, mean that there is scope to fine-tune the requirements and increase the certainty over delivery of the elements.

I trust that this is helpful, but please do not hesitate to contact me should you like to discuss any aspect of the application.

With best regards

Andrew McMillan
Economic Development Officer – Open For Business
Babergh and Mid Suffolk District Councils - Working Together
Needham Market: 01449 72 4931

Email: Andrew.McMillan@baberghmidsuffolk.gov.uk
Websites: www.babergh.gov.uk www.midsuffolk.gov.uk

131 High Street, Needham Market, Suffolk, IP6 8DL
Corks Lane, Hadleigh, Suffolk, IP7 6SJ

Consultation Response Pro forma

1	Application Number	4494/16 SnOasis, Bramford Road, Great Blakenham	
2	Date of Response	4/7/2017	
3	Responding Officer	Name:	Jonathan Duck
		Job Title:	Heritage and Design Officer
		Responding on behalf of...	Heritage
4	Summary and Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	1. The Heritage Team considers that the proposal would cause a very low level of harm to the settings of various designated heritage assets.	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>This is a Reserved Matters Application, seeking approval for various matters on the site known as SnOasis, partly on the basis of documents submitted to assess the impacts of the development on heritage assets identified in 2007, when EnPlan forwarded a report entitled 'Appendix 15-B Enplan Report on Shrubland Hall, January 2007', and on the basis of recent documents entitled 'Appendix 15-A, Baseline Heritage Assessment, dated October 2016', and the Addendum to Chapter 15, which was submitted in light of HE and LPA concerns over the thoroughness of the previous assessments.</p> <p>The reports and photographs together are comprehensive, though there remains a residual concern that the reports' authors consider views and setting to be practically synonymous, as evidenced at 4.14 of Appendix 15-A - and because certain of the assets offer no views of the development site they were scoped out of the assessment.</p> <p>There is also some mild concern that in Appendix 15-A the agents consider the effect on the significance of the Prospect Tower 'is likely to involve less than minor harm, not least because it is a Grade II listed building which is less sensitive to change than the Grade I and II* listed buildings...' There is no linear equation in the Act that defines the sensitivity of Grade II buildings to be less than Grade I, which is probably partly due to the complex mix of issues surrounding setting. (For instance, the unaltered</p>	

Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.

		<p>medieval settings of Grade II listed farmhouses are extremely sensitive to change, whereas the entirely compromised settings of many of our Grade I listed town and city churches may be little further denuded by additional development.</p> <p>There is also concern over the statement in the same document that ‘the proposed development will not stand in the way of any materially important view of any Grade I or II* listed building...’ What does ‘material’ mean in this context? If it is ‘formal’, then both formal and informal views can be important as they may contribute to the meaning and appreciation of the structures and can play similar roles in defining significance. Certainly that is the case here.</p> <p>Nevertheless, the thrust of the analysis is supportable. It cannot be argued that the development will cause no noticeable, detrimental impacts to the setting of the various assets highlighted in the reports, but those impacts will be quite limited - and despite visual changes to the horizon when viewed from various assets, the changes would not constitute anything but the lowest level of harm on the spectrum of ‘less than substantial harm’.</p> <p>This harm must be weighed against the public benefits in accordance with the requirements of the NPPF.</p>
6	<p>Amendments, Clarification or Additional Information Required (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	
7	<p>Recommended conditions</p>	

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Consultation Response Pro forma


1	Application Number	4494/16	
2	Date of Response	16.06.07	
3	Responding Officer	Name:	Hannah Bridges
		Job Title:	Waste Management Officer
		Responding on behalf of...	Waste Services
4	Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	<p>No objection.</p> <p>Following checking documentation, it appears that the maps/drawings have not included any bin storage areas for either of the domestic and retail sections but do have limited litter bin provision. Notes have been made that the bins shall be no further than 50 metres from living accommodation and reference to being added a further stage in the drawings. We would like to see the plans with waste provision clearly marks in either of the two waste strategies for the development.</p> <p>In the Operational Waste Management Strategy it states that waste will be segregated into three key streams residual, mixed recycling and organics. None of the local authorities in Suffolk provides weekly collections of organic waste. There has been no mention of separate collections of glass from the site.</p> <p>We have checked with our vehicle supplier Dennis Eagle the widths of the dustcart as the document states 2500mm for the wheel base this does not include the body over hang and the measurement should be 2530mm.</p>	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.		
6	Amendments, Clarification or Additional Information Required		

Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.

	(if holding objection) If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate	
7	Recommended conditions	

Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.

Consultation Response Pro forma

1	Application Number	4494/16	
2	Date of Response	01.02.18	
3	Responding Officer	Name:	Hannah Bridges
		Job Title:	Waste Management Officer
		Responding on behalf of...	Waste Services
4	Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	No objection.	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>Following checking further documentation, it appears that the maps/drawings have not included any bin storage areas for either of the domestic and retail sections but do have limited litter bin provision. Notes have been made that the bins shall be no further than 50 metres from living accommodation and reference to being added a further stage in the drawings. We would still like to see the plans with waste provision clearly marks in either of the two waste strategies for the development.</p> <p>We have checked with our vehicle supplier Dennis Eagle the widths of the dustcart as the document states 2500mm for the wheel base this does not include the body over hang and the measurement should be 2530mm. I have attached the vehicle specifications for a 32 tonne Refuse Collection Vehicle. Please ensure all the bin presentation points/recycling stations can easily reached by RCV.</p> <div style="text-align: center;">  OLYMPUS - 8x4MS Wide - Euro 6 - Smo </div>	
6	Amendments, Clarification or Additional Information Required (if holding objection) If concerns are raised, can		

Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.

	they be overcome with changes? Please ensure any requests are proportionate	
7	Recommended conditions	All the points are met from the discussion.

Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.

From: David Harrold

Sent: 05 December 2016 15:36

To: Planning Admin

Cc: Steven Stroud

Subject: Plan ref 4494/16/RES Land at Column Field Quarry, Bramford Road, Gt Blakenham. EH - Other Issues

Thank you for consulting me on the above application for approval of reserved matters (phase 1-8) pursuant of permission 1969/10.

I can confirm in respect of 'other' environmental health issues that I have no comments to make.

David Harrold MCIEH

Senior Environmental Protection Officer
Babergh and Mid Suffolk Council

From: David Harrold
Sent: 19 May 2017 16:29
To: X Delete Aug 17 - Planning Admin
Cc: Steven Stroud
Subject: Plan ref 4494/16/RES Land at Column Field, Quarry Lane, Gt. Blakenham. EH - Other Issues

Thank you for consulting me on the reserved matters and above application.

I can confirm with respect to 'other' environmental health issues that I do not have any further comments to make and no objection to granting approval.

David Harrold MCIEH

Senior Environmental Health Officer
Babergh and Mid Suffolk Council

From:David Harrold
Sent:Tue, 9 Jan 2018 11:08:15 +0000
To:BMSDC Planning Mailbox
Cc:Steven Stroud
Subject:Plan ref 4494/16 Land at Column Field, Bramford Road, Gt. Blakenham. EH -
Noise/Odour/Light/Smoke

Thank you for consulting me on the above application for approval of reserved matters and re-consultation on information received dated 2 January 2018.

I can confirm with respect to noise and other environmental health matters that I do not have any adverse comments to make.

David Harrold MCIEH

Senior Environmental Health Officer

Babergh & Midsuffolk District Councils

t: 01449 724718

e: david.harrold@baberghmidsuffolk.gov.uk

From: Nathan Pittam
Sent: 07 December 2016 13:14
To: Planning Admin
Subject: 4494/16/RES. EH - Air Quality.

M3 : 186747
4494/16/RES. EH - Air Quality.
Land at Column Field Quarry, Bramford Road, Great Blakenham, IPSWICH, Suffolk.
Land at Field Quarry (Known as Masons Quarry). Application for approval of Reserved Matters (phases 1 - 8), pursuant to Outline Permission ref. 1969/10.

Many thanks for your request for comments in relation to the above reserved matters application. I can confirm that I have no comments to make in relation to this application.

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer
Babergh and Mid Suffolk District Councils – Working Together
t: 01449 724715
m: 07769 566988
e: Nathan.pittam@baberghmidsuffolk.gov.uk
w: www.babergh.gov.uk www.midsuffolk.gov.uk

From: Nathan Pittam
Sent: 07 December 2016 13:09
To: Planning Admin
Subject: 4494/16/RES. EH - Land Contamination.

M3 : 186745
4494/16/RES. EH - Land Contamination.
Land at Column Field Quarry, Bramford Road, Great Blakenham, IPSWICH, Suffolk.
Land at Field Quarry (Known as Masons Quarry). Application for approval of Reserved Matters (phases 1 - 8), pursuant to Outline Permission ref. 1969/10.

Many thanks for your request for comments in relation to the above reserved matters application. I can confirm that I have no comments to make in relation to this application.

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer
Babergh and Mid Suffolk District Councils – Working Together
t: 01449 724715
m: 07769 566988
e: Nathan.pittam@baberghmidsuffolk.gov.uk
w: www.babergh.gov.uk www.midsuffolk.gov.uk

From: Iain Farquharson
Sent: 18 November 2016 16:22
To: Planning Admin
Subject: M3. 186744. Consultation on Planning Application 4494/16

Sir/Madam

We have no comments at this time based on the information received under this notice.

We request that this department is kept informed especially as more details are submitted which relate to sustainability.

We will be requiring a detailed sustainability report from the applicant demonstrating the environmental mitigation that is proposed.

Iain Farquharson

Environmental Management Officer
Babergh Mid Suffolk Council

☎ 01449 724878

✉ iain.farquharson@babberghmidsuffolk.gov.uk

From: planningadmin@midsuffolk.gov.uk [<mailto:planningadmin@midsuffolk.gov.uk>]

Sent: 16 November 2016 11:21

To: Environmental Health

Subject: Consultation on Planning Application 4494/16

Correspondence from MSDC Planning Services.

Location: Land at Field Quarry (Known as Masons Quarry), Bramford Road, Great Blakenham, IP6 0XJ

Proposal: Application for approval of Reserved Matters (phases 1 - 8), pursuant to Outline Permission ref. 1969/10.

We have received an application on which we would like you to comment. A consultation letter is attached. To view details of the planning application online please click [here](#)

We request your comments regarding this application and these should reach us within 35 days. Please make these online when viewing the application.

The planning policies that appear to be relevant to this case are CL2, CL9, HB13, HB1, NPPF, GP1, CL8, C01/03, H17, RT12, which can

be found in detail in the Mid Suffolk Local Plan.

We look forward to receiving your comments.

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From:Iain Farquharson
Sent:Mon, 12 Feb 2018 12:52:29 +0000
To:BMSDC Planning Area Team Yellow
Subject:M3 224758: MSDC Planning Re-consultation Request - 4494/16

Dear Sir

The energy statement addendum dated Dec 2017 has been created in conjunction/consultation with this department and is therefore acceptable.

regards

Iain Farquharson

Senior Environmental Management Officer
Babergh Mid Suffolk Council

BB01449 724878 / 07860 827027
//iain.farquharson@baberghmidsuffolk.gov.uk

-----Original Message-----

From: planningyellow@baberghmidsuffolk.gov.uk [<mailto:planningyellow@baberghmidsuffolk.gov.uk>]
Sent: 05 January 2018 14:25
To: Environmental Health <Environmental@baberghmidsuffolk.gov.uk>
Subject: MSDC Planning Re-consultation Request - 4494/16

Please find attached planning re-consultation request letter relating to planning application - 4494/16 - Land At Field Quarry (Known As Masons Quarry), Bramford Road, Great Blakenham, IP6 0XJ

Kind Regards

Planning Support Team

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