

<b>Sewage</b>	
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<b>Surface/storm water</b>	
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.
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.

<b>Ground water</b>	
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.

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

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

<b>Ecology</b>	
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 ?
<b>Site security and access</b>	
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	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.

<b>Transport</b>	
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>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.
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## Site illumination

Comment 1	With reference to <b>035438 RESERVED MATTERS APPLICATION Artificial Lighting Strategy Report</b>  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><b>Lighting Class I:</b> 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. <b>300 Lux</b></p> <p><b>Lighting Class II:</b> 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. <b>200 Lux</b></p> <p><b>Lighting Class III:</b> 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. <b>50 Lux</b></p> <p><b>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.</b></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 ?

<b>Disturbance</b>
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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.
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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## **Surface/storm water**

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.
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.
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<b>Sustainability</b>
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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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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

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Mid Suffolk District Council  
131 High Street  
Needham Market  
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

**Clerk:** Mrs S. Frankis  
24 Church Crescent  
Sproughton  
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Suffolk  
IP8 3BJ

**Telephone:** 01473 463852  
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Babergh District Council  
Endeavour House  
8 Russell Road  
Ipswich IP1 2BX

Your ref. 4494/16

18<sup>th</sup> 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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High Street,  
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Ipswich  
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23<sup>rd</sup> 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 26<sup>th</sup> 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](mailto:julia.cox@suffolk.gov.uk)



**All planning enquiries should be sent to the Local Planning Authority.**  
Email: [planning@babberghmidsuffolk.gov.uk](mailto: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 31<sup>st</sup> 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, Sroughton 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 1<sup>st</sup> 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 8<sup>th</sup> 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:

<b>Heads of Terms</b>	<b>Description</b>	<b>2006 Potential Contribution (£)</b>	<b>2018 Revised Contribution (£)</b>
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](mailto: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](mailto:kate.batt@suffolk.gov.uk)  
Web: <http://www.suffolk.gov.uk>

Our Ref: 2016\_4494  
Date: 23<sup>rd</sup> 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](http://www.heritage.suffolk.gov.uk) Twitter Page: [www.twitter.com/SCCArchaeology](http://www.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](mailto: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](mailto: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](mailto: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](mailto: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](mailto:planningee@highwaysengland.co.uk)

To: Mid Suffolk District Council

CC: [growthandplanning@highwaysengland.co.uk](mailto: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.<sup>1</sup>

---

<sup>1</sup> 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](mailto:planningee@highwaysengland.co.uk)

To: Mid Suffolk District Council

CC: [growthandplanning@highwaysengland.co.uk](mailto: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.<sup>1</sup>

---

<sup>1</sup> 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  
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**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

EAST OF ENGLAND OFFICE

Yours sincerely

**David Eve**

Inspector of Historic Buildings and Areas

E-mail: [david.eve@HistoricEngland.org.uk](mailto:david.eve@HistoricEngland.org.uk)



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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](mailto: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 16<sup>th</sup> 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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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

Safeguarding Department  
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Defence Infrastructure Organisation  
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[www.mod.uk/DIO](http://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  
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# Defence Infrastructure Organisation

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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  
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[www.mod.uk/DIO](http://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



# SUFFOLK CONSTABULARY

Secured by Design



Phil Kemp  
Design Out Crime Officer  
Bury St Edmunds Police Station  
Suffolk Constabulary  
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## 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](http://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](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](http://www.nsi.org.uk) or the **Security Systems & Alarms Inspection Board (SSAIB)** at [www.ssaib.org](http://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](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](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](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](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 16<sup>th</sup> 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 10<sup>th</sup> 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  
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[www.gov.uk/natural-england](http://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](mailto:snoasis@baberghmidsuffolk.gov.uk)

**BY EMAIL ONLY**

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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 8<sup>th</sup> 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](mailto: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](mailto: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](mailto: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



Steven Stroud  
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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 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](mailto: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



Stephen Stroud  
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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](mailto: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](mailto: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 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.

### **Other advice**

If you have any queries relating to the advice in this letter please contact me on [naomi.stevenson@naturalengland.org.uk](mailto: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 19<sup>th</sup> 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 23<sup>rd</sup> 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 19<sup>th</sup> December 2016; 23<sup>rd</sup> June 2017; 4<sup>th</sup> August 2017 and 3<sup>rd</sup> November 2017. Our comments on the Ecology Response Reserved Matters Application (Peak Ecology, Oct 2017) were set out in our letter of 3<sup>rd</sup> 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 3<sup>rd</sup> 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](mailto: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](mailto: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](mailto:sue.hooton@essex.gov.uk)

**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.



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](mailto: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.

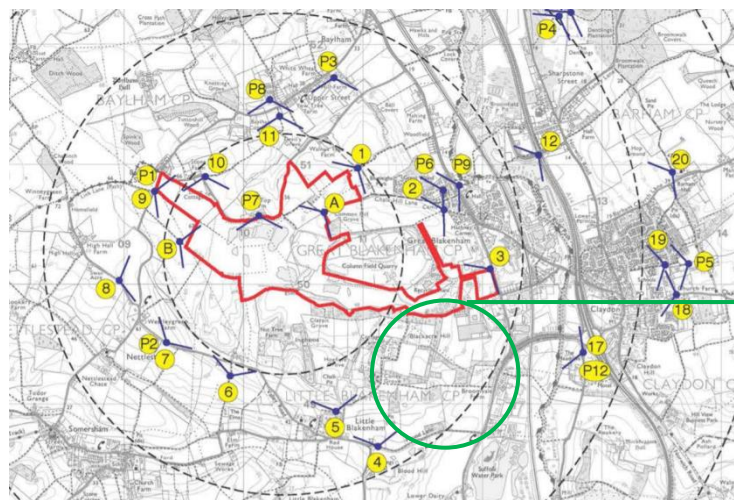


Figure 1: Potential addition viewpoint location

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](mailto: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](mailto:Andrew.McMillan@baberghmidsuffolk.gov.uk)  
Websites: [www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

**131 High Street, Needham Market, Suffolk, IP6 8DL**  
**Corks Lane, Hadleigh, Suffolk, IP7 6SJ**

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## Consultation Response Pro forma

<b>1</b>	<b>Application Number</b>	4494/16 SnOasis, Bramford Road, Great Blakenham	
<b>2</b>	<b>Date of Response</b>	4/7/2017	
<b>3</b>	<b>Responding Officer</b>	Name:	Jonathan Duck
		Job Title:	Heritage and Design Officer
		Responding on behalf of...	Heritage
<b>4</b>	<b>Summary and Recommendation</b> (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.	
<b>5</b>	<b>Discussion</b> 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>	

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		<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><b>Amendments, Clarification or Additional Information Required</b> (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	
7	<p><b>Recommended conditions</b></p>	

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## Consultation Response Pro forma

<b>1</b>	<b>Application Number</b>	4494/16	
<b>2</b>	<b>Date of Response</b>	16.06.07	
<b>3</b>	<b>Responding Officer</b>	Name:	Hannah Bridges
		Job Title:	Waste Management Officer
		Responding on behalf of...	Waste Services
<b>4</b>	<b>Recommendation</b> (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>	
<b>5</b>	<b>Discussion</b> 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.		
<b>6</b>	<b>Amendments, Clarification or Additional Information Required</b>		


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	(if holding objection)  If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate	
7	<b>Recommended conditions</b>	

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

<b>1</b>	<b>Application Number</b>	4494/16	
<b>2</b>	<b>Date of Response</b>	01.02.18	
<b>3</b>	<b>Responding Officer</b>	Name:	Hannah Bridges
		Job Title:	Waste Management Officer
		Responding on behalf of...	Waste Services
<b>4</b>	<b>Recommendation</b> (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.	
<b>5</b>	<b>Discussion</b> 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>	
<b>6</b>	<b>Amendments, Clarification or Additional Information Required</b> (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	<b>Recommended conditions</b>	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](mailto:Nathan.pittam@baberghmidsuffolk.gov.uk)  
w: [www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://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  
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e: [Nathan.pittam@baberghmidsuffolk.gov.uk](mailto:Nathan.pittam@baberghmidsuffolk.gov.uk)  
w: [www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://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](mailto:iain.farquharson@babberghmidsuffolk.gov.uk)

**From:** [planningadmin@midsuffolk.gov.uk](mailto: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@babermidsuffolk.gov.uk

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

From: planningyellow@babermidsuffolk.gov.uk [<mailto:planningyellow@babermidsuffolk.gov.uk>]  
Sent: 05 January 2018 14:25  
To: Environmental Health <Environmental@babermidsuffolk.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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