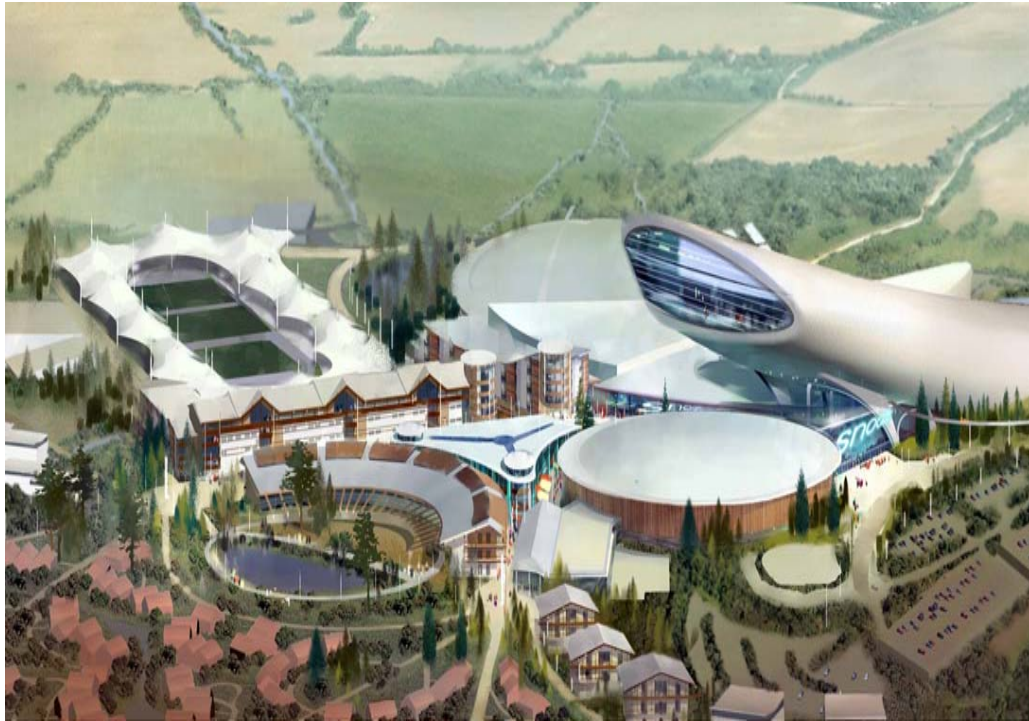


# SnOasis

Mason's Quarry, Great Blakenham, Ipswich, Suffolk



**NATURE OF INSTRUCTION:**

**CLIENT:** Onslow Property Group

**SIZE:** 190 hectares

**SERVICE LINE(S) INVOLVED:** Professional and Consultancy, Planning

**COUNTRIES INVOLVED:** UK

## Challenge

To act as planning advisor to the Onslow Property Group in their proposals for a worldclass ski, leisure and tourism complex to be located in a former quarry in Suffolk. The development to be known as SnOasis will comprise the worlds biggest indoor ski slope together with 14 winter sports disciplines. In addition SnOasis will include 350 ski lodges, a 350 room hotel, sports academy, health and fitness centre, cinema, night club, casino, bowling and family entertainment centre together with restaurants, bars, cafes' and numerous retail outlets.

## Solution

Following the closure of Mason's cement works and quarry in 2002 Mid Suffolk District Council prepared supplementary planning guidance to steer the redevelopment of the site. One of the development options identified in the guidance was for the delivery of a major recreation proposal that would bring about social, economic and environmental benefits to the local community. The SnOasis proposals, were designed to meet these objectives.

Mid Suffolk District Council agreed to grant planning permission for the scheme in April 2006 subject to the signing of a Section 106 Agreement. The application was subsequently called in by the Secretary of State for her decision. CBRE prepared evidence and appeared as witness to the public inquiry which closed in May 2007.

The Secretary of State's decision is expected early in 2008.