

Item 7: DC/22/4533/FUL

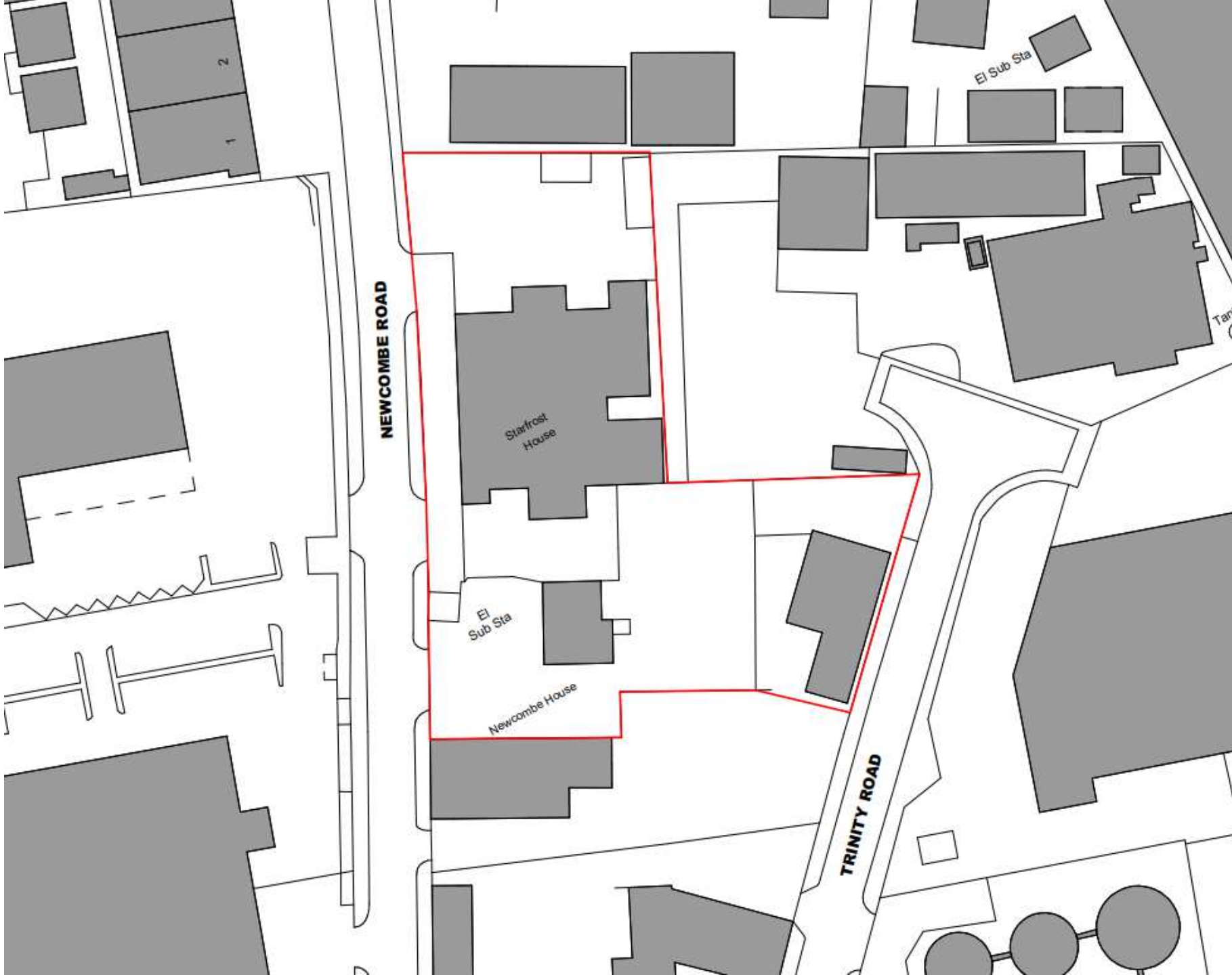
Demolition of all existing buildings within the boundary except for Newcombe House and the external concrete slab surfacing around Newcombe House up to southern and western boundary and the single storey storage outbuilding on the northern boundary.

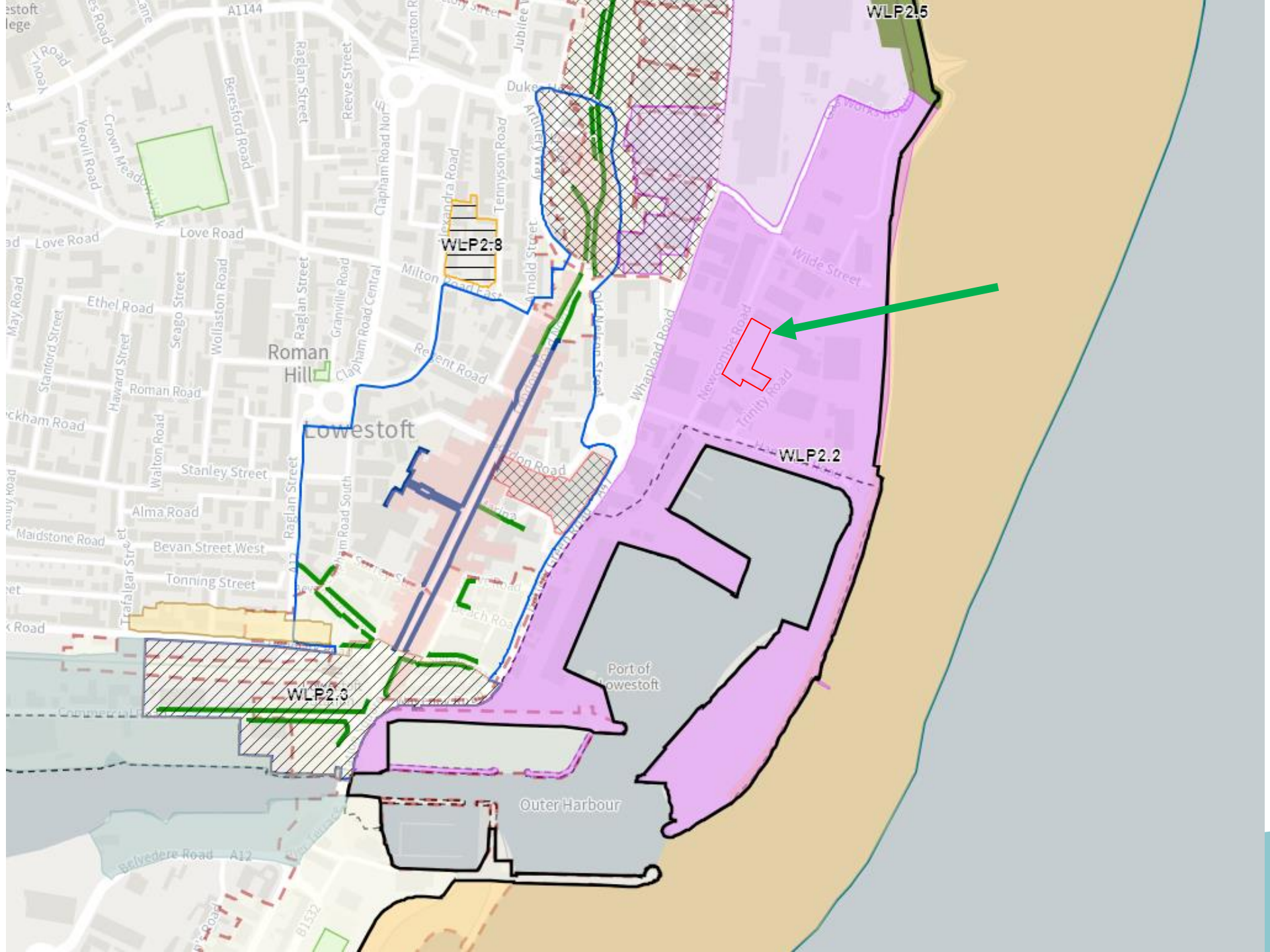
The construction of 16 industrial units split between 5 buildings. The scheme will include all associated landscape works.

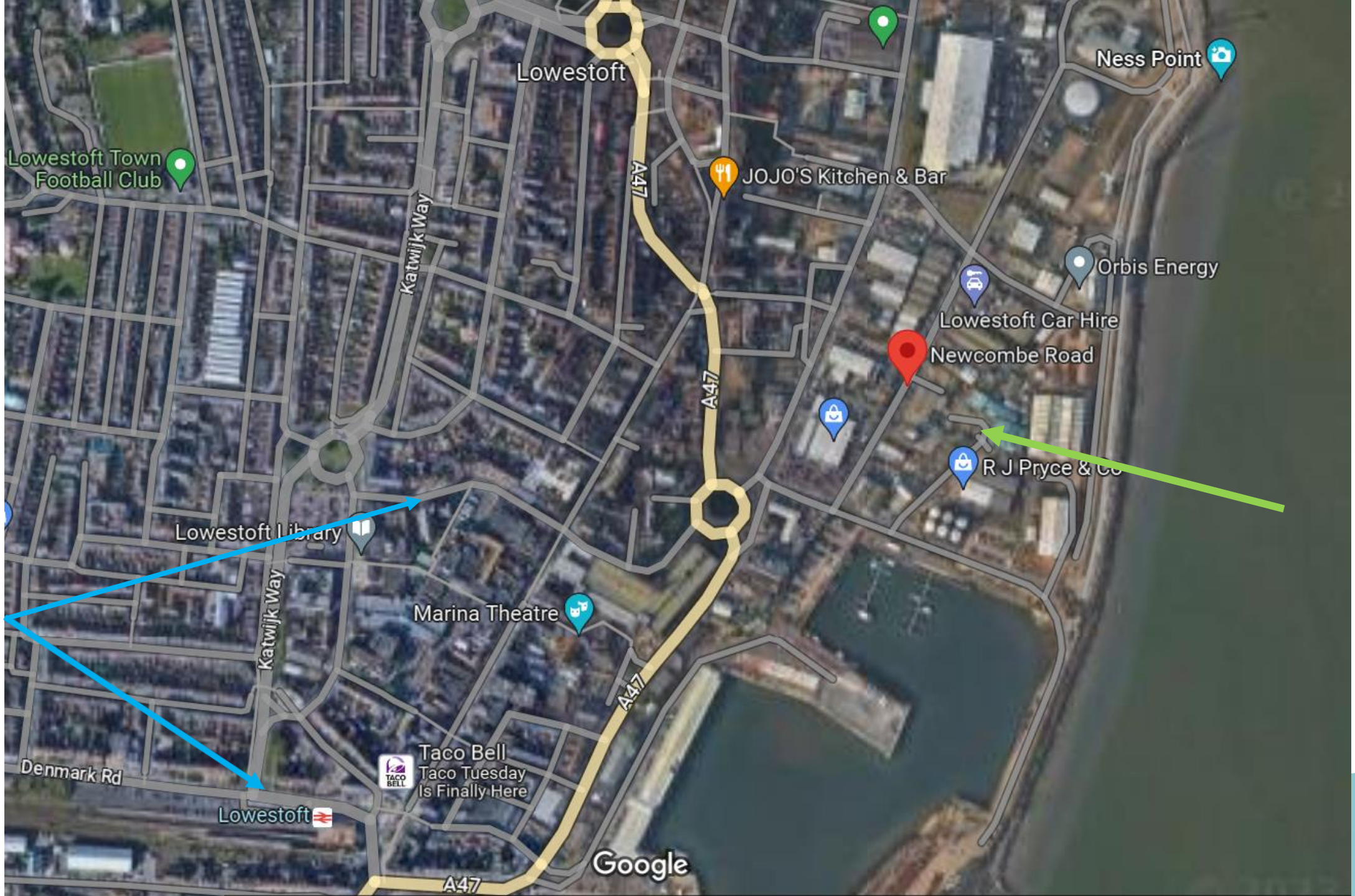
Land Adjacent To Newcombe House, Newcombe Road,
Lowestoft, NR32 1XA

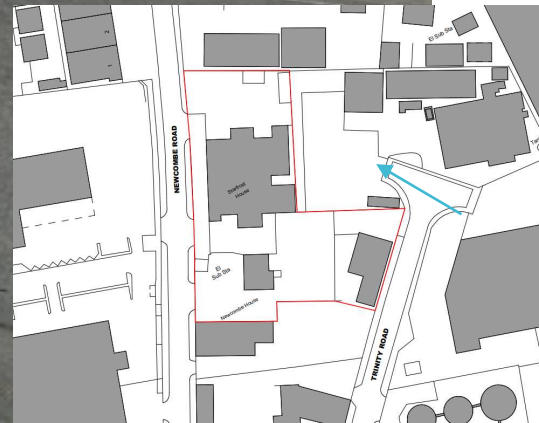


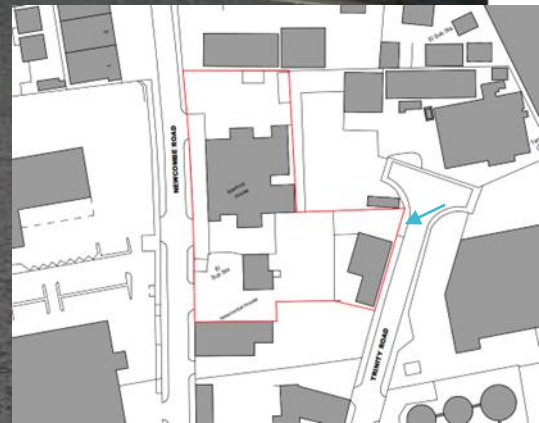
Site
Location
Plan

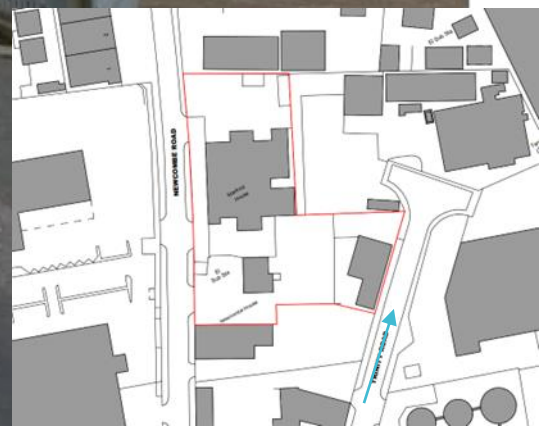


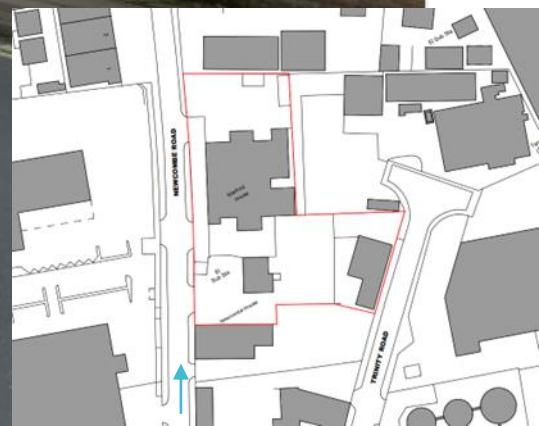




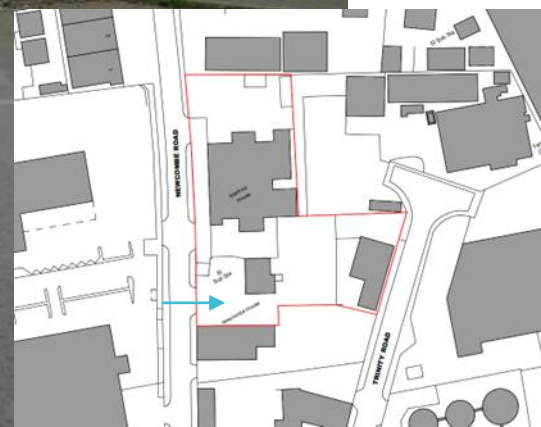


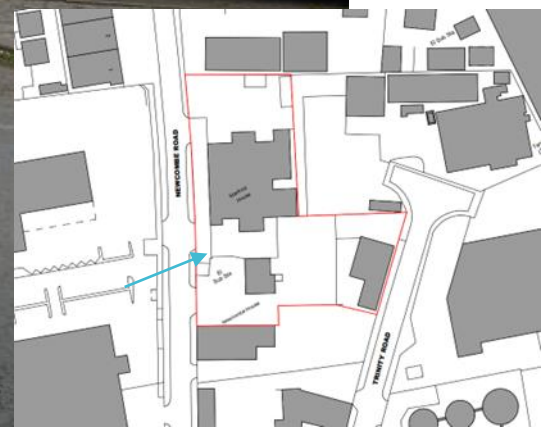


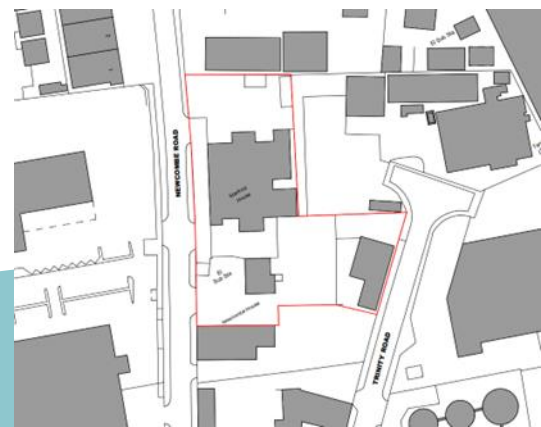








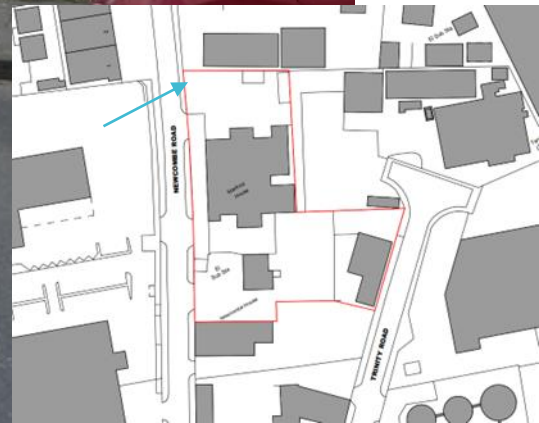








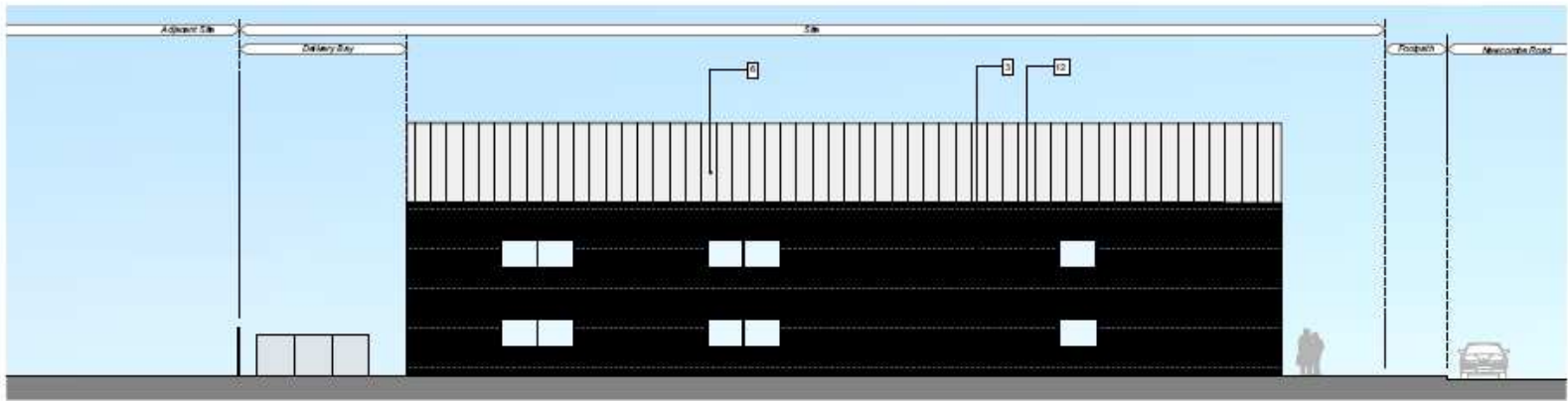




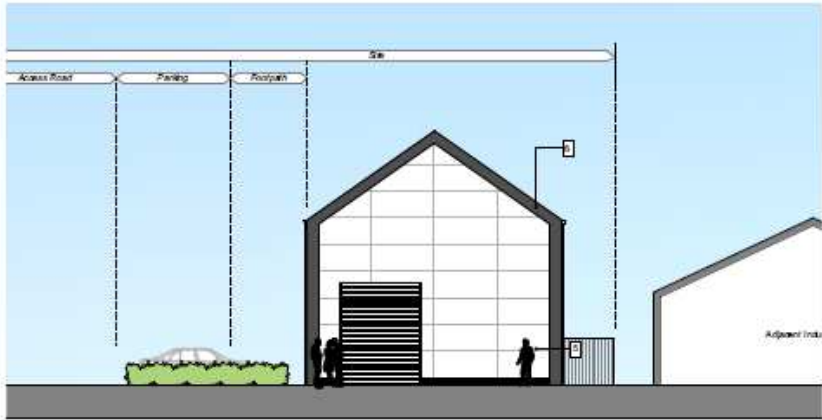


Proposed Block Plan

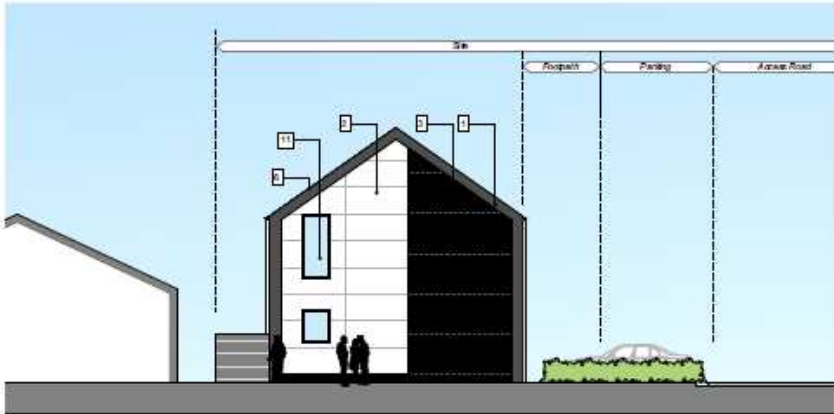




North Elevation



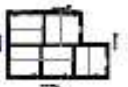
East Elevation

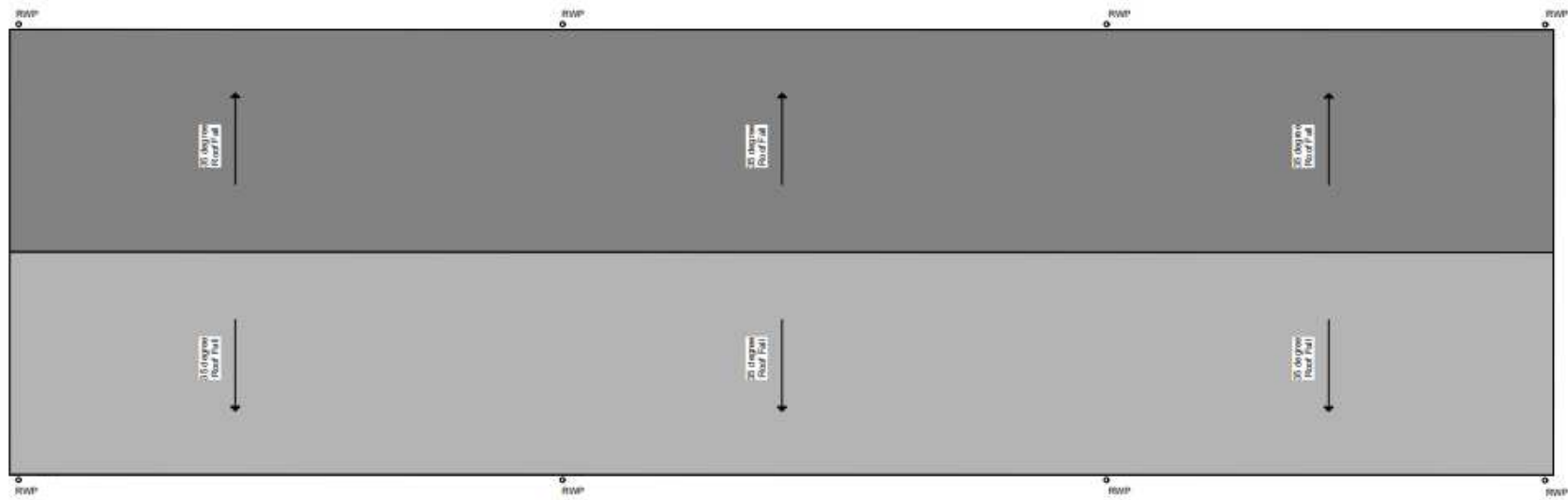


West Elevation

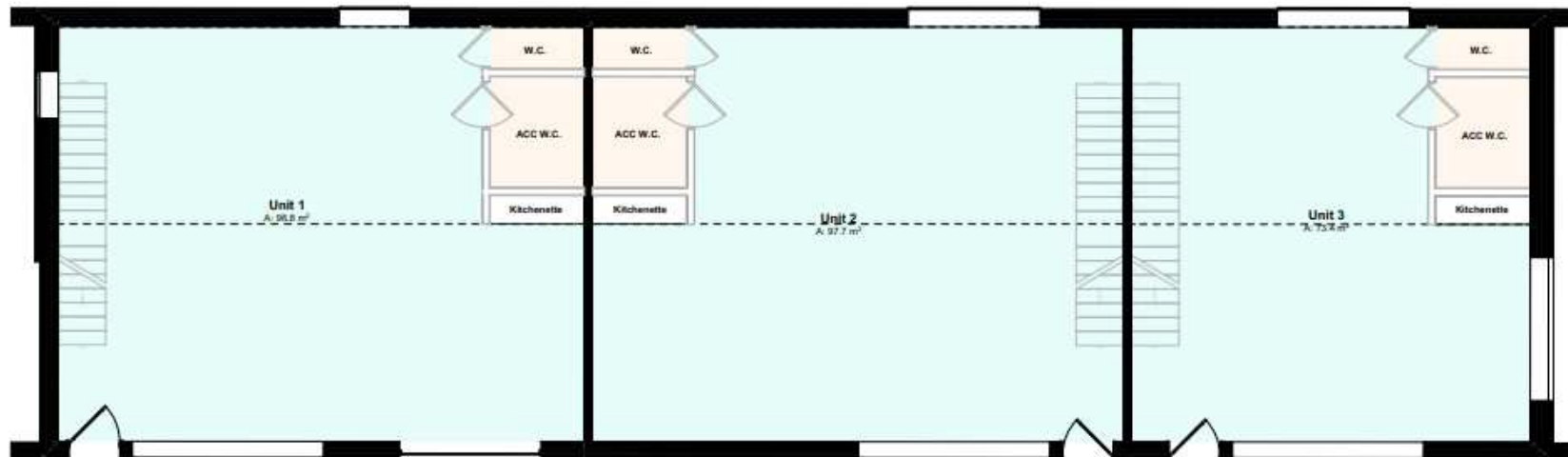


South Elevation

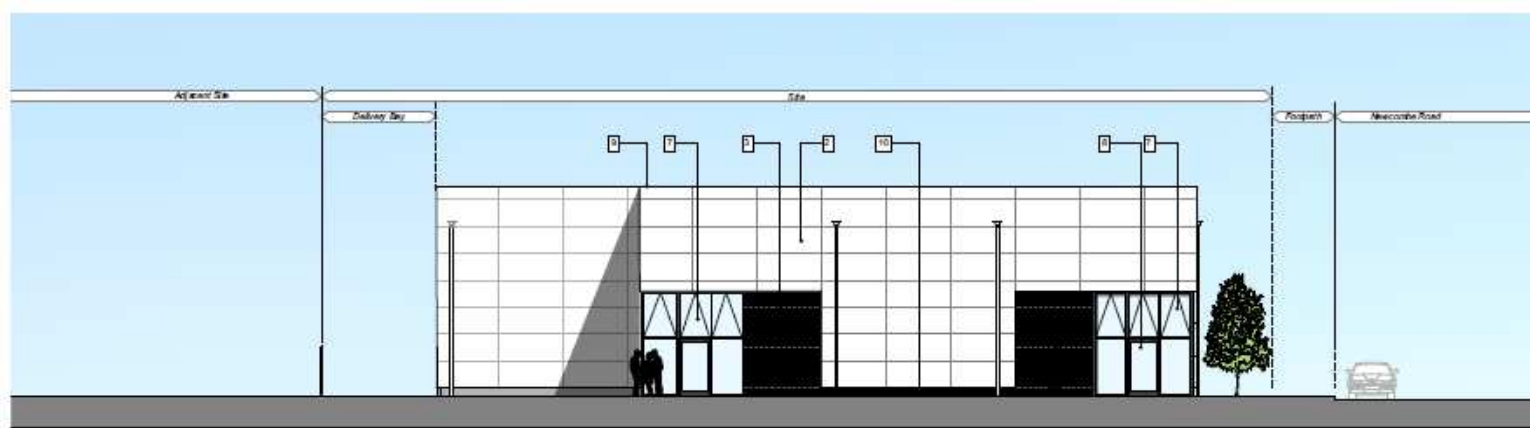




Roof Plan



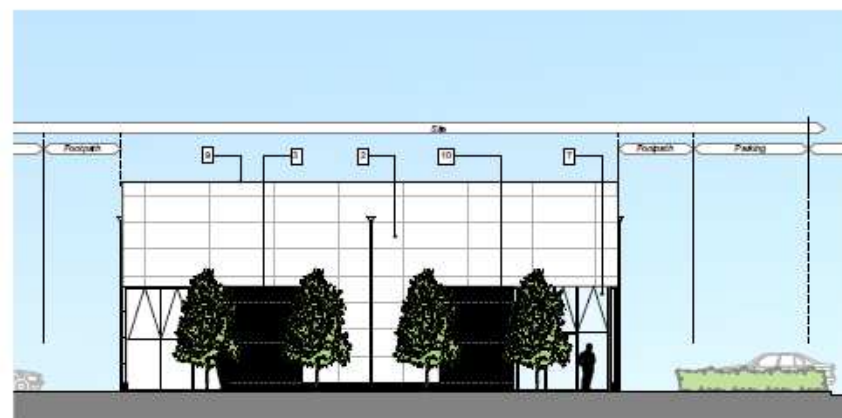
Ground Floor Plan



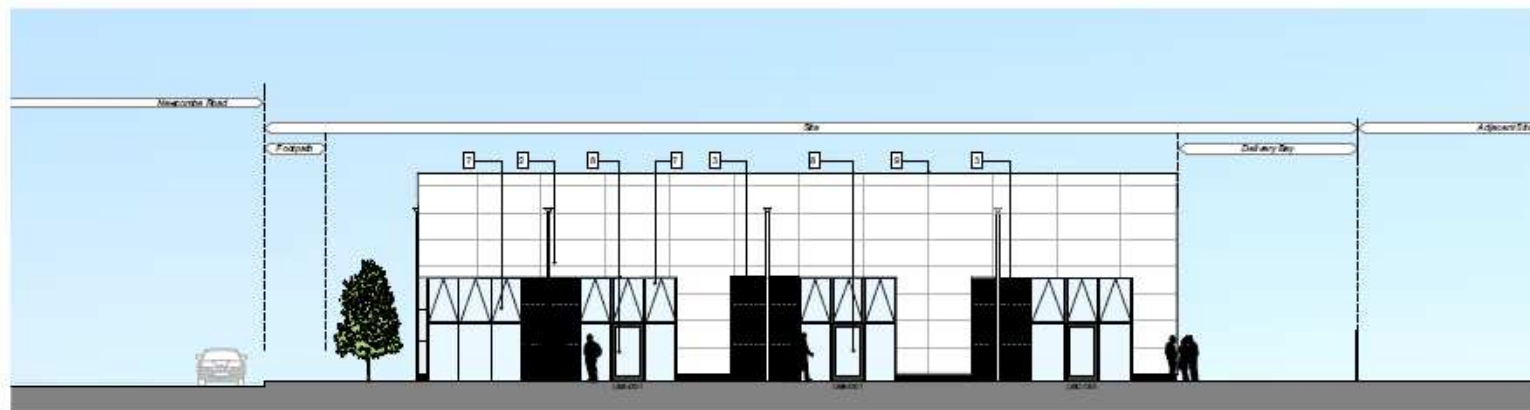
North Elevation



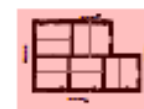
East Elevation

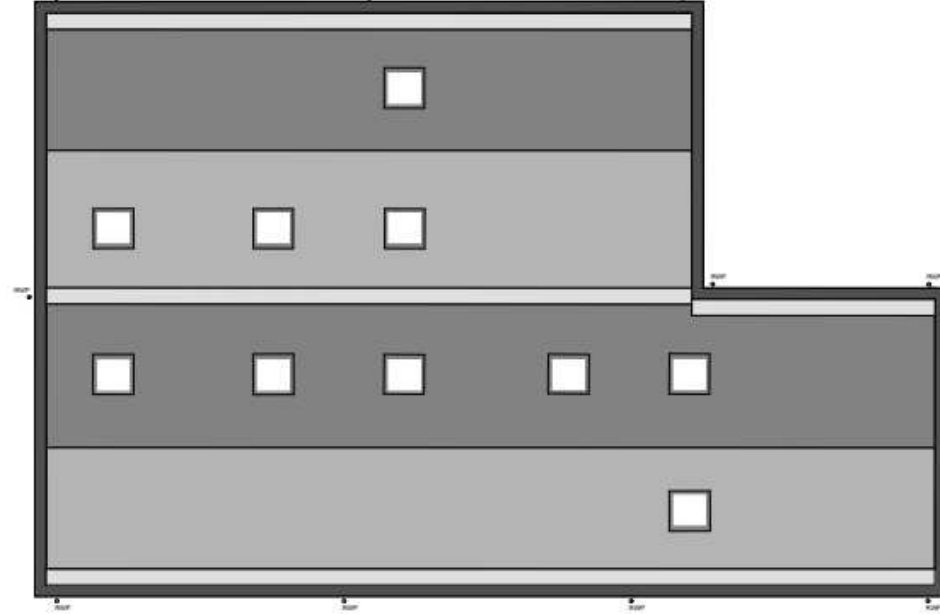


West Elevation



South Elevation

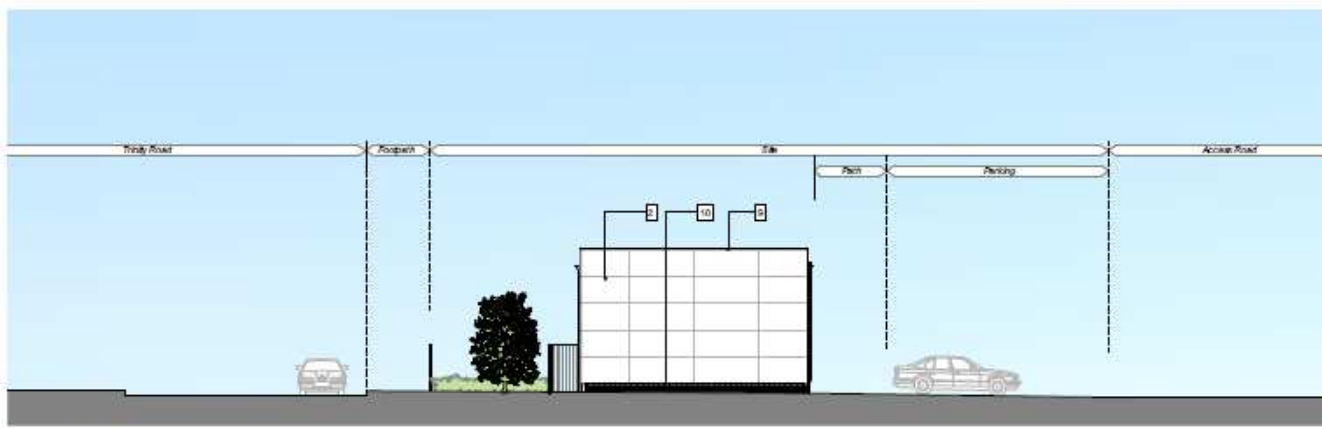




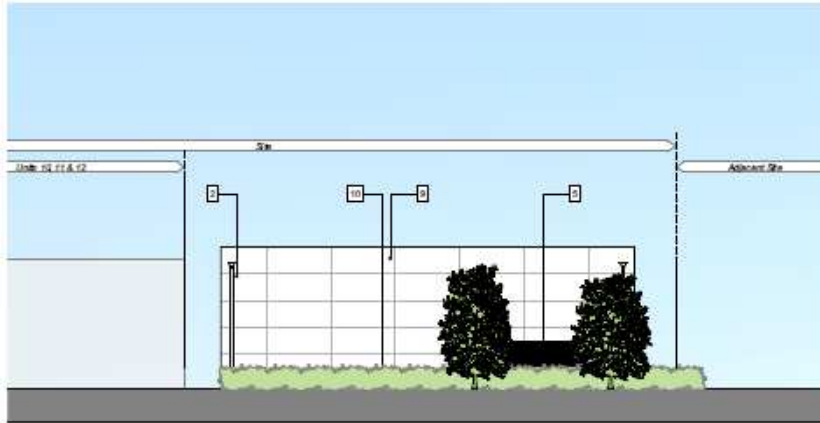
Roof Plan



Ground Floor Plan



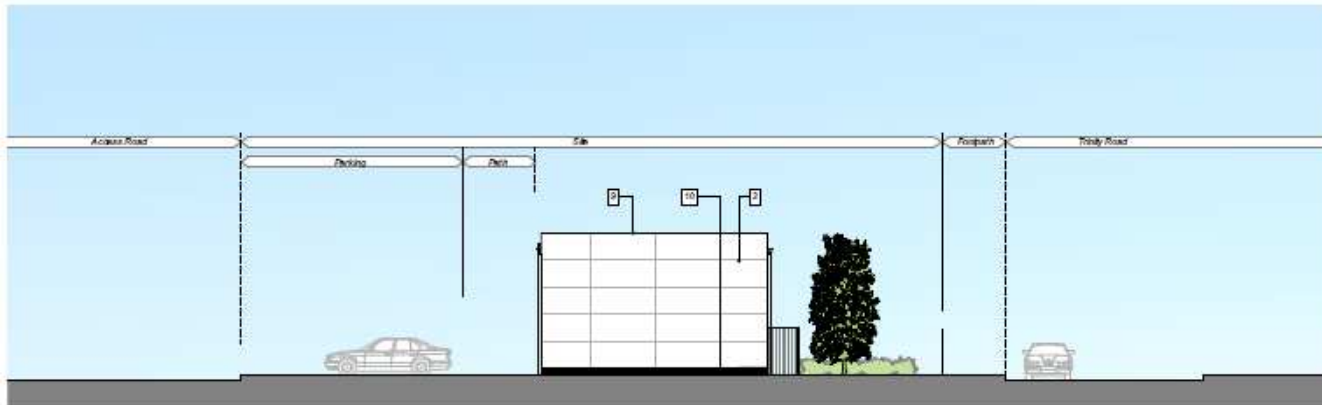
North Elevation



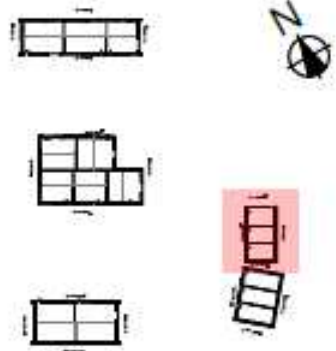
East Elevation

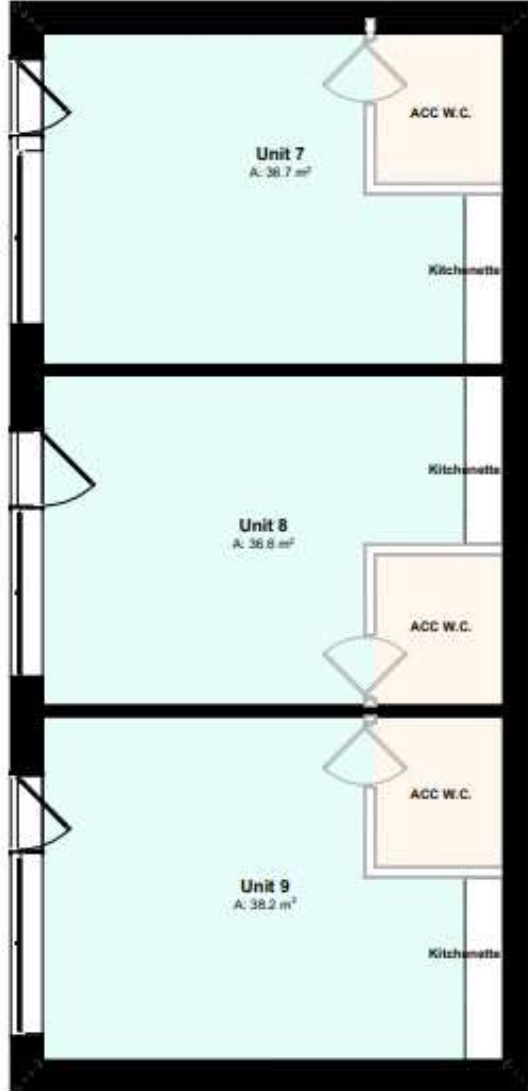


West Elevation

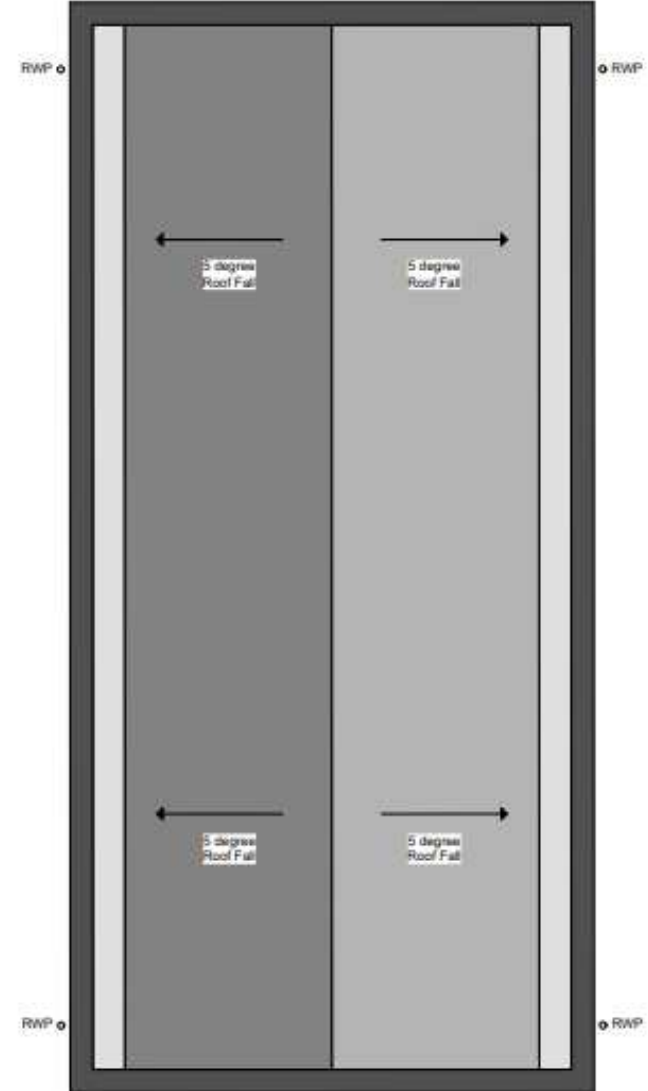


South Elevation

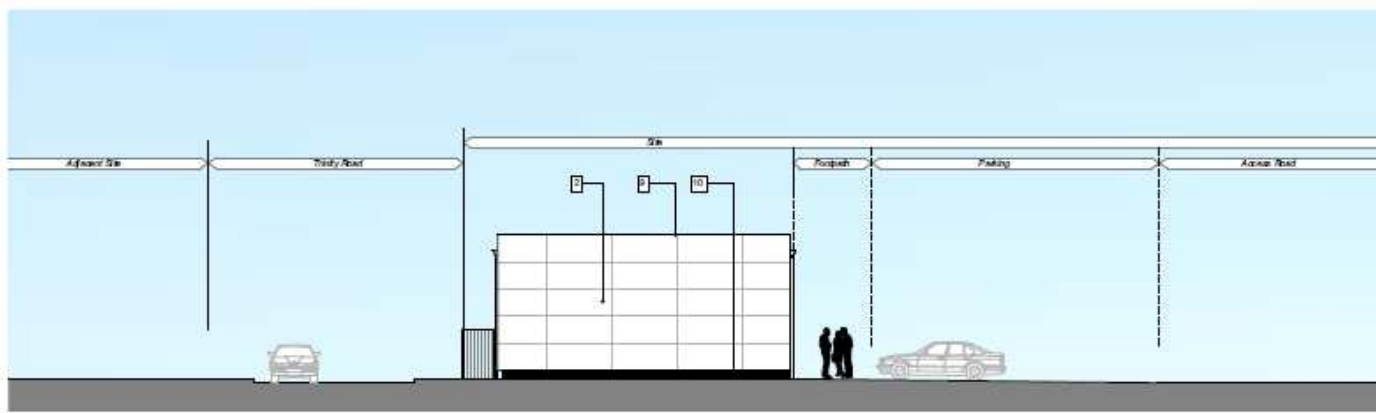




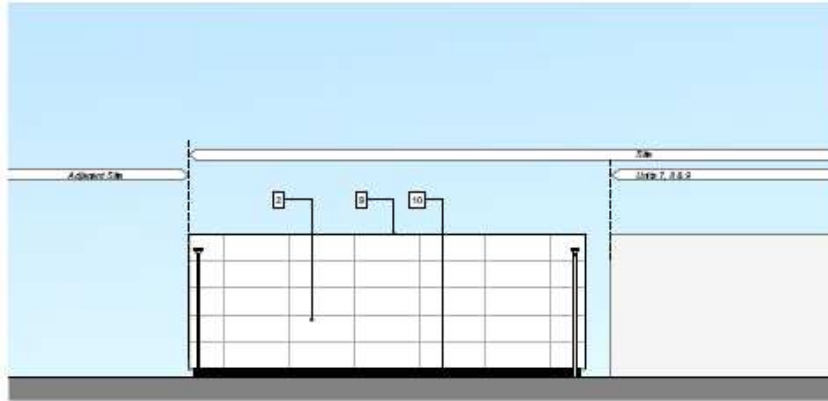
Ground Floor Plan



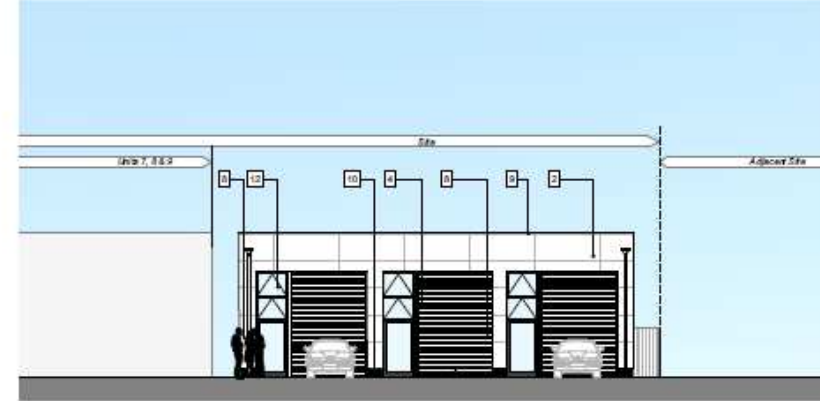
Roof Plan



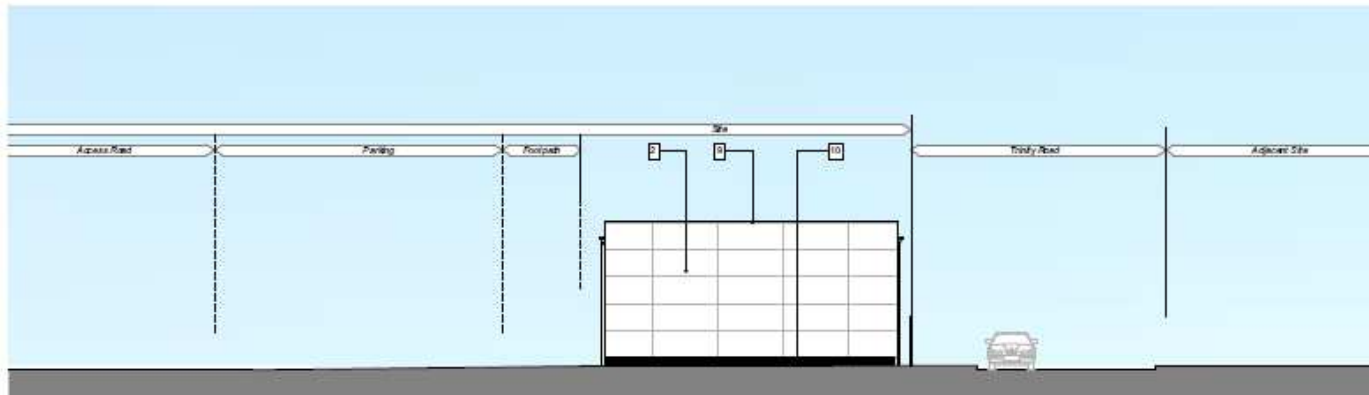
North Elevation



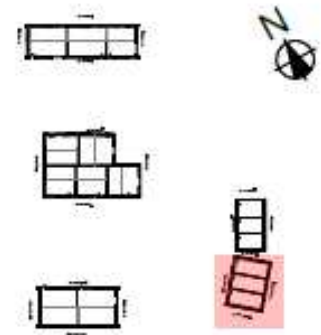
East Elevation

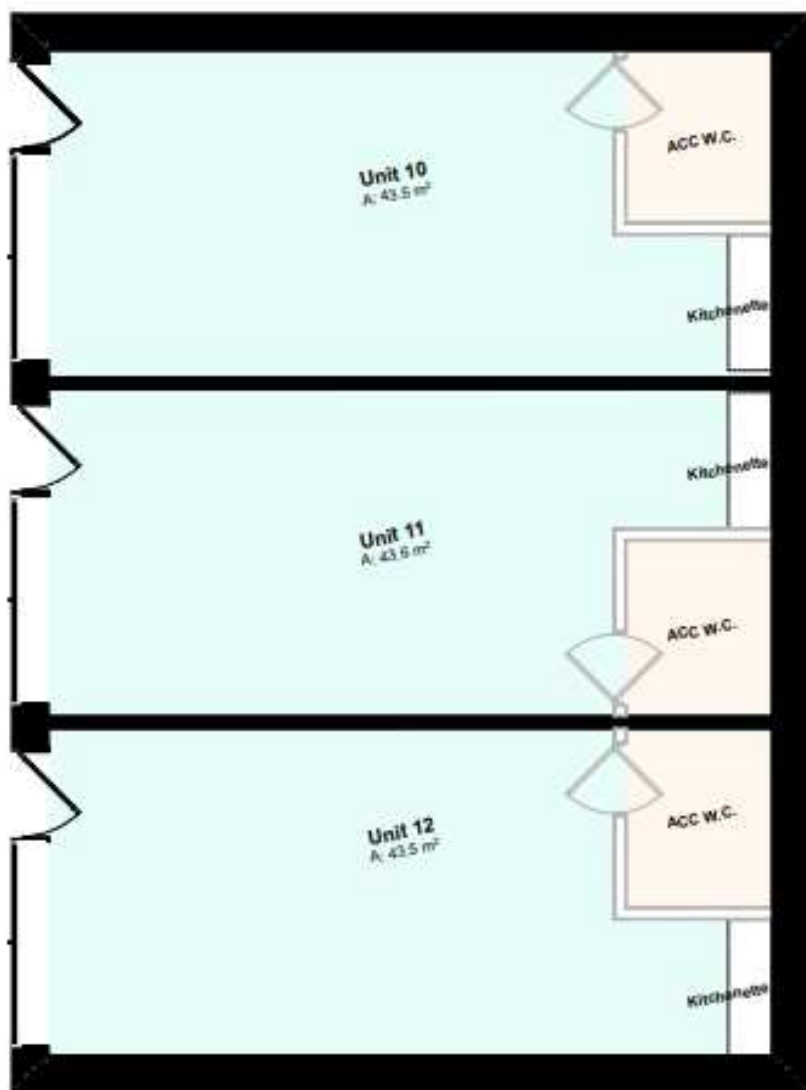


West Elevation

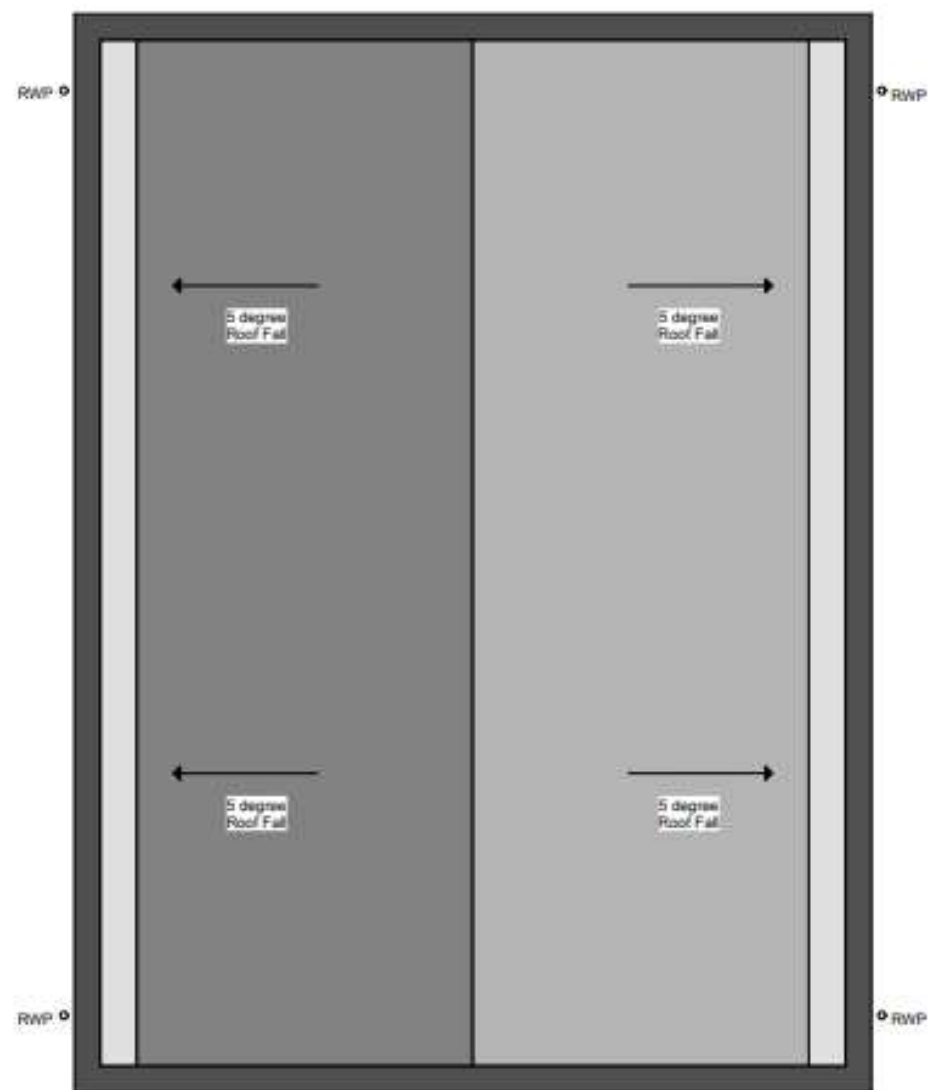


South Elevation

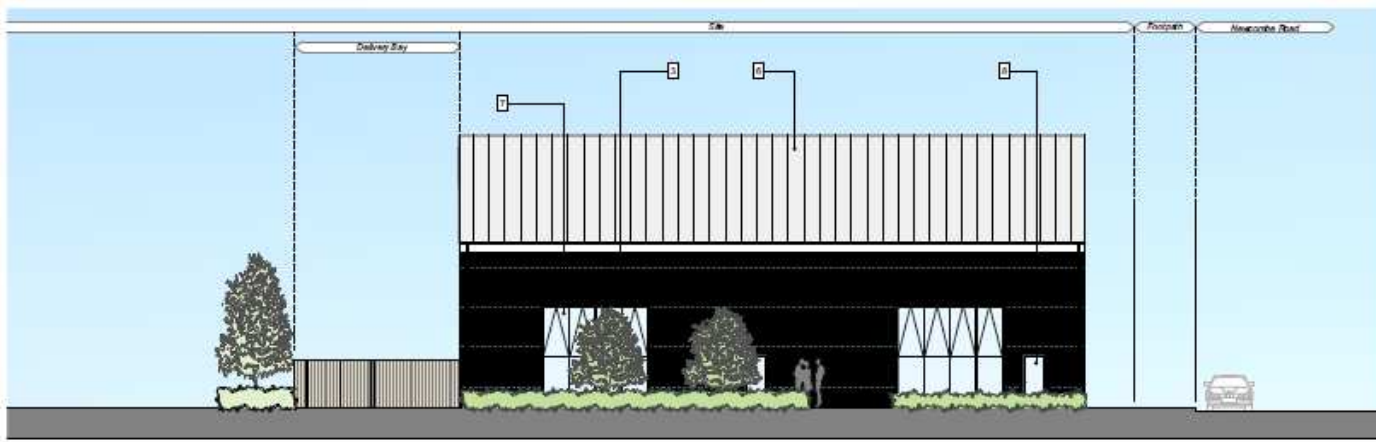




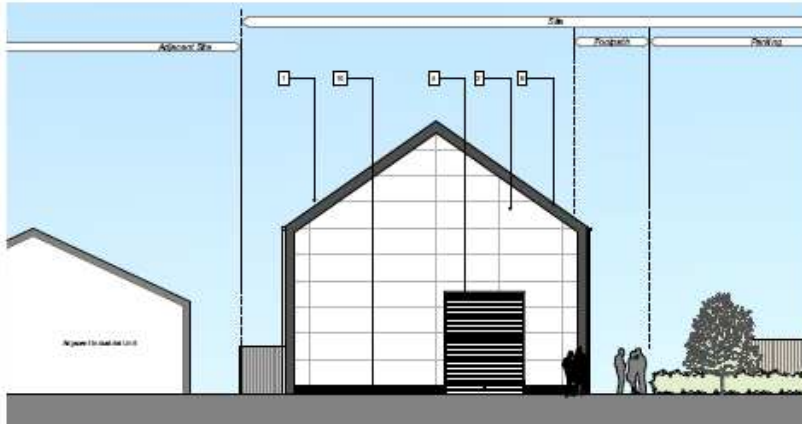
Ground Floor Plan



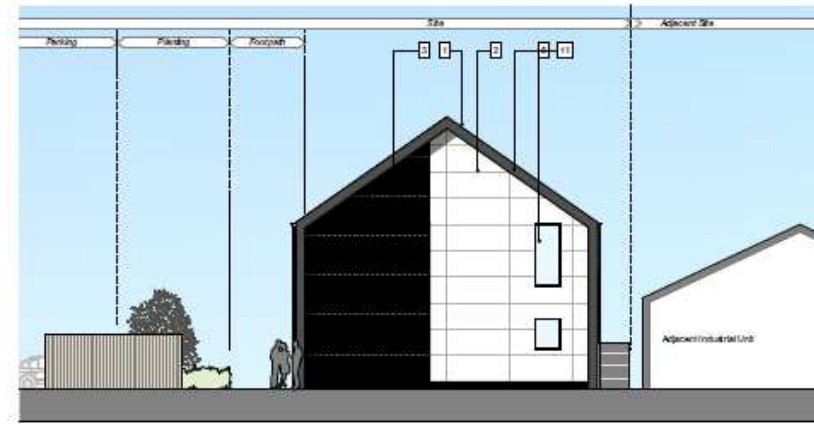
Roof Plan



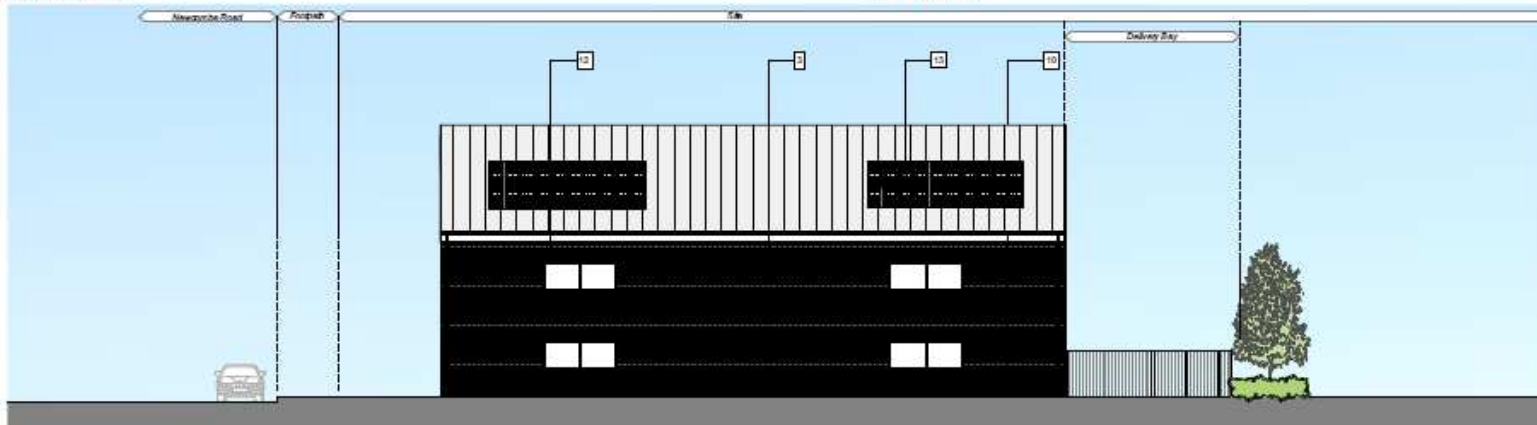
North Elevation



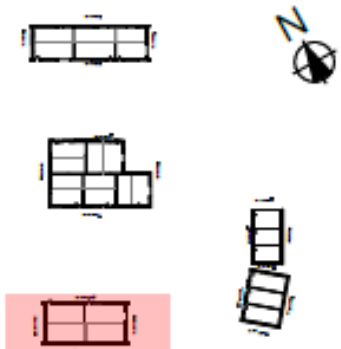
East Elevation

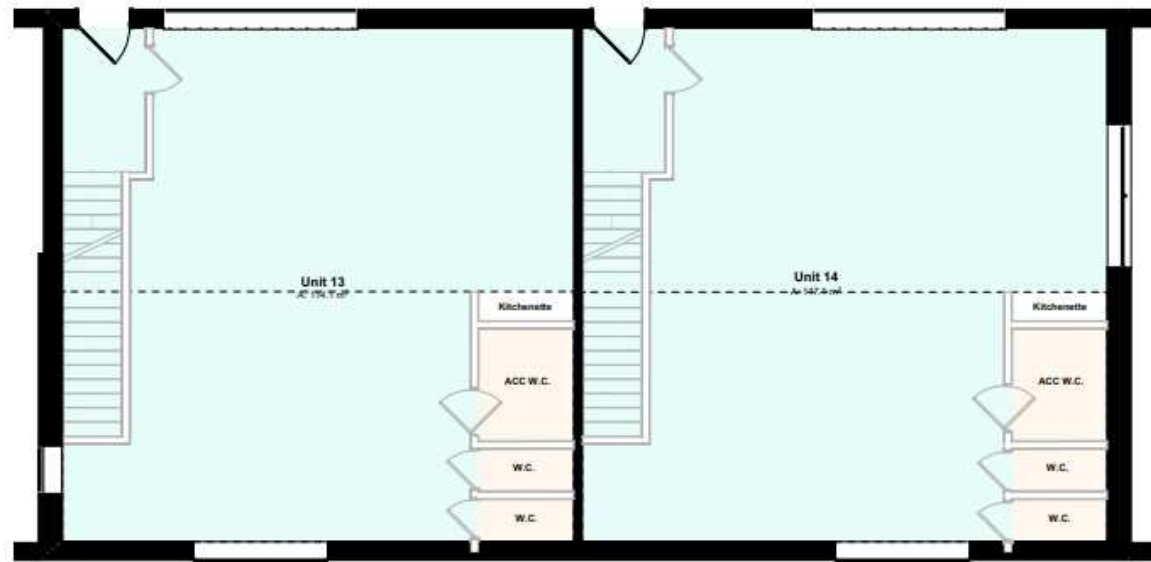


West Elevation

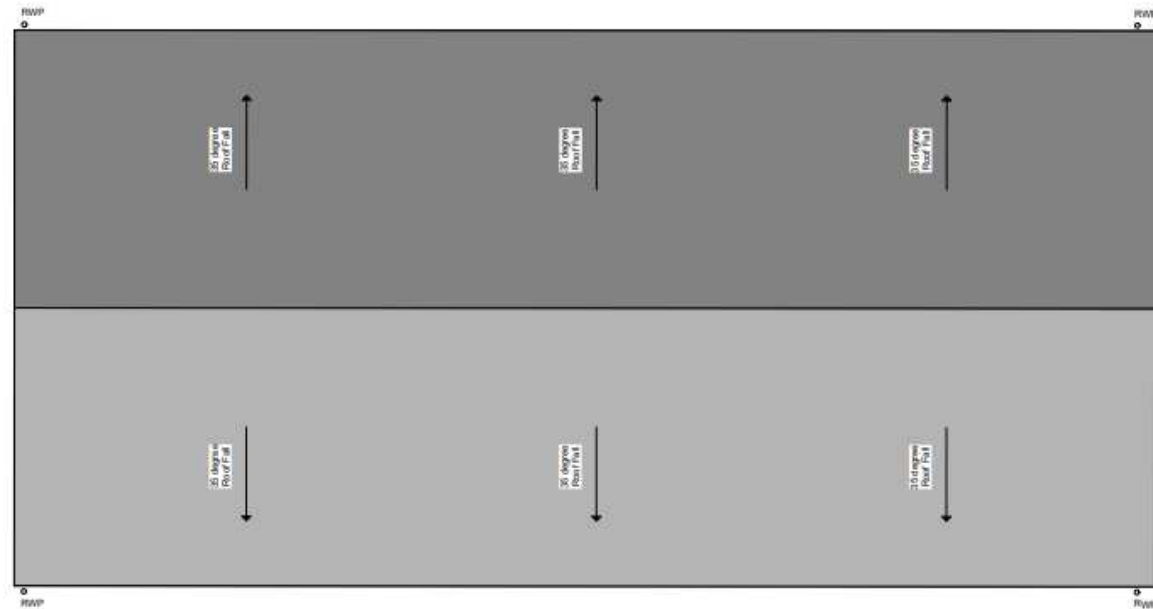


South Elevation



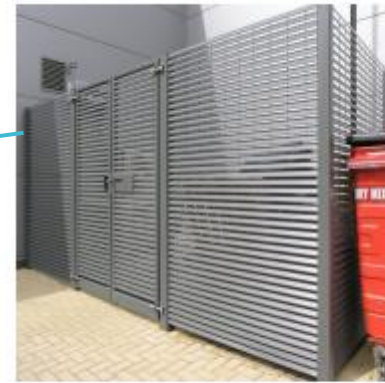


Ground Floor Plan



Roof Plan

Proposed Block Plan



Bin Store
(Italia louvre solid steel shed or similar approved)



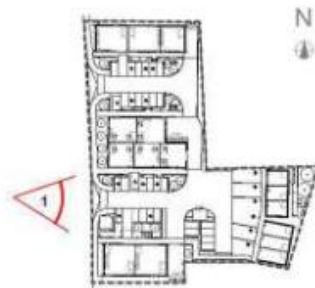
Lockable bike store example (metroSTOR BIKE-SQ Quad)







Visual 01 – Looking east along new access road into site.






Visual 02 – Looking north east along Newcombe Road showing both new access roads into the site.



Material Planning Considerations and Key Issues

- Principle of Development
 - Re-development of brownfield site within Local Plan Site Allocation
 - Design of Development
 - Sustainable Construction, Landscaping and Ecological Enhancement
 - Sustainable Transport and Highways Safety
 - Flood Risk and Surface Water Drainage
- 
- A teal-colored decorative shape, resembling a stylized hill or a wave, is positioned at the bottom right of the slide.

Recommendation

Authority to Approve, subject to:

- any further minor amendments required to address comments from Suffolk County Council Highways and Local Lead Flood Authority; and confirmation from the Suffolk Resilience Forum Partnership that the emergency flood plan is acceptable; and
- the summary list of conditions (see pages 66 and 67 of the Report).