

SOUTH Item 3

DC/19/3497/FUL

Erection of business units

Clopton Commercial Park Debach
Airfield Clopton Suffolk IP13 6Q



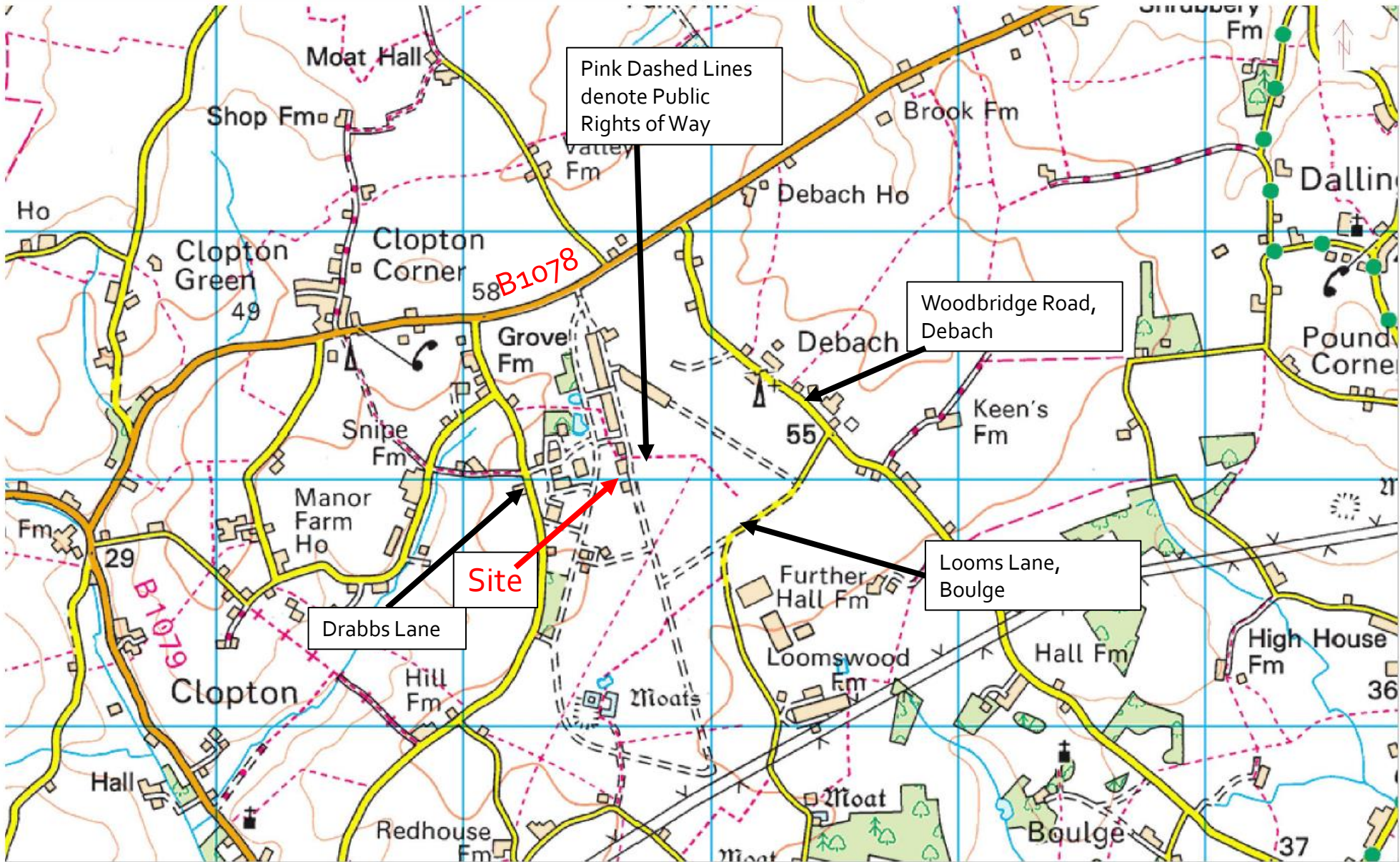
Site Location Plan

East Suffolk Council

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Scale 1:20000

Map produced on 17 March 2020 at 11:36



Pink Dashed Lines denote Public Rights of Way

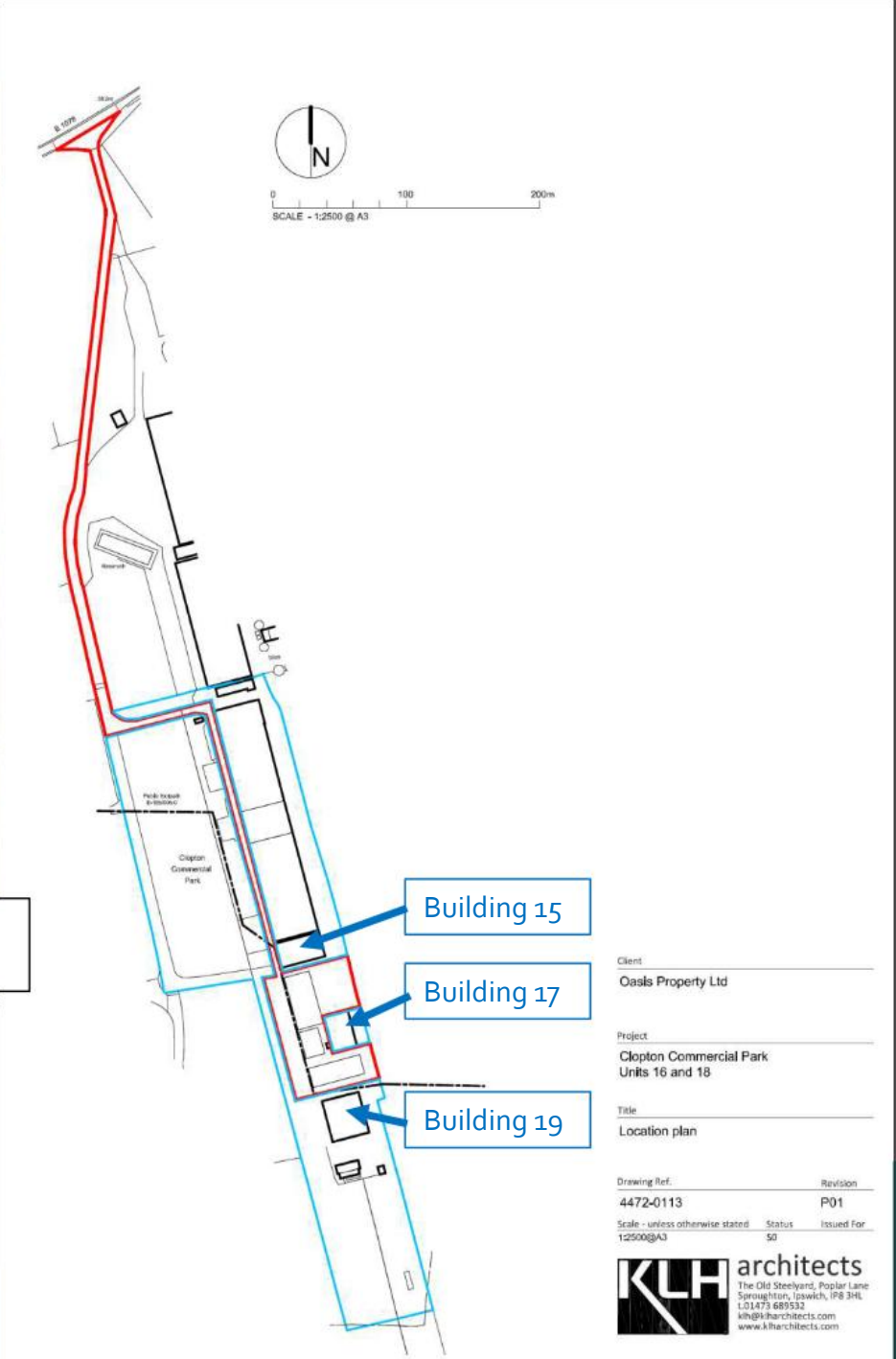
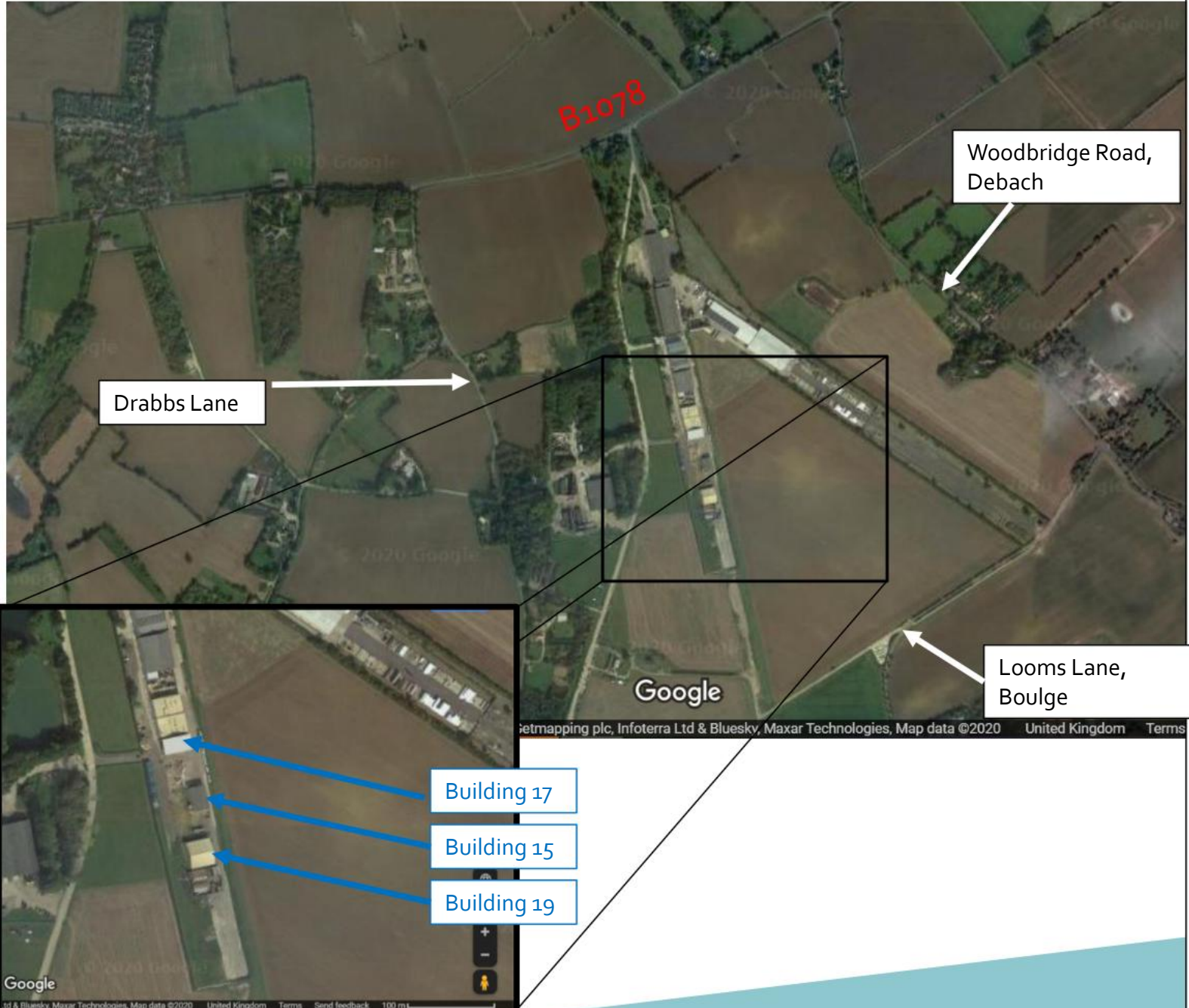
Woodbridge Road, Debach

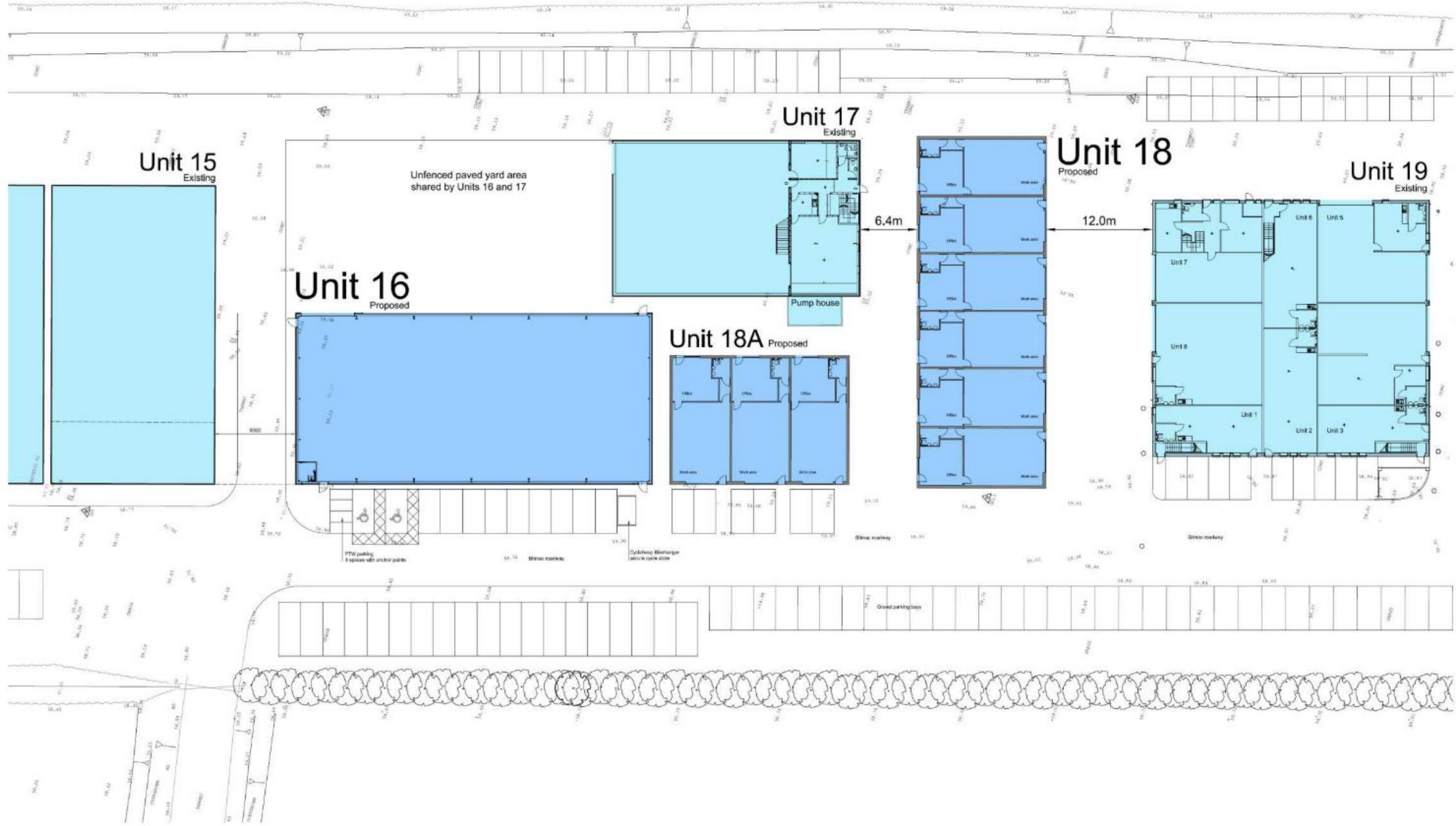
Looms Lane, Boulge

Drabbs Lane

Site

Current site





Scale - 1:200 on A1 paper

Project: Clopton Commercial Park
Client: Oasis Properties Ltd

Title: Site plan - Units 15-19

Drawing Ref: 4472-0105

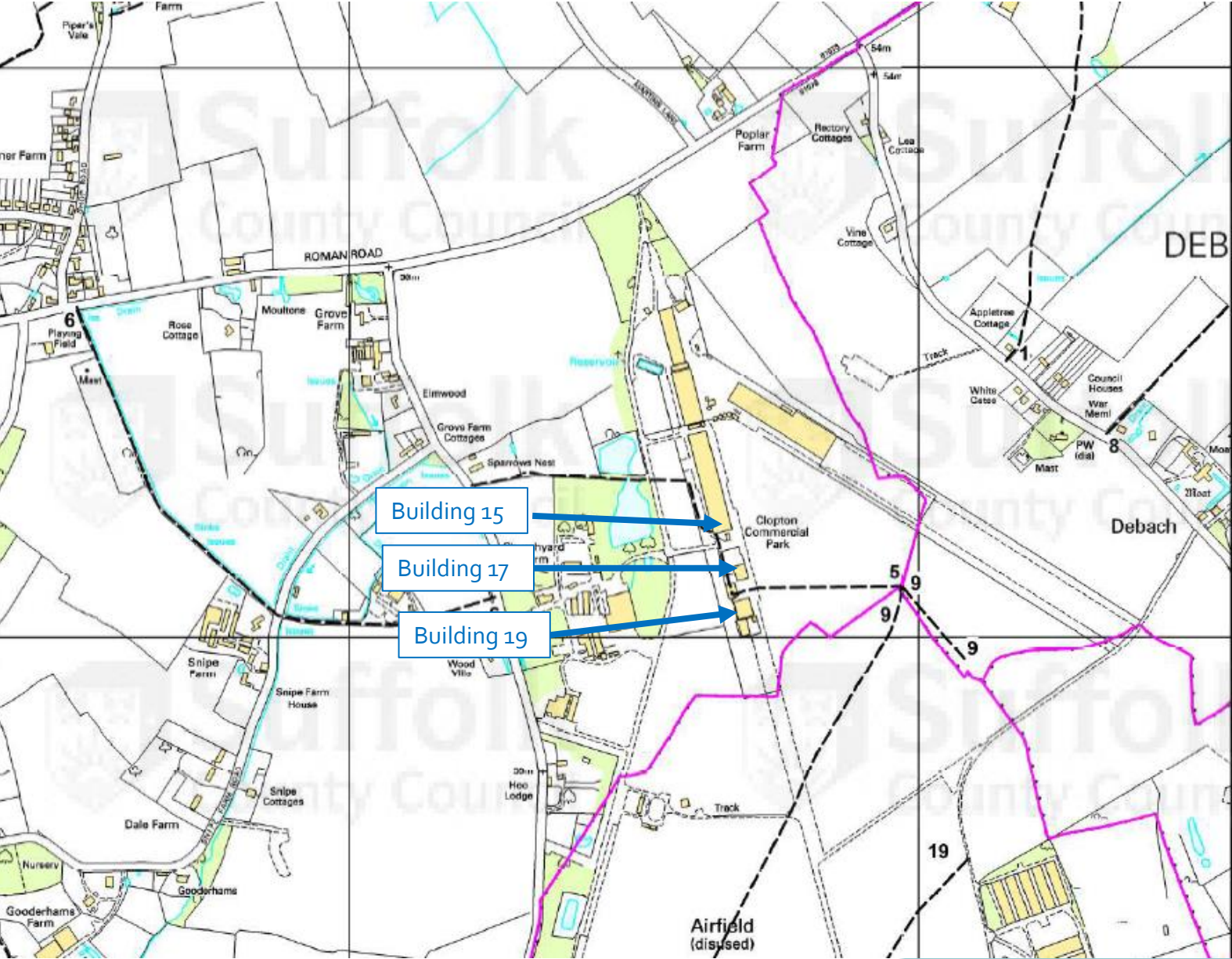
Scale - unless otherwise stated
SCALE: 1:200 @ A1

Revision: P09

Status: Issued For
Date: 08/11/2023



Extract from the definitive Rights of Way Map



KEY to RIGHTS OF WAY SYMBOLS

- 1 Footpath
- 2 Restricted Byway
- 3 Bridleway
- 4 Byway Open to All Traffic

Definitive Map Parish Boundary

Former Rural District Boundary

CLOPTON 195

**WORKING COPY OF
RECORDED PUBLIC RIGHTS OF WAY
DERIVED FROM THE DEFINITIVE MAP
FOR THE FORMER RURAL DISTRICT OF
DEBEN**

Relevant date: 26 October 2015
Date of issue: 22 January 2016

The information on this map should only be
relied on for this named parish only. Routes
shown in other parishes may have been
subject to legal orders not reflected on this map.

Email: definitive.maps@suffolk.gov.uk
Telephone: 01473 264774

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Scale 1:10000

**Suffolk
County Council**

Resource Management
Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX.

Photographs – from B1078

1



2



3



Building 15

Building 17

Building 19

Photographs – within Clopton Business Park Site

1



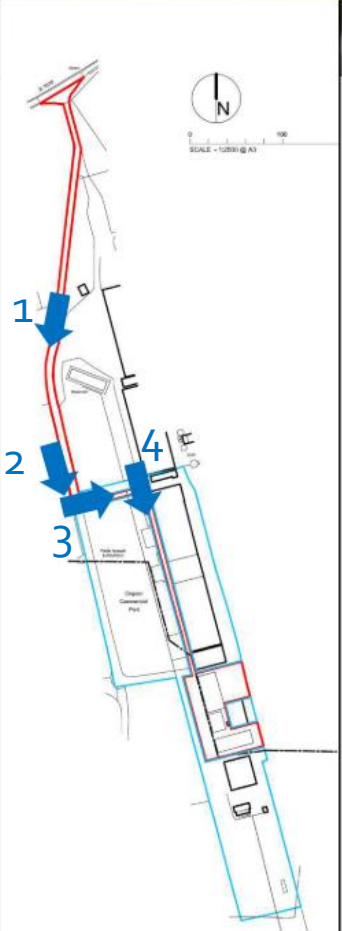
3



2



4



Photographs – within Clopton Business Park Site

1



2

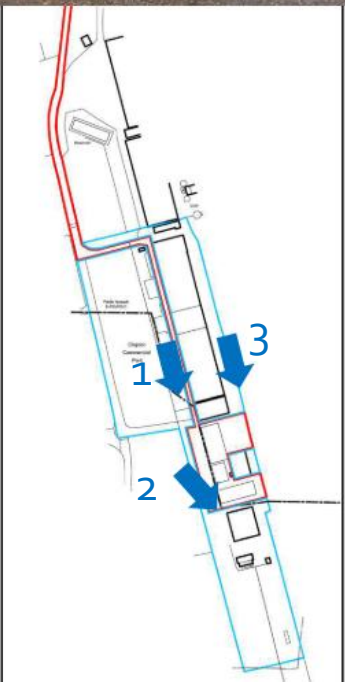


Building 19

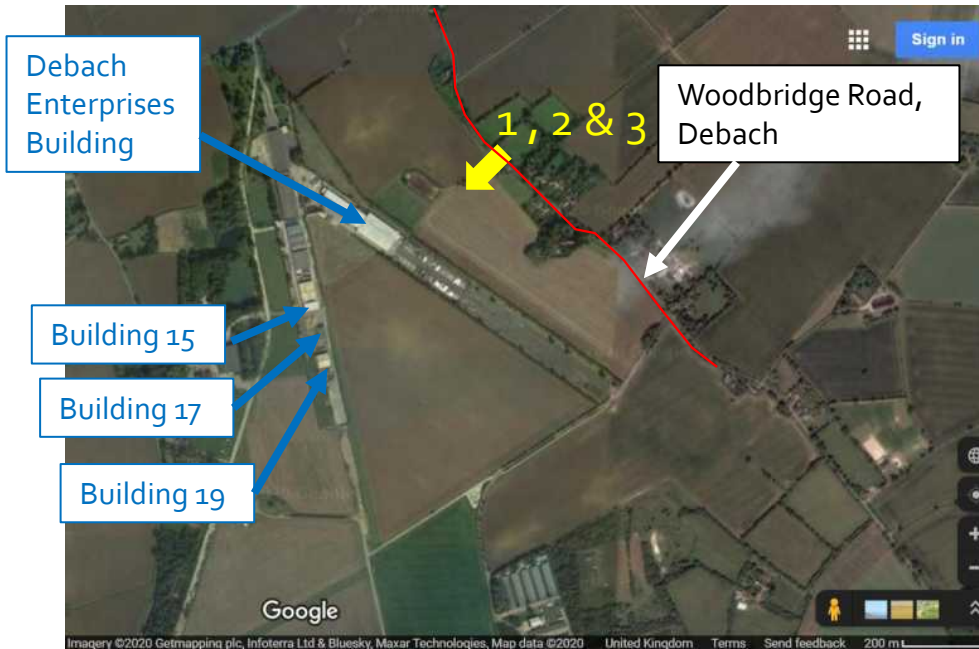
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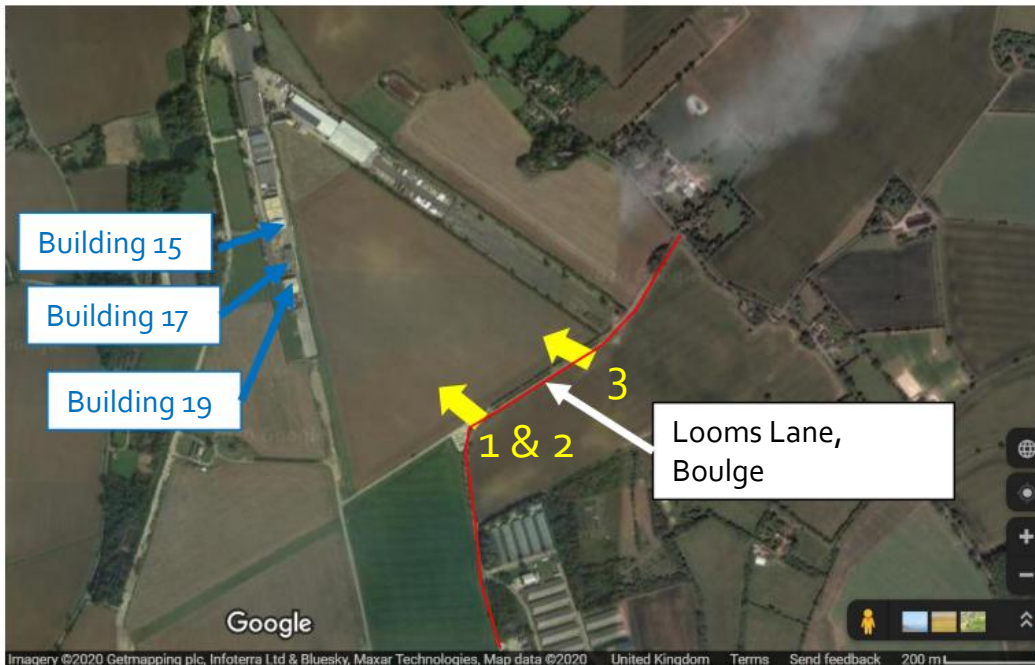
Building 17



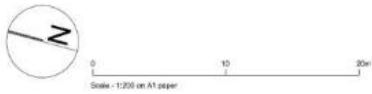
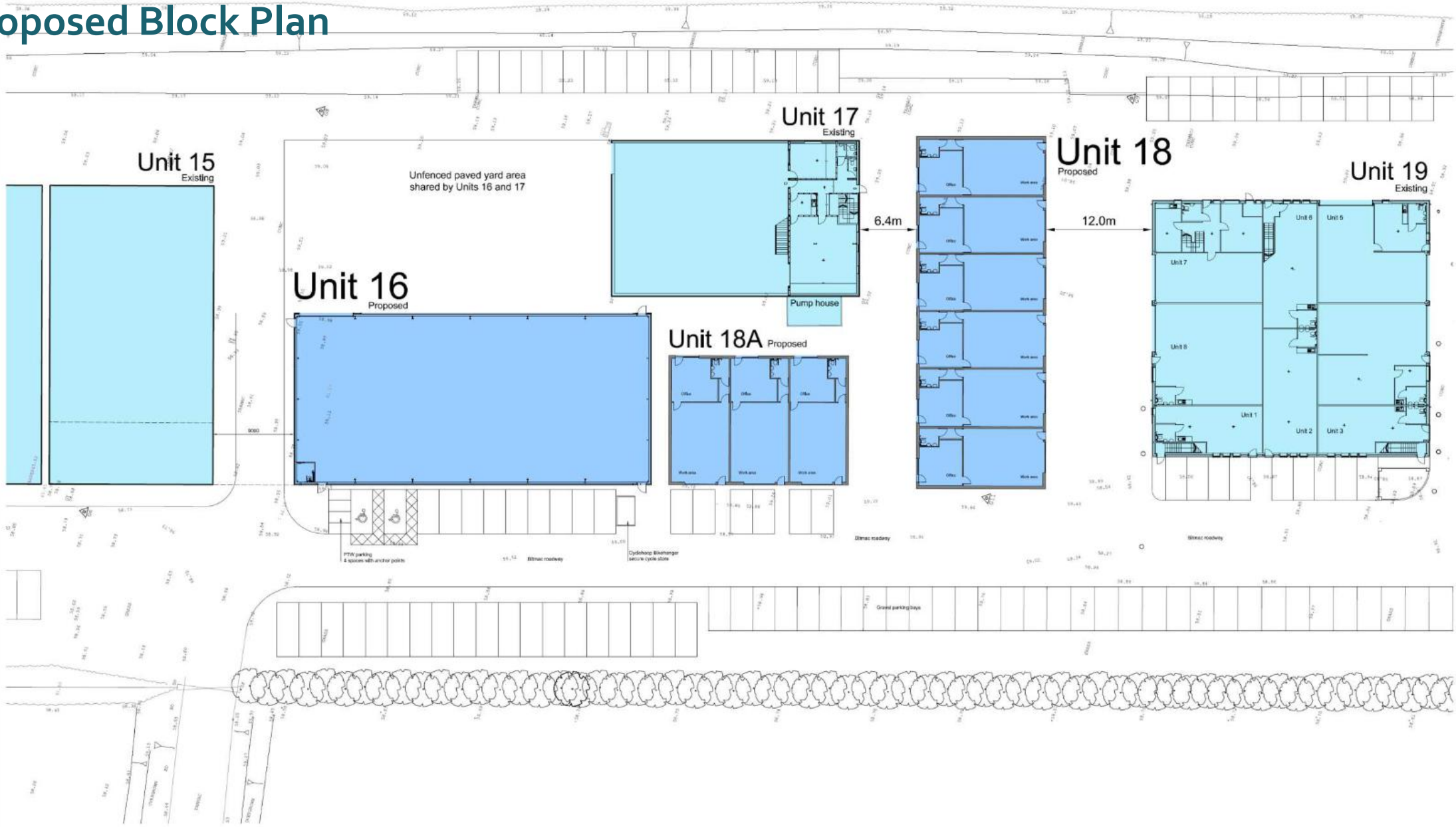
Photographs – from Woodbridge Road, Debach



Photographs – Views from Looms Lane, Boulge



Proposed Block Plan



Project	Clopton Commercial Park	Title	Site plan - Units 15-19	Drawing Ref.	4472-0105	Revision	P09
Client	Oasis Properties Ltd	Status	Issued For	SCALE	1:200 @ A1	50	Drift

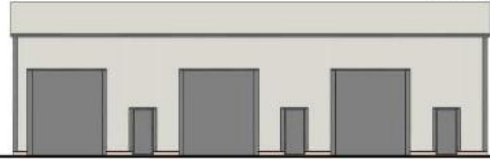


Proposed Elevations

16



18A



18A



West elevation

North elevation

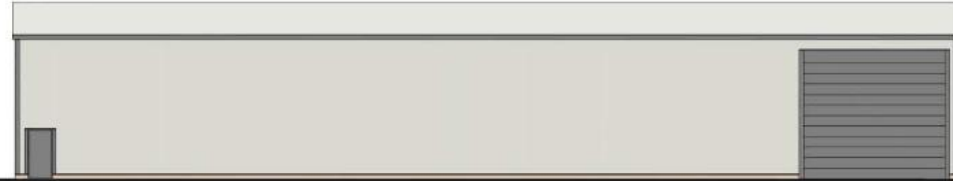
18A



18A

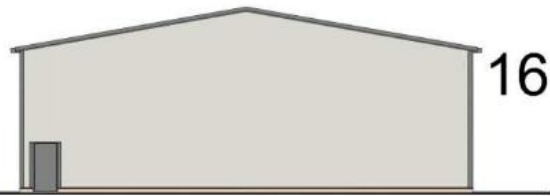


16



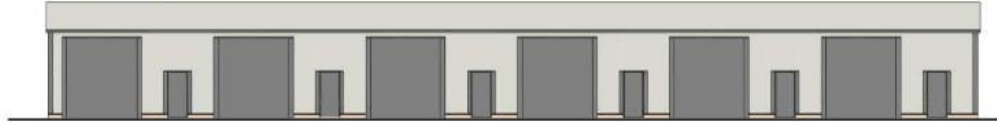
South elevation

East elevation



North elevation

South elevation 18



16



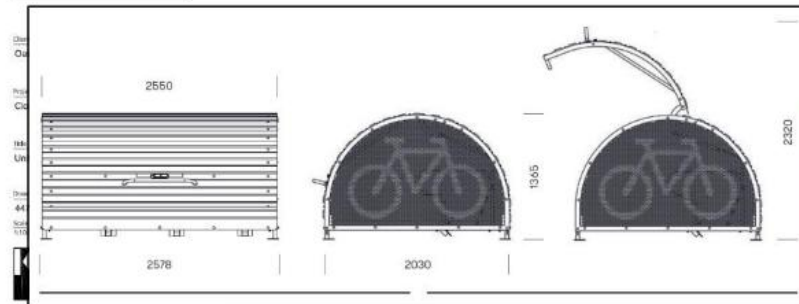
South elevation

18 North elevation




		Eaves height	Ridge height
Existing neighbouring buildings (based on plans from DC/17/5419/FUL)	Building 15	5.4m	8.4m
	Building 17	5.4m	7.1m
	Building 19	4.4m	7.5m
Currently Proposed Buildings	Building 16	6.1m	8m
	Building 18	3.8m	5m
	Building 18a	5.2m	6.5m

MATERIALS
 Roofs: Galvanizing Grey colour coated profiled steel sheets with 40% zinc content and 100µm film.
 Walls: Galvanizing Grey colour coated profiled steel sheets with 40% zinc content and 100µm film.
 Windows: Galvanizing Grey colour coated profiled steel sheets with 40% zinc content and 100µm film.



Material Planning Considerations and Key Issues (as set out in the report)

- Principle of proposed new buildings for B1 and B8 use on this site and economic considerations
 - Highway Safety
 - Visual Amenity
 - Rights of Way
 - Heritage
 - Residential Amenity
 - External Lighting
 - Ecology
 - Contamination
 - Drainage and Sewage
- 

Recommendation

Approve subject to the conditions detailed in the report.

Summary of conditions:

1. Standard Time Limit
2. Plans/drawings
3. Materials
4. Uses of the Buildings
5. House of work
6. Delivery/collection hours
7. Plant/extraction equipment
8. Fire Hydrants
9. Parking and turning
10. Surface Water Drainage
11. External Lighting
12. Removal of Permitted Development Rights for alternative uses