

<b>1a. Contact Details</b>	
Title	Mr
First Name	Philip
Last Name	Atkinson
Job Title (where relevant)	Director
Organisation (where relevant)	Lanpro
Address	Brettingham House 98 Pottergate Norwich Norfolk
Post Code	NR2 1EQ
Telephone Number	01603 631319
Email Address	philip@lanproservices.co.uk

<b>1b. I am...</b>	
Owner of the site <input type="checkbox"/>	Parish/Town Council <input type="checkbox"/>
Developer <input type="checkbox"/>	Community Group <input type="checkbox"/>
Land Agent <input type="checkbox"/>	Local Resident <input type="checkbox"/>
Planning Consultant <input type="checkbox"/> Yes	Registered Social Landlord <input type="checkbox"/>
Other (please specify):  We are planning consultants representing Mark Lusher as the owner of the site.	

<b>1c. Client/Landowner Details</b> (if different from question 1a)

Title	Mr
First Name	Mark
Last Name	Lusher
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Post Code	
Telephone Number	
Email Address	

<b>2. Site Details</b>	
<p>Site location / address and post code</p> <p>(please include as an attachment to this response form a location plan of the site on an scaled OS base with the boundaries of the site clearly shown)</p>	<p>Land off Lusher's Loke, School Lane, Sprowston, Norwich, NR7 8TH</p>
Grid reference (if known)	Not known
Site area (hectares)	0.9

<b>Site Ownership</b>
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<b>3a. I (or my client)....</b>		
Is the sole owner of the site	Is a part owner of the site	Do/Does not own (or hold any legal interest in) the site whatsoever
<input type="checkbox"/> Yes	<input type="checkbox"/>	<input type="checkbox"/>
<b>3b. Please provide the name, address and contact details of the site's landowner(s) and attach copies of all relevant title plans and deeds (if available).</b>		
Mark Lusher		
<b>3c. If the site is in multiple landownerships do all landowners support your proposal for the site?</b>	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<b>3d. If you answered no to the above question please provide details of why not all of the sites owners support your proposals for the site.</b>		

<b>Current and Historic Land Uses</b>		
<b>4a. Current Land Use</b> (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)		
Former builders yard comprising storage and distribution and manufacturing uses.		
<b>4b. Has the site been previously developed?</b>	Yes <input type="checkbox"/> Yes	No <input type="checkbox"/>
<b>4c. Describe any previous uses of the site.</b> (please provide details of any relevant historic planning applications, including application numbers if known)		

Former builders yard comprising storage and distribution and manufacturing uses.

**Proposed Future Uses**

**5a. Please provide a short description of the development or land use you proposed** (if you are proposing a site to be designated as local green space please go directly to question 6)

Residential development comprising circa. 25 dwellings

**5b. Which of the following use or uses are you proposing?**

Market Housing Yes <input type="checkbox"/>	Business and offices <input type="checkbox"/>	Recreation & Leisure <input type="checkbox"/>
Affordable Housing Yes <input type="checkbox"/>	General industrial <input type="checkbox"/>	Community Use <input type="checkbox"/>
Residential Care Home <input type="checkbox"/>	Storage & distribution <input type="checkbox"/>	Public Open Space <input type="checkbox"/>
Gypsy and Traveller Pitches <input type="checkbox"/>	Tourism <input type="checkbox"/>	Other (Please Specify)

**5c. Please provide further details of your proposal, including details on number of houses and proposed floorspace of commercial buildings etc.**

Residential development comprising circa. 25 dwellings

**5d. Please describe any benefits to the Local Area that the development of the site could provide.**

Residential development comprising circa. 25 dwellings

**Local Green Space**

If you are proposed a site to be designated as Local Green Space please complete the following questions. These questions do not need to be completed if you are not proposing a site as Local Green Space. Please consult the guidance notes for an explanation of Local Green Space Designations.

**6a. Which community would the site serve and how would the designation of the site benefit that community.**

Norwich and Sprowston by providing open space associated with new housing

**6b. Please describe why you consider the site to be of particular local significance e.g. recreational value, tranquillity or richness in wildlife.**

**Site Features and Constraints**

Are there any features of the site or limitations that may constrain development on this site (please give details)?

**7a. Site Access:** Is there a current means of access to the site from the public highway, does this access need to be improved before development can take place and are there any public rights of way that cross or adjoin the site?

Yes in our opinion the access is appropriate to support a scheme of 25 houses.

**7b. Topography:** Are there any slopes or significant changes of in levels that could affect the development of the site?

No.

**7c. Ground Conditions:** Are ground conditions on the site stable? Are there potential ground contamination issues?

Not known.

**7d. Flood Risk:** Is the site liable to river, ground water or surface water flooding and if so what is the nature, source and frequency of the flooding?

No.

**7e. Legal Issues:** Is there land in third party ownership, or access rights, which must be acquired to develop the site, do any restrictive covenants exist, are there any existing tenancies?

No covenants or tenancies exist. Access is via Lusher's Loke that is a private drive onto School Lane.

**7f. Environmental Issues:** Is the site located next to a watercourse or mature woodland, are there any significant trees or hedgerows crossing or bordering the site are there any known features of ecological or geological importance on or adjacent to the site?

No.

**7g. Heritage Issues:** Are there any listed buildings, Conservation Areas, Historic Parklands or Schedules Monuments on the site or nearby? If so, how might the site's development affect them?

No.

**7h. Neighbouring Uses:** What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?

Neighbouring uses are residential and employment. The site constitutes a non-conforming use,

**7i. Existing uses and Buildings:** are there any existing buildings or uses that need to be relocated before the site can be developed.

Existing storage and former office and manufacturing buildings can be re-used and/or demolished.

**7j. Other:** (please specify):

**Utilities**

**8a. Which of the following are likely to be readily available to service the site and enable its development? Please provide details where possible.**

	Yes	No	Unsure
Mains water supply	<input type="checkbox"/> Yes	<input type="checkbox"/>	<input type="checkbox"/>
Mains sewerage	<input type="checkbox"/> Yes	<input type="checkbox"/>	<input type="checkbox"/>
Electricity supply	<input type="checkbox"/> Yes	<input type="checkbox"/>	<input type="checkbox"/>
Gas supply	<input type="checkbox"/> Yes	<input type="checkbox"/>	<input type="checkbox"/>
Public highway	<input type="checkbox"/> Yes	<input type="checkbox"/>	<input type="checkbox"/>
Broadband internet	<input type="checkbox"/> Yes	<input type="checkbox"/>	<input type="checkbox"/>

Other (please specify):	
<b>8b. Please provide any further information on the utilities available on the site:</b>	

<b>Availability</b>	
<b>9a. Please indicate when the site could be made available for the land use or development proposed.</b>	
Immediately	<input type="checkbox"/>
1 to 5 years (by April 2021)	<input type="checkbox"/> Yes
5 - 10 years (between April 2021 and 2026)	<input type="checkbox"/>
10 – 15 years (between April 2026 and 2031)	<input type="checkbox"/>
15 - 20 years (between April 2031 and 2036)	<input type="checkbox"/>
<b>9b. Please give reasons for the answer given above.</b>	
The site is vacant and can be delivered immediately.	

<b>Market Interest</b>		
<b>10. Please choose the most appropriate category below to indicate what level of market interest there is/has been in the site. Please include relevant dates in the comments section.</b>		
	Yes	Comments
Site is owned by a developer/promoter	<input type="checkbox"/>	
Site is under option to a developer/promoter	<input type="checkbox"/>	
Enquiries received	<input type="checkbox"/>	

Site is being marketed	<input type="checkbox"/>	The site is being marketed by Arnolds Keys to establish market interest
None	<input type="checkbox"/>	
Not known	<input type="checkbox"/>	

<b>Delivery</b>	
<b>11a. Please indicate when you anticipate the proposed development could be begun.</b>	
Up to 5 years (by April 2021)	<input type="checkbox"/> Yes
5 - 10 years (between April 2021 and 2026)	<input type="checkbox"/>
10 – 15 years (between April 2026 and 2031)	<input type="checkbox"/>
15 - 20 years (between April 2031 and 2036)	<input type="checkbox"/>
<b>11b. Once started, how many years do you think it would take to complete the proposed development (if known)?</b>	
18 months from start	

<b>Viability</b>			
<b>12a. You acknowledge that there are likely to be policy requirements and Community Infrastructure Levy (CIL) costs to be met which will be in addition to the other development costs of the site (depending on the type and scale of land use proposed). These requirements are likely to include but are not limited to: Affordable Housing; Sports Pitches &amp; Children’s Play Space and Community Infrastructure Levy</b>			<input type="checkbox"/> Yes
	Yes	No	Unsure
<b>12b. Do you know if there are there any abnormal costs that could affect the viability of the site e.g. infrastructure, demolition or ground conditions?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes
<b>12c. If there are abnormal costs associated with the site please provide details:</b> Potential costs associated with demolition and cleaning-up the site as a result of the former use			
<b>12d. Do you consider that the site is currently viable for its proposed use taking into account any and all current planning policy and CIL considerations and other abnormal development costs associated with the site?</b>	<input type="checkbox"/> Yes	<input type="checkbox"/>	<input type="checkbox"/>



**12e. Please attach any viability assessment or development appraisal you have undertaken for the site, or any other evidence you consider helps demonstrate the viability of the site.**

**Other Relevant Information**

**13. Please use the space below to for additional information or further explanations on any of the topics covered in this form**

<b>Check List</b>	
Your Details	Yes
Site Details (including site location plan)	Yes
Site Ownership	Yes
Current and Historic Land Uses	Yes
Proposed Future Uses	Yes
Local Green Space (Only to be completed for proposed Local Green Space Designations)	
Site Features and Constraints	Yes
Utilities	Yes
Availability	Yes
Market Interest	Yes
Delivery	Yes
Viability	Yes
Other Relevant Information	See attached document
Declaration	Yes

<b>14. Declaration</b>	
<p>I understand that:</p> <p>Data Protection and Freedom of Information</p> <p>The Data Controller of this information under the Data Protection Act 1998 will be Norfolk County Council, which will hold the data on behalf of Broadland District Council, Norwich City Council and South Norfolk District Council. The purposes of collecting this data are:</p> <ul style="list-style-type: none"> <li>• to assist in the preparation of the Greater Norwich Local Plan</li> <li>• to contact you, if necessary, regarding the answers given in your form</li> <li>• to evaluate the development potential of the submitted site for the uses proposed within the form</li> </ul> <p><b>Disclaimer</b></p> <p>The Site Submission response forms received as part of the Greater Norwich Local Plan Regulation 18 Consultation will be published and made available for public viewing. By submitting this form you are consenting to the details about you and your individual sites being stored by Norfolk County Council, and the details being published for consultation purposes. Any information you consider to be confidential is clearly marked in the submitted response form and you have confirmed with the Council(s) in advance that such information can be kept confidential as instructed in the Greater Norwich Local Plan: Regulation 18 "Growth Options" Consultation - Site Submission Guidance Notes.</p> <p>I agree that the details within this form can be held by Norfolk County Council and that those details can be shared with Broadland District Council, Norwich City Council and South Norfolk District Council for the purposes specified in this declaration.</p>	
Name Philip Atkinson	Date 22 <sup>nd</sup> March 2018



Licence number LIG0975

Location Plan 1:1250 @ A3



10 0 10 20 30 40 50 100m



1:1250

**NOTES**

Do not scale from this drawing electronically or manually, use written dimensions only.

All dimensions are in millimeters unless stated otherwise.

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**CDM 2015**

The Construction (Design and Management) Regulations 2015 (CDM 2015) makes a distinction between domestic and commercial clients and outlines the duties you, as client, have under Health and Safety Law (HSE).

These duties can be found at.

<http://www.hse.gov.uk/construction/cdm/2015/responsibilities.htm>

It is your responsibility as client to make yourself aware of your role within CDM 2015 and act accordingly.

REVISED BY:	DATE:	CHECKED BY:	DATE:
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PURPOSE OF ISSUE <b>PL - For Planning Submission</b>	RIBA STAGE -
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DRAWING STATUS <b>S2 - For Information</b>
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PROJECT TITLE <b>Land off Lusher's Loke</b>
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CLIENT -
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DRAWING TITLE <b>Location Plan</b>	SCALE <b>1:1250@A3</b>
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DATE <b>March 2018</b>	DRAWN BY <b>SF</b>	CHECKED BY <b>PA</b>	APPROVED BY -
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DRAWING NUMBER			
PROJECT NO <b>LL00</b>	TYPE <b>- 00</b>	UNIQUE NO <b>- 001</b>	REVISION -



[Architecture and Urban Design]

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