1a. Contact Details	
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

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

1c. Client/Landowner Details (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	

2. Site Details	
Site location / address and post code (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)	Land off Lusher's Loke, School Lane, Sprowston, Norwich, NR7 8TH
Grid reference (if known)	Not known
Site area (hectares)	0.9

Site Ownership		

3a. I (or my client)				
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		
🗌 Yes				
3b. Please provide the nam	ne, address and contact deto	ails of the site's		
landowner(s) and attach co	opies of all relevant title plan	is and deeds (if available).		
Mark Lusher				
3c. If the site is in multiple	Maria			
landownerships do all	Yes	No		
landowners support your proposal for the site?				
Current and Historic Land U	<u></u>			
<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</b> Yes No				
developed?				
-				
	<b>uses of the site.</b> (please provins, including application num			

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		Business and offices		Recreation & Leisure
Yes				
Affordable Housing		General industrial		Community Use
Yes				
Residential Care Home		Storage & distribution		Public Open Space 🗌
Gypsy and Traveller		Tourism		Other (Please Specify)
Pitches				
5c. Please provide furth	ner d	letails of your proposal, i	incluc	ling details on number of
houses and proposed floorspace of commercial buildings etc.				
Residential developme	nt c	omprising circa. 25 dwe	llinas	
5d. Please describe any benefits to the Local Area that the development of the site				
could provide.				
Residential developme	nt c	omprising circa. 25 dwe	llings	

## 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 of 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 nonconforming 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	☐Yes		
Mains sewerage	Yes		
Electricity supply	Yes		
Gas supply	Yes		
Public highway	Yes		
Broadband internet	Yes		

Other (please specify):	
8b. Please provide any further in	nformation on the utilities available on the site:

# 

#### **Market Interest**

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.

	Yes	Comments
Site is owned by a		
developer/promoter		
Site is under option to a		
developer/promoter		
Enquiries received		

Site is being marketed	The site is being marketed by Arnolds Keys to establish market interest
None	
Not known	

Delivery	
11a. Please indicate when you anticipate the proposed development co begun.	uld be
Up to 5 years (by April 2021)	Yes
5 - 10 years (between April 2021 and 2026)	
10 – 15 years (between April 2026 and 2031)	
15 - 20 years (between April 2031 and 2036)	
11b. Once started, how many years do you think it would take to comple proposed development (if known)?	te the
18 months from start	

Viability			
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 & Children's Play Space and Community Infrastructure Levy			Yes
	Yes	No	Unsure
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?			Yes
<b>12c. If there are abnormal costs associated with the sit</b> Potential costs associated with demolition and cleanin the former use	• •		
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?	□Yes		

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

Check List	
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

## 14. Declaration

I understand that:

Data Protection and Freedom of Information

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:

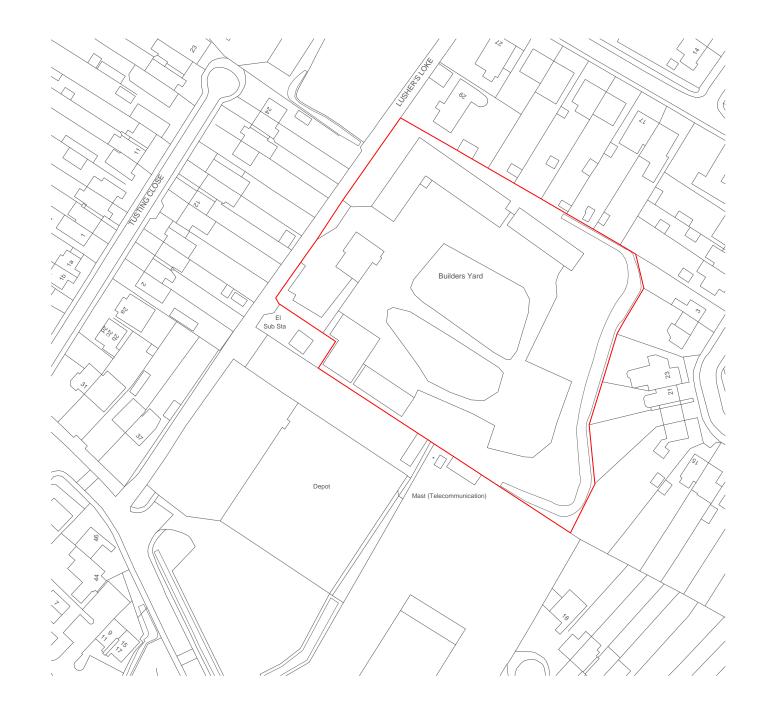
- to assist in the preparation of the Greater Norwich Local Plan
- to contact you, if necessary, regarding the answers given in your form
- to evaluate the development potential of the submitted site for the uses proposed within the form

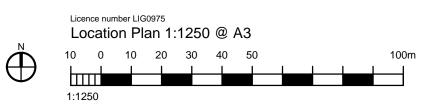
## Disclaimer

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.

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.

Name Philip Atkinson Date 22 <sup>nd</sup> March 2018	
Name Philip Afkinson Date 22 <sup>na</sup> March 2018	6





NOTES
NOTES Do not scale from this drawing electronically or manually, use
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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:
PURPOSE OF ISSUE RIBA STAGE
PL - For Planning Submission -
drawing status S2 - For Information
PROJECT TITLE Land off Lusher's Loke
CLIENT _
DRAWING TITLE SCALE Location Plan 1:1250@43
Location Plan 1:1250@A3
DATE DRAWN BY CHECKED BY APPROVED BY March 2018 SF PA -
DRAWING NUMBER
LL00 - 00 - 001 -
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Lanpro»
Architecture and Urban Design
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