

**1b. I am...** - Local Resident

**Other (please specify)**

I am a friend of Mr Roger Lister and am acting on his behalf.

Mr Lister is currently in a care home but continues to own the property located at 23 Longwater Lane, Costessey, NR50TB.

**1c. Client / Landowner Details (if different from your login account)**

**Title** Mr

**First Name** Roger

**Last Name** Lister

**Job Title (where relevant)**

**Address**

**Post Code**

**Telephone Number**

**Email Address**

**2. Site Details**

**Site location / address and post code.**

**(at the end of this form you will be able to plot the site on a map as part of your submission)**

Land to the rear of 23 Longwater Lane, Costessey, Norwich, NR5 0TB

**Grid reference (if known)** 52.655079, 1.206165

**Site area (hectares)** 0.71

**3. Site Ownership**

**3a. I (or my client)...** Is the sole owner of the site

**3b. Please provide the name, address and contact details of the site's landowner(s)**

Mr R. Lister

**Please attach copied of all relevant title plans and deeds (if available).**



#### 4. Current and Historic Land Uses

##### 4a. Current Land Use (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)

unused

##### 4b. Has the site been previously developed? No

##### 4c. Describe any previous uses of the site. (please provide details of any relevant historic planning applications, including application numbers if known)

Planning permission granted about 1975 but later withdrawn when development boundary moved to current position closer to Longwater Lane from unadopted road at back of property (which has access from 'The Loke').

Reason for development boundary being moved to current position unknown.

Application is for development boundary to be moved to allow planning permission for Mr Lister's property to be applied for.

#### 5. 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)

If the development boundary can be moved to encompass the land as registered at the land registry then planning permission would be applied for to erect several domestic residencies with access along the lane leading to Longwater Lane via The Loke.

##### 5b. Which of the following use or uses are you proposing? - Market Housing

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

Probably 4 to 10 houses depending on where the boundary is moved to.

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

Potential building land put to good use, thereby helping to alleviate the current national housing shortage.

**6. Local Green Space**

If you are proposing 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.**

Costessey.

Housing to alleviate the national housing shortage.

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

Potential building land is being wasted.

**7. 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?**

The site can be accessed from Longwater Lane via The Loke.

The road would need to be adopted or made up.

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

No significant level changes.

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

Ground is stable.

No ground contamination issues.

**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?**

Although the river Tudd runs close by other properties have been built closer to this river and there is no known history of local flooding.

**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.

**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?**

Although the river Tudd runs close by other properties have been built closer to this river and there is no known history of local flooding.

There are mature trees on part of the site.

**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 such issues.

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

Neighboring uses are private dwellings.

Development is not likely to have much impact on their amenity.

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

No

**8. 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.**

**Mains water supply** Yes

**Mains sewerage** Yes

**Electricity supply** Yes

**Gas supply** Unsure

**Public highway** Yes

**Broadband internet** Unsure

**9. Availability**

**9a. Please indicate when the site could be made available for the land use or development proposed.** Immediately

**9b. Please give reasons for the answer given above.**

If the development boundary can be moved to encompass the land, then planning permission could be applied for immediately.

**10. 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.** Not known

**11. Delivery**

**11a. Please indicate when you anticipate the proposed development could be begun.** Up to 5 years (by April 2021)

## 12. Viability

This is the description of your section break.

**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**

- I agree

**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?**

Unsure

**12c. If there are abnormal costs associated with the site please provide details:**

Access to Longwater Lane would mean that an existing track would need to be made up or adopted.

**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?**

Unsure

## 13. Other Relevant Information

### 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.

<b>Name</b>	John Andrews
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<b>Date</b>	Jan 08, 2018
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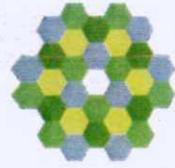


**This official copy issued on 7 January 2014 shows the state of this title plan on 7 January 2014 at 12:06:18. It is admissible in evidence.**  
This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements should be taken from the original title plan. See the Land Registry Handbook, Part 1, Chapter 19 - Title Plans and Boundaries.

**This title is dealt with by Land Registry, Kingston upon Hull Office.**

Land Registry  
Official copy of  
title plan

Title number **NK429047**  
Ordnance Survey map reference **TG1711SW**  
Scale **1:1250** enlarged from 1:2500  
Administrative area **Norfolk: South Norfolk**



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