

**From:** [Ruth Redding](mailto:Ruth.Redding@west-norfolk.gov.uk)  
**To:** [PScan1](mailto:PScan1@west-norfolk.gov.uk)  
**Subject:** FW: Invalid Letter 21/01543/F  
**Date:** 10 August 2021 12:37:01  
**Attachments:** 21021-001 -08 FRA V1.pdf  
form\_1\_cil\_additional\_information.pdf

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**From:** Kelly <kelly@sensusarchitecture.co.uk>  
**Sent:** 10 August 2021 11:36  
**To:** Ruth Redding <ruth.redding@west-norfolk.gov.uk>  
**Cc:** PScan1 <pscan1@west-norfolk.gov.uk>; Joanne Rahman <joanne.rahman@west-norfolk.gov.uk>  
**Subject:** RE: Invalid Letter 21/01543/F

Dear Ruth,

Thank you for your email.

In terms of the items listed:

1. I have attached a simplified Contamination Form. Please can you complete this to the best of your knowledge and return it. Completed and attached. **Attached thank you.**
2. As this is a new application I will require payment of £55 for the Habitat Mitigation Fee. If the application is refused and no appeal received within 6 months, a refund of the £55 Habitat Fee will be refunded on request. **Please can you advise further what the process is as my understanding is that the HRA applies where there is a net gain. As there is an extant permission there is no net gain.**
3. The Site lies within an area at Risk of Flooding. The Environment Agency are a Statutory Consultee for flooding, therefore a Full Flood Risk Assessment will be required.  
**Please find attached our FRA.**
4. In addition to the FRA, please complete the attached simplified Flood Risk Matrix. The site lies within Flood Zones 2 and 3A and is subject to Tidal Breach. **Do you have an editable version or word document please?**
5. I require a section through of the proposed dwelling, in order to ascertain finished floor levels.  
Please refer to the sections provided in the extant 2015 application. The levels remain as shown in this drawing. **This permission can and has been implemented. An application to make the required changes could have been submitted under s73, however, the applicant has opted to make a full application. The 2015 has commenced within the time frame required.**

Kind regards

Kelly

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**From:** Ruth Redding <[ruth.redding@west-norfolk.gov.uk](mailto:ruth.redding@west-norfolk.gov.uk)>  
**Sent:** 10 August 2021 11:02  
**To:** 'kelly@sensusarchitecture.co.uk' <[kelly@sensusarchitecture.co.uk](mailto:kelly@sensusarchitecture.co.uk)>  
**Cc:** PScan1 <[pscan1@west-norfolk.gov.uk](mailto:pscan1@west-norfolk.gov.uk)>; Joanne Rahman <[joanne.rahman@west-norfolk.gov.uk](mailto:joanne.rahman@west-norfolk.gov.uk)>  
**Subject:** Invalid Letter 21/01543/F

Good Morning

Thank you for your email and CIL Form, which I have now added to the application.

Unfortunately, as you have made a new application for a new dwelling, I require information in order to validate the application, regardless of the permission you received in 2015. As you are unable to fully implement the 2015 permission, it will result in a new permission.

Therefore, I have attached a copy of the email and Invalid Letter for your convenience and will respond in order;

1. CIL Form – received thank you.
2. I have attached a simplified Contamination Form. Please can you complete this to the best of your knowledge and return it.
3. As this is a new application I will require payment of £55 for the Habitat Mitigation Fee. If the application is refused and no appeal received within 6 months, a refund of the £55 Habitat Fee will be refunded on request.
4. The Site lies within an area at Risk of Flooding. The Environment Agency are a Statutory Consultee for flooding, therefore a Full Flood Risk Assessment will be required.
5. In addition to the FRA, please complete the attached simplified Flood Risk Matrix. The site lies within Flood Zones 2 and 3A and is subject to Tidal Breach.
6. I require a section through of the proposed dwelling, in order to ascertain finished floor levels.
7. Please see attached.

Unfortunately, I am unable to validate this application without the above information.

Regards

Ruth

Environment and Planning  
Borough Council of King's Lynn and West Norfolk

T: 01553 616234  
E: [borough.planning@west-norfolk.gov.uk](mailto:borough.planning@west-norfolk.gov.uk)  
W: [www.west-norfolk.gov.uk](http://www.west-norfolk.gov.uk)

Submit a planning application on-line: <http://www.planningportal.gov.uk>

[borough.planning@west-norfolk.gov.uk](mailto:borough.planning@west-norfolk.gov.uk) or telephone 01553 616234.

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**From:** Kelly <[kelly@sensusarchitecture.co.uk](mailto:kelly@sensusarchitecture.co.uk)>  
**Sent:** 06 August 2021 13:00  
**To:** Borough Planning <[borough.planning@West-Norfolk.gov.uk](mailto:borough.planning@West-Norfolk.gov.uk)>  
**Cc:** PScan1 <[pscan1@west-norfolk.gov.uk](mailto:pscan1@west-norfolk.gov.uk)>  
**Subject:** RE: Invalid Letter 21/01543/F

Dear Lesley,

Please find attached the completed CIL form. We trust this is now sufficient for the application to be registered.

Many thanks

Kelly

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**From:** Kelly <[kelly@sensusarchitecture.co.uk](mailto:kelly@sensusarchitecture.co.uk)>  
**Sent:** 06 August 2021 11:19  
**To:** 'Borough Planning' <[borough.planning@West-Norfolk.gov.uk](mailto:borough.planning@West-Norfolk.gov.uk)>  
**Cc:** 'PScan1' <[pscan1@west-norfolk.gov.uk](mailto:pscan1@west-norfolk.gov.uk)>  
**Subject:** RE: Invalid Letter 21/01543/F

Dear Lesley,

Thank you for your email. Please can you let me know where to look as the link takes me here and it isn't clear where to find the form:

[Home](#) > [Planning and development](#) > [Community Infrastructure Levy](#)

## Community Infrastructure Levy

### [CIL processes](#)

A detailed description of each stage of the CIL process

### [CIL governance and funding](#)

Find out how to apply for CIL funding and what our CIL is spent on

### [CIL charges and payments](#)

All aspects of CIL charging including the charging schedule, surcharges and payments

### [Reliefs and exemptions](#)

How to apply and who is eligible

### [CIL overview](#)

CIL Overview - What is CIL, CIL examination details and S106 agreements

### [CIL appeals](#)

How and when you can appeal a CIL charge

### [CIL phased developments](#)

How to apply for your development to be introduced in phases

### [CIL parish and town council payments](#)

Details of how CIL is paid, can be spent, and reporting requirements

### [CIL financial reports](#)

Financial details of CIL collected and spending, including parish payments

I am not sure I agree with you on points 2 and 3 .

Point 2: There is an existing permission on site. As part of the two previous applications NO concerns were raised regarding land contamination. In existing the permission has been implemented and the current application seeks to make changes to this. This requirement is not necessary.  
Point 3: Are you saying that where there is an existing dwelling on site - your habitat regulations still require an additional payment? As I understand it the fee relates to additional net gain. There is no additional net gain and therefore I would appreciate your confirmation on this matter.

I look forward to hearing from you further,

Kind regards

Kelly

-----Original Message-----

From: Borough Planning <[borough.planning@West-Norfolk.gov.uk](mailto:borough.planning@West-Norfolk.gov.uk)>  
Sent: 06 August 2021 11:05

To: 'kelly@sensusarchitecture.co.uk' <kelly@sensusarchitecture.co.uk>  
Cc: PScan1 <pscan1@west-norfolk.gov.uk>  
Subject: FW: Invalid Letter 21/01543/F

Good Morning

Thank you for your email.

1. The CIL forms are available online by using the following link: [https://www.west-norfolk.gov.uk/homepage/185/community\\_infrastructure\\_levy](https://www.west-norfolk.gov.uk/homepage/185/community_infrastructure_levy)
2. This is a new application for a dwelling and this is a standard requirement for this contamination questionnaire to be completed on all new planning applications for a new dwelling.
3. The previous planning consent is extant and you have been required to submit a new application for his dwelling. All new planning applications for a new dwelling require the Habitat fee to be paid.

Regards

Lesley Raby  
Technical Support Officer  
Borough Council of King's Lynn and West Norfolk

E: [borough.planning@west-norfolk.gov.uk](mailto:borough.planning@west-norfolk.gov.uk)  
W: [www.west-norfolk.gov.uk](http://www.west-norfolk.gov.uk)

Submit a planning application on-line: <http://www.planningportal.gov.uk>

[borough.planning@west-norfolk.gov.uk](mailto:borough.planning@west-norfolk.gov.uk) or telephone 01553 616234

-----Original Message-----

From: Kelly <kelly@sensusarchitecture.co.uk>  
Sent: 05 August 2021 11:45  
To: Borough Planning <[borough.planning@West-Norfolk.gov.uk](mailto:borough.planning@West-Norfolk.gov.uk)>  
Subject: RE: Invalid Letter 21/01543/F

Dear Planning

In terms of Item 1 - please can you send me the relevant form.

In terms of Item 2 - this site has an extant consent for a dwelling which has been commenced. There were no previous request and therefore we do not consider this requirement to be necessary or reasonable.

Item 3 - there is an existing consent for a dwelling and therefore there is no net gain that would arise from this development.

Kind regards

Kelly

-----Original Message-----

From: [borough.planning@west-norfolk.gov.uk](mailto:borough.planning@west-norfolk.gov.uk) <[borough.planning@west-norfolk.gov.uk](mailto:borough.planning@west-norfolk.gov.uk)>  
Sent: 05 August 2021 11:34  
To: kelly@sensusarchitecture.co.uk  
Subject: Invalid Letter 21/01543/F

Planning Invalid Please see attached

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager.

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