

Your ref:
Our ref: 21/01543/F
Please ask for: Mrs Joanne Rahman
Direct dial: 01553 616233
Direct fax: 01553 616652
E-mail: borough.planning@west-norfolk.gov.uk

Rebecca Haigh
c/o Sensus Architecture Ltd
Mr Martin Stuart
7 Main Road
Titchwell
King's Lynn
PE31 8BB

Geoff Hall
Executive Director

Stuart Ashworth
Assistant Director Environment and Planning

5 August 2021

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACT 1990

Details: **Erection of a dwelling with access (on a site with an extant consent to construct a dwelling under application ref: 15/00852/F) at Apple Tree House Station Road Ten Mile Bank DOWNHAM MARKET Norfolk**

I have received a planning application as detailed above but cannot process it until I receive some more information:

1. The Community Infrastructure Levy was adopted by the Council on 19 January 2017 and came into force on Wednesday 15 February 2017.

Therefore, you will need to complete the CIL Additional Information Requirement Form 1. You will need to include the applicant's details as the applicant will need to be contacted as the liable party.

The form and guidance notes are available on the Council's website at www.west-norfolk.gov.uk/CIL

Any questions, please contact our CIL Officer, Amanda Driver 01553 616443.

2. Although you have answered NO to the question on the application form which asks whether the proposed use would be particularly vulnerable to the presence of contamination, please submit, two copies of a Phase 1 Desk Study to assess the potential risks to the future use of the site from land contamination. For advice, please visit www.west-norfolk.gov.uk and go to the Environmental Health pages or contact The Environmental Quality Team on 01553 616587 or 01553 616733.
3. From the 1st April 2016 the Habitats Regulations Monitoring and Mitigation Contribution levy came into force. The fee must be paid at the planning application submission stage or by entering into a Unilateral Undertaking / S106 agreement if you wish to pay later.

Therefore, a fee of £55 per dwelling, plus a £55 Administration Fee is payable on completion of a Unilateral Undertaking.

King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX
Tel: (01553) 616200
DX 57825 KING'S LYNN

Chief Executive – Lorraine Gore

Payment in advance is charged at £55 per dwelling with no administration fee payable.

If you pay the fee via BACS - please quote the planning reference in the payment reference, to avoid delays.

4. A Flood Risk Assessment is required to be submitted with this application, as the site lies within an area at risk of flooding.
5. As the property lies within an area at risk to flooding, please complete the simplified Matrix and return it. The Matrix can be found at https://www.west-norfolk.gov.uk/info/20173/information_for_planning_agents/231/flood_risk_information
6. Please submit a section through of the proposed dwelling, this should be done to a scale of 1:50 or 1:100.
7. There is a door shown on the proposed ground floor plan that is not on the proposed rear elevation. Please amend and resubmit the correct plan.

Once this information is received your application will become valid and the application can be passed to the relevant planning officer.

To enable us to deal with the additional information requested efficiently could you please ensure you quote the Application Number detailed at the top of this letter along with the name of the officer detailed on this letter. Could you also clearly state the location and details of the proposed development in all correspondence and **mark it for the attention of Mrs Joanne Rahman**

Yours faithfully



Executive Director
Environment and Planning

