

**From:** [Ruth Redding](#)  
**To:** "Kelly Sensus"  
**Subject:** RE: Invalid Letter 21/01543/F  
**Date:** 10 August 2021 13:01:22

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Hello

Please see the Council's website at [Developer contributions | Developer contributions | Borough Council of King's Lynn & West Norfolk \(west-norfolk.gov.uk\)](#)

Kind 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 Sensus <kelly@sensusarchitecture.co.uk>  
**Sent:** 10 August 2021 12:55  
**To:** Ruth Redding <ruth.redding@west-norfolk.gov.uk>  
**Subject:** Re: Invalid Letter 21/01543/F

Dear Ruth

Please can you set out your criteria for where HRA is required. Is it all new development ? Or additional dwellings ? I'm just understanding where the HRA is required if there is no net gain. So what is the harm that arises from this development ? If you could please refer to this in the HRA guidance that would be helpful.

Kind regards

Kelly

Sent from my iPhone