

Your ref:  
Our ref: 22/00768/OM  
Please ask for: Mrs Lesley Raby  
Direct dial: 01553 616818  
E-mail: borough.planning@west-norfolk.gov.uk

K G Brown  
c/o Swann Edwards Architecture Limited  
Mr James Burton  
Swann Edwards Architecture  
Fen Road  
Guyhirn  
Wisbech  
PE13 4AA  
Undefined

**Geoff Hall**  
Executive Director

**Stuart Ashworth**  
Assistant Director Environment and Planning

18 May 2022

Dear Sir or Madam

### **TOWN AND COUNTRY PLANNING ACT 1990**

Details: **Outline Application: Proposed Residential Development of up to 39 Dwellings at KGB Transport 44 St Johns Road Tilney St Lawrence Norfolk PE34 4QJ**

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

1. The application you have submitted meets the thresholds for contributions towards Affordable Housing. Therefore, in order for us to draft a Section 106 Agreement, please provide the following;
  1. Heads of Terms
  2. Solicitors Details
  3. Proof of Title
2. A Flood Risk Assessment is required to be submitted with this application, as the site lies within an area at risk of flooding.
3. 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](https://www.west-norfolk.gov.uk/info/20173/information_for_planning_agents/231/flood_risk_information)
4. Please provide supporting information, in the form of a report and drawings if necessary, showing sustainable drainage system for this site.

Guidance on the what is required to be included can be found on the Planning Practice Guidance website, by following this link:

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

*Chief Executive – Lorraine Gore*

<http://planningguidance.planningportal.gov.uk/blog/guidance/flood-risk-and-coastal-change/reducing-the-causes-and-impacts-of-flooding/why-are-sustainable-drainage-systems-important/>

Alternatively, The Department for Environment, Food and Rural Affairs offer some guidance at:  
[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/415773/sustainable-drainage-technical-standards.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/415773/sustainable-drainage-technical-standards.pdf)

If it is considered that a Sustainable Drainage System is inappropriate for this development, please provide your reasons in writing.

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 Lesley Raby**

Yours faithfully



Executive Director  
Environment and Planning

