

From: [Borough Planning](#)
To: michal@rtkuk.com
Cc: [PScan1](#)
Subject: RE: Invalid Letter 22/01712/F
Date: 18 October 2022 10:25:16
Attachments: [image001.png](#)
[image003.png](#)
[SFRA_Proforma_Householder.pdf](#)
[image002.png](#)

Dear Mr Krol,

Thank you for your email and attachments.

Upon reviewing the attachments however, I am unable to accept them for planning validation. In regards to flooding, please see below for points on flooding and planning validation.

- The Borough Council of King's Lynn and West Norfolk have an agreement with the environment agency to use our own more accurate flood maps for planning applications.
- The maps that we use can be found by following this link: [Flood risk assessment - Level 1 | Flood risk assessment - Level 1 | Borough Council of King's Lynn & West Norfolk \(west-norfolk.gov.uk\)](#)
- If the application you are submitting is a householder, only a simplified flood risk matrix form will be required. If however you are submitting a full planning application, a full flood risk assessment will be required. More information can be found at the following link: [Flood risk information | Flood risk information | Borough Council of King's Lynn & West Norfolk \(west-norfolk.gov.uk\)](#)

Our flood maps show that the proposal for the above application number falls within an area susceptible to flooding. In order to assist with getting your application validated I will attach a copy of the form to this email and please mark the following on the SFRA simplified matrix form:

- Flood Zone 2
- Flood Zone 3A
- Flood Zone 3B
- Fluvial
- Surface Water

I hope the above points are clear and once I receive the extra information, I will validate your application.

I look forward to receiving your correspondence.

Kind Regards,

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

Luke BArch (Hons) Architecture Part 1
E: borough.planning@west-norfolk.gov.uk
W: www.west-norfolk.gov.uk

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

borough.planning@west-norfolk.gov.uk or telephone 01553 616234.

From: Borough Planning <borough.planning@West-Norfolk.gov.uk>

Sent: 18 October 2022 08:36
To: Luke Swales [REDACTED]
Subject: FW: Invalid Letter 22/01712/F

From: michal@rtkuk.com <michal@rtkuk.com>
Sent: 17 October 2022 17:10
To: Borough Planning <borough.planning@West-Norfolk.gov.uk>
Subject: Invalid Letter 22/01712/F

[External Email]
[Think before you click on links]

Good Afternoon,

Further to the recent correspondence please see attached for the requested documents.

1. Flood Risk – refer to attached.
2. Site levels – site levels will remain as existing.

If you have any further questions please contact me directly.

Thank you.

With kind regards,

Michal Krol
ARB RIBA
Chartered Architect

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