

Your ref:
Our ref: 23/00672/FM
Please ask for: Miss Joanne Wren
Direct dial: 01553 616233
E-mail: borough.planning@west-norfolk.gov.uk

Borough Council of
**King's Lynn &
West Norfolk**



A S Johnson And Son Ltd
c/o Collective Community Planning
Mrs Ruth Harris
55 Bussey Bridge
Norwich
NR15 1DF
United Kingdom

Geoff Hall
Executive Director

Stuart Ashworth
Assistant Director Environment and Planning

4 May 2023

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACT 1990

Details: **Application for additional holiday lodges taking the total number to 35 inclusive of permanent on-site wardens accommodation at Lode Hall Silt Road Three Holes Norfolk PE14 9JW**

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

1. You have submitted a location plan and one floor plan but I do not appear to have any other plans.

Please submit existing and proposed site plans done to a scale of 1:500.

Please also submit elevations, floor plans and a roof plan of any lodges (or any other building) that you are applying for, these should be done to a scale of 1:50 or 1:100.

2. 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.

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.

From 1 April 2022 this was increased to £185.93.

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

Chief Executive – Lorraine Gore

Therefore, a fee of £185.93 per dwelling, plus a £55 Administration Fee is payable on completion of a Unilateral Undertaking.

Payment in advance is charged at £185.93 per dwelling with no administration fee payable. You can either call us to make a card payment, or pay on line at <https://ip.e-paycapita.com/AIP/itemSelectionPage.do?link=showItemSelectionPage>

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

4. 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.
5. You have submitted a floor plan but this is not to scale. Please resubmit this drawing done to a scale of 1:50 or 1:100.
6. Once I have received plans showing the proposed development I can confirm what the fee is.
7. The location plan submitted does not show the full extent of the red line.

Can you please submit a location plan. The site should be edged in red and any other adjoining land owned or controlled by the applicant edged in blue. Location plans should be to a scale of either 1:1250 or 1:2500.

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 Miss Joanne Wren**

Yours faithfully



Executive Director
Environment and Planning

