

Your ref:
Our ref: 23/01745/F
Please ask for: Valera Lvov
Direct dial: 01553 616865
E-mail: borough.planning@west-norfolk.gov.uk

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



Geoff Hall
Executive Director

Stuart Ashworth
Assistant Director Environment and Planning

Mr I Osler
c/o Ian H Bix Associates Ltd
Mr Michael Carman
Sandpiper House
Leete Way
West Winch
Kings Lynn
PE33 0ST
United Kingdom

5 October 2023

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACT 1990

Details: **Proposed Replacement Dwelling with Garage and Pole Barn at Keepers Cottage
Decoy Road Southery Downham Market Norfolk**

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

1. The fee, together with a Shadow HRA Assessment form will need to be submitted with this application please follow the link below :

Habitat mitigation (RAMS) | Borough Council of King's Lynn & West Norfolk (west-norfolk.gov.uk)

2. 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 June 2023 this was increased to £210.84. Therefore, a fee of £210.84 per dwelling, plus a £55 Administration Fee is payable on completion of a Unilateral Undertaking.

Payment in advance is charged at £210.84 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.

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

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

Chief Executive – Lorraine Gore

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 Valera Lvov**

Yours faithfully

A handwritten signature in black ink, appearing to read 'G. A. M.', with a stylized flourish at the end.

Executive Director
Environment and Planning

