

Your ref:
Our ref: 24/00607/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**



Mr and Mrs Voutt
c/o Keith Mitchell Building Consult Ltd
Keith Mitchell
Blaydon House
Church Lane
North Thoresby
DN365QG
United Kingdom

Geoff Hall
Executive Director

Stuart Ashworth
Assistant Director Environment and Planning

12 April 2024

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACT 1990

Details: **Change of use of land from agricultural to part private equestrian and part domestic garden at Land At E543021 N313493 N of Charolais Low Road Pentney Norfolk**

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

1. Although you may 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, you are required to complete and submit the Screening Assessment Form, which can be found on the Council's website at www.west-norfolk.gov.uk. Please click on the following to reach the Questionnaire.

https://www.west-norfolk.gov.uk/info/20138/contaminated_land/204/planning_applications_on_contaminated_land

2. Unfortunately because the supplied drawings are not in PDF format, we are unable to print them to scale. Therefore, please provide all drawings as a PDF at your earliest convenience.
3. Where the development would be subject to the general biodiversity gain condition, the application must be accompanied by minimum information set out in Article 7 of The Town and Country Planning (Development Management Procedure)(England) Order 2015.

Please provide:

- o Statutory Metric
- o Planning Validation Supporting Statement (Net Gain Statement)

The above documents can be found by following the below link:

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

Chief Executive – Lorraine Gore

https://www.west-norfolk.gov.uk/info/20244/biodiversity_net_gain/1102/information_for_developers

4. 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

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 Valera Lvov**

If the above information is not provided, within 28 days of the date of this letter, the application will be returned.

Yours faithfully



Executive Director
Environment and Planning

