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Date 9 December 2021  
Our Ref 21/01872/FLH

Contact Gemma Paterson  
Email [businessadminhub@epsom-ewell.gov.uk](mailto:businessadminhub@epsom-ewell.gov.uk)

Dear Sir/Madam,

**Town and Country Planning Act 1990 (As Amended)**  
**23 Kingston Road, Ewell, Epsom**  
**Erection of a first floor side/rear extension, involving rear dormer, Juliet Balcony & associated fenestrations**

Thank you for your planning application which was received on 29 November 2021. We have checked the application and have found that it is invalid. This means that we cannot currently accept it for registration. The following details must therefore be submitted for the application to be registered:

1 The site lies in a critical drainage area. A site-specific Flood Risk Assessment is required for all proposals for new development in an area within Flood Zone 1 which has critical drainage problems. You should refer to the National Planning Practice Guidance checklist on Site-Specific Flood Risk Assessments: <https://www.gov.uk/guidance/flood-risk-and-coastal-change#Site-Specific-Flood-Risk-Assessment-checklist-section> and contact Surrey County Council as the Lead Local Flood Authority in preparing a Flood Risk Assessment: <https://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice>

2 The site lies within an Area of High Archaeological Potential and as such the application must be accompanied by an Archaeological Assessment, which must contain information about the archaeological interest of the site such as that contained in national and local records, site-specific information and geophysical and geotechnical surveys. It will then assess what, if any, further expert investigation and on-site evaluation may be needed prior to development commencing on site. Applicants are advised to discuss the scope of any archaeological assessment or examination of their site with the County Archaeologist. Further information is available on Surrey County Council's website: <https://www.surreycc.gov.uk/land-planning-and-development/historical-planning/archaeology-and-planning>

3 There appears to be Trees subject to a Tree Preservation Order within the site. Tree surveys should be carried out for all applications that involve new development on sites that have trees within Conservation Areas or trees protected by a Tree Preservation Order.

I would be grateful to receive these details by 30 December 2021. If I do not receive them by this date I will return the application to you.

Yours faithfully,

Gemma Paterson

Planning Officer