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Date 20 September 2023
Our Ref 23/01070/FLH

Contact Technical Support
Email planningsupport@epsom-ewell.gov.uk

Dear Sir/Madam,

Town and Country Planning Act 1990 (As Amended)
21 Church Road, Epsom, Surrey
Demolition and rebuild of existing ground floor rear extension. First floor rear extension and alterations to fenestration

Thank you for your planning application which was received on 31 August 2023. 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 Please submit a proposed Site Plan at a scale of 1:200 or 1:500 showing the proposal, clearly differentiate from the existing (e.g. hatched) and its relation to the site boundaries, any other existing buildings on site and the neighbouring properties.

2 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>

3 As the property is within the Pikes Hill Conservation Area, a Heritage Statement is required. This should provide information about the significance of the heritage asset affected, the principles of and justification for the proposed works and the impact of the proposal on the significance of a heritage asset. The Heritage Statement should be proportional to the works taking place.

4 As the property falls within the Pikes Hill Conservation Area, a Design and Access Statement is required in support of the application. This should be proportional to the proposed development.

I would be grateful to receive these details by 11 October 2023. If I do not receive them by this date I will return the application to you.

Yours faithfully,

Technical Support