



Ms Liz Mead
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Date 12 February 2024
Our Ref 24/00096/FUL

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

Dear Sir/Madam,

Town and Country Planning Act 1990 (As Amended)
48 Rosebank, Epsom, Surrey
Formation of new dropped kerb with vehicular access incorporating new hardstanding driveway.

Thank you for your planning application which was received on 26 January 2024. 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 CERTIFICATE B - We note the receipt of the email to Surrey County Council, the landowner of the public highway. However, please be advised that the serving of Certificate B on the landowner will require the Application Form to be amended and submitted to the Local Planning Authority. Therefore, please amend section titled "Certificate Of Ownership - Certificate B" on the application form to name Surrey County Council as one of the parties provided with the requisite notice.

2 LOCATION PLAN AND EXISTING AND PROPOSED SITE/BLOCK PLAN - We acknowledge receipt of the submitted plan. However, these do not meet our requirements. For guidance, we have attached a sample Location Plan, Existing Site Plan and a Proposed Site Plan detailing how the red line needs to be extended up to the highway and to include the pavement. Please note how the Existing and Proposed Site Plans show the current situation and the proposed situation (hatched). The Location plan is to be at scale 1:1250 and the Site Plans at 1:200 or 1:500.

I would be grateful to receive these details by 4 March 2024. If I do not receive them by this date I will return the application to you.

Yours faithfully,

Technical Support