

Hobbledown Ltd
c/o Mr Bob Neville
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Date 18 January 2022
Our Ref 21/02021/FUL

Contact Gemma Paterson
Email businessadminhub@epsom-ewell.gov.uk

Dear Sir/Madam,

Town and Country Planning Act 1990 (As Amended)
Hobbledown, Horton Lane, Epsom
Installation of timber and netting outdoor play structures, installation of 3 no. bounce pillows and construction of Lorikeet enclosure/structure (retrospective)

Thank you for your planning application which was received on 29 December 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 applicant is required to notify owners of the land or buildings to which the application relates. The landowner of the site is Epsom and Ewell Borough Council. Certificate B therefore need to be completed and served on Epsom and Ewell Borough Council.

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>

I would be grateful to receive these details by 8 February 2022. If I do not receive them by this date I will return the application to you.

Yours faithfully,
Gemma Paterson
Planning Officer