

Additional planning application at 276 Beaulieu Gardens, Blackwater, Camberley,
Hampshire,

Paul Sehmi [REDACTED]

Tue 09/01/2024 13:51

To: Planning Admin <planningadmin@hart.gov.uk>
[REDACTED]

📎 4 attachments (6 MB)

SearchResultsPersonalRegulatedSearchResidentialpdf.pdf; Previous Householder planning approval and existing plans.pdf; Betterment Plan.pdf; FUL-WEBFORM_SUBMISSION_FROM_FLOODING_IMPACT_FORM-1752837.pdf;

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See attached below in line with the information requested in your validation letter
(Please note the information was previously supplied to validate the last submitted application)

Point 1:

Client is paying the fee

Point 2 and 3:

- Existing Plans attached (previously approved householder application)

Existing side elevation attached (previously approved householder application)

Point 4

We agree to the change in wording

Point 5

Flooding proforma as attached.

Very low risk flooding area.

Better plan note attached for water bushes in garden.

Flood risk summary for the area around:

276, BEAULIEU GARDENS, BLACKWATER, CAMBERLEY,
GU17 0LH

Rivers and the sea

Very low risk

► [More information about your level of flood risk from rivers and the sea](#)

The Environment Agency is responsible for managing the flood risk from rivers and the sea.

[View a map of the risk of flooding from rivers and the sea](#)

Point 6

See attached enviro search documents which confirms foul/storm and uoiles assessment.

All new foul drainage to connect to existing mains system in line with detailed drainage design as per any condition attached to the approval.

All storm drainage to connect to suds drainage system designed in accordance with drainage engineer design and detail as per any condition attached to the approval.

Point 7

CONTAMINATED LAND ASSESSMENT STATEMENT

Please see attached the report which was commissioned on acquisition of the property by the owner. Based on this we confirm that all new ground works will have the additional floor membrane to ensure that the new structure will be protected from any potential ground and gas contamination as set out by the building regulations.

Please confirm receipt of this mail and come back to me as soon as possible.

Point 8

BAT ASSESMENT STATEMENT

We have followed the trigger list flow chart produced by www.bats.org.uk and can confirm the following:

- Bats are not known to be present
- There are no features with the potential for bat presence
- No further survey required
- Works should proceed with caution and vigilance for unexpected bat presence.

We are of the opinion that development of this site has no implications in terms of bat conservation. However, if at any stage bats or evidence of bats are found, please ensure work is stopped immediately and Natural England contacted for further advice.

Paul Sehmi
Director





Architecture & Project Management



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