

Proposed Flood Compensation Area

Proposed flood compensation area (approximately 300 mm deep) for temporary surface water storage.



Submitted: Proposed Site Plan

Drawing: H0123-FA-02-Site Layout

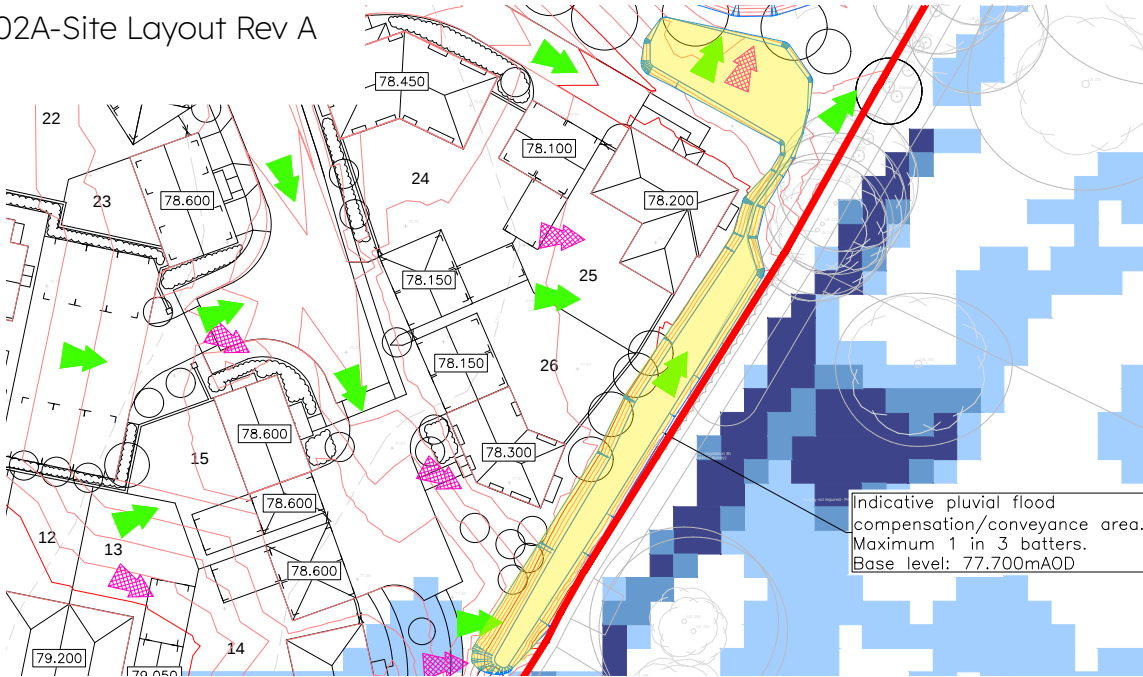
A flood compensation area is proposed in the southeastern corner of the site to further mitigate surface water flood risk. This update has been made in response to changes in the surface water flood risk mapping since the application was submitted. The flood compensation area will prevent surface water from ponding/pluvial flooding as a result of overland flows. Notwithstanding the above, the risk of surface water flooding in this area is considered to be low.



Amended: Proposed Site Plan

Drawing: H0123-FA-02A-Site Layout Rev A

Drainage Overland Flow Plan
HSP drawing C3701-DS002 Overland Flow Plan Rev E
HSP Consulting Engineer’s technical drawing illustrating the proposed overland flow routes overlaid with the surface water flood risk mapping. Green arrows indicate the proposed watershed and the indicative direction of overland surface water flow.



Proposed Level Changes



Submitted: Proposed Levels Plan

Drawing: H0123-FA-13-Levels Plan



Amended: Proposed Levels Plan

Drawing: H0123-FA-13A-Levels Plan Rev A

Site levels have been revised in line with the updated drainage strategy to ensure that overland flow routes through the site are maintained. The revisions also regularise site levels and remove localised low points, particularly around Plot 14, where surface water could otherwise accumulate. Proposed finished floor and ground levels have been raised above existing ground levels across the site to fully mitigate the risk of on-site surface water flooding.

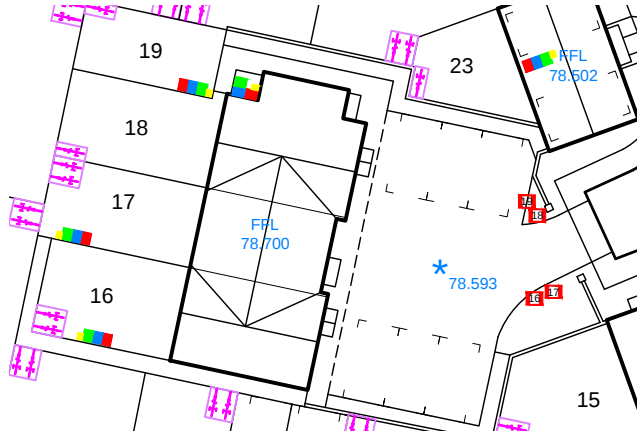
The proposed level changes are highlighted in red on the amended Levels Plan.

Proposed Garden Size Change



Submitted: Proposed Site Plan

Drawing: H0123-FA-02-Site Layout



Submitted: Refuse & Recycling Plan

Drawing: H0123-FA-06-Refuse & Recycling Plan

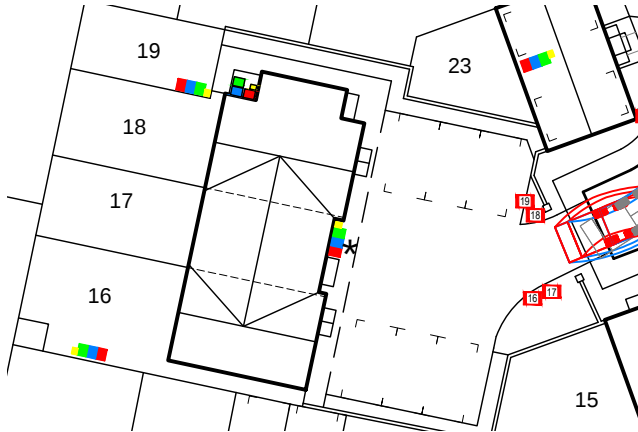
The garden serving Plot 16 has been enlarged through the removal of the shared rear access path to Plot 17. This amendment ensures that the private amenity space provided for Plot 16 exceeds the minimum policy requirements for a dwelling of this size.

A bin store will now be provided to Plot 17 to ensure bins are appropriately concealed from view.



Amended: Proposed Site Plan

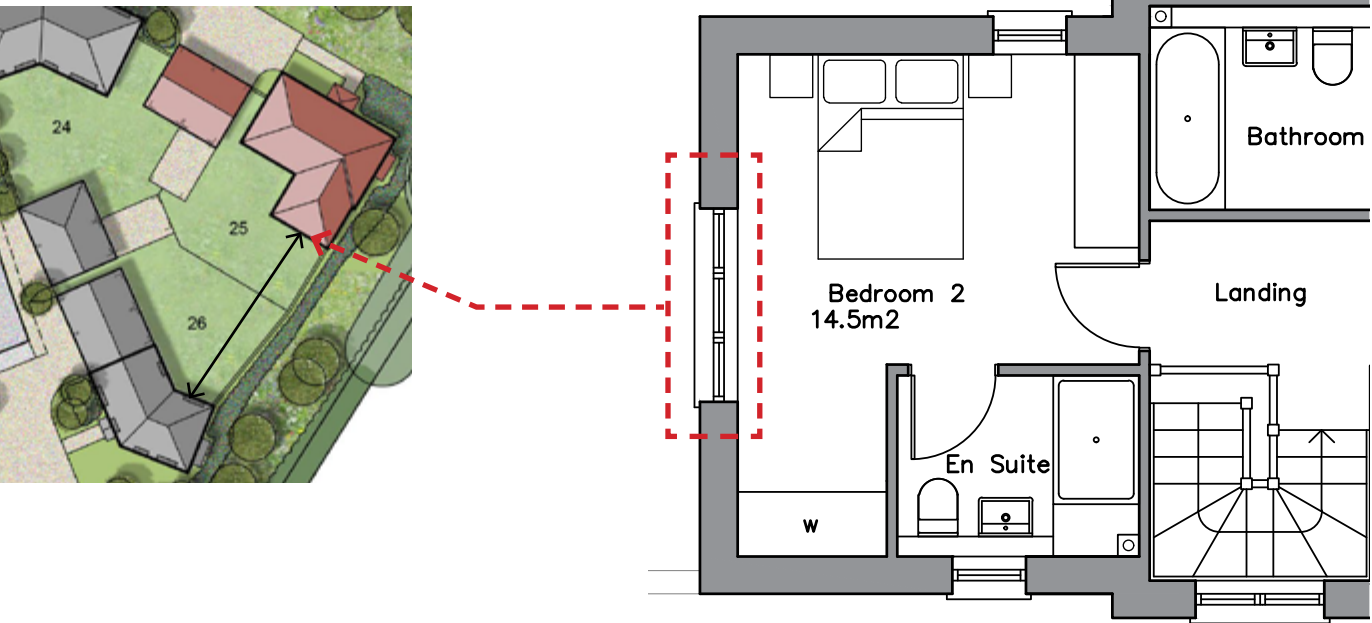
Drawing: H0123-FA-02A-Site Layout Rev A



Amended: Refuse & Recycling Plan

Drawing: H0123-FA-06B-Refuse & Recycling Plan Rev B

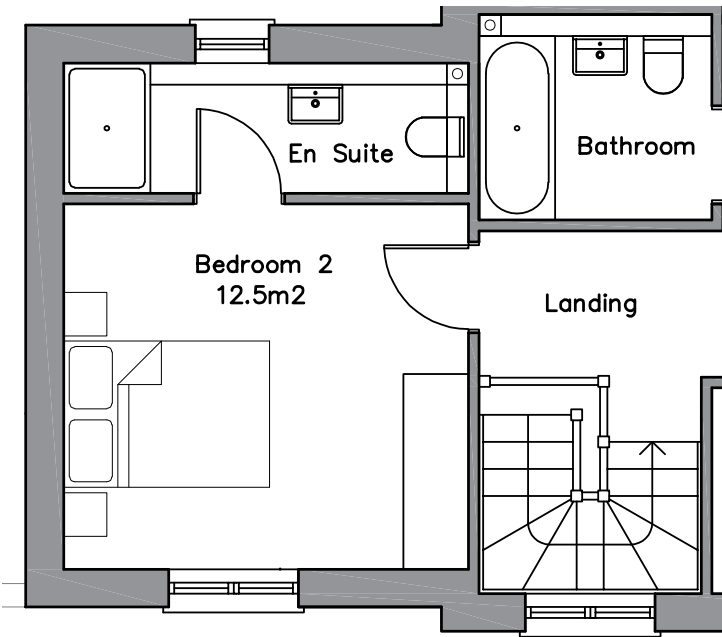
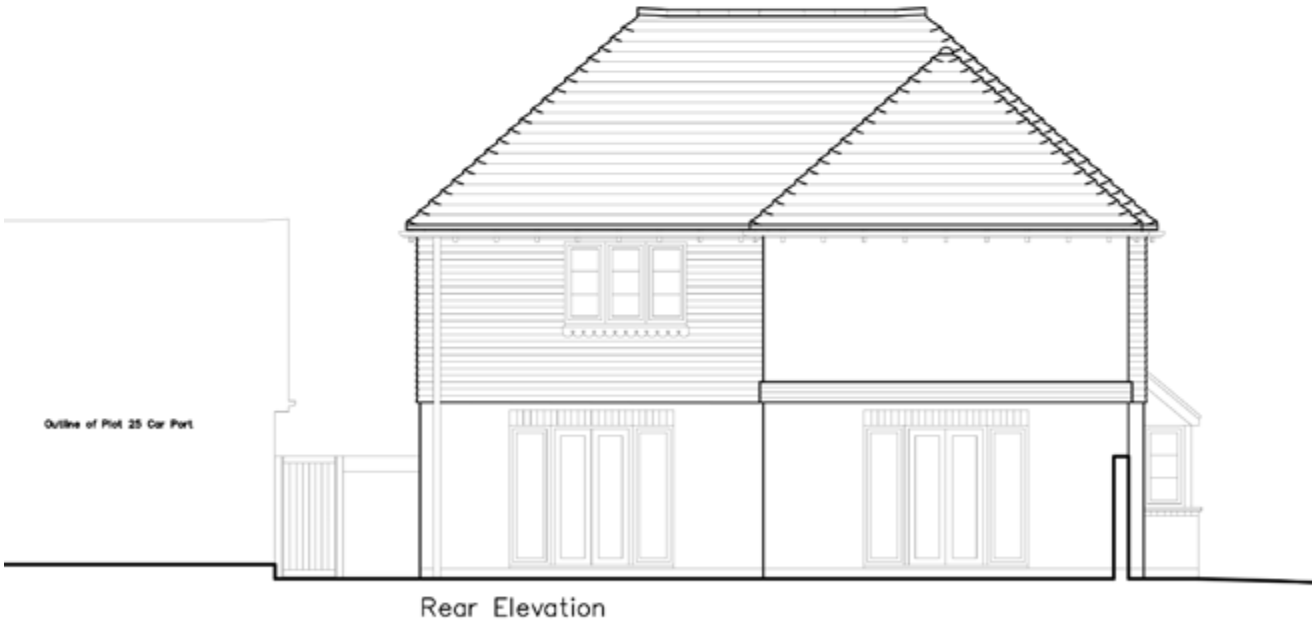
Proposed Changes to Plot 25



Submitted: Proposed Plot 25

Drawings:
H0123-FA-230- Floor Plans Plot 25
H0123-FA-231- Elevations Plot 25

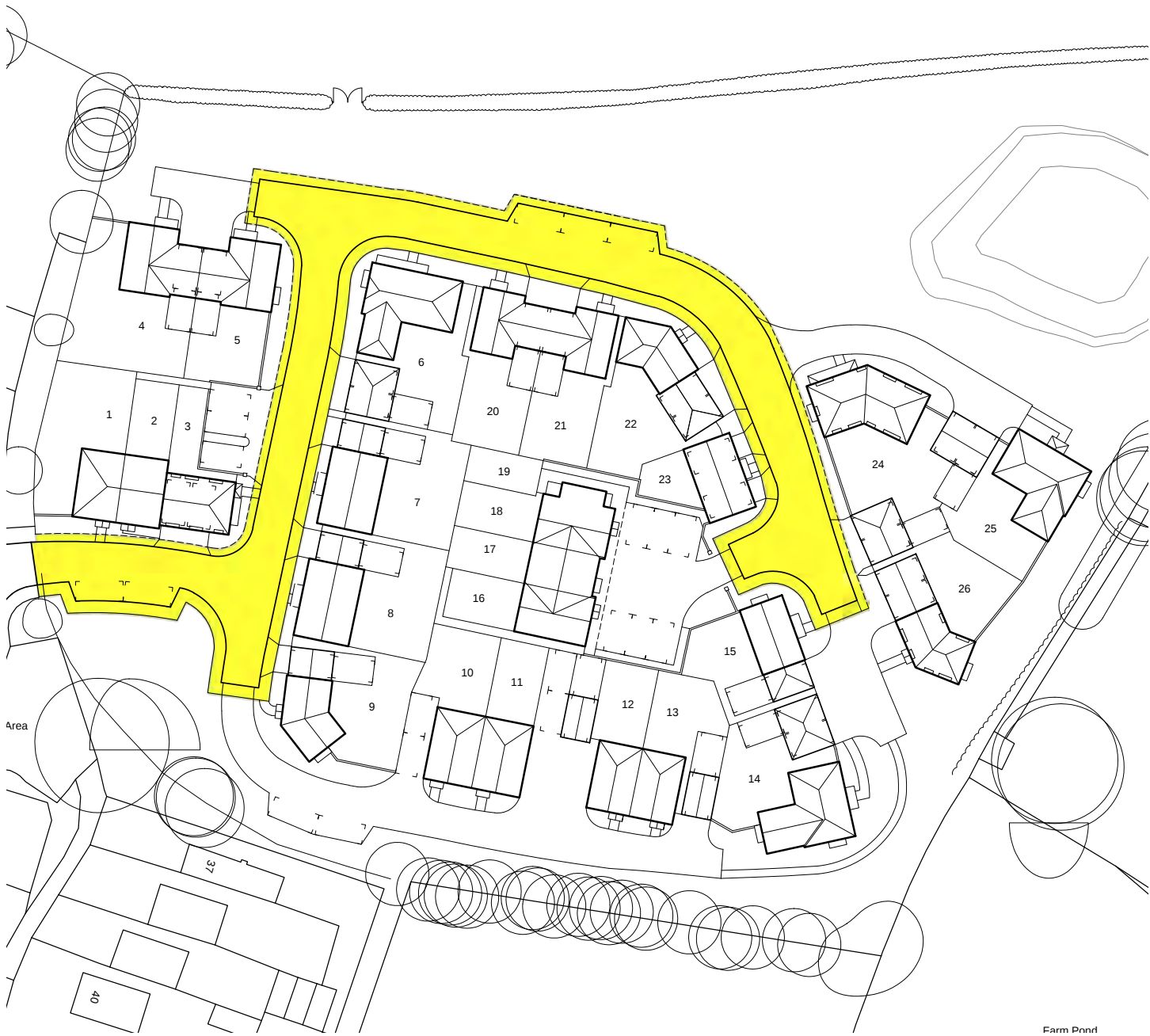
The proposed first-floor layout of Plot 25 has been amended through the removal and repositioning of a window within Bedroom 2. This revision addresses the overlooking relationship with Plot 26 and improves privacy between the two properties.



Amended: Proposed Plot 25

Drawings:
H0123-FA-230A- Floor Plans Plot 25 Rev A
H0123-FA-231A- Elevations Plot 25 Rev A

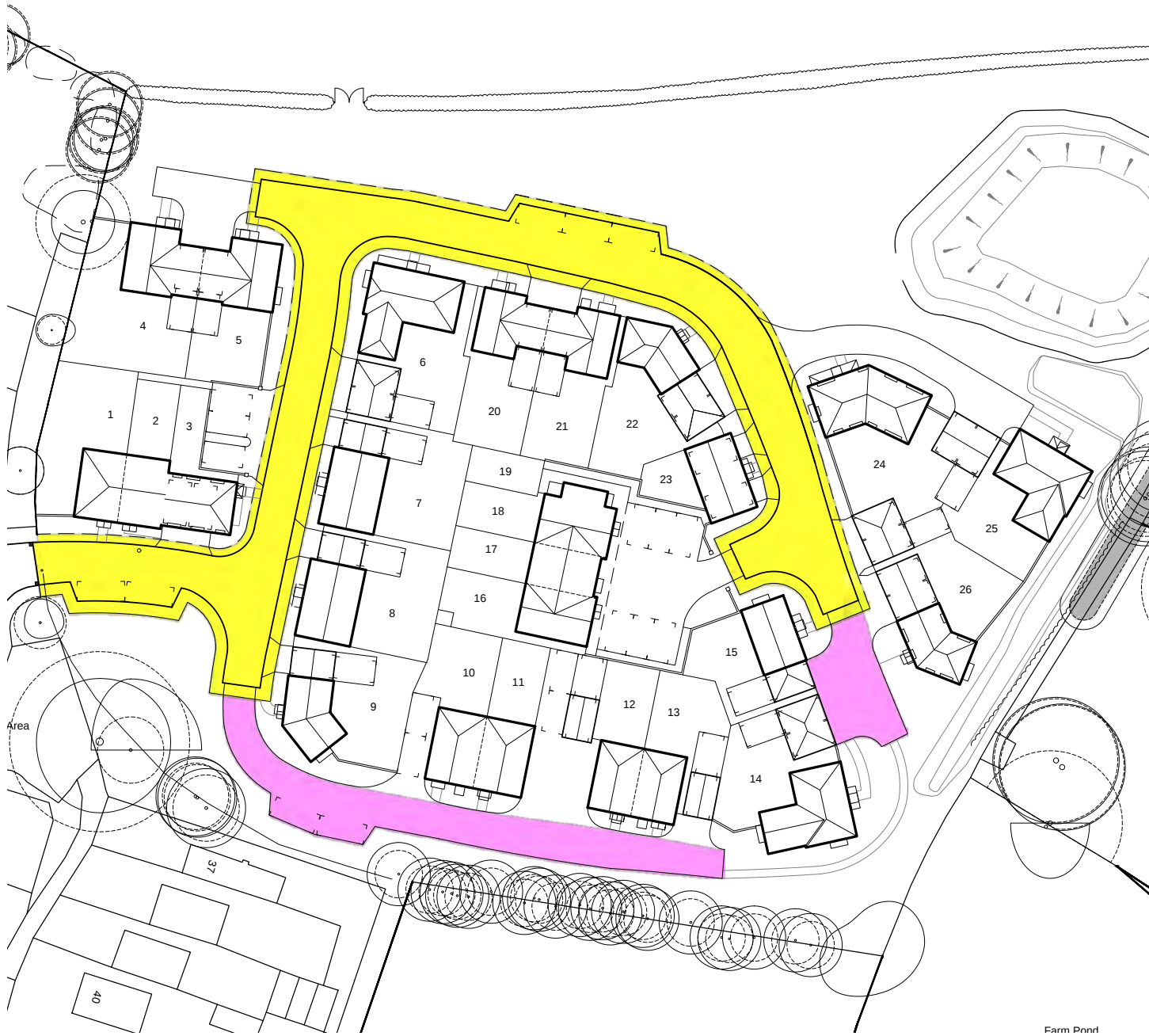
Classification of Proposed Access Roads



Submitted: Adoptable Highway Plan

Drawing: H0123-FA-11-Adoptable Highway Plan

The above plan has been amended to demonstrate that the construction of the unadopted shared surface roads is suitable for use by fire appliances and refuse vehicles, ensuring access to all dwellings within the site.



Amended: Adoptable Highway Plan

Drawing: H0123-FA-11B-Adoptable Highway Plan Rev B

LEGEND

Highway Area to be adopted

Areas of unadopted access road built to adoptable standard