24th November 2022

PLANNING REF: H16-0116-22. PLOTS 313-462 HOLLAND PARK.

SCHEDULE OF PRIVATE DRIVES.

PRIVATE DRIVE REF	NO PLOTS SERVED (MAX 6 PLOTS)	DISTANCE FROM PUBLIC HIGHWAY (MAX 30 METRES)	SIZE OF COMMUNAL REFUSE COLLECTION POINT (MIN 0.64 M2 / PLOT)
A	3 PLOTS:		5.94 M2 TOTAL
	409	10 METRES	
	410	19 METRES	
	411	26 METRES	1.98 M2 / PLOT
B	2 PLOTS:		2.40 M2 TOTAL
	412	27 METRES	
	413	3 METRES	1.2 M2 / PLOT
C **437+440 excluded from assessment as part of plot is along public highway**	4 PLOTS:		3.60 M2 TOTAL
	438	10 METRES	
	439	18 METRES	0.90 M2 / PLOT
D **441+444 excluded from assessment as part of plot is along public highway**	4 PLOTS:		4.80 M2 TOTAL
	442	21 METRES	
	442	21 METRES	1.2 M2 / PLOT
E	2 PLOTS:		3.6 M2 TOTAL
	447	15 METRES	
	448	30 METRES	1.8 M2 / PLOT
F **460 excluded from assessment as part of plot is along public highway**	3 PLOTS:		3.6 M2 TOTAL
	461	15 METRES	
	462	30 METRES	1.2 M2 / PLOT
G	2 PLOTS:		2.4 M2 TOTAL
	337	16 METRES	
	338	9 METRES	1.2 M2 / PLOT

The above schedule has been produced to demonstrate compliance (shaded green) with South Holland District Council's guidance on Private Drives and Waste Collection.
The guidance expects to see:
* No more than 6 properties served from any one private drive.
* A minimum area to store refuse at a collection point on land owned by a proprietor of the private drive.
* A carrying distance of refuse from plot to collection point of no more than 30 metres.

The scheme complies with all the above.

Refer to drawing no. 2101-RM-P2-PL rev D that highlights the location of all private drives listed across the scheme.

JUSTIFICATION OF USING PRIVATE DRIVES ALONG THE DEVELOPMENT EDGE

Apart from Private Drive G, all Private Drives appear along the extreme edges of development to the west and south.
The intention is to avoid a hard edge of development along these boundaries. This is achieved in three ways:
1. The properties located along this development edge are served off Private Drives A – F and comprise of low density, spacious plots, a mix of one and two storey detached properties that face outwards over open countryside.

2. Avoid the placement of a public highway encompassing all the fringe plots along the west and south boundaries.
This increases the amount of hardstanding that forms a hard edge and avoids one-sided development.

3. By excluding item 2, the space is utilised as green spaces both within the private and public realm. This softens the development edge to a level that cannot be achieved or closely compared if a public highway was laid in front.

The applicant believes this design approach conforms far better with Policy 3 of the SELLP (2011-36) than if a public highway was designed to form the edge of development.
It is considered the correct approach is to run the public highway behind the built form that allows items 1 and 3 to form an appropriate edge of development.

PROPOSED AFFORDABLE HOUSING PROVISION

The Affordable dwelling and tenure types are proposed as follows:

TENURE	DWELLING TYPE	PLOT NO	TOTAL
RENTED	**1 BED BUNGALOW**	**373,374,375,376**	**4**
RENTED	**2 BED HOUSE**	**377,378,365,366,367, 368,369,370,359,358, 357,356,390,391,392, 393,350,416**	**18**
RENTED	**3 BED HOUSE**	**351,352,343,415**	**4**
			26 TOTAL
SHARED OWNERSHIP	**2 BED HOUSE**	**364,363,355,349,394, 435**	**6**
SHARED OWNERSHIP	**3 BED HOUSE**	**371,372,354,353,342, 432**	**6**
			12 TOTAL

Refer to drawing no. 2101-RM-AH that highlights the distribution of affordable units across the scheme.

NATIONALLY DESCRIBED SPACE STANDARDS

It is not a policy requirement to build homes to the Nationally Described Space Standards and the properties do not claim to comply to all the technical requirements conclusively.
However, a small selection of the minimum technical NDSS requirements listed below have been assessed against the standards and those listed do comply. Those shaded green prove compliance:

NUMBER OF BEDROOMS	NUMBER OF BED SPACES	NDSS – MIN. TOTAL FLOOR AREA (M2)	NDSS – MIN. DOUBLE BED SPACE (MASTER)	NDSS – MIN. CEILING HEIGHT
1 BED BUNGALOW	1 PERSON	NDSS - 39.0 ACTUAL – 48.77	NDSS – 11.50 AREA ACTUAL – 11.69 AREA NDSS – 2.75 WIDTH ACTUAL – 3.16 WIDTH	NDSS - 2.30 ACTUAL - 2.35
2 BED HOUSE (ELCHO)	3 PERSON	NDSS - 70.0 ACTUAL – 70.83	NDSS – 11.50 AREA ACTUAL – 13.71 AREA NDSS – 2.75 WIDTH ACTUAL – 3.48 WIDTH	NDSS – 2.30 ACTUAL GR'D – 2.375 ACTUAL 1ST – 2.31
2 BED HOUSE (KINFAUNS)	3 PERSON	NDSS - 70.00 ACTUAL – 72.00	NDSS – 11.50 AREA ACTUAL – 13.86 AREA NDSS – 2.75 WIDTH ACTUAL – 3.65 WIDTH	NDSS – 2.30 ACTUAL GR'D – 2.375 ACTUAL 1ST – 2.31
3 BED HOUSE (GLENCARSE)	4 PERSON	NDSS - 84.00 ACTUAL – 84.42	NDSS – 11.50 AREA ACTUAL – 11.58 AREA NDSS – 2.75 WIDTH ACTUAL – 2.90 WIDTH	NDSS – 2.30 ACTUAL GR'D – 2.375 ACTUAL 1ST – 2.31
3 BED HOUSE (KINNOUL)	4 PERSON	NDSS - 84.00 ACTUAL – 84.42	NDSS – 11.50 AREA ACTUAL – 11.58 AREA NDSS – 2.75 WIDTH ACTUAL – 2.90 WIDTH	NDSS – 2.30 ACTUAL GR'D – 2.375 ACTUAL 1ST – 2.31

PART M COMPLIANCE

There are 3 categories to Building Regulations Approved Document – Part M4.
Regulation M4(1) – Category 1: Visitable Dwellings. This is a mandatory standard for all new dwellings.
Regulation M4(2) – Category 2: Accessible and Adaptable Dwellings. This is an optional standard.
Regulation M4(3) – Category 3: Wheelchair User Dwellings. This is an optional standard.

All dwellings will comply with Regulation M4(1) for new dwellings but not M4(2) or M(3). It is not a policy requirement to build to Regulation M4(2) or M4(3).

RENEWABLE TECHNOLOGY

Under the SAP assessment for new dwellings as part of the Building Regulations Approved Document – Part L, the performance of all properties will be independently assessed to meet the thermal criteria set by Government through Part L.

A degree of renewable technology will be incorporated on all properties to comply with Part L which will include Photovoltaic/Solar Panels.