

From: Simon Davis

Sent: 15 July 2020 14:40

Subject: AL/49/20/PL Byfields & Nightingale Cottage

Dear Miss Bartlett,

I am your case officer. I have been reviewing the application this morning and have a number of comments.

Additional Information

I note that Nyton Lodge to the west of Nightingale Cottage is Grade II Listed. For that reason, we will need to advertise the application as affecting the setting of this building and you will need to provide a Heritage Assessment to us. Please see the notes on what is required in our validation list on the website.

Please also note that in accordance with ALP policy W DM1 and due to the fact that the site lies in the Lidsey Wastewater Treatment Catchment Area, we will also require a Drainage Impact Assessment.

CIL

I have been measuring the floor areas of the new dwellings and other built development (garages) and I get the following:

1&2 - 70.08m² each so 140.16m²

3-6 - 107.27m² each so 429.08m²

Garages for 3-6 - 16.5 each so 66m²

Replacement dwelling - 215.8m² inc double garage

So by my calculations, the total proposed is 851.04m² which is different to yours (686m²). My measurements have been done with our web tool and may not be as accurate as CAD and also I have not excluded internal walls to save time but there is still a clear difference which may or may not be down to garages not being included and I would invite you to double check the figures given on your CIL form.

Parking

I note that you show new garages for plots 3-7. Please be aware that our Parking Standards SPD (Jan 20) states that garages can be treated as 0.5 a space each if they are at least 3m by 6m but are counted as zero spaces if smaller than this. Your single garages appear to be less than this and the double garage to the replacement dwelling is also not 6m by 6m. Therefore, the single garages would not be considered as parking allocation and the double likely only as a single space.

According to our standards, the proposal requires:

Byfields plots 1-6 need 2 allocated each plus 1.2 (so at least 1) visitor spaces shared between

Nightingale plot 7 needs 3 allocated plus zero visitor

The site plan for Nightingale is not entirely clear but I think you have enough space within the site to meet this. As it stands the Byfields part only has 10 spaces. Enlarging the garages to 3 by 6 would add a further two spaces but would leave plots 3-6 with only 1.5 each as per our standards. Alternatively, you could use car ports which are counted as 1 full space (and would also not be included in the CIL calculation).

Please can you look into these matters and provide further information/amended plans where appropriate. I will contact you if I receive consultation requests for further information.

Kind Regards

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