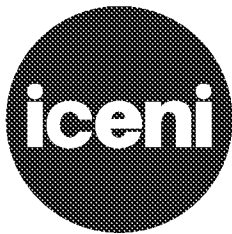


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LAND AT BAYARDS, LEVEL MARE LANE
COVERING LETTER
AUGUST 2021



Da Vinci House
44 Saffron Hill
London EC1N 8FH

Arun District Council
1 Maltravers Road
Littlehampton
BN17 5LF

27 August 2021

Dear Sir/Madam,

LAND AT BAYARDS - OUTLINE PLANNING APPLICATION SUBMISSION

REFERENCE NO. PP-10109198

On behalf of our client, Reside Developments Limited ('The Applicant'), please find the outline planning application submission for the above site enclosed.

The proposed description of development is detailed below:

" Outline permission for up to 69 dwellings with access, parking, landscaping and associated works. All matters reserved apart from access."

The scheme has the potential to deliver significant economic, social and environmental benefits to support the creation of a strong and vibrant community that is sustainably located close to existing local services. It would also improve connections to the wider area. The benefits of the proposed development, in particular the delivery of market and affordable housing in an authority where there is a severe shortfall which is unlikely to be addressed in the short term, attracts substantial weight in favour of the proposal.

The planning application fee of £11,598 (including the Planning Portal admin charge) has been paid.

On 16 August 2021, a Screening Opinion under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) was received by Arun District Council confirming that an Environmental Impact Assessment is not required.

Accordingly, this planning application has been submitted on Planning Portal, comprising the documents and plans below.

a. Planning Submission Documents

Planning Documents and Technical Reports

Document	Consultant
Planning Application Forms	Iceni Projects
Planning Statement	Iceni Projects
Economic Benefits Infographic	Iceni Projects
Statement of Community Involvement	Cratus Communications
Design and Access Statement	Clague Architects

Flood Risk Assessment and Drainage Strategy	Paul Basham
Foul Drainage Impact Statement	Paul Basham
Framework Travel Plan	Paul Basham
Transport Assessment	Paul Basham
Draft Construction Management Plan	Paul Basham
Sustainability Statement	Iceni Projects
Ecological Impact Assessment	Lizard Ecology
Shadow Habitat Regulations Assessment	Lizard Ecology
Arboricultural Implications Assessment and Method Statement	Lizard Ecology
Existing Tree Schedule Report	Lizard Ecology
Biodiversity Net Gain Assessment	Lizard Ecology
Biodiversity Metric	Lizard Ecology
Desk Based Heritage Impact Assessment	RPS
Agricultural Land Classification and Soil Resources	Reading Agricultural Consultants
Landscape and Visual Impact Assessment	Fabrik
Minerals and Waste Infrastructure Assessment Report	WSP
Noise Assessment	Hepworth Acoustics
Air Quality Assessment	Air Quality Consultants
Odour Assessment Report	WSP

Drawings and Plans

Drawing/Plan	Reference
Architectural Plans	
Site Location Plan	29662C_10F
Parameters Plan	29662C_130E
Illustrative Masterplan	29662C_100H
Ecology	
Tree Constraints Plan	LLD2327-ARB-DWG-001-01-TCP
Tree Retention Protection Plan	LLD2327-ARB-DWG-002-01-TCP
Drainage	
Overland and Exceedance Flows	020.5672.001
Surface Water Catchments	020.5672.002
Drainage Strategy	020.5672.003
Alternative Foul Arrangement – Option 2	020.5672.004
Transport (Transport Statement Appendices)	
Site Access Arrangements from Phase 1	020.0672.001 Rev A
Fontwell Avenue Access Design at Detailed Design Stage and S278 Tracking	108.5009.101 Rev B 108.5009.107 Rev A

Fontwell Avenue and Access Design at Planning Stage	020.0360.001
Level Mare Lane Access Design and Vehicle Tracking	020.0672.002 Rev A
Level Mare Lane Visibility Splay Assessment	020.0672.007

I trust you have sufficient information to consider the proposed development on the Site. However, if you have any queries regarding the enclosed or require any further information, then please do not hesitate to contact myself [REDACTED] or Lorna O'Carroll [REDACTED]

6 [REDACTED]

Yours sincerely,

[REDACTED]

Maddi Simpson
SENIOR PLANNER

Report Presented by:
Iceni Projects



Reside Developments Ltd
The Dutch House
132 - 134 High Street
Dorking
Surrey