

[REDACTED]

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**From:** Esme Sparrow [REDACTED]  
**Sent:** 05 November 2021 11:03  
**To:** Simon Davis <Simon.Davis@arun.gov.uk>  
**Cc:** Lorna O'Carroll [REDACTED]  
**Subject:** RE: AL/113/21/OUT Bayards

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Hi Simon,

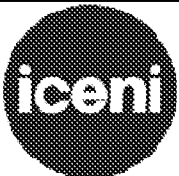
Hope you're well.

Please find attached a letter we have sent to MP Andrew Griffith, this letter has been prepared in response to the comments made at the Aldingbourne Parish Council Meeting on the 13<sup>th</sup> October which we received the minutes for. We just wanted to make you aware we've sent this letter but please let me know if you have any queries relating to the letter.

Many thanks,  
Esme

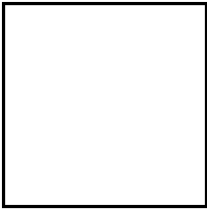
**Esme Sparrow**  
Planner, Strategic Planning

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The Rt Hon Andrew Griffith MP  
House of Commons  
London  
SW1A 0AA

October 2021

Dear Mr Griffith

**Re: Proposed housing development on Land at Bayards, off Level Mare Lane, Eastergate**

As you may be aware, Reside Developments have been working over the last few years to contribute to much needed housing delivery in Arun District. In November last year, Arun District Council's Planning Committee gave unanimous approval for 42 new homes to be built to the west of Fontwell Avenue (planning reference BN/50/20/PL), with Members stating that they *"would like to see more applications of this style and quality"* and that it was a *"most progressive and quality application and almost a model for other applications."* This development is now being constructed by the Hampshire Homes Group on behalf of Sovereign Housing Association, and it is anticipated that the first homes will be ready in about a years' time.

Recently the company submitted an outline planning application for the development of up to 69 homes at Land at Bayards (immediately to the west of the permitted Fontwell Avenue site).

As explained in our pre-application consultation leaflet informing local residents about the plans for Land at Bayards (please see attached), Arun District Council has adopted an Interim Position Statement for Housing, which is designed to speed up housing delivery contributing towards the Council's 5-year Housing Land Supply position, which is currently falling quite a way short. It allows sites that meet certain criteria to come forward. The Land at Bayards site meets these criteria and it is therefore in response to locally adopted policy that Reside has submitted the planning application, which are of the same high quality and comprises the same sustainability measures as the Land West of Fontwell Avenue scheme. The district of Arun needs to deliver 1,310 new homes per annum (up from 1,120 since April 2021) to meet Government requirements. Reside's plans for Land at Bayards would contribute up to 69 new homes (including 30% affordable homes) towards this target.

Arun District Council cannot demonstrate a 5-year Housing Land Supply. In the Aldingbourne Neighbourhood Plan, Policy EH1 Built Up Area Boundary (BUAB) states:



*Where there is a demonstrable shortfall of housing land supply having regard to the requirements of the adopted Arun District Local Plan, development proposals must demonstrate that each of the following criterion can be met otherwise development outside the BUAB will be resisted:*

- i. the scale of development is proportionate to the housing supply shortfall and local housing needs of the Parish and can be deliverable in the short term;*
- ii. the development will protect the local landscape character and wider setting of the South Downs National Park and support the dark skies policy;*
- iii. the proposal is sensitively designed and located and respects the character and built heritage of neighbouring settlements;*
- iv. it is demonstrated through appropriate assessment that there would be no significant harm to biodiversity, including the roosting, feeding and commuting of bat species, or to bat species associated with the Singleton and Cocking Tunnels Special Area of Conservation (SAC) and Slindon Woods;*
- v. the proposal is sustainably located and accessible to local facilities and services and sufficient capacity exists or can be provided to accommodate additional needs;*
- vi. there would be no unacceptable environmental, amenity or traffic implications including an increased risk of groundwater flooding;*
- vii. the development does not lie within 50 meters of the biodiversity corridors where these are used by roosting or feeding or commuting bats.*

Land at Bayards meets all of these criteria and is therefore in accordance with national as well as local policy.

Reside have consulted with local residents as well as elected representatives from an early stage. The plans have evolved continuously and, as explained to the local community, a number of changes were made to the plans before submission, and I quote from the emails sent:

*The plans have evolved over the past few months, these are the key changes in a nutshell:*

- the number of homes has been reduced from the initial 75 down to 69*
- the addition of secondary access onto Level Mare Lane, for the northern 6 homes only (vehicular) and linking foot/cycle paths to this access to improve connectivity for active travel. The primary access remains through the consented development*
- the public open space has been moved to the north-western corner of the site in order to incorporate a newly protected mature tree*



Representatives from Reside attended the Planning Committee meeting of Aldingbourne Parish Council on 14 September 2021, where they presented the submitted proposals and how they had evolved from the initial plans, and answered questions from parish councillors and members of the public.

I would like to highlight a number of key aspects regarding the proposals for Land at Bayards:

- **Access** is provided predominantly through the approved scheme, Land West of Fontwell Avenue, to the east. A secondary access is proposed for Level Mare Lane, for 6 homes only.  
Reside has appointed an independent transport consultant who has undertaken assessments in line with approved methodology, and the results indicate that any impacts on the local road network will be acceptable. Through the consented and proposed developments, new footpaths and cycle links will be delivered between Fontwell Avenue and Level Mare Lane.
- **Infrastructure.** It is important to note that the plans for Land at Bayards will provide considerable contributions to local infrastructure. The proposals include large area of public open greenspace for existing and new residents to enjoy, as well as a trim trail and a local equipped area for play (LEAP), encouraging outdoors exercise and recreation. In addition, the scheme will provide Community Infrastructure Levies (CIL), which will contribute to the improvement and provision of community infrastructure. 25% of the total amount will be made available to Aldingbourne Parish Council.
- **Drainage.** The site is located in Flood Zone 1, which is the Environment Agency's category with least chance of flooding. Flood maps of the area show a small area of surface water flooding on Fontwell Avenue, however, the drainage improvements as part of the Fontwell Avenue scheme that have been agreed with the Council will resolve any minor issues.
- **Biodiversity.** Habitats will be enhanced and improved, supporting local wildlife. Existing mature trees and hedges will be retained and protected during construction. The project team's ecologists have calculated that the scheme overall will result in a biodiversity net gain of 8% with a gain in hedgerows of 23%.
- **Cultural heritage.** As part of the submission documentation, a report setting out the heritage assessment that has been undertaken for the proposed development has been submitted to Arun District Council. The assessment demonstrates that the proposals would not have any adverse impact on the Grade II listed buildings on Denmans Lane; Denmans Gardens and the Westergate Care Home.



Land at Bayards can be developed sensitively, fitting into the surroundings without substantial harm to the environment and providing considerable benefits. Given Arun District Council's lack of a 5-year Housing Land Supply, the project is a policy-compliant scheme as it meets criteria for sites as set out in ADC's interim policy as well as the Aldingbourne Neighbourhood Plan.

If it is of interest, I would be delighted to discuss these matters further in a meeting, either virtually or face to face. You can reach me on [REDACTED] or on [REDACTED] look forward to hearing from you.

Thank you for your time and Kind Regards

[REDACTED]

Andrew Munton BSc (Hons) MA MRTPI  
**Planning Director**

