



The Planning Inspectorate
 Major Casework Team
 Room 3J Kite Wing
 Temple Quay House
 2 The Square
 Bristol
 BS1 6PN

Bridge Planning Ltd.

Email: [REDACTED]

Dear Sir/Madam,

This cover letter has been prepared by Bridge Planning in support of a planning application on behalf of our client BAYA Group and E&A Securities for the proposed development, comprising an 'Outline application with all matters reserved except access for up to 28 dwellings (Class C3) including public open space, sustainable drainage systems, landscaping and associated infrastructure and development' on Land to the west of Clatterbury Lane, Clavering, Essex.

Uttlesford District Council are currently designated under Section 62A Town and Country Planning Act 1990. Therefore, this Section 62A application for major development is being submitted directly to the Secretary of State for determination.

The planning application is supported by the following documents:

DOCUMENT	CONSULTANT	DRAWING/ DOCUMENT REFERENCE
Application form (includes ownership certificates/details)	Bridge Planning & BAYA Projects	-
Covering letter	Bridge Planning	-
Planning statement	Bridge Planning	BP-Ref: LWCL Rev A
Site Location Plan	BAYA Projects	BH002_SL01 - (P1)
Illustrative Masterplan	BAYA Projects	BH002_IMP01 - (P1)
Design and Access Statement	BAYA Projects	BH002_DAS – (P1)
Statement of Community Involvement	BAYA Projects	SCI- Rev1
Transport Assessment	Iceni Projects	2023.11.29_TS
Access Arrangements and Visibility Assessment	Iceni Projects	Access Arrangements- 02 Rev D
Flood Risk Assessment (Including Sustainable Drainage Strategy)	EAS	20231130-FRA-SuDS
Archaeological Desk Based Assessment	Lanpro	4693-DBAv.1-1
Ecological Assessment	Ecology Solutions	11745.EcoAs.vf1

Land to the west of Clatterbury Lane, Clavering, Essex.

Biodiversity Net Gain Assessment and Metric	Ecology Solutions	17745.BNG.vf1
Landscape Visual Impact Assessment (LVIA)	Dutch Landscape Architects	1055-DLA-ZZ-RP-L-0001 rev P02
Landscape Strategy	Dutch Landscape Architects	1055-DLA-ZZ-RP-L-0002 rev P02
Landscape Masterplan	Dutch Landscape Architects	1055-DLA-ZZ-DR-L-0001 rev P02
Noise Impact Assessment	Climate Acoustics	CLI0521-R1-Rev.D -
Desktop Study Report	HESI	18595 - DESK TOP STUDY Parts 1-3
Heritage Statement	Smith Jenkins Planning & Heritage	2023_11_30 - 4050
Tree Survey/Arboricultural Impact Assessment	Haydens Arboricultural Consultants	10515-D-AIA
Topographical Survey	SJ Geomatics	SJG4359

We trust that submitted information is sufficient for the granting of planning permission. If you have any queries or wish to discuss any aspect of this application, please do not hesitate to contact me.

Yours sincerely,

Lewis Tomlinson
Director
Bridge Planning