

FW: AB/113/25/AOO

From Kathryn Welch <Kathryn.Welch@arun.gov.uk>

Date Wed 01/04/2026 15:44

To Planning.Responses <Planning.Responses@arun.gov.uk>

 9 attachments (14 MB)

Q8800_G_Arundel Road Angmering LEAP Area Plan (004).pdf; Q8800_G_Arundel Road Angmering LEAP Plan (005).pdf; Action Sheet v3 LY.docx; Re: Fencing Needed to LEAP?; Q13291_A_Ford Road, Arundel Trim Trail Plan.pdf; Q12417_C_Ford Road, Arundel LAP 2 Plan.pdf; Q8969_G_Arundel Road Angmering LAP Area Plan.pdf; Q8969_G_Arundel Road Angmering LAP Plan.pdf; Q8800_G_Arundel Road, Angmering Site Plan.pdf;

Please upload, action sheet attached.

Kathryn Welch
Senior Planning Officer, Planning Department

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T: 01903 737789

E: kathryn.welch@arun.gov.uk

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 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 
---	--	--	--	--

From: James Daughttr [REDACTED]
Sent: 01 April 2026 13:03
To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: RE: AB/113/25/AOO

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Hi Kathryn,

Plans attached without this shown on the key.

Thanks
James



James Daughtry
Development Manager



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From: Kathryn Welch <Kathryn.Welch@arun.gov.uk>

Sent: 01 April 2026 12:48

To: James Daughtr [REDACTED]

Subject: RE: AB/113/25/AOO

Hi,

For the avoidance of doubt can this be removed from the key.

Many thanks,

Kathryn Welch
Senior Planning Officer, Planning Department

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From: James Daughtr [REDACTED]

Sent: 01 April 2026 11:38

To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>

Subject: RE: AB/113/25/AOO

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Hi Kathryn,

This is shown on the Legend but there is none of this on the plans. Do you require it to be completely removed from the key or are you content that there is no reference to it on the actual plans and it is just a generic reference on the

legend?

Regards
James



James Daughtry
Development Manager



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From: Kathryn Welch <Kathryn.Welch@arun.gov.uk>

Sent: 01 April 2026 11:18

To: James Daughtr [REDACTED]

Subject: RE: AB/113/25/AOO

Hi James,

Both LEAP plans attached still shown a mown path in the legend. Could this be altered.

Many thanks,

Kathryn Welch
Senior Planning Officer, Planning Department

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From: James Daughtr [REDACTED]

Sent: 01 April 2026 09:13

To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>

Subject: RE: AB/113/25/AOO

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Hi Kathryn,

Thanks for the below updates:

- Please amend plan Q8800_G LEAP Plan to show the mown grass path as planting, in line with the approved soft landscaping details. - **Please see the attached LEAP plans that show this as planting.**
- Please provide confirmation from RoSPA that they are satisfied with the removal of the fencing, particularly in relation to the LEAP. If RoSPA advise that fencing is required, please update Q8800_G LEAP Plan accordingly. - **Please see the attached email from ROSPA confirming no fencing is needed. There are extensive hedgerows on Priory Lane which alleviates his concern on this.**

Let me know if you need anything else on this.

Kind regards
James



James Daughtry
Development Manager



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From: Kathryn Welch <kathryn.Welch@arun.gov.uk>
Sent: 31 March 2026 16:50
To: James Daughtry <james.d@esquiredevelopments.com>
Subject: AB/113/25/AOO

Dear James,

I've just picked this up and realised that you have an outstanding application for the LEMP (ref: AB/113/25/AOO). When you contacted us previously (see below), the reference you provided related to the earlier refused application, so I was surprised to find the current submission still open. My recollection was that it had been refused.

To progress the live application, could you please provide the following information. These points arise from the recent comments submitted by Sue Howell (17/03/2026):

- Please amend plan Q8800_G LEAP Plan to show the mown grass path as planting, in line with the approved soft landscaping details.
- Please provide confirmation from RoSPA that they are satisfied with the removal of the fencing, particularly in relation to the LEAP. If RoSPA advise that fencing is required, please update Q8800_G LEAP Plan accordingly.

I believe these are the only items requiring attention. I will arrange for the other unaffected plans submitted in mid-February to be uploaded.

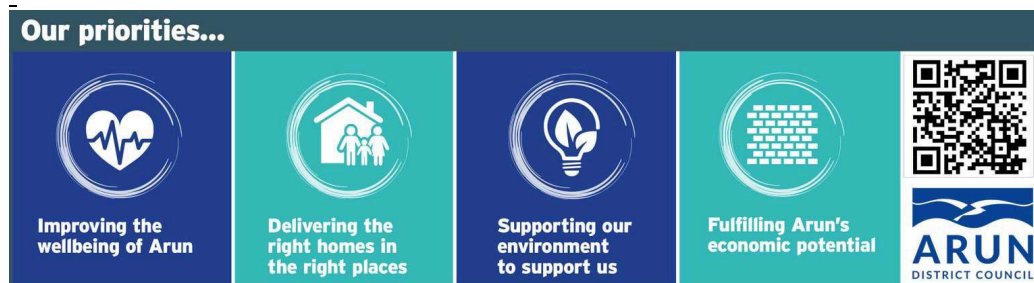
Kind regards,

Kathryn Welch
Senior Planning Officer, Planning Department

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From: Kathryn Welch
Sent: 13 March 2026 13:03
To: 'James Daughtry' [REDACTED]
Subject: RE: AB/6/26/DOC Condition 20

Thank you for your comments.

Regarding AB/5/25/AOO, we do have a formal application process that must be followed for the assessment and discharge of S106 obligations. As such, it would not be appropriate for me to confirm; via email or any informal means, that this requirement is discharged. We are unable to make this consideration without the submission of an application through the correct process.

For clarity, I have attached a copy of the previous refusal notice for your reference.

Although I appreciate that the play equipment specification forms part of the non-financial S106 contributions, it still requires formal assessment. I have just issued some comments on the amended scheme, which I hope will assist you in preparing the necessary documentation for resubmission.

Please let me know if you need any further clarification.

Thanks,

Kathryn Welch
Senior Planning Officer, Planning Department

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From: James Daughttry [REDACTED]
Sent: 13 March 2026 12:41
To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: RE: AB/6/26/DOC Condition 20

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Hi Kathryn,

See the below responses:

I've requested application AB/134/25/DOC be expedited, as it one of the older cases in the engineer's caseload. - **Yes this drainage verification needs to be resolved ASAP to ensure sales don't fall through, so can you continue to chase and escalate its urgency.**

Application AB/6/26/DOC has an expiry date of 3 April, I therefore will aim to get this signed off promptly, but I can't request anything further of the consultees reviewing the application. The Ecologist tends to be quick to respond in any case. - **The revised LEMP accurately confirms the ecology enhancements that have now been installed on-site so please confirm as soon as the ecologist confirms this can be discharged.**

Application AB/5/25/AOO was refused, so we'll need another submission but I'm aware you're waiting on some guidance from me. I'll aim to respond by the end of today. - **I have not received any documentation that this is refused and the play equipment spec confirmation is a S106 non-financial contribution so will not require a formal re-submission so if you could confirm that the information submitted is satisfactory, then this will resolve this clause of the S106.**

Thanks
James

James Daughttry
Development Manager



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From: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Sent: 13 March 2026 11:15
To: James Daughttry [REDACTED]
Subject: RE: AB/6/26/DOC Condition 20

Dear James,

I've requested application AB/134/25/DOC be expedited, as it one of the older cases in the engineers caseload.

Application AB/6/26/DOC has an expiry date of 3 April, I therefore will aim to get this signed off promptly but I can't request anything further of the consultees reviewing the application. The Ecologist tends to be quick to respond in any case.

Application AB/5/25/AOO was refused, so we'll need another submission but I'm aware you're waiting on some guidance from me. I'll aim to respond by the end of today.

Kind regards,

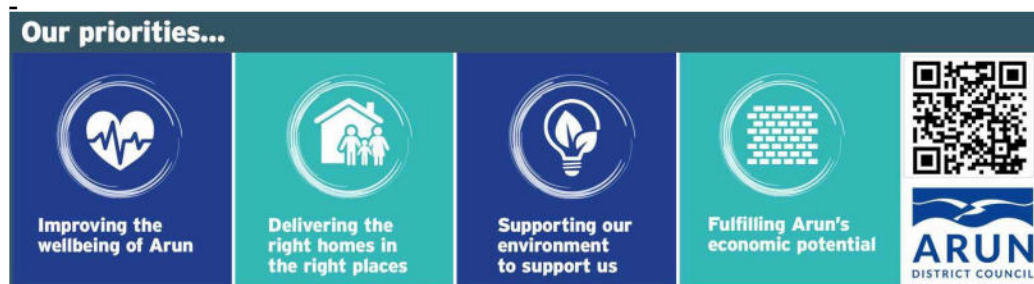
Kathryn Welch
Senior Planning Officer, Planning Department

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From: James Daughtry [REDACTED]
Sent: 13 March 2026 10:50
To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Cc: Andy Wilfor [REDACTED]
Subject: RE: AB/6/26/DOC Condition 20

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Hi Kathryn,

Can you provide an update on the current status of the below applications? I really need these all squared away as soon as possible.

Thanks
James

James Daughtry
Development Manager



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From: James Daughtry [REDACTED]
Sent: 12 March 2026 09:28
To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: RE: AB/6/26/DOC Condition 20

Thanks Kathryn,

I need to get the below applications resolved ASAP as we are losing sales across the site so please can you look at these as a matter of urgency?

- AB/134/25/DOC – Drainage Verification
- AB/6/26/DOC – LEMP
- AB/5/25/AOO – Play Spaces

Thanks
James



James Daughtry
Development Manager



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From: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Sent: 12 March 2026 09:23
To: James Daughtry [REDACTED]
Subject: RE: AB/6/26/DOC Condition 20

Many thanks James, I'll get this uploaded asap.

I'm aware you're still awaiting a response from me regarding the play spaces; this is on my list of things to do and I will get back to you shortly.

Regards,

Kathryn Welch
Senior Planning Officer, Planning Department

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From: James Daughttry [REDACTED]
Sent: 11 March 2026 17:01
To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: RE: AB/6/26/DOC Condition 20

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Hi Kathryn,

Please see the updated LEMP along with responses to your below comments:

1. Wildlife Crossing / Culvert Specification

A specification for the wildlife tunnel / culvert has now been included within the updated LEMP. The crossing has already been installed with an internal diameter of 0.4 m and is constructed from pre-cast concrete, with a soakaway structure on either side to ensure that the structure remains free-draining and suitable for use by mammals such as badger. The location is shown within the updated LEMP.

2. Length of New Hedgerow

The total length of new hedgerow has now been clarified within the updated LEMP. The document confirms that the full 370 m of native hedgerow planting will be provided in accordance with the approved landscaping plans.

3. Meadow Cut Height – First Year

The meadow management section of the LEMP has been amended to reflect a first-year cut height of 100–150 mm (10–15 cm), in line with the Ecology Officer's recommendation. This has been incorporated within the management prescriptions for the meadow areas.

Kind regards
James

James Daughttry
Development Manager



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From: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Sent: 03 March 2026 11:04
To: James Daughttry [REDACTED]
Subject: AB/6/26/DOC Condition 20

Dear James,

Following the Ecology Officer's consultation response regarding the application to discharge Condition 20 (Landscape and Ecological Management Plan) for AB/135/20/OUT, we are asked to provide several clarifications before the condition can be discharged.

Could you please provide the following information:

1. Wildlife Crossing / Culvert Specification

The Ecology Officer has advised that wildlife tunnels should be a minimum of 0.6m in diameter, constructed in corrugated iron or concrete, and designed with appropriate drainage (e.g., soakaways) to prevent flooding so that badgers are able to use the feature.

- Can you provide a detailed specification for the proposed wildlife tunnel/culvert and can its precise location be provided.

2. Length of New Hedgerow

Condition 20 requires the planting of 370 metres of new hedgerow and the submitted LEMP (Engain, May 2022) does not specify the total length of hedgerow proposed.

- Please confirm that the full 370m will be provided, or supply an updated plan/statement clarifying the proposed length.

3. Meadow Cut Height – First Year

The Ecology Officer has noted that the first-year meadow cut is specified as being very low with a cut height of 10–15cm being recommended.

- Could you please review and confirm whether this can be amended accordingly?

Once I have the above information, I will be able to return the details to the Ecology Officer for final review. Could the amended information be provided by the 17 March at the latest.

Please let me know if you have any questions or need further clarification.

Kind regards,

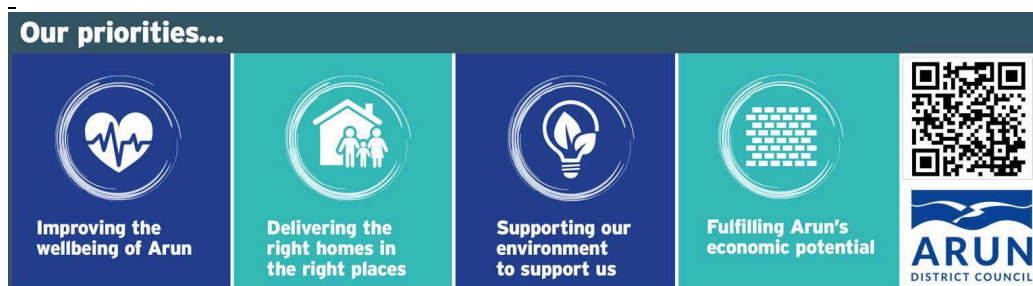
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Senior Planning Officer, Planning Department

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