

FW: AB/6/26/DOC Condition 20

From Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Date Thu 12/03/2026 09:27
To Planning.Responses <Planning.Responses@arun.gov.uk>

 2 attachments (1 MB)
eg211091.LEMP.3.0.pdf; Action Sheet v3 LY.docx;

Sub plan and re-consult please.

Kathryn Welch
Senior Planning Officer, Planning Department

Please note: My working hours are currently split between Development Management and ADC Engineers, which may result in extended response times. **Development Management:** Tuesdays and Thursdays **ADC Engineers:** Mondays, Wednesdays, and Fridays

T: 01903 737789

E: kathryn.welch@arun.gov.uk

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From: James Daughter [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 Daughtry
Development Manager



Studio 3, The Old Laundry
Longfield Kent DA2 8EB



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

Sent: 03 March 2026 11:04

To: James Daughtry

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,

Kathryn Welch
Senior Planning Officer, Planning Department

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