

Esquire Developments Ltd
The Old Laundry
Dartford
Kent
DA2 8EB

Date: 2nd April 2026

Please ask for: Kathryn Welch
Tel: 01903 737789

Your Ref:

Our Ref: AB/6/26/DOC

Dear Mr Daughtry,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Approval of details reserved by condition under AB/135/20/OUT relating to condition 20- Landscape and Ecological Management Plan (LEMP)
Arundel Gate Ford Road Arundel

Notification regarding the above application:

Condition Number 20

Prior to the commencement of construction works a Landscape and Ecological Management Plan (LEMP) shall be submitted to the Local Planning Authority for approval in writing and will be based on the recommendations within the submitted Ecological Assessment Report, the Outline Reptile Mitigation Strategy, the Landscape and Ecological Management Plan and the Further Response to Ecology Consultation document. All the approved details shall then be implemented in full and in accordance with the agreed timings and details.

The LEMP shall include but not be restricted to:

- timings for clearance of trees or scrub to avoid impacts on breeding birds;
- a 30 metre buffer is in place around the badger sett;
- the planting of 370 metres of new hedgerows;
- the creation of seasonal water bodies;
- the installation of bat boxes, bird boxes; barn owl boxes and dormouse boxes;
- the planting of species rich grassland and scrub areas;
- the retention of hedgerows and trees;
- any trees removed should be replaced at a ratio of 2:1;
- log piles provided onsite and wildflower grassland created.

Reason: This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with national guidance and Policy ENV DM4, Policy ENV DM5 and Policy ENV SP1 of the Arun Local Plan and the National Planning Policy Framework. It is considered necessary for this to be a pre-

commencement condition because of the need to ensure measures are in place to protect wildlife and habitats on site prior to any disturbance.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

Condition 20 of AB/135/20/OUT is hereby approved.

The Landscape and Ecological Management of site shall be undertaken in accordance with the following Landscape and Ecological Management Plans (LEMP):

- Arundel Gate, Ford Road: Landscape and Ecological Management Plan eg211091.LEMP.03 Rev 3

Also review but not forming part of the approved documents is:

- LEMP Compliance Note

The LEMP will be implemented in full and the ecology mitigation features retained in good order in perpetuity.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning