



Unit 4, Langham Stables, Petworth, Lodsworth, GU28 9BU

Tel: 01798 861 800, E-Mail: info@ecologyco-op.co.uk

15th December 2025

R.E. Land at Langley Bottom Farm – Planning ref: 25/00846/OUT

To whom it may concern,

Further to concerns raised by Epsom and Ewell Borough Council, I am writing to set out a revised approach to impact offsetting and enhancements with respect to the wider Langley Bottom Farm Site of Nature Conservation Importance (SINC). As set out in my response dated the 23rd September 2025, the value of the proposed development site under application 25/00846/OUT for arable plants is restricted to a very narrow cultivated margin, estimated to measure no more than 0.051ha, whilst the compensation and enhancement set out for this scheme included the creation of a permanent cultivated margin totalling 0.384ha (an increase in usable habitat area of 0.333ha) around a retained arable field.

It is important that the retained section of field retains a degree of commercial viability in terms of agricultural productivity and further to this, we propose that the cultivation and harvest of the field in line with general ongoing wider practices needs to remain. However, the cultivated margin can be extended to encompass the field in its entirety and to ensure the long-term maintenance of this land in line with current agricultural use. This could be used to limit things like the change of use of the land for any other purpose (such as a switch to pasture or any future development). This would mean the total length of this buffer encircling the field would be approximately 987m and at a width of 8m, this would form a cultivated area under management specifically for arable plants totalling 0.79ha.

This proposal clearly creates a net benefit for the SINC and would further have associated benefits for farmland birds and invertebrates, whilst avoiding the loss of the field as a productive agricultural asset.

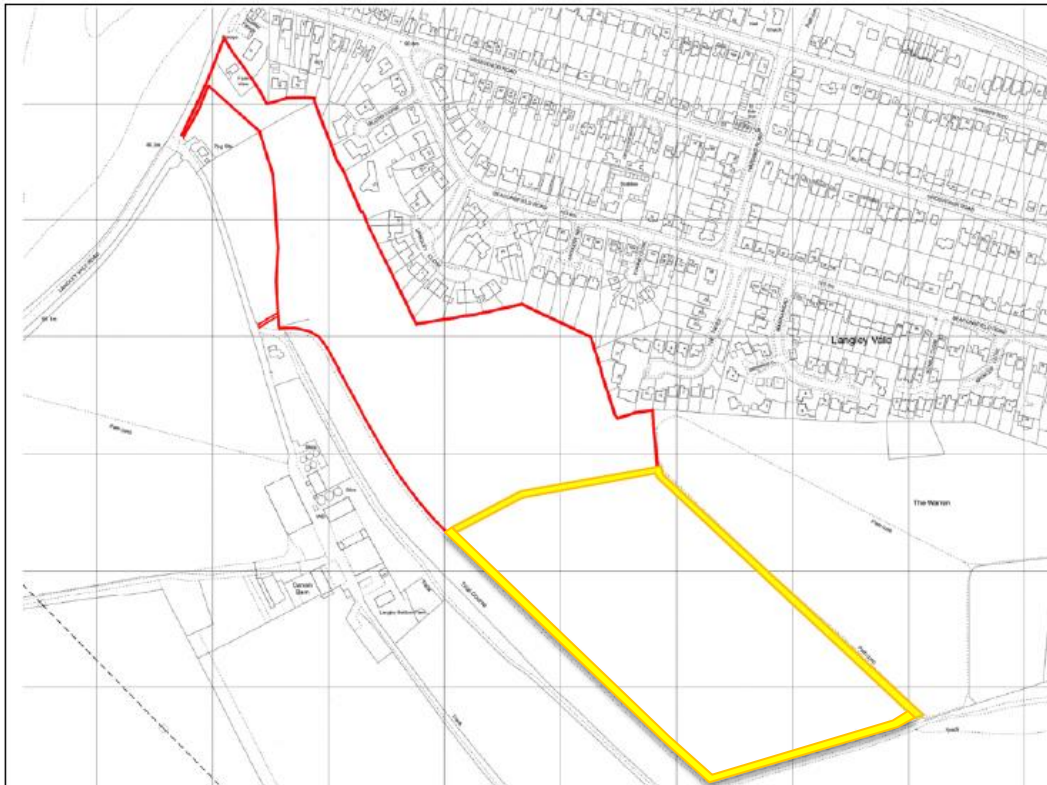


Figure 12. The proposed location of a new 8m wide cultivated field margin to be managed in perpetuity on a retained part of the arable field to the south of the development site.

Further to my earlier correspondence, I cannot see there being any significant risk to the delivery of this strategy. A detailed Habitat Creation and Management Plan can set out the process for the harvesting of local arable plant seeds and their dispersal within the cultivated margins at the right time of the year to help encourage their spread and adherence to this management can be ensured through an appropriate legal agreement.

Yours sincerely

Paul Whitby

BSc, MCIEEM, CEcol

Managing Director

The Ecology Co-op

Tel: 01798861800

Email: Paul@ecologyco-op.co.uk