

Application No: LU/218/21/PL

Site Address: Land adjacent to Toddington Lane Farm Cottages Toddington Lane
Littlehampton BN17 7PP

Description of Works: Erection of a semi-detached building comprising 2 No x 2 bedroom houses with associated parking and landscaping works (resubmission following LU/58/21/PL). This site may affect the setting of a listed building & is in CIL Zone 2 and is CIL Liable as new dwellings.

Bats:

The lighting scheme for the site will need to take into consideration the presence of bats in the local area and the scheme should minimise potential impacts to any bats using the trees, hedgerows and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding.

We require that a bat box is installed on the buildings onsite facing south/south westerly positioned 3-5m above ground.

Reptiles:

We are happy that a precautionary approach can be undertaken on the site for reptiles. This involves any removal of scrub, grassland or ruderal vegetation to be done sensitively and done with a two phased cut

Nesting Birds:

Any works to the trees or vegetation clearance on the site should only be undertaken outside of the bird breeding season which takes place between 1st March – 1st October. If works are required within this time an ecologist will need to check the site before any works take place (within 24 hours of any work).

We would like a bird box to be installed on the extension / and or tree within the garden of the property.

Hedgehogs:

Any brush piles, compost and debris piles on site could provide shelter areas and hibernation potential for hedgehogs. These piles must be removed outside of the hibernation period mid-October to mid-March inclusive. The piles must undergo soft demolition. A hedgehog nesting box should be installed within the site to provide future nesting areas for hedgehogs



Beth Ellison-Perrett

Environment Officer
Environmental Protection
Chichester District Council

