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PHASE 6A, NORTH LITTLEHAMPTON, TODDINGTON LANE, LITTLEHAMPTON

ECOLOGICAL MITIGATION AND MANAGEMENT PLAN

Final Document (Revision 1)

December 2025

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ECOSA Quality Assurance Record

This report has been produced in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines for Ecological Report Writing 2015[1].

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[1] Chartered Institute of Ecology and Environmental Management (2015). *Guidelines for Ecological Report Writing.* Technical Guidance Series. http://www.cieem.net/publications/23/ecological-report-writing

PHASE 6A, NORTH LITTLEHAMPTON, TODDINGTON LANE, WEST SUSSEX

ECOLOGICAL MITIGATION AND MANAGEMENT PLAN

Table of Contents

1.0 INTRODUCTION

1.1 Background

Ecological Survey & Assessment Limited (ECOSA) have been appointed by Persimmon Homes to prepare and Ecological Mitigation and Management Plan for Phase 6A, North Littlehampton, Toddington Lane, West Sussex (hereafter referred to as the site).

Phase 6A is located within the wider North Littlehampton development which comprises the construction of up to 1,260 dwellings, associated facilities, employment areas and open space (Arun District Council planning reference LU/47/11).

Within this document where reference is made to 'the site' this refers to the Phase 6A and reference to the 'wider site' relates to the wider North Littlehampton development.

This Ecological Mitigation and Management Plan has been written to support a Reserved Matters application to Arun District Council for the site. Under planning reference LU/47/11 there are four conditions relating to ecology (**Table 1**).

Table 1: Ecological conditions

Condition	Details
17	Prior to the submission of any reserved matters applications, a scheme shall be submitted for the creation of the proposed central wetland area and the restoration of habitat onsite. The scheme shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed as set out in the approved scheme and any subsequent amendments shall be agreed in writing with the Local Planning Authority.
19	Development shall not begin until further ecological surveys have been carried out and submitted to the Local Planning Authority. These surveys shall relate to water voles, bats, birds, invertebrates and reptiles.
20	Prior to the commencement of development on any phases of development east of the new road than spans the railway line (running north – south), details of appropriate mitigation, and a programme of implementation, in relation to water voles, bats, birds, invertebrates and reptiles shall be submitted to an approved in writing by the LPA.
21	No development within any phase or sub phase shall commence until details of an ecological management plan for the construction phase of that element of the development has been submitted to and approved in writing by the Local Planning Authority. The management plan shall be implemented in accordance with the approved plans.

The Ecological Mitigation and Management Plan is based on the results of ecological surveys and assessments carried out by ECOSA and White Young and Green (WYG) between 2008 and 2018 of the entire north Littlehampton development site (**Table 2**). Further details of the species surveys and results, where relevant to Phase 6A, are provided in Section 4.0.

Table 2: Summary of ecological surveys

Species Group/Species	2008	2009	2014	2017	2018	2024	2025
Ecological scoping Phase One habitat survey[2]	✓	-	-	-	-	-	-
Ecological constraints appraisal[3]	-	-	✓	-	-	-	-
Updating walkover survey[4,5]	-	-	-	✓	-	-	✓
Bat transect surveys[5]		✓	✓	✓	-	-	✓
Reptile survey[5,6]	-	✓	✓	-	-	-	✓
Water vole survey[5,7]	-	-	✓	✓	✓	-	✓
Breeding bird survey[5,8]	✓	-	✓	-	-	-	✓
Wintering bird survey[5]	-	-	-	-	-	✓	✓
Invertebrate survey[5]	-	-	-	-	-	-	✓
Badger survey[5]	-	-	-	-	-	-	✓
Hazel dormouse survey[5]	-	-	-	-	-	-	✓
Great crested newt survey[5]	-	-	✓	-	-	-	✓

The results of the surveys have been used to provide mitigation and enhancement proposals within Phase 6A. Surveys undertaken on site confirmed the likely absence of water vole, notable invertebrates, badger, great crested newt and hazel dormouse therefore no specific refence has been made for mitigation measures for these species.

This EMMP has been produced in consultation ACD Environmental to ensure that they align with the landscaping plans produced by ACD Environmental.

1.2 The Site

The site is located in Littlehampton, West Sussex, centred on National Grid Reference (NGR) TQ 0320 0409 (**Map 1**).

The site comprises a site compound surrounded by sparsely vegetated land, with ponds and tree lines to the east of the site and floodplain grazing marsh and ditches to the north-west. The site lies immediately to the east of Phase 5 of the wider development and to the west of the proposed Open Spaces site.

[2] White Young and Green (2009) Proposed Lyminster Bypass (South) North Littlehampton - Ecological Scoping / Phase 1 Habitat Survey. White Young and Green, Droxford, Hampshire
[3] White Young and Green (2014) Toddington Lane, North Littlehampton - Ecological Constraints Appraisal. White Young and Green, Droxford, Hampshire
[4] An ecological walkover survey was undertaken by ECOSA on 13th January 2017
[5] ECOSA (2025) Local Centre and Phase 6B, North Littlehampton – Ecological Impact Assessment. ECOSA, North Baddesley
[6] White Young and Green (2014) Proposed Lyminster Bypass (South) North Littlehampton - Reptile Presence / Absence Survey Report. White Young and Green, Droxford, Hampshire
[7] White Young and Green (2014) Toddington Lane, North Littlehampton - Water Vole Presence / Likely Absence Survey Report. White Young and Green, Droxford, Hampshire
[8] White Young and Green (2014) Toddington Lane, North Littlehampton – Breeding Bird Report. White Young and Green, Droxford, Hampshire

1.3 Aims and Scope of Report

The aim of this document is to outline the proposed ecological mitigation and management required at the site. The mitigation and management plan sets out the mitigation and management prescriptions for the site in order to retain the long-term ecological value. This plan covers a period of 10 years following the commencement of the development.

1.4 Site Proposals

The proposals entail the construction of 288 new residential units with associated parking, infrastructure and drainage. New footpaths will be created following existing public rights of way and connecting the site to the open spaces to the north.

The report is based on the proposals plan produced by Persimmon Homes, dated April 2025 (Drawing No. 519_PL_ 100b, Rev. B) (**Appendix 1**).

2.0 MITIGATION AND MANAGEMENT PLAN OBJECTIVES

2.1 Introduction

This section provides an overview of the objectives of the Ecological Mitigation and Management Plan for the site. Specific objectives for each individual habitat type are detailed within the management prescriptions.

2.2 Overview of Mitigation and Management Plan Objectives

The overarching objective of the Ecological Mitigation and Management Plan is to retain and enhance the long-term ecological value of the site. These will be achieved through the following measures:

- The protection of retained habitats within the site;
- Creation of new, native species-rich and wildlife friendly habitats to enhance biodiversity at the site; and
- Establishment of long-term management prescriptions for new and retained habitats to ensure the habitat diversity and suitability for wildlife is maintained.

2.3 Structure of the Mitigation and Management Plan

The general overarching management prescriptions for the site are provided within Section 3.0, with species specific management and mitigation measures detailed in Section 4.0.

The main habitat types which are the focus of this management plan are grassland, native trees and shrub, ditches, sustainable urban drainage systems (SuDs), reedbeds and pond habitats. Management prescriptions for each of these habitat types are detailed individually within Section 5.0.

3.0 GENERAL MANAGEMENT PRESCRIPTIONS

3.1 Introduction

This section provides an overview of the general management prescriptions for the site.

3.2 Review

As part of on-going monitoring and review process, the management plan will be periodically reviewed in order to ensure that the objectives are being met. Details of this review process are provided within Section 6.0.

3.3 Responsibilities

The implementation of the management plan will be the responsibility of the landowner, who will likely transfer the ownership of the land to a third party following the completion of the development. This third party will be responsible for implementing the management plan. For the purposes of this management plan the “management site” is the area of the site which will retained by the third party and outside of residential ownership.

3.4 Contractors

The proposed management works will be undertaken by specialist contractors with suitable experience in the management measures proposed. Monitoring and review will be undertaken in conjunction with suitably qualified ecologists with other specialists, such as arboricultural consultants employed/consulted as necessary.

4.0 SPECIES-SPECIFIC MITIGATION AND MANAGEMENT

4.1 Introduction

This section provides an overview of the species-specific mitigation measures and management prescriptions for the site. These measures are shown on **Map 2** and **Map 3**.

4.2 Bats

New external lighting to be installed on the new development will comprise hooded luminaires directed away from vegetation and the adjacent boundary hedgerow and woodland habitats. Ideally the bulbs will be LED and at the warmer end of the spectrum (i.e. avoiding blue or white light). LED lights emit much lower levels of UV and therefore have a lower impact on wildlife. The new lighting will be task-related, associated with specific entrance/exit points of the development. The lux level will be as low as possible to allow the task to be carried out safely and effectively. Guidance on task-related lighting levels and mitigation options as described within the Bats and Artificial Lighting in the UK report will be followed (Institution of Lighting Professionals, Bat Conservation Trust, 2023).

72 Vivara Pro Build-in Bat Tubes, or integrated bat tubes of a similar design, will be integrated into new residential units within Phase 6A. The tubes will be installed as high as possible on the northern or western elevations of the new buildings.

The tree, shrub, SuDs and reedbed habitats will replace lost foraging and commuting opportunities for bats.

4.3 Birds

Where possible, vegetation removal will be undertaken outside of the main bird nesting season which extends from March to August, inclusive. If this is not possible then the vegetation to be removed should be inspected by a suitably qualified ecologist immediately prior to works commencing. Active nests will be left with an undisturbed five to ten metre buffer until nesting ends naturally. If nests are identified, then there is the potential for the programme of the works to be affected.

The inclusion of new native tree, reedbed and shrub planting (Paragraph 5.2) will replace lost habitats the site for breeding birds.

As an enhancement measure, 72 WoodStone swift boxes (**Figure 1**), or swift boxes of a similar design, will be installed in the new residential units. The swift boxes will be installed in groups of four and as close to the eaves of the building as possible. To avoid chicks from overheating, the boxes will be installed on the northern and western elevations.

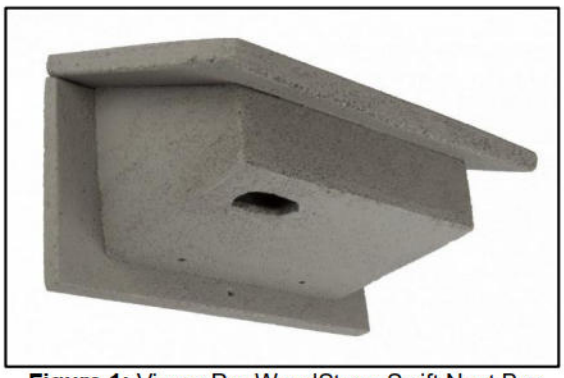

Figure 1: Vivara Pro WoodStone Swift Nest Box

4.4 Reptiles

Due to the risk of killing/injuring slow-worm and common lizard during the construction works, a translocation exercise will be undertaken to remove individual animals from the development area.

A receptor site has been identified within grassland habitats to the east of the site. As the receptor site lies directly adjacent to the rest of the site and the reptiles within the site are likely to move in and out of this area on their own, it considered that the translocation of any reptiles into this area is not likely to cause overcrowding issues.

Five hibernacula will be constructed within the receptor site (**Figure 2**). The hibernacula will be constructed from logs and stones and were dug in slightly into the ground, with the resultant turf placed over the top of the hibernacula to provide cover.

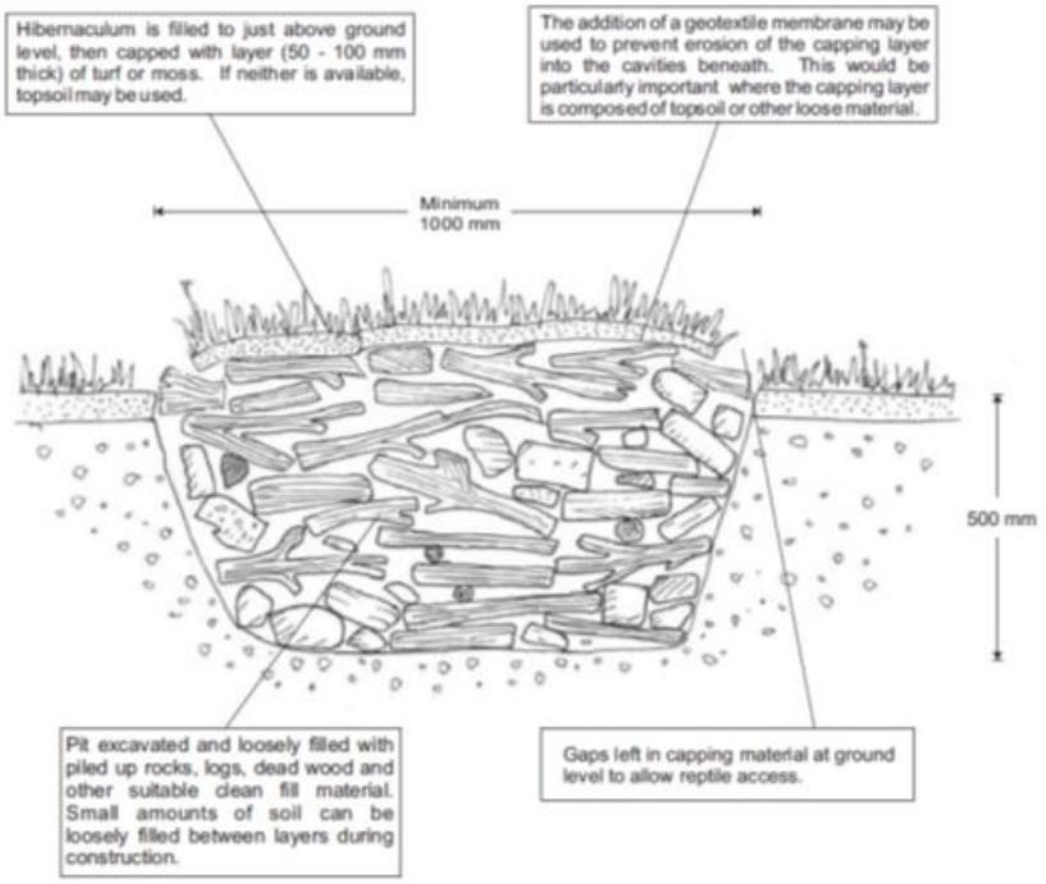

Figure 2: Reptile hibernaculum (Highways Agency, 2005)

The site will be fenced using 1000 gauge polythene exclusion fencing buried into the ground by 100 millimetres with an external return to prevent reptiles from burrowing beneath it. Posts will be erected at approximately 1-2 metre intervals to support the fence. The exclusion fence will be installed by a suitably qualified ecologist along the boundaries of the site, excluding the receptor site, to prevent reptiles entering from adjacent habitats.

Following the installation of the exclusion fencing, a reptile translocation exercise will be carried out. Based on the numbers of slow-worm and common lizard recorded on site, it is expected that the reptile translocation will be require a minimum of 90 days. The translocation exercise will be carried out until there have been five clear days with no reptiles captured.

Following the completion of the translocation exercise, a destructive search will be undertaken under the supervision of a suitably qualified ecologist. The habitat will be cleared via methodical strimming to ground level, followed by the stripping of the top layer of vegetation using an excavator with a toothed bucket under the supervision of an ecologist.

Following the completion of the development, the fencing will be removed under the supervision of a suitably qualified ecologist. This will be undertaken either upon completion of the entire development or on a phased work basis as the development is completed.

4.5 Invertebrates

The proposed habitat creation and management (Section 5.0) will be beneficial for invertebrates on site. As a measure of enhancement, five invertebrate towers will be installed on public open spaces within the new development, with one tower per open space.

4.6 Other Relevant Species

The new habitat creation and management regimes for native trees and shrubs (Paragraph 5.2.2) and grassland (Paragraph 5.3.2) will provide enhanced resource for European Hedgehog *Erinaceus europaeus*.

Fencing suitable for increasing the movement of hedgehog should also installed across the site, achieved by adding a small hole in one fence panel per residential unit (**Figure 3**), which will link the rear gardens of the dwellings and the wider residential development to form a 'hedgehog highway'.

Figure 3: Example of a 'hedgehog highway'

A specialist will be contracted to eradicate American mink from the site. Following the eradication of American mink from the site, monitoring surveys will be carried out for the first five years to ensure that American mink have not recolonised the site.

5.0 HABITAT-SPECIFIC MANAGEMENT

5.1 Introduction

This section provides an overview of the habitat-specific management objectives and prescriptions for the site.

5.2 Native Trees and Shrubs

Native trees are present within the site, some of which are to be retained. Native tree and shrub planting is also to be undertaken across the site.

5.2.1 Objectives for Native Trees and Shrubs

The specific objectives for native trees and hedgerow habitats are to:

- Establish and maintain new tree/shrub planting and hedgerow.

5.2.2 Mitigation and Enhancement

A number of trees will be included within the development, these will comprise native species. Following previous comments from the Local Planning Authority it is recommended that a proportion of these specimens comprise whitebeam *Sorbus aria* as this is a characteristic native species associated with the area.

5.2.3 Management Prescriptions

Any trees not to be removed during construction will follow protective measures in line with BS 5837:2012 *Trees in Relation to Design, Demolition and Construction - Recommendations*. This document outlines the use of tree protection barriers to be used for the duration of the construction phase. These barriers are proposed to shield the boundary vegetation from damage during construction.

All landscape is to be maintained in accordance with BS 7370 Part 3:1991 and Part 4:1993, including weed control. Management works should be undertaken over winter (October to February) in order to avoid the nesting bird period.

Any plants dying within the first year will be replaced with matching species. Light, regular, trimming of the trees and shrubs in the first five years will encourage dense, bushy growth and is recommended. After five years, cutting will occur on a biennial basis (every two years) to provide a bushy habitat with suitability for a range of species including common breeding birds.

5.3 Amenity Grassland

New grassland planting will include residential gardens and new areas of open space.

5.3.1 Objectives for Amenity Grassland

The specific objectives for the amenity grassland habitat are to:

- Increase ecological value of grassland habitats on site through creation of native species areas of planting; and

- Introduce a suitable management regime for grassland, in order to encourage herbaceous diversity and provide suitable habitat for a range of species.

5.3.2 Mitigation and Enhancement

New areas of amenity grassland planting will have a minimum depth of soil of 300mm and will be seeded with Emorsgate EM2 Standard General Purpose Meadow Mixture, or similar. Those areas of grassland in proximity to the proposed housing will be seeded with an appropriate mix specified by the landscaping contractor and detailed in the landscaping strategy.

5.3.3 Management Prescriptions

The new grassland planting outside of the residential areas will be cut on a rotational basis, once during the spring (April to May) and once during the autumn (August to September). Arisings will be removed to reduce the nutrient loading (over a long period of time).

5.4 Seasonally Wet Grassland

Areas of seasonally wet grassland are present on the site in the form of coastal and floodplain grazing marsh.

5.4.1 Objectives

The specific objectives for seasonally wet grassland habitat are to:

- Introduce a suitable management regime for grassland, in order to encourage herbaceous diversity and provide suitable habitat for a range of species, in line with the principles set out in the Floodplain Meadows handbook[9].

5.4.2 Management Prescriptions

The retained seasonally wet grassland habitats will be subject to traditional meadow management based around a main summer hay cut in combination with autumn and possibly spring mowing or grazing. No fertilizers are to be used on the grassland. The grassland will be managed at a longer sward so that it is suitable for reptiles with no more than 50% of the habitat being cut in one year.

The vegetation will not be cut from spring through to late July/August to give the sown species an opportunity to flower. After flowering in July or August a 'hay cut' will be

[9] Rothero, E., Lake, S. and Gowing, D. (eds) (2016). *Floodplain Meadows – Beauty and Utility. A Technical Handbook*. Milton Keynes, Floodplain Meadows Partnership

taken with arisings removed. Cutting after July will also prevent impacts to ground nesting birds.

5.5 Ponds

There are two ponds on site. Part of the southern pond will be retained as part of the proposals.

5.5.1 Objectives for Ponds

The specific objectives for pond habitat are to:

- Enhance ponds with native planting; and
- Manage ponds to be suitable for waterfowl.

5.5.2 Enhancement

The edge of the retained pond will be scarified and overseeded with native plants including wild angelica *Angelica sylvestris*, grey sedge *Carex divulsa*, common knapweed *Centurea nigra*, crosswort *Cruciata laevipes*, wild teasel *Disacus fullonum*, hemp agrimony *Eupatorium cannabium*, meadowsweet *Filipendula ulmaria*, hedge bedstraw *Galium album*, water avens *Geum rivale*, hedgerow crane's-bill *Geranium pyrenaicum*, yellow iris *Iris pseudacorus*, meadow vetchling *Lathyrus pratensis*, purple loosestrife *Lythrum salicaria*, gypsywort *Lycopus europaeus*, corky-fruited water-dropwort *Oenanthe pimpinelloides*, ribwort plantain *Plantago lanceolata*, selfheal *Prunella vulgaris*, meadow buttercup *Ranunculus acris*, red campion *Silene dioica* and ragged robin *Silene flos-cuculi*.

5.5.3 Management Prescriptions

In the first year following planting, annual weed growth will be cut back to encourage the development of perennial ground cover.

Once established, a variation in vegetation structure around the pond edge will be created through cutting back and removing short sections of vegetation in rotation at least every two years, but no more than every three years. Vegetation will be removed in a wedge shape. Dense stands of single species will be subject to selective thinning. Vegetation removal will be undertaken during September.

While the pond will be expected to be subject to naturally fluctuating water levels, and may even be seasonally dry, management will be taken to ensure it does not become completely dry. The ponds will be subject to dredging every two years to reduce the accumulation of sediment. This should be carried out in September to avoid impacts to amphibians and birds.

5.6 Reedbeds

Areas of reedbed are present to the north-east of the site. The proposals will result in the loss of reedbeds around the ponds, with replacement reedbed planting proposed within the retained pond.

5.6.1 Objectives for Reedbeds

The specific objectives for pond habitat are to:

- Establish new reedbeds on site; and
- Manage reedbeds to be suitable for wildlife.

5.6.2 Mitigation and Enhancement

The northern area of the pond will planted with common reed *Phragmites australis*, taken from local sources along with greater pond sedge *Carex riparia* and lesser pond sedge *Carex acutiformise*. Planting will be undertaken in April, to avoid frost.

5.6.3 Management Prescriptions

In the first year following planting, annual weed growth will be cut back to encourage the establishment of the reedbeds.

Once established, the reeds will be cut on a four year rotational basis. Cutting will be undertaken in winter, to ensure the dominance of common reed and avoid impacts to nesting birds. Cuttings will be removed to prevent the build-up of litter and drying up of the reedbed.

5.7 Ditches

A total of five ditches are present on site, connected to the Black Ditch to the north of the site.

5.7.1 Objectives

The specific objectives for the running water habitat are to:

- Increase ecological value of habitats on site through diversification; and
- Retain a habitat linkage with the Black Ditch to the north.

5.7.2 Management Prescriptions

The on site ditches will be subject to vegetation clearance and in-channel management works on a rotational basis, with no more than two ditches being subject to management measures in a given year. Vegetation clearance should be done outside of the nesting bird season which runs from March-August, inclusive, with only one side of the ditch being cut in a year to a level between 10 to 15 centimetres. Works will be

progressed starting upstream and working downstream, to allow dislodged plants and invertebrates to remain within the ditch.

In-channel management will be carried out on an ad hoc basis when necessary, with appropriate machinery, and not affecting the banks.

5.8 Scrapes

A total of six scrapes will be created on site within the coastal and floodplain grazing marsh area adjacent to the Black Ditch, providing opportunities for wetland species and wintering birds.

5.8.1 Objectives for Scrapes and Swales

The specific objectives for scrapes and swales are to:

- Create and maintain new scrape habitats on site.

5.8.2 Management Prescriptions

Scrapes will be created to provide seasonally wet areas. The scrapes should have varying depths across the feature with a maximum depth of 50 centimetres. Creation of scrapes will be supervised by an ecologist. A site visit will be carried out by an ecologist to ensure the suitability of these locations for such features.

The scrapes will be allowed to be colonised naturally. The edges of the scrapes will be cut annually in September to keep the edges open.

5.9 Scrub

Areas of encroaching scrub are present in the coastal and floodplain grazing marsh to the north of the site.

5.9.1 Objectives for Scrub

The specific objectives for scrub are to:

- Maintain scrub habitats and prevent encroachment.

5.9.2 Management Prescriptions

The scrub habitats on site will be cut back by 50% into smaller separated parcels. The scrub will be subject to yearly cut to prevent encroachment into grassland habitats. The scrub will be cut back in September and arisings removed from the site.

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6.0 MONITORING AND REVIEW

A review of the mitigation and enhancement measures implemented will be undertaken by a suitably qualified ecologist following the completion of the development. Following the implementation of the proposed mitigation and enhancement measures, any necessary revisions to the Ecological Mitigation and Management Plan will be made.

It is proposed that the party responsible for implementation of this mitigation and management plan carry out regular *ad hoc* monitoring at the site to establish any obvious deviations or faults. Where any issues are highlighted, a suitably qualified ecologist will be consulted for advice where necessary.

An integral part of the mitigation and management plan process will be a system of monitoring and a formal progress review. There will be a review meeting at the end of five years, post-completion, attended by the landowner and management contractor, to discuss the progress of the activities undertaken. This will enable issues to be identified and resolved where required. The meeting will take place to judge the effectiveness of the plan's aims, objectives and prescriptions.

The monitoring and review process will comprise a review report to include the following elements:

- Details of extent, timing and outcome of all works undertaken in the previous five years;
- Managing agent's assessment of effectiveness of works undertaken and the Ecological Mitigation and Management Plan as a whole; and
- Recommendations for next five year's management requirements.

7.0 TIMETABLE OF MANAGEMENT AND MONITORING WORKS

Management Prescription		Paragraph Reference	Year[10]										
			0	1	2	3	4	5	6	7	8	9	10+
Construction Phase Mitigation and Enhancement	Protection of retained trees in accordance with BS 2012:5387	**5.2.2**											
	Vegetation clearance necessary to be undertaken outside of nesting bird season (March to August)	**4.3**											
	Erection of new bat boxes at the site	**4.2**											
	Erection of new bird boxes within the site	**4.3**											
	Creation of log piles for reptiles and reptile translocation exercise	**4.4**											
	Installation of insect towers	**4.5**											
	New landscaping implemented at the site including new grassland seeding and tree and scrub planting and creation of water features	**5.2.2, 5.3.2, 5.5.2.5.2, 5.6.2, 5.7.2, 5.8.2, 5.9.2**											
Habitat Management	Meadow grassland and seasonally wet grassland management (late summer / autumn), arisings removed	**5.3.3, 5.4.2**											
	Management of tree and scrub habitat to be undertaken outside of nesting bird season (March to August)	**5.2.3**											
	Waterbody management, as necessary (October to March)	**5.5.3, 5.7.2**											

[10] The exact timescales for the construction of the development are unknown. For the purposes of this mitigation and management plan, construction works are referred to as "Year 0" with the mitigation and management plan covering subsequent years "Year 1 – 10".

Management Prescription		Paragraph Reference	Year[10]										
			0	1	2	3	4	5	6	7	8	9	10+
	Reedbed management (Winter)	**5.6.3**											
	Scrapes management	**5.8.2**											
	Annual scrub management (September)	**5.9.2**											
Monitoring and Progress Review	Walkover survey by Suitably Qualified Ecologist	**6.0**											
	Ad hoc monitoring by management contractors	**6.0**											
	Five-year management review	**6.0**											

Map 1 Site Location Plan

NORTH LITTLEHAMPTON, TODDINGTON LANE, LITTLEHAMPTON, WEST SUSSEX

ECOLOGICAL MITIGATION AND MANAGEMENT PLAN

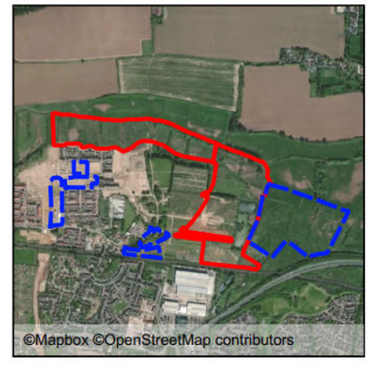
Map 1 - Site Location Plan

Client:	Persimmon Homes Thames Valley
Date:	November 2025
Status:	Draft

KEY

Site Boundary

Wider Ownership Boundary



Scale at A3 1:10,000

0 100 200 300 400 m

N

Prepared by: JP	Date: 010225
Last amended by: BL	Date: 241125

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Map 2 Ecological Mitigation and Management Plan

NORTH LITTLEHAMPTON, TODDINGTON LANE, LITTLEHAMPTON, WEST SUSSEX

ECOLOGICAL MITIGATION AND MANAGEMENT PLAN

Map 2 - Ecological Mitigation and Enhancement Plan

Client:	Persimmon Homes Thames Valley
Date:	November 2025
Status:	Draft

KEY

- Site Boundary
- Wider Ownership Boundary
- Post-development Layout
- Building
- Building with Bat Box
- Building with Swift Boxes
- Vegetated Garden
- Hedgehog Highway
- Hedgehog Tunnel
- Insect Tower

Scale at A3 1:2,000

0 15 30 45 60 m

N

Prepared by: JP	Date: 010225
Last amended by: BL	Date: 281125

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Map 3 Reptile Translocation Area and Receptor Site

NORTH LITTLEHAMPTON, TODDINGTON LANE, LITTLEHAMPTON, WEST SUSSEX

ECOLOGICAL MITIGATION AND MANAGEMENT PLAN

Map 3 - Reptile Translocation Area and Receptor Site

Client:	Persimmon Homes Thames Valley
Date:	November 2025
Status:	Draft

KEY

- Site Boundary
- Wider Ownership Boundary
- Translocation Area
- Receptor Area

Scale at A3 1:3,000

0 15 30 45 60 m

N

Prepared by: JP	Date: 010225
Last amended by: BL	Date: 281125

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Web: www.ecosa.co.uk

Appendix 1 Site Proposals Plan

Phase 5 RM Approved

Existing Public Right of Way (3096)

N

LAP

SWALE 01

SWALE 03

SWALE 04

SWALE 05

SWALE 06

SWALE 07

LEAP

LAP

Existing Pump Station

LIMIT OF WORKS

Block A

Block B

Block C1

Block C2

Block D1

Block D2

Block E

B/S

C/S

CS

POND

Norway Ditch

Norway Ditch

Post

LAP

LAP

17 spaces

13 spaces

10 spaces

Sport and A

Allotments (0.41Ha)
25 pitches

Biffi Land

SP

SP

MP 17.25

0 10 20 30 40 50m
Scale 1:500

Rev.	Description.	Date.
C	Layout updated to accord with engineering and landscape designs.	26.11.2025
B	Revisions made to layout to address LA comments - plots 34-36 repositioned + units replaced, parking to plots 227, 228 & 231 repositioned, plot number revised to include 1No. additional unit.	10.11.2025
A	Revisions made to layout to address LA comments	16.09.2025

Drawing Revisions

Affordable Housing Allocation:

Phase 6a

- Shared Ownership - 28 No. (50%)
- Affordable Rent - 29 No. (50%)

Total = 57 units (19.8% of 288)

* 4No. Allocation of 2 Bed 3 Person Ground Floor Wheelchair Flats

Layout Approval

MD approval Signature: ..... Date: .....

NOTE: RC signature required where house types are chosen from the RC exception list or are not Group Core product (R21/R25). Introducing Persimmon types onto Charles Church sites or vice versa is prohibited.

RC approval Signature: ..... Date: .....

Persimmon

Persimmon House
Knoll Road
Camberley
GU15 3TQ

Development Title: Phase 6a Littlehampton

Site Address: Hampton Park Toddington Lane

Drawing Title: Site Layout - Phase 6a - Residential - 288 units

Date	Scale	Drawn
Apr. 2025	1:500 @ A0P	AT
Drawing Status: PLANNING	Dwg. Ref: 547_PL_100b	Rev: C

\\psn.persimmonhomes.net\shared\thames valley\technical\site files\547 littlehampton phase 6 (d2)\b planning\b6 drawings (.dwg)\b6b reserved matters application\547_pl_layout_revised_26.11.2025.dwg