ECOSA
Ecological Survey & Assessment
*A Trinity Consultants Company*

# LOCAL CENTRE AND PHASE 6B, NORTH LITTLEHAMPTON, TODDINGTON LANE, WEST SUSSEX

# ECOLOGICAL MITIGATION AND MANAGEMENT PLAN

**Final Document (Revision 1)**

December 2025

Preliminary Ecological Appraisals • Protected Species Surveys and Licensing • NVC • EcIA • HRA • Management Plans
Habitats • Badger • Bats • Hazel Dormouse • Birds • Reptiles • Amphibians • Invertebrates • Riparian and Aquatic Species

ECOSA, Te[redacted]

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Ecological Survey & Assessment Limited is a Trinity Consultants Company

## 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].

| | |
|---|---|
| **Description:** | Ecological Mitigation and Management Plan |
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| **Issue:** | Final (Revision 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

# LOCAL CENTRE AND PHASE 6B, 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 the Local Centre and Phase 6B, North Littlehampton, Toddington Lane, West Sussex (hereafter referred to as the site).

Local Centre and Phase 6B 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 Local Centre and Phase 6B 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 Local Centre and Phase 6B, 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 the Local Centre and Phase 6B. Surveys undertaken on site confirmed the likely absence of water vole, wintering birds, notable invertebrates, badger great crested newt and hazel dormouse therefore no specific refence has been made for mitigation measures for these species. A summary of the specific mitigation, enhancement and management measures for the Local Centre and Phase 6B parcels is provided in **Table 3**.

**Table 3**: Summary of Mitigation, Enhancement and Management Measures for each parcel

| Measures | Local Centre | Phase 6B |
|---|---|---|
| Sensitive Lighting Scheme | ✓ | ✓ |
| Bat Boxes | - | ✓ |
| Bird Boxes | - | ✓ |
| Reptile Translocation | - | ✓ |

[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

| | | |
|---|---|---|
| Hedgehog Highways | - | ✓ |
| Native Tree and Shrub planting and management | ✓ | ✓ |
| Grassland planting and management | ✓ | ✓ |

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

### 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 five parcels of grassland and sparsely vegetated habitats. The site is set within the wider North Littlehampton development, with the immediate surrounding area being dominated by recent residential development.

### 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 cover two areas the Local Centre, which entails the construction of a new local centre comprising 1,472 square metres of retail floor space, 418 square metres of community use, 94 residential units, a civic public open space and Phase 6B which entails the construction of 17 new residential units and a Local Equipped Area for Play (LEAP).

The report is based on the proposals plan produced by Persimmon Homes, dated January 2025 (Drawing No. 519_PL_Ph6b_100, Rev. A) and by SHW Architecture (**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:

- 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. 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, 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 also 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. 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).

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

New public open space planting and tree and shrub planting within the Local Centre and Phase 6B will provide replacement foraging and commuting habitats for bats.

## 4.3 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 Phase 6B development area. The Local Centre parcels will not require a translocation exercise prior to clearance.

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 1**). 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.

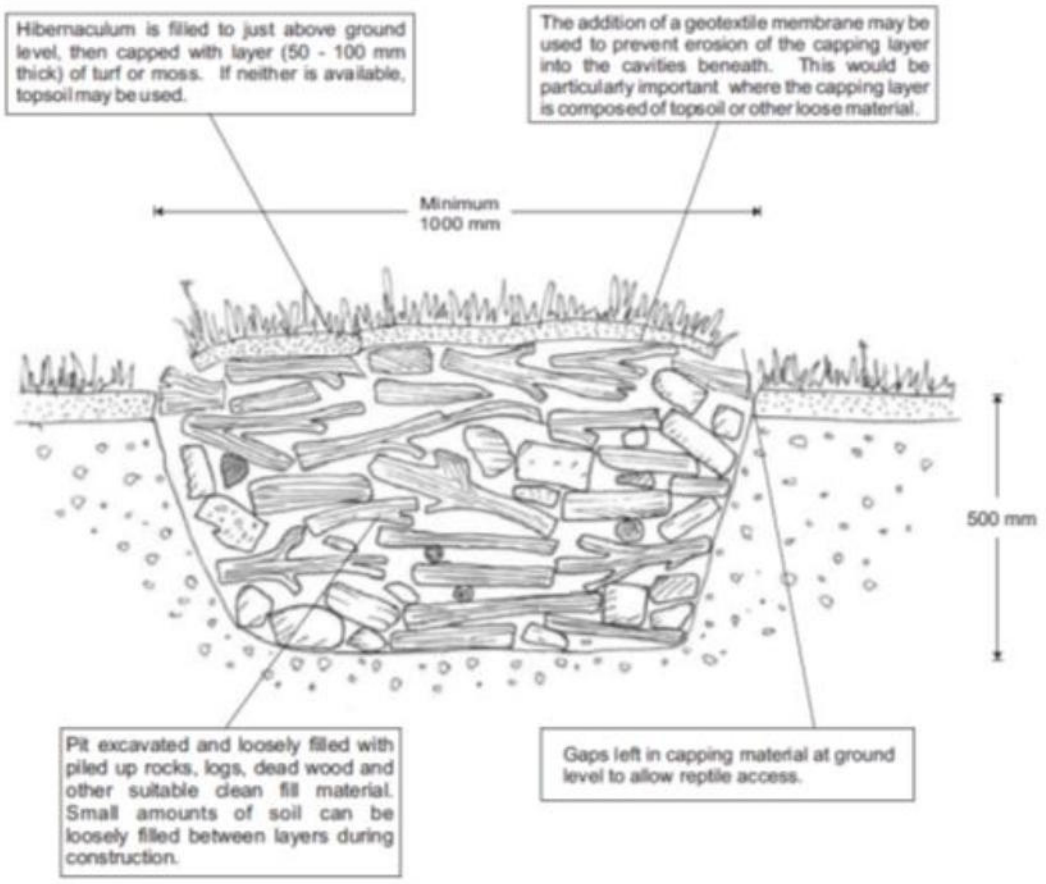


**Figure 1:** Reptile hibernaculum (Highways Agency, 2005)

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.

### 4.4 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 and shrub planting (Paragraph 5.2) will enhance the site for breeding birds.

As an additional enhancement measure, 12 WoodStone swift boxes (**Figure 2**), or swift boxes of a similar design, will be installed in the new residential units within Phase 6B. 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.

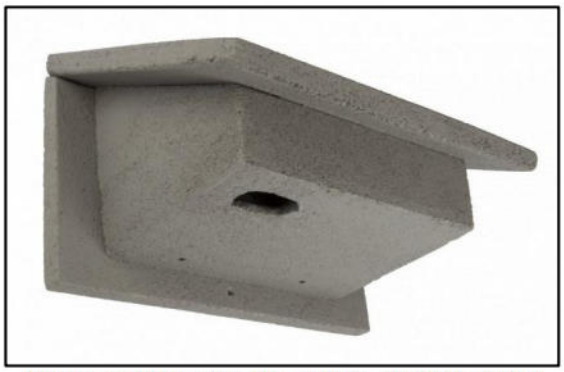

**Figure 2:** Vivara Pro WoodStone Swift Nest Box

### 4.5 European Hedgehog

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'. These measures will only be installed in

the proposed residential areas within Phase 6B and not the Local Centre, to prevent increased risks to European hedgehog in a high traffic area.

**Figure 3:** Example of a 'hedgehog highway'

# 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*

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 Grassland

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

### *5.3.1 Objectives for Grassland*

The specific objectives for the 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 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).

## 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 | | Section Reference | Year[9] | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | 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) | **4.4** | + | | | | | | | | | | |
| | New landscaping implemented at the site including new grassland seeding and tree and shrub planting | **5.3.2, 5.2.2** | + | | | | | | | | | | |
| **Habitat Management** | Meadow Management (spring/early summer and late summer), arisings removed | **5.3.2** | + | + | + | + | + | + | + | + | + | + | + |
| | Management of tree and shrub habitat to be undertaken outside of nesting bird season (March to August) | **5.2.2** | + | + | + | + | + | + | + | + | + | + | + |
| **Monitoring and Progress Review** | *Ad hoc* monitoring by management contractors | **6.0** | | + | + | + | + | + | + | + | + | + | + |
| | Five-year management review | **6.0** | | | | | | + | | | | | + |

[9] 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".

**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
- Building
- Building with Bat Box
- Building with Swift Box
- Vegetated Garden
- Hedgehog Highway
- Hedgehog Tunnel

Scale at A3 1:1,000

0 10 20 30 40 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 Location


# 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 1:3,500

0 15 30 45 60 m

N

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

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**Appendix 1** Site Proposals Plan

# Phase 5 RM Approved

Five Stones Nursery
Unit G
Unit B
Unit E
Unit C
Unit D
Five Stones
Five Stones
Playing Fields
Toddington
Holly Cottage
Farmhouse
Old Byre House
Old Byre House
Flint Acre
Pond
Ditch
Ditch
Drain
Ditch
Nursery Cottages
Tulley Cottages
CENTRAL WETLAND
SWALE 04
SWALE 05
LAP
Existing Willow Trees
LEAP 4 / Fitness Area
N
Survey, (c) Crown Copyright 2025. All rights reserved. Licence number 100022432
MP 17.5
Ppg Sta
BUTTS MEAD
Scale 1:500
0 10 20 30 40 50m

| Rev. | Description. | Date. |
|---|---|---|
| D | Civils Kerbs, Markings & Tracking updated. Soft Landscaping & LEAP design updated. | 26.11.2025 |
| C | Plots 1 & 2 revised and moved further away from western boundary. Plot 2 now shown as a 'Sh' house type. | 13.11.2025 |
| B | Units reduced to 17 units and parking revised around plots 1 - 3. | 06.11.2025 |
| A | Revisions made to layout to address LA comments regarding parking. | 16.09.2025 |

Drawing Revisions

## Affordable Housing Allocation:

Phase 6b - 17 unit scheme

- Shared Ownership - 3 No.
- Affordable Rent - 3 No.

Total = 6 units

**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 6b & LEAP / Fitness Area
Littlehampton

Site Address
Hampton Park
Toddington Lane

Drawing Title
Site Layout - LEAP 4 / Fitness Area / Phase 6b - 17 units

| Date | Scale | Drawn |
|---|---|---|
| Jan. 2025 | 1:500 @ A1 | AT |
| Drawing Status: Preliminary | Dwg. Ref. 519_PL_Ph6b_100 | Rev. D |

\\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_26.11.25.dwg


# Overall site Plan - 1:1250 @ A3

Scale bar (1:1250)

0m 12.5m 25m 37.5m 50m 62.5m 75m 87.5m 100m

.\Logo\SHW Architecture copy.jpg

SHW Architecture

File Loc:Z:\WSW Projects Live\242145 Littlehampton Toddington Hampton Park MstrPlan 001-009602\03 Drawings\CAD\SHW site Plan 02.10.25.dwg

28 Community Cntr. Parking

34 Retail Parking - unassigned

12 Residential - Private
4 Visitor

C/S

B/S

Care Home

MARION MEAD

MAIN AVENUE (20/30MPH)

LIMIT OF WORKS

ANDERSON WAY

seating area for Community Centre

Entrance

ESS

Ppg Sta

Deliveries

BEATON AVENUE

# Site Plan Area A - 1:500 @ A3

Scale bar (1:500)

0m 10m 20m 30m 40m

5m 15m 25m 35m

N W E S

.\Logo\SHW Architecture copy.jpg

SHW Architecture

File Loc:Z:\WSW Projects Live\242145 Littlehampton Toddington Hampton Park MstrPlan 001-009602\03 Drawings\CAD\SHW site Plan 02.10.25.dwg

LIMIT OF WORKS

LYMINSTER BYPASS (40MPH)

(S (REFER TO PBA DESIGN)

delivery area - tracked engineer

Trolley Shelter

74 Local Centre Parking

16 Residential - Private Flats

16 Residential - Private Flats

12 Residential - Private
6 Visitor

EXISTING BELLMOUTH ACCESS NEEDS WIDENING

INTERNAL DISTRIBUTOR ROAD (30MPH)

LIMIT OF WORKS

CC

CC

seating area for Community Centre

Deliveries

BEATON AVENUE

S GARDENS

# Site Plan Area B - 1:500 @ A3

Scale bar (1:500)

0m 10m 20m 30m 40m

5m 15m 25m 35m

N

W E

S

.\Logo\SHW Architecture copy.jpg

SHW Architecture

File Loc:Z:\WSW Projects Live\242145 Littlehampton Toddington Hampton Park MstrPlan 001-009602\03 Drawings\CAD\SHW site Plan 02.10.25.dwg

16 Residential - Private Flats

8 Residential - Private Flats
8 Visitor

NO ENTRY

ONE WAY ACCESS

RICHARDSON WAY

PRIVATE DRIVE
40 Residential

REPOSITIONED EXISTING BELLMOUTH ACCESS

20 Residential
1 Visitor

COOPER DRIVE

SARGENT CLOSE

TODDINGTON LANE

## Site Plan Area C- 1:500 @ A3

Scale bar (1:500)

0m 10m 20m 30m 40m

5m 15m 25m 35m

N W E S

.\Logo\SHW Architecture copy.jpg

SHW Architecture

File Loc:Z:\WSW Projects Live\242145 Littlehampton Toddington Hampton Park Mstr\Plan 001-009602\03 Drawings\CAD\SHW site Plan 02.10.25.dwg