

Ecology Survey Scoping Report

May 2026

**Land North of Horsham,
Mowbray – Phase 3**

Prepared by
CSA Environmental

On behalf of
Legal and General

Report No: CSA/8029/01

This report may contain sensitive ecological information. It is the responsibility of the Local Authority to determine if this should be made publicly available.

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1.0 INTRODUCTION

- 1.1. This Ecological Survey Scoping Report has been prepared by CSA Environmental on behalf of Legal and General and provides ecological recommendations in relation to 'Phase 3' of a wider mixed-use development, for which outline planning consent has been granted (Horsham District Council Ref: DC/16/1677). The overall scheme comprises up to 2,750 residential dwellings alongside retail and business uses, leisure and education facilities, public open space, and associated landscaping and infrastructure.
- 1.2. This Ecology Survey Scoping Report is provided to inform Horsham District Council of further ecological surveys proposed to support Ecological Mitigation and Management Plans (EMMPs) specific to Phase 3 as per Conditions 13 and 14 of Outline Planning Permission DC/16/1677 (Non-Material Amendment Ref: DC/19/0984).

Condition 13

- 1.3. *Pre-Commencement Condition: Prior to the submission of a Phase-wide Ecological Mitigation and Management Plan (EMMP) for any Phase, or part thereof, up to date ecological surveys shall be carried out to provide up to date information regarding the potential of that Phase to support protected and notable species and inform the future design of measures that will be required to avoid, mitigate or compensate for impacts and to inform the Ecological Mitigation and Management Plan for that Phase or part thereof. These surveys shall be completed by suitably qualified ecologist(s), recognised by a relevant professional body such as CIEEM, and in accordance with current survey guidelines. The scope of these surveys shall be agreed in advance with the LPA, and may include advanced surveys for rare bat species. The surveys shall be completed in accordance with the agreed scope prior to the submission of the Phase- Wide EMMP for that Phase, or part thereof, and the results and associated reports of the surveys appended to the EMMP for that Phase or part thereof.*

Condition 14

- 1.4. *Pre-Commencement Condition: Prior to the submission of an Ecological Mitigation and Management Plan (EMMP) with an application seeking approval of Reserved Matters pursuant to the planning permission, up to date ecological surveys shall be carried out to provide up to date information regarding the potential of the area covered by the Reserved Matters application to support protected and notable species and inform the future design of measures that will be required to avoid, mitigate or compensate for impacts and to inform the Ecological Mitigation and Management Plan for that Reserved Matters application. These surveys shall be completed by suitably qualified ecologist(s), recognised by a relevant professional body such as CIEEM, and in*

accordance with current survey guidelines. The scope of these surveys shall be agreed in advance with the LPA, and may include advanced surveys for rare bat species. The surveys shall be completed in accordance with the agreed scope prior to the submission of the EMMP for that Reserved Matters area and the results and associated reports appended to the Ecological Mitigation and Management Plan for that Reserved Matters area.

- 1.5. Specifically, the surveys detailed herein are proposed to inform the Phase wide EMMP and EMMPs specific to Reserved Matters Areas (RMAs) within Phase 3, pursuant to Conditions 13 and 14 of the outline consent.

2.0 ECOLOGICAL BACKGROUND

Previous Surveys

- 2.1 Appendix A summarises previous ecological surveys conducted onsite, including those specific to Phase 3 and those conducted across the wider Site boundary comprising Phases 1, 2, and 3. Full survey reports have previously been submitted to Horsham District Council and are available on the Planning Portal.

Baseline Conditions

- 2.2 In light of previous ecological survey data (as per Appendix A), an update ecological walkover survey of Phase 3 was conducted by CSA Environmental on 10 March and 24 March 2026 to inform the requirement for additional surveys. The walkover survey comprised a UK Habitat classification survey (UKHab Ltd, 2023) and an assessment of the Site's potential to support protected species.
- 2.3 The survey was undertaken using UKHabs methodology, by Lydia Galbraith ACEEIM with assistance from Coire Lee and Jasmine Cacioppo, of CSA Environmental.
- 2.4 Results of the UK Habitat classification survey are illustrated in Appendix B. A summary of the update walkover survey's findings is provided below.
- 2.5 To inform this report, records of protected species were provided by Sussex Biological Record Centre (SxBRC) in March 2026 and referenced herein (see Appendix F).

Habitats

- 2.6 Habitat types were generally consistent with those described during the site-wide Phase 1 survey in 2020 (Bioscan, 2020), though Phase 1 habitat types (JNCC, 2010) were translated to UKHab classification (UKHab Ltd, 2023).

Arable

- 2.7 Fields F1, F4 and F6 are arable fields consisting of a cereal crop at the time of survey, bound by hedgerows or woodland parcels.

Modified grassland

- 2.8 Fields F3, F11, F12, F13 and F15 comprise sheep-grazed grassland characterised by a generally short sward. Large mature trees are scattered along the field boundaries and peripheries.
- 2.9 Field F8, F9 and F10 comprise of modified grassland bound by hedgerows and woodland parcels. Field F8a consists of short, modified

grassland surrounding a large ornamental lake (P23), which is described further below.

- 1.6. Field F2 comprises remnant parkland associated with the former Holbrook Park/Graylands, as shown on the 1885 Ordnance Survey mapping. The field is currently characterised by short, grazed grassland with a small number of large, scattered mature oak *Quercus* sp. trees. While the historic parkland origin is acknowledged, the field does not clearly meet the UKHab criteria for Wood-Pasture and Parkland (Priority Habitat), which typically relies on the presence of ancient or veteran trees. The mature oaks present are not considered to qualify as ancient or veteran (TBC through arboriculturally assessment). A notable elder *Sambucus nigra* is present, growing from the remains of a very large historic root plate of unknown species; however, the elder itself does not meet the criteria for an ancient or veteran tree (see Target Note TN5 on the Habitats Plan). On this basis, Field F2 is considered to represent a former parkland landscape rather than a definitive example of extant Priority Wood Pasture Parkland habitat. Further assessment may be required to confirm its appropriate habitat classification under UKHab. A Scheduled Monument moat (Historic England List Entry 1010500) is also located within Field F2 and is described further below.

Other neutral grassland

- 2.10 Fields F5 and F7 support developing scrub habitats forming a mosaic of neutral grassland interspersed with bramble *Rubus* agg. and blackthorn *Prunus spinosa*. Scrub is particularly concentrated around the field margins, while the central areas consist of dense, tussocky grassland with numerous smaller patches of scrub, scattered trees and saplings. The grassland is damp in places, supporting extensive moss cover and numerous ant hills throughout.

Lowland Mixed-Deciduous

- 2.11 Phase 3 contains five area of lowland mixed-deciduous woodland, of which three parcels are mapped as ancient woodland on the current Ancient Woodland Inventory (W4; west of the Site, W6; north-west of the Site, W8; north-east of the Site). Woodland W4 and W8 are dominated by hornbeam *Carpinus betulus*, with oak standards. Both support a diverse ancient woodland ground flora, including bluebell, wild garlic *Allium ursinum*, dog's mercury *Mercurialis perennis* and primrose *Primula vulgaris*. Woodland W4 additionally contains several unusually tall crab apple *Malus Sylvestris* trees (approximately 4–5 m in height), a number of large mature oaks, and early purple orchid *Orchis mascula* within the woodland understory. Woodland W6 comprises a linear parcel located along the western boundary of Field F1 and F2 and consists of ash *Fraxinus excelsior* dominated woodland with an understory of rhododendron. The woodland was

- 2.12 Woodland W3 (separating Fields F8 and F6) consists of hazel coppice with oak standards, with extensive stands of bluebell *Hyacinthoides non-scripta* throughout. Woodland W5 is a linear strip of woodland (forming the north-western boundary of Field F3), and consists oak, blackthorn, willow *Salix* sp and field maple, with ground flora including bluebell, lords and ladies *Arum maculatum*, and bramble. It also contains a narrow woodland stream, discussed below. These woodland parcels are not mapped on the Ancient Woodland Inventory, but are within close proximity to W4 and W8 and exhibit similar characteristics, including the presence of some ancient woodland indicator species including bluebell and dog's mercury. These parcels are likely to be below the minimum size threshold for inclusion on the Ancient Woodland Inventory, and their status cannot be confirmed at this stage.

Other broadleaved woodland

- 2.13 Woodland parcel W1 comprises a linear strip of woodland containing large, mature oak and beech *Fagus sylvatica* trees. This woodland is likely to be part of a historic planted boundary (located on a prominent hedge bank, and visible on 1830s OS maps), and supports a *Rhododendron* sp. understory. A further linear woodland parcel (Woodland W9) appears to form a continuation of this historic boundary and consists of oak, hazel *Corylus avellana* and field maple *Acer campestre*.
- 2.14 Woodland W2 comprises young oak woodland forming the southern boundary of Field F8.
- 2.15 On the island within the historic moat (P10) is woodland parcel W7, which was not accessible during survey. This woodland comprises predominantly ornamental species, including cypress *Cupressus* sp., with a *Rhododendron* sp. understory. However, at least one mature oak is present within W7, alongside a small number of ash and blackthorn.

Ponds

- 2.16 Seven ponds are present on site, although a number of ephemeral ponds were evident but dry at the time of survey.
- 2.17 The moat, associated with the scheduled monument (P10) is approximately 5m wide and supports areas of floating aquatic vegetation. Several willow trees were observed growing directly within the waterbody.
- 2.18 A number of woodland ponds are present, one within Woodland W4 which covers a substantial area and encompasses a number of trees. Woodland W8 supports a complex network of aquatic habitats, including three woodland ponds (P22a, P22b P24 and P44), as well as several ephemeral ponds and an extensive system of seasonally wet ditches extending throughout the woodland.

- 2.19 Pond P23 comprises a large ornamental lake with partially reinforced banks and is bordered by alder *Alnus glutinosa* and willow. Several bird species were recorded using this waterbody during the survey, including mute swan *Cygnus olor*, grey heron *Ardea cinerea*, coot, mallard *Anas platyrhynchos* and Canada goose *Branta canadensis*. The lake outfalls via a deep, reinforced ditch which flows off-site to the south.

Hedgerows

- 2.20 All fields are bound to some extent by hedgerows and treelines. The majority are native, with non-native hedgerows being associated with the residential properties/ farm buildings in the east of the Site. A number of the tree lines include large mature trees, and several of the hedgerows are categorised as species rich (i.e. have over 5 woody species per 30m).

Watercourses

- 2.21 Two water courses are present on site, including a narrow woodland stream (c. 1m wide) flowing through W5 which flows north-east to south-west, and the other known as Holbrook Gill that runs through Woodland W8 (c. 1m wide) flowing north to south.
- 1.7. Connected to Holbrook Gill is an extensive network of seasonally wet ditches which link to several ponds throughout Woodland W8. These features appear to have been subject to historical modification, with evidence including a reinforced outfall from Pond P16 and the presence of several outfall pipes across the ditch network.

Protected Species

Bats

- 2.22 A total of 324 bat records were identified within the search area, dating from 1991 to 2025. These include the following species: common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, Nathusius's pipistrelle *Pipistrellus nathusii*, noctule *Nyctalus noctula*, brown long-eared bat *Plecotus auritus*, Daubenton's bat *Myotis daubentonii*, whiskered bat *Myotis mystacinus*, Natterer's bat *Myotis nattereri*, Leisler's bat *Nyctalus leisleri*, and serotine *Eptesicus serotinus*.
- 2.23 The closest bat records comprise common pipistrelle c. 0.3 km west of Phase 3, dating from 2014, and a long-eared bat species c. 0.3 km north, dating from 2013. A further eight records of brown long-eared bat have been returned between 2017 and 2025, located approximately 1.3- 2km west of Phase 3. In addition, 196 records representing 12 bat species have been recorded at Warnham Local Nature Reserve, located c. 1km south of Phase 3. The SxBRC also returned records of historic bat roosts, including an unspecified common pipistrelle roost recorded in 1994 c. 0.3km from Phase 3, and a brown long-eared bat maternity roost recorded in 2022 within a building c. 1.3km north of Phase 3. Further

records from 2023 indicate the presence of a soprano pipistrelle roost at the same location.

- 2.24 The Site falls beyond the Core Sustainance Zones (CSZs) for The Mens and Ebernoe Common SACs (see Appendix G), as defined by South Downs National Park Authority and Natural England (2018).
- 2.25 Suitability for commuting and foraging bats exists in the form of hedgerows and linear woodland belts that demarcate field boundaries. Waterbodies within and adjacent to Phase 3, in addition to the parcels of neutral grassland and development scrub, may also provide suitable foraging resources for a number of species. Ancient woodland and wet woodland within the Phase 3 boundary may provide suitable roosting opportunity as well as further foraging resources.
- 2.26 The update habitat walkover survey conducted in February 2026 did not comprise a detailed Ground-level Tree Assessment (GLTA) for bat roost potential. However, trees with identifiable features that may provide roost potential were recorded for further assessment, where required.

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Hazel Dormice

- 2.29 The SxBRC have returned a total of five records of dormouse *Muscardinus avellanarius* within the 2km search area, dating from 2014 to 2024. Four of these records are c. 0.8km east from Phase 3, and include three 2024 records of dormouse and nests, and one 2014 record. Whilst previously there was connectivity to the Phase 3 area via a network of woodland, tree lines and hedgerows, connectivity is now limited due to Phase 1 of the development which sits between the location of dormouse records and Phase 3.
- 2.30 Suitability for hazel dormice exists in the form of semi-natural woodland (including ancient woodland) present onsite, as well as numerous hedgerows and scrub parcels. There is connectivity to ancient woodland to the north of Phase 3 which extends within the boundaries of Warnham SSSI. Connectivity to suitable habitats further afield to the east and west of Phase 3 exists via boundary hedgerows and onsite ancient and semi-natural woodland.

Birds

- 2.31 A total of 8666 records of 373 bird species were identified within the search area, dating from 1980 to 2025. Those of potential relevance include grassland and arable species including Hobby *Falco Subbuteo*, skylark *Alauda arvensis*, and yellowhammer *emberiza calandra*. In addition to hedgerow and scrub species including nightingale *Luscinia megarhynchos*, whitethroat *Sylvia communis* and turtle dove *Streptopelia turtur*, as well as woodland and wetland species including, lesser spotted woodpecker *Dryobates minor*, kingfisher *Alcedo atthis*, tufted duck *Aythya fuligula*, woodcock *Scolopax rusticola*, and marsh tit *Poecile palustris*.
- 2.32 Open arable fields (Field F4 and F6) and grassland (F8) provide opportunities for ground-nesting and wintering birds, as well as foraging resources for birds of prey. Boundary hedgerows, mature trees, scrub and woodland also provide opportunities for nesting birds for a number of common species, including those outlined above. Grassland/scrub mosaics (F5 and F7) in particular provide suitable nesting habitat for species such as nightingale and whitethroat. Open water bodies such as Pond P1 may provide suitable foraging and nesting opportunity for a variety of waterfowl, and as discussed Mute swan, grey heron, coot, mallard and Canada goose have been recorded using this feature.

Great Crested Newt

- 2.33 A total of 66 records for great crested newt *Triturus Cristatus* dating from 1985 to 2024 were returned by the SxBRC.
- 2.34 One great crested newt (GCN) record from 2024 intersects the Phase 3 boundary and originates from a garden pond relating to the Old Holbrook residential property to the east of Phase 3. A further three great crested newt records from 2008 also intersect the Site boundary to the west and pertain to eight individuals located at Warnham Brickworks. These records originate from a great crested newt torch search survey of a pond, although due to the grid reference accuracy it is unclear if these records relate to the on-Site moat (P10) or off-Site ponds at the former Warnham Brickworks. A EPSL licence return record is also visible on MAGIC maps at P10, but again the accuracy is unclear.
- 2.35 Potential GCN breeding waterbodies have been identified in Phase 3 and within 500m of the boundary (see Appendix C). Suitable terrestrial habitat within Phase 3 includes hedgerows, scrub, woodland, and neutral grassland, particularly where these habitats offer connectivity and commuting routes between parcels of ancient woodland within and adjacent to Phase 3.

- 2.36 During previous survey effort across the wider Site, a number of ponds have been surveyed for GCN. Of those within the boundary of Phase 3¹, Pond P10, P16 and P22 were tested positive for GCN during eDNA surveys in 2015/2016. Of those within 500m of Phase 3, Ponds P4, P5, P9 and P15 also tested positive for GCN. Update surveys in 2023 additionally confirmed GCN presence in P2.
- 2.37 A number of additional ponds have been identified within 500m of the Site, including P22a, P44, P46, P47, P48, P49 (P46-49 are SuDS basins associated with Phase 1 development), P50, P51, P52 and P53.
- 2.38 Update Habitat Suitability Index (HSI) assessments and eDNA surveys will be undertaken in April 2026 on all accessible ponds within 500m of Phase 3, including those recently identified.
- 2.39 Should GCN be found to be present on-Site or within the dispersible range on the Site, then potential impacts to GCN during their aquatic and terrestrial phases should be considered with regards to habitat loss and/or fragmentation. A suitable mitigation approach would need to be secured as part of any planning consent.
- 2.40 An alternative approach to the traditional European Protected Species (EPS) licence would be to consider making a conservation payment to fund strategic mitigation for GCN under the District Level Licencing (DLL) scheme run by Nature Space. No GCN presence/absence survey data is required to inform this route, but payments are calculated based on the assumption that GCN are present.

Reptiles

- 2.41 A total of 927 records of four reptile species were identified within the search area including common lizard *Zootoca vivipara*, adder *Vipera berus*, grass snake *Natrix Helvetica*, and slow worm *Anguis fragilis*. The closest records are c. 0.06km north from Phase 3 relating to 45 field records of slow worm from 2006.
- 2.42 Suitable habitat for reptiles within Phase 3 includes arable field margins, and particularly nested mosaics of developing bramble and blackthorn scrub with a dense, tussocky grassland centre such as that of Field F5.

Water Vole

- 2.43 The SxBRC returned a total of five records of water vole *Arvicola amphibius* records within the 2km search area, dating from 2001 to 2009. The closest record is c. 1km south from the Site. All five records were located within the Warnham Local Nature Reserve.

¹ Note that the pond reference numbers follow that within the wider site.

- 2.44 Two woodland streams are present within Woodlands W5 and W8 and a network of seasonally wet ditches are present within Woodland W8. The banks are vegetated, dominated by wild garlic and other woodland species, but there is a distinct lack of sedge and rush species. These water courses aren't considered to be suitable to support water vole, due to the shallow water depths (c.10cm during the March survey) and the shaded nature of the streams.

Invasive Species

- 2.45 The SxBRC returned a total of 9140 invasive non-native species records from within the identified 2km search dating from 1908 to 2025.
- 2.46 Giant hogweed *Heracleum montegazzianum* has been identified across multiple locations within the Site, including Woodland W3 and Fields F3, F5 and F7.

3.0 PROPOSED SURVEYS

- 3.1 The following further surveys are recommended in light of previous survey information (Appendix A), protected species recorded obtained in March 2026, and protected species suitability identified during March 2026 (see Section 2.0).

Habitats

- 3.2 Further habitat surveys conducted at the appropriate time of year will be required to confirm and refine the preliminary habitat classifications assigned during the initial PEA visit. While broad UKHab habitat types have been identified, targeted survey work is necessary to verify the precise UKHab classifications. In particular, summer surveys of grassland parcels currently recorded as F5 and F7 will be conducted to determine whether these meet the criteria for other neutral grassland. In addition, further assessment of woodland areas in spring is required to confirm the appropriate woodland types, specifically whether these qualify as lowland mixed deciduous woodland or other broadleaved woodland.

Bats

Ground-level Tree Assessment

- 3.3 Draft site proposals indicate the loss of some section of scrub, hedgerows and linear woodland to enable at least nine access routes across the Site. Losses are anticipated in Hedgerows H5, H7, H10, H13, H16 and H18, and Woodlands W3 and W5, as well as the mixed scrub in Field F5. Further surveys to ascertain the potential of trees subject to removal to support bat roosts are therefore recommended. A GLTA will be conducted across Phase 3 encompassing any trees which will be impacted by the proposed development, in line with the latest survey guidance (Collins, 2023). Should any trees be categorised as 'FAR' (Further Assessment Required) or 'PRF' (Potential Roost Feature), additional aerial inspection or dusk emergence surveys may be required.

Roost Surveys

- 3.4 In total 24 buildings were identified within the Phase 3 boundary, including a farm complex, two residential properties and a number of storage/out buildings. As detailed in Appendix A, bat roost surveys conducted in 2014 confirmed that buildings MF14 (Building B12) and MF16 (Building B18) supported bat roosts (Bioscan, 2016b). A Preliminary Roost Assessment (PRA) survey is therefore recommended to ascertain the required survey effort for dusk emergence and roost characterisation surveys. The PRA will be conducted in March 2026 in line with Collins (2023) guidance.
- 3.5 The scope of dusk emergence and roost characterisation surveys will be informed by the PRA survey; however, buildings previously identified as

confirmed roosts will be subject to three dusk emergence surveys during optimal conditions, with at least three weeks between each survey.

Activity Surveys

- 3.6 In line with Collins (2023) guidance, bat activity surveys comprising both static detector deployment and seasonal walked transects will be conducted between April and October 2026.
- 3.7 Transect surveys, or Night-time Bat Walkovers (NBWs), will be conducted in Spring (April/May), Summer (June-August), and Autumn (September/October) to record commuting and foraging activity across Phase 3. Due to the size of the survey area, at least three transects will be followed. Each NBW will consist of stationary vantage point surveys, occupied for at least 30 minutes following sunset to record activity near expected emergence times.
- 3.8 Static bat detectors will be deployed upon a monthly basis, April to October inclusive. Six devices will be deployed across Phase 3, to sample bat activity per habitat type. Indicative static device locations are shown in Appendix C.

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Hazel Dormice

- 3.11 In accordance with the newly published Hazel Dormouse Mitigation Handbook (Wells *et al.*, 2025), a dormouse Habitat Quality Assessment (HQA) is conducted at the Site in order to ascertain the overall quality of habitat on-Site for dormice to inform further survey design/effort.
- 3.12 Following this assessment dormouse further surveys in the form of nest tube and/or footprint tunnel surveys will be undertaken to confirm their presence/likely absence. If dormice are present and disturbance to their habitat is required or considered likely (e.g. removal of tree lines or encroaching scrub), a licence will be required from Natural England.

Birds

- 1.8. Breeding bird surveys will be conducted in accordance with the latest survey guidance and Common Birds Census (Bird Steering and Assessment Group, 2025). Six visits will be conducted between March and early July 2026, to ascertain the composition and distribution of breeding bird assemblages and the presence of notable species.

Great Crested Newt

- 3.13 Habitat Suitability Index (HSI) assessment of ponds within 500m of the Phase 3 boundary (see Appendix D), will be conducted between in early spring 2026. Where HSI indicates that ponds could potentially support breeding GCN; then eDNA testing will be undertaken between mid-April and the end of June 2026, in line with best practice guidance (Oldham *et al.*, 2000; ARG, 2010; Biggs *et al.*, 2014). Should eDNA surveys reveal the presence of great crested newt, further population estimate surveys may be required to inform a licence application.

Reptiles

- 3.14 Reptile presence/absence surveys will be conducted across Phase 3, during optimal survey conditions March to October 2026. Up to 200 refugia, formed of roofing felt c. 0.5 x 1m², will be deployed in suitable habitats and left to bed in for two weeks. Seven subsequent surveys will be undertaken, within suitable weather conditions. Surveys will be conducted in accordance with Froglife (1999) and HGBI (1998) guidelines, with indicative survey areas shown in Appendix E.

Invertebrates

- 3.15 An Invertebrate Scoping Survey will be undertaken in May 2026, the result of which will be used to inform the need / scope of any further surveys across the summer period (May to August inclusive), and in accordance with Natural England (2007) guidance.

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Appendix A

Historic Survey Information Summary

1.0 Introduction

- 1.1 This appendix summarises findings from existing ecological survey data collected from Development Phase 3 at Land North of Horsham, Mowbray from 2010 to 2018. It should be noted that results specific to Phase 3 have been extracted from site-wide, *i.e.* comprising Phases 1-3, surveys and corresponding reports where applicable.

2.0 Results

Habitat Survey

- 2.1 Site-wide Phase 1 Habitat Classification surveys (JNCC, 2012) were conducted by Bioscan in 2010, 2011, 2014, and 2018. Bioscan also conducted National Vegetation Classification (NVC) surveys in 2015 and 2016. The habitat surveys comprised searches for habitats of 'Principal Importance' or BAP Priority Habitats, in addition to invasive non-native species and any plants listed on the Sussex Rare Plant Register (Briggs, 2001).
- 2.2 A summary of baseline habitat survey findings is provided herein, with habitat descriptions provided per phased Reserved Matters Application (RMA). The results of the most recent Phase 1 Habitat Classification survey, conducted site-wide by Bioscan in 2018, is shown at the end of this document.

Arable

- 2.3 Four of the fields included within the original Phase 1 Habitat Classification survey were arable, sewn with wheat crop at the time.

Woodland

- 2.4 The following is based off a 2015 NVC survey, as detailed in Extended Phase 1 Habitat Survey report 2016.
- 2.5 W1a and W1b (now collectively referred to as W4) is a mixed broadleaved woodland registered on the ancient woodland inventory, with a central woodland pond. The drier W1a areas supported a canopy of ash *Fraxinus excelsior*, field maple *Acer campestre*, pedunculate oak *Quercus robur* and wild cherry *Prunus avium*, with an understorey including elder *Sambucus nigra*, blackthorn *Prunus spinosa*, hazel *Corylus avellana*, hawthorn *Crataegus monogyna*, crab apple *Malus sylvestris*, holly *Ilex aquifolium*, English elm *Ulmus procera*, crack willow *Salix fragilis* and hornbeam *Carpinus betulus*. The ground flora was diverse and typical of ancient woodland, with abundant bluebell *Hyacinthoides non-scripta*, bramble *Rubus fruticosus* agg., common dog-violet *Viola riviniana*, dog's mercury *Mercurialis perennis*, wood anemone *Anemone nemorosa*, primrose *Primula vulgaris* and yellow archangel *Lamium galeobdolon*, alongside grasses and woodland specialists such as wood melick *Melica uniflora*, wood false-brome

Brachypodium sylvaticum and early-purple orchid *Orchis mascula*. The wetter W1b woodland supported a canopy of goat willow *Salix caprea* and pedunculate oak, with silver birch *Betula pendula*, ash, hazel and bramble in the understorey, and a ground flora indicative of damp conditions, including creeping buttercup *Ranunculus repens*, gipsywort *Lycopus europaeus*, marsh bedstraw *Galium palustre*, pendulous sedge *Carex pendula* and tufted hairgrass *Deschampsia cespitosa*.

- 2.6 The woodland belt W2 (now W3) comprises a mixed broadleaved canopy dominated by ash, pedunculate oak and wild cherry, with additional species including horse chestnut *Aesculus hippocastanum* and grey willow *Salix cinerea*. The understorey is diverse, containing blackthorn, crab apple, elder, hawthorn, hazel, holly and grey willow, alongside spindle *Euonymus europaeus*. The ground flora is species-rich and characteristic of semi-natural woodland, with widespread bluebell, bramble and dog's mercury, supplemented by cleavers *Galium aparine*, cock's-foot *Dactylis glomerata*, common figwort *Scrophularia nodosa*, dandelion *Taraxacum officinale* agg., rough meadow-grass *Poa trivialis* and Yorkshire-fog *Holcus lanatus*, as well as frequent woodland indicators such as primrose, wood anemone and wood melick. A marked change in species composition occurs approximately one third of the way along the belt, with bluebell becoming more dominant in the northern two-thirds. Although this woodland is not listed on the Ancient Woodland Inventory, the presence of several ancient woodland indicator species suggests it may be ancient in origin.

Grassland

- 2.7 G1 (now F7) was a semi-improved grassland dominated by a mixed grass sward including common bent *Agrostis capillaris*, creeping bent *Agrostis stolonifera*, false oat-grass *Arrhenatherum elatius*, red fescue *Festuca rubra*, meadow foxtail *Alopecurus pratensis* and Yorkshire-fog *Holcus lanatus*. The grassland supported a varied forb assemblage, with common bird's-foot-trefoil *Lotus corniculatus*, common fleabane *Pulicaria dysenterica*, meadow buttercup *Ranunculus acris*, ribwort plantain *Plantago lanceolata*, white clover *Trifolium repens* and meadow vetchling *Lathyrus pratensis*. Tall ruderal species, including common nettle *Urtica dioica*, creeping thistle *Cirsium arvense* and teasel *Dipsacus fullonum*, were present, alongside damp-tolerant species such as compact rush *Juncus conglomeratus*. The grassland was noted as being horse-grazed in 2011.
- 2.8 G3a and G3b (now as F5), comprised a semi-improved grassland field. Grasses characteristic of improved and semi-improved grassland, including common bent, creeping bent, false oat-grass, perennial rye-grass *Lolium perenne*, soft-brome *Bromus hordeaceus*, tall fescue *Schedonorus arundinaceus* and timothy *Phleum pratense*, were frequent throughout. The forb component included common bird's-foot-trefoil, common knapweed *Centaurea nigra*, red clover

Trifolium pratense, ribwort and greater plantain *Plantago major*, meadow vetchling and oxeye daisy *Leucanthemum vulgare*, with occasional species such as common centaury *Centaureum erythraea*, glaucous sedge *Carex flacca* and red bartsia *Odontites vernus*. Tall ruderal species, including creeping thistle and spear thistle *Cirsium vulgare*, teasel and occasional giant hogweed *Heracleum mantegazzianum*, were also recorded.

Hedgerows

- 2.9 Phase 3 contained a number of hedgerows demarcating the fields, including six species rich hedgerows (H56, H57, H64, H65, H68 and H72, one species rich hedgerow with trees (H66), three species poor hedgerows (H63, H71 and H73), one species poor hedgerow with trees (H69) and a species poor defunct hedgerow (H67).

Bat Activity Survey

- 2.10 Bat activity surveys comprising walked transects and automated static monitoring surveys were conducted in 2014 and 2015 across all the phases, including Phase 3. The transects identified the following species were using the boundary features in some way: common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, *Myotis* sp., Daubenton's *Myotis daubentonii*, Noctule *Nyctalus noctula*, brown long-eared bat *Plecotus auritus*,
- 2.11 The Site wide survey (encompassing Phases 1, 2, and 3 of the Site) recorded at least 10 species, an assemblage of 'County' level importance including Annex II listed barbastelle *Barbastella barbastellus*.
- 2.12 Static detector surveys were conducted across Phase 3 between August and October 2015, and the following species were recorded: common pipistrelle, soprano pipistrelle, *Myotis* sp. and noctule.
- 2.13 Figures 2 at the end of this Appendix are extracted from the previous activity surveys as discussed above.

Building Roost Assessment and Emergence Survey

- 2.14 Buildings at Morris Farm (MF1-MF16, now B5-B18 and B25) were inspected for the potential to support roosting bats in September 2014.
- 2.15 MF5-MF12 and MF15 were found to hold 'negligible' roost potential in 2015.
- 2.16 MF13 was deemed to have 'low to medium' roosting potential, and a large number of droppings assumed to be brown long-eared were identified within the structure in 2014. Whilst no bats were recorded emerging or entering this building during the emergence/return to roost surveys in 2014 or 2015, a bat was recorded making occasionally forays into the building via large window before entering the neighbouring MF14, which likely explains the large number of droppings.

- 2.17 Buildings MF14 and MF16 were deemed to have 'medium to high' roosting potential, with confirmed roosts in both. Bats were seen emerging and entering MF14 during 2014 and 2015 emergence/return to roost surveys. Although no bats were seen emerging or entering during surveys on MF16 in 2014 and 2015, large concentrations of long-eared bats were recorded throughout the roof void.
- 2.18 Figure 4 at the end of this Appendix provides the results of historic emergence surveys.

Bat Tree Roost Assessment

- 2.19 Tree assessment surveys were conducted across all three Phases of the Site in 2014 and 2015, followed by climbing inspections in 2016.
- 2.20 Of the 132 individual trees or groups surveyed within Phase 3, 22 were considered to hold 'high' potential for roosting bats (T130, T132, T137, T138, T139, T140, T141, T142, T144, T145, T146, T150, T160, T171, T190, T196, T199, T200, T203, T205, T265, T273 and T276). Of these trees, T171, T190 and T205 were subject to climbing surveys, in which no evidence of bats were identified. T205 was deemed unsafe to climb, and an emergence proposed (no further details of this was completed).
- 2.21 The following 24 trees were considered to hold 'medium' or 'low/medium' potential for roosting bats (T149, T154, T155, T156, T157, T165, T166, T170, T174, T175, T177, T179, T182, T188, T191, T192, T194, T195, T202, T204, T206, T208, T210 and T211). Of these trees only T204 was subject to a climbing survey, in which no evidence of bats was identified.
- 2.22 All remaining trees surveyed in Phase 3 held 'low' or 'negligible' roost potential. Figure 18 at the end of this Appendix provides the results of the tree assessments.

- 2.23
- 2.24
- 2.25

2.26



Hazel Dormouse Survey

- 2.27 Site-wide surveys conducted between April and October 2014 found dormouse nests in survey parcels L and N, both of which fall within Phase 1 of the development (see Figure 9). No evidence of dormice was found in survey parcels within Phase 3.

Breeding Bird Survey

- 2.28 Breeding bird survey visits conducted in April, May and June 2014 recorded yellow hammer *Emberiza citrinella* and song thrush *Turdus philomelos* (both BoCC Red-listed) in the centre of Phase 3, around the central ancient woodland and arable fields to the south. A number of BoCC amber-listed species were also recorded in the north, by the moat and in the neutral grassland fields in the south of the site, including dunnoek *Prunella modularis*, house sparrow *Passer domesticus*, bullfinch *Pyrrhula pyrrhula*, and green woodpecker *Picus viridis*.
- 2.29 Barn owl *Tyto alba* were also sighted in two locations, in the arable field to the south of Graylands Copse, and the neutral grassland in the south of the site.

Great Crested Newt Survey

- 2.30 Aquatic great crested newt surveys to inform the development of Phase 1 recorded great crested newts in Ponds P4, P5, P9, P10, P15, P16, P22 in 2014 and/or 2016. All of these waterbodies lie within 250m of the Phase 3 boundary.
- 2.31 Following the aforementioned surveys conducted to inform the development of Phase 1, great crested newt mitigation licences were sought from Natural England. Licence 2019-44385-EPS-MIT encompassed areas of Phase 1 adjacent to RMA 13 and RMA 12 to the west, while Licence 2025-72835-EPSMIT encompassing Pond P2, RMA 14, and adjacent parcels within RMA 2C has been granted to cover a newt translocation exercise following the removal of Ponds P2 and P30 (Derek Finnie Associates, 2025; 2026). Figure 15 shows a summary of previous great crested newt survey information in relation to this licence.

Reptile Survey

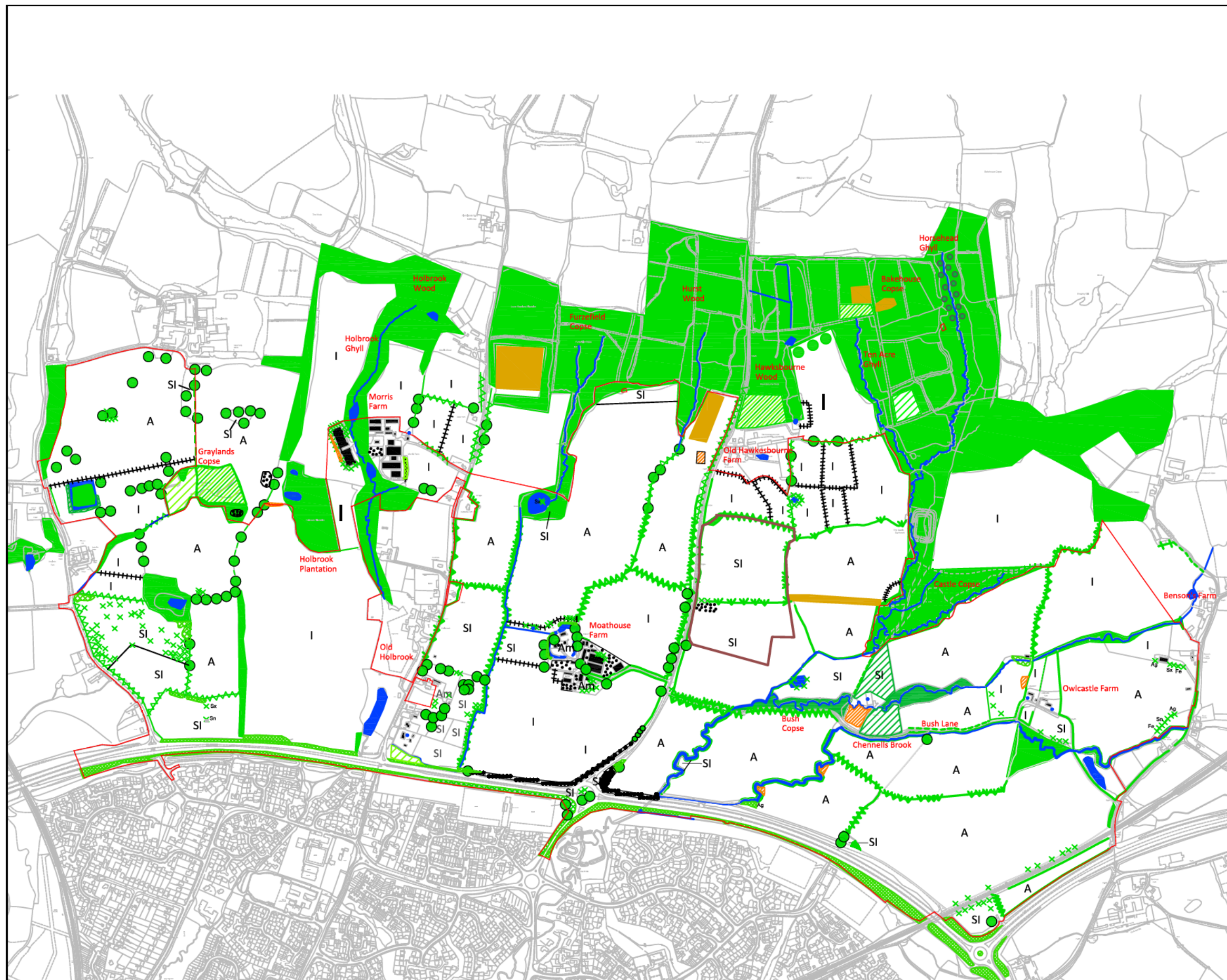
- 2.32 Reptile presence/absence surveys were conducted across Phase 3 in 2014 and 2015; and recorded slow worm *Anguis fragilis*, common lizard *Zootoca vivipara* and grass snake *Natrix Helvetica*. Reptile surveys were targeted at suitable grassland habitat, and most reptiles were recorded in the neutral grasslands in the south of the site.

Invertebrate Survey

- 2.33 It is understood that invertebrate surveys were undertaken in 2015 and 2016, but the associated reports have not been made available at the

time of writing. The following summary has been informed by the site-wide Ecological Statement chapter, but detailed results could not be obtained.

- 2.34 The Site, comprising Phases 1-3 inclusive, was deemed of 'Parish' importance for invertebrates due to the presence of notable species including stag beetle *Lucanus cervus*, white admiral *Limenitis camilla*, dingy skipper *Erynnis tages*, and brown hairstreak *Thecla betulae*.



Key

- Application site boundary
- Bohunt School Site*
- Species-poor hedgerow
- Defunct species-poor hedgerow
- Species-rich hedgerow
- Species-rich hedgerow with trees
- Species-poor hedgerow with trees
- Broad-leaved woodland (semi-natural)
- Deciduous woodland plantation
- Mixed woodland plantation
- Coniferous woodland plantation
- Game cover crop
- Non-woodland trees (indicative only)
- Waterbodies
- Building
- A Arable
- SI Semi-improved grassland
- I Improved grassland
- Target Note with text reference
- Fence
- Tall ruderal
- Bare ground
- Scattered scrub
- Watercourse

*Results of habitat survey from school site provided by Thomson Ecology



DO NOT SCALE

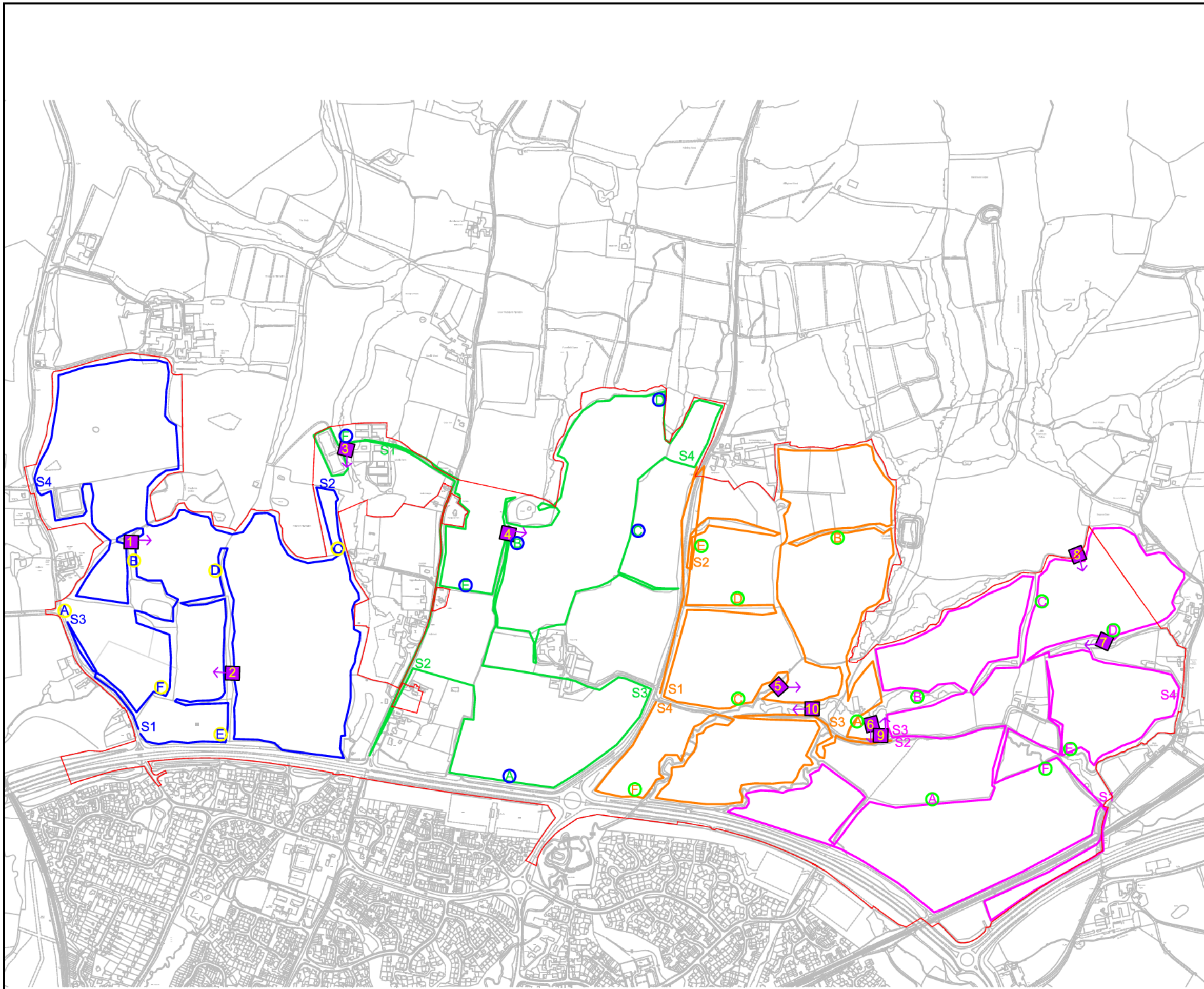
Title		
Habitat Map		
Project	Client	
Land North of Horsham	LGSLNH	
Drawing No.	Revision	Project No.
Figure 2	A	E1585
Drawn	Date	
BC	February 2020	

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Key

- Application site boundary
- Bat transect 1
- Bat transect 2
- Bat transect 3
- Bat transect 4
- S1 Start points (S1= 1st visit, S2= 2nd visit, etc.)
- A Listening point (A-F)
- Automated bat detector location



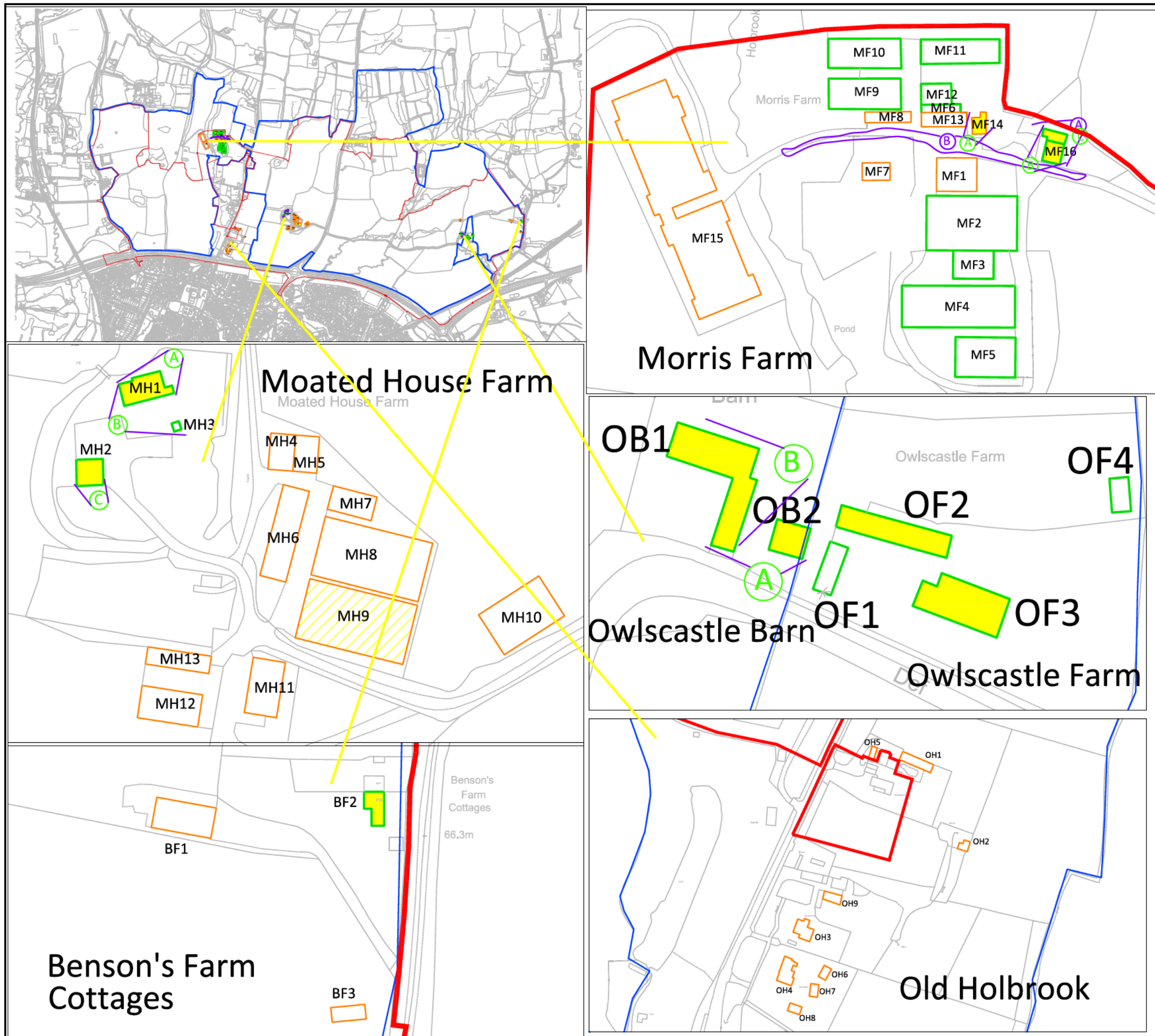
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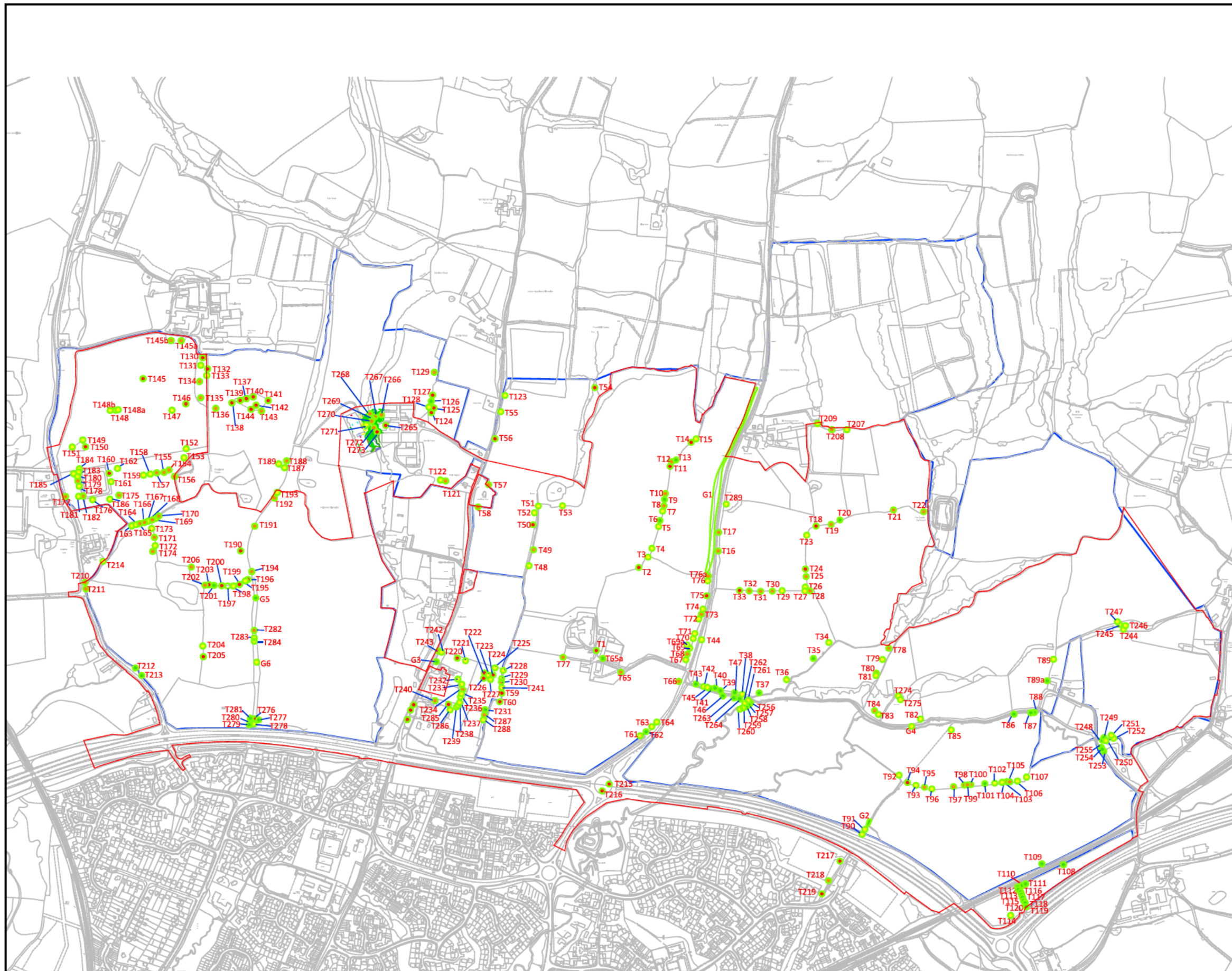
Title		
Bat survey locations- 2015		
Project	Client	
North Horsham	Liberty Property Trust	
Drawing No.	Revision	Project No.
Figure 2	A	E1585
Drawn	Date	
BC	January 2016	

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Key

- | | |
|---|---|
|  | Application site boundary |
|  | Study area |
|  | Tree with negligible bat roosting potential |
|  | Tree with low bat roosting potential |
|  | Tree with medium bat roosting potential |
|  | Tree with high bat roosting potential |
|  | Tree reference number |



DO NOT SCALE

Title

Bat tree roost assessment plan

Project

North Horsham

Client

Liberty Property Trust

Drawing No.

Figure 18

Revision

A

Project No.

E1585

Drawn

BC

Date

June 2016

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Appendix B

Habitat Plan



- Site Boundary
 - Cropland (c)
 - Other neutral grassland (g3c)
 - Modified grassland (g4)
 - Blackthorn scrub (h3a)
 - Bramble scrub (h3d)
 - Mixed scrub (h3h)
 - Willow scrub (h3j)
 - Ponds (r1, 40)
 - Urban (u)
 - Developed land; sealed surface (u1b)
 - Buildings (u1b5)
 - Artificial unvegetated, unsealed surface (u1c)
 - Sparsely vegetated urban land (u1f)
 - Lowland mixed deciduous woodland (w1f)
 - Other broadleaved woodland (w1g)
 - Introduced shrub (u1, 847)
 - Vegetated garden (u1, 828)
 - Native hedgerow (h2a)
 - Non-native and ornamental hedgerow (h2b)
 - Native hedgerow - associated with bank or ditch
 - Native hedgerow with trees
 - Species-rich native hedgerow - associated with bank or ditch
 - Species-rich native hedgerow with trees
 - Ecologically valuable line of trees
 - Ecologically valuable line of trees - associated with bank or ditch
 - Line of trees
 - Stream (r2)
 - Seasonally wet ditch (r1e, 502)
 - Fence
 - Trees_points
 - Gate
- 0 125 250 m
- Contains Bing maps © Microsoft 2024.
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Project	Mowbray Phase 3, Horsham	Date	April 2025	Drawing No.	CSA/8029/107
Drawing Title	Habitats Plan (Whole Site)	Scale	Refer to scale	Rev	A
Client	Legal and General	Drawn	CL	Checked	LG

Appendix C

Proposed Static Monitoring Locations Plan



- Site Boundary
- Proposed static monitoring locations (with reference)

0 125 250 m

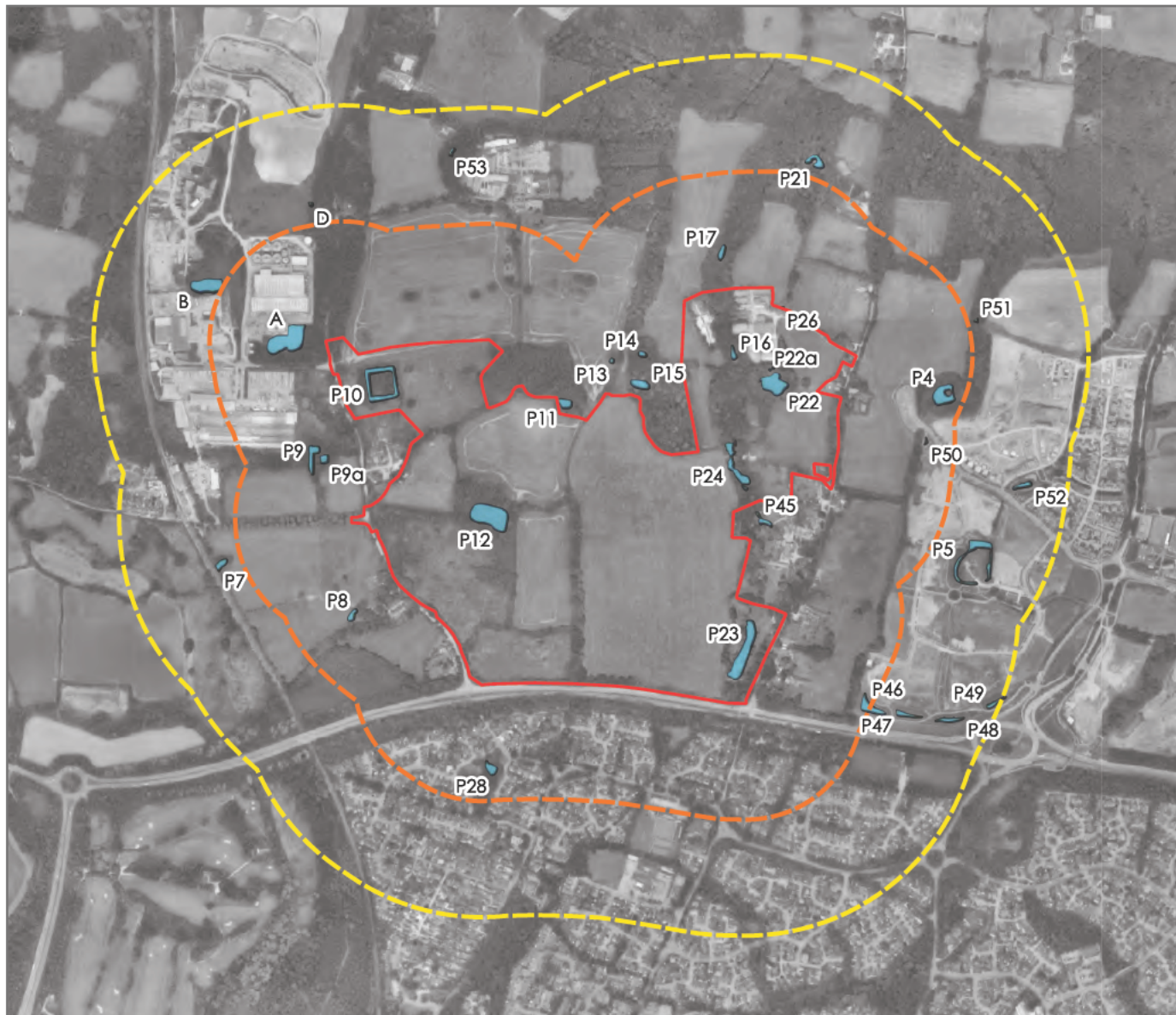


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Project	Mowbray Phase 3, North Horsham	Date	May 2026	Drawing No.	CSA/8029/109
Drawing Title	Proposed Static Monitoring Locations	Scale	Refer to scale	Rev	-
Client	Legal & General	Drawn	CL	Checked	LG

Appendix D

Pond Plan



-  Site boundary
-  250m Pond Buffer
-  500m Pond Buffer
-  Pond (with reference)

Pond Reference	Distance from Site
P10	On-site
P12	On-site
P16	On-site
P22	On-site
P22a	On-site
P22b	On-site
P23	On-site
P24	On-site
P11	5m
P15	20m
A	50m
P45	50m
P13	70m
P9	100m
P9a	100m
P14	100m
P17	100m
P8	100m
P46	190m
P28	200m
P50	200m
P4	200m
P51	250m
B	250m
P47	260m
P7	280m
P21	280m
D	300m
P48	350m
P52	400m
P53	400m
P49	450m
P5	450m

0 250 500 m

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Project	Mowbray Phase 3, North Horsham	Date	March 2026	Drawing No.	CSA/8029/106
Drawing Title	Pond Plan	Scale	Refer to scale	Rev	-
Client	Legal & General	Drawn	CL	Checked	LG

Appendix E

Proposed Reptile Survey Plan



- Site boundary
- Suitable reptile habitat
- Reptile survey transects

Transect	Refugia density
A	30
B	40
C	50
D	40
E	25
F	15
TOTAL	200



Project	Mowbray Phase 3, North Horsham	Date	March 2026	Drawing No.	CSA/8029/100
Drawing Title	Reptile Survey Plan	Scale	Refer to scale	Rev	-
Client	Legal and General	Drawn	LG	Checked	TS

Appendix F

Data Search Summary

Introduction & Summary of Results

An ecological data search was carried out for land at Mowbray Phase 3, Horsham on behalf of Jasmine Cacioppo (CSA Environmental) on 19/03/2026.

The following datasets were consulted for this report:

	Requested	Radius/buffer size
Designated sites, habitats & ownership maps	Yes	2km
Protected, designated and invasive species	Yes	2km

Summary of results

Sites and habitats

Statutory sites	1 SSSI / 1 AONB / 1 LNR
Non-statutory sites	2 LWS / 1 LGS / 1 Designated Road Verge
Section 41 habitats	2 habitats
Ancient and/or ghyll woodland	Present

Protected and designated species

International designations	53 species	8,343 records
National designations	181 species	35,873 records
Other designations	502 species	91,911 records
Total	528 species	98,955 records
Invasive non-native species	48 species	9,139 records



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