RMA 2C NEAP & Ball Court: Ecological Mitigation and Management Plan

July 2026

Phase 2 – Mowbray, North Horsham

Prepared by
CSA Environmental

On behalf of Legal and General (Strategic Land North Horsham) Ltd

Report No: CSA/7937/04A

CSA environmental

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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 report has been prepared by CSA Environmental on behalf of Legal & General (Strategic Land North Horsham) Ltd and sets out an Ecology Mitigation and Management Plan (EMMP) in relation to the Reserved Matters Area (RMA) 2C covering the proposal for a Neighbourhood Equipped Area for Play (NEAP) and open access ball court situated within Phase 2 of a mixed-use development at 'Mowbray', North Horsham.

1.2 Strategic development at Mowbray is subject to an outline planning permission (DC/16/1677) and will provide up to 2,750 dwellings alongside retail and business areas, leisure and education facilities, Public Open Space, and associated landscaping and infrastructure. Development is being delivered in three phases, with each phase being subject to RMAs for each reserved matters area of development (See Appendix A for the Phase 2 Reserved Matters Areas Plan). This EMMP relates to Phase 2, RMA 2C (NEAP & ball court) (hereafter referred to as 'the Site').

1.3 The EMMP has been prepared to address Condition 49 of outline planning permission (DC/16/1677) in relation to RMA2C. The wording of the condition is as follows:

***Pre-Commencement Condition 49**:*

***"**Any application seeking approval of Reserved Matters pursuant to the planning permission shall be accompanied by a detailed Ecological Mitigation and Management Plan (EMMP), which shall be in accordance with the approved Phase-wide EMMP, shall incorporate any additional or amended recommendations arising from the up to date Ecological Surveys relevant to that Reserved Matters Area and shall include details of protection of retained habitat and avoidance measures with regards to protected and notable species. The EMMP shall include details of pre-works, during works and post-works measures including any on-going management and maintenance necessary to ensure the effectiveness of the mitigation and enhancement measures. Any application seeking approval of Reserved Matters which includes a Proposed Primary Road, as shown on the Parameter Plan: Movement and Access reference 2153A-103P received by the LPA on 6th March 2017 shall be accompanied by detailed design proposals for those road(s), including all ecological mitigation, such as dark corridors, underpasses and bridges and drawings including cross sections and details of associated fencing and landscaping to guide wildlife. The development shall thereafter be carried out in accordance with the approved details."*

Reason:

"As this matter is fundamental to safeguard and enhance the ecology and biodiversity of the area in accordance with Policy SD6 and Policy 31 of the Horsham District Planning Framework (2015), the Wildlife and Countryside Act 1981 (as amended), Conservation of Habitats and Species Regulations 2010 (as amended), The Badger Act 1992, NERC Act 2006 and the NPPF."

Background

1.4 A suite of ecological surveys has been conducted across the wider Mowbray development, and specifically within Phase 2, from 2010 to 2023. Appendix B summarises the findings of previous ecological surveys and, where appropriate, this report will provide reference to survey information specific to the Site.

1.5 The Site is situated in the eastern part of Phase 2, to the north of the brook and woodland which separates RM15 and RM18. Detailed proposals for RMA 2C have been produced by David Jarvis Associates, July 2026 (Drawing Ref: 2898-5-2-34 DR-0001).

1.6 In addition to these drawings, a Landscape and Ecological Management Plan (LEMP) has been produced relating to the entire Phase 2 area by David Jarvis Associates (Landscape and Ecological Management Plan – Phase 2, April 2026) to satisfy Condition 35:

1.7 *Pre-Occupation Condition 35: No part of the development hereby permitted within any subphase or part of the development shall be occupied until a Landscape and Ecological Management Plan (LEMP) detailing the long term management and maintenance principles including long term design objectives, management responsibilities, a description of landscape components, management prescriptions and maintenance schedules for the landscape buffers and areas of strategic open space as shown on the Strategic Landscape Buffers Plan (drawing number no.2153A-210D) and within the appropriate sub-phase or part of the development has been submitted to and approved in writing by the Local Planning Authority.*

The development shall thereafter be managed and maintained in accordance with the approved details.

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

2.0 AIMS AND OBJECTIVES

Aims

2.1 The primary aim of this EMMP is to detail the mitigation and management to be enacted for the benefit of ecological features identified within or within the vicinity the Site.

2.2 The overarching objectives for the mitigation and management detailed in this EMMP are derived from the following sources, as stated within the condition itself:

- Chapter 12 of the Environment Statement (dated July 2016) and its appendices, and the Environment Statement's subsequent addendum submitted in support of the OPP;
- Outline Ecological Mitigation and Management Plan (Bioscan reference: E1585/OEEMP/R1) submitted in support of the OPP;
- A great crested newt strategy produced for Phase 2 (Derek Finnie Associates, 2025)
- A dormouse mitigation strategy produced for Phase 2 (Derek Finnie Associates, 2025)

2.3 This EMMP specific to the Site has also been informed by the EMMP produced for Phase 2 in its entirety by Derek Finnie Associates (2026), which has been approved under application DISC/26/0157. The Phase 2 EMMP recommended the following:

- Derogation licences are required to be sought for works involving great crested newts and hazel dormouse where necessary;
- SuDS features, which will include open swales, are to be incorporated into the scheme in order to increase the quality of surface water discharge, and to provide additional features for great crested newts and for foraging bats;
- The green infrastructure is to be managed for a range of species including for reptiles, [redacted] great crested newts and bats;
- An ecological management plan will be produced; this will include mowing regimes for areas of semi-natural grassland for the benefit of reptiles and cutting regimes for the hedgerows;
- Bat and bird boxes are to be mounted on new houses;
- The tree and scrub species for the creation of the landscape buffers will comprise native species of a composition present within the existing woodland and hedgerows;
- The landscape plan will include fruit/berry bushes to provide an additional foraging resource for [redacted] and birds;
- Dormouse compensation areas should be established and managed appropriately.

2.4 The key objectives of this EMMP specific to the Site are to:

- Detail avoidance and mitigation measures for ecological features identified in association with the Reserved Matters Area;
- Ascertain the requirement and scope of long-term protection measures for habitats and species to be protected;
- Ensure the scheme aims to retain connected and permeable habitats to allow wildlife dispersal across Phase 2 and the wider Site;
- Recommend measures to achieve an overall improvement of retained habitats post-development, such as sensitive planting regimes;
- Provide recommendations for bespoke measures to minimise disturbance and impacts upon protected species and supporting habitats post-development, such as public information resources;
- Detail a compliance and reporting schedule to be implemented long-term.

General Management Principles

2.5 Any tree surgery works shall be undertaken by a suitably qualified arboricultural contractor, registered with the Arboricultural Association.

2.6 All tree surgery works shall be undertaken in accordance with the requirements of BS 3998:2010 'Tree work - Recommendations'.

2.7 All pruning/removal works to existing vegetation, including trees, should be undertaken outside of the bird-nesting season to ensure nesting birds are not disturbed. For clarification, the bird-nesting season is taken to be March to August inclusive. Where this is not possible, an ecologist will need to check for nesting birds prior to commencement of works.

2.8 All trees and dense scrub/shrub areas to be retained are to be protected throughout the duration of the construction works in accordance with the prescriptions set out in the arboricultural assessment to meet the criteria of BS 5837:2012 Trees in relation to Construction.

2.9 Where tree surgery is planned as part of this management plan or in the situation where an approved tree surgeon has recommended remedial work for health and safety reasons, the potential for bats to be present must be considered before work is carried out.

2.10 All new planting will be maintained in accordance with good horticultural practice to ensure the thriving of individual species.

2.11 All new/replacement planting will be conducted into well-prepared ground and follow good horticultural practice. All new native transplants should be protected with proprietary rabbit guards or shrub shelters.

2.12 Sufficient watering will be undertaken by the contractor to establish and maintain healthy plant growth.

2.13 New ornamental shrubs, hedges and herbaceous plants will be pruned in order to maintain attractive form as appropriate to their species.

2.14 Peat-based composts will be avoided wherever possible. All plants will be maintained in a disease and pest free state. In most instances, 'natural' methods of pest control are to be undertaken prior to any chemical application. In the event that natural methods of eradication are unsuccessful, plants will be treated through the application of a suitable proprietary herbicide/pesticide.

2.15 All trees and shrubs will be monitored for any sign of defects or poor health annually or after severe weather. Any signs of ill health or damage will be noted and remedial action when required.

2.16 Tree shelters, stakes, ties and guards will be checked annually for adjustment and/or replacement/removal as required.

2.17 Areas of shrub/tree planting with a bark mulch layer will be topped up annually in the spring to retain moisture and limit weed growth, to a nominal depth of 50-75mm.

2.18 All formal planting areas will be kept tidy and free from weeds, trimmings, debris and litter. Weeds should be removed by hand unless where it is unfeasible; whereby weeds can be treated by the application of a suitable proprietary herbicide.

2.19 Any hard surfacing adjacent to management areas are to be protected from damage by machinery including mowers, with surface debris swept after each visit.

2.20 The appointed management company are to keep records of all visits undertaken and the operations carried out on each visit.

2.21 Records are to be kept in one location, and copies are to be made available for inspection by the Local Planning Authority.

3.0 BASELINE ECOLOGICAL INFORMATION

Previous Surveys

3.1 Historic surveys related to Phase 2 of the development commenced in 2010 and are summarised in Appendix B. Full survey reports have been previously submitted to Horsham District Council in support of Outline Application DC/16/1677 and are available on the Council's planning application webpage.

3.2 In light of previous ecological survey data as per Appendix B, an update ecological walkover survey of Phase 2, comprising RMAs 3, 12, 13, 14, 15, 16, 17, 18, and 19 was conducted by CSA Environmental on 19 February 2026 to inform the requirement for additional surveys. The survey was undertaken using UKHabs methodology by Clare Marlow-Caudwell Cecol MCIEEM, Theresa Stewart MCIEEM, Sam Ashby ACIEEM, and Nathaniel Scott.

3.3 This EMMP, which is specific to the Site, has been prepared based upon previous ecological findings as summarised in the Ecological Background Summary (See Appendix B) with the exception of the following ecological surveys:

- Update site walkover (February 2026)
- Dormouse Habitat Quality Assessment (April 2026)
- [redacted]
- Ground-level Tree Assessment (April 2026)
- Breeding bird surveys (March – June 2026)

3.4 In addition to the above, biological records were obtained from Sussex Biodiversity Records Centre (SxBRC) and reviewed in preparation for this EMMP.

3.5 An Ecological Survey Scoping Report (CSA/7937/02) has been prepared and submitted to the Council. This should be read in conjunction with this EMMP. Additional surveys proposed in 2026 will encompass RMAs within Phase 2. If the findings of these proposed surveys stipulate the need for amendments to the mitigation or compensatory measures for protected species within the Site as detailed herein, a revision to this report may be deemed necessary.

Ecological Constraints

3.6 The update ecological walkover conducted in February 2026 confirmed habitats within the Site and those which hold the potential to support protected species as summarised below. All references to habitat parcels are made in accordance with the RMA 2C NEAP and Ball Court - Habitats Plan (CSA/7937/147) which can be viewed in Appendix C.

3.7 The Site was dominated by modified grassland which has been improved through regular sheep/horse grazing, with perennial rye-grass *Lolium perenne* being abundant. A native species hedgerow with trees H46 forms the west boundary of the Site. A lowland mixed deciduous woodland belt RMA15_W1 associated with a stream lies in close proximity to the Site to the south.

Bats

3.8 Boundary habitats including Hedgerow H46 situated within the Site, provide suitable foraging and commuting routes for bats as confirmed by historic activity surveys in 2014 and 2015 (See Appendix P1 of scoping report). Additional suitable habitats which fall outside the Site boundary but lie in close proximity include woodland RM15_W1 and the associated woodland stream to the south.

3.9 Tree roost assessment surveys conducted in 2014 and 2015 and an update Ground-level Tree Assessment (GLTA) carried out in April 2026 by CSA Environmental did not identify any mature trees within the Site considered to offer suitability to support bat roosts.

3.10 [redacted]

3.11 [redacted]

Hazel Dormice

3.12 Suitability for hazel dormice *Muscardinus avellanarius* exists in the form of a section of species-rich native hedgerow (H46) along the western boundary of the Site.

3.13 Nest tube surveys conducted in 2022 did not find dormouse evidence within the existing hedgerow within the Site, but hedgerow H46 is considered suitable for nesting and commuting opportunities. A Habitat Quality Assessment (HQA) survey undertaken in April 2026 within the Phase 2 development area (including the Site) and has been used to inform the scope of additional presence/absence surveys which are to be undertaken in the latter part of 2026.

Birds

3.14 Habitats within the Site which comprised sheep/horse grazed modified grassland are not thought to offer suitable habitat for nesting birds. However, Hedgerow H46, particularly where it supported mature trees, is thought to hold the potential to support arboreal nesting birds and likely provide a foraging resource for numerous species.

3.15 Historic breeding bird surveys carried out during 2016 within Phase 2 did not identify any notable observations within the Site. Breeding bird surveys are being updated in 2026.

Great Crested Newt

3.16 Suitable terrestrial habitat for great crested newt within the Site was limited to the hedgerow base associated with hedgerow H46 with the remaining habitats within the Site comprising short sward sheep/horse grazed modified grassland at the time of the updated walkover survey in February 2026.

3.17 A desk-based search identified six waterbodies within 500m of the Site, two of which lie within 250m of the Site. The closest two of these ponds, P25 and P29 lie c. 170m and 200m to the south of the Site, respectively. Following HSI and eDNA surveys carried out in 2026 by CSA Environmental, both of these ponds came back with negative results for great crested newts, indicating likely absence. No ponds within 500m of the Site came back with results indicating the likely presence of great crested newt during the 2026 surveys

Reptiles

3.18 The modified grassland within the Site is largely deemed unsuitable for reptiles due to the lack of vegetation cover and regular management of grassland by grazing sheep/horses. Suitable habitat in this case was limited to the hedgerow base associated with H46. Four of seven reptile surveys have been undertaken at the time of writing in 2026 and no reptiles had been recorded in the survey area closest to the Site. Only two slow worms had been recorded in the hold of phase 2 during these four surveys and they were recorded in the far east of Phase 2.

Invertebrates

3.19 A notable invertebrate species assemblage was recorded within surveys of the wider site in 2015 and 2016, however, full survey reports were not available at the time of writing. The presence of notable species within the Site, therefore, cannot be discounted. A section of hedgerow H46 within the Site may support notable species.

3.20 A single invertebrate scoping visit was made to Phase 2, Mowbray, Horsham, West Sussex (TQ198337)on 16th June 2026 by Invertebrate Ecologist Scotty Dodd MSc MCIEEM MRES on behalf of CSA Environmental. The remit for the visit was to assess the potential for

important invertebrate assemblages and notable and S41 invertebrates. Five notable species were recorded, three spiders, a weevil and a beetle. The Phase 2 area supports a reasonable diversity of predominately widespread and common invertebrate species associated with hedgerows and trees and the less homogenous flora found at the field margins, hedgerow bases and woodland edge. No habitats or resources were noted that had the potential to support important invertebrate assemblages (Scotty Dodd, July 2026).

4.0 AVOIDANCE, MITIGATION AND COMPENSATION

Identified Impacts

4.1 Reserved Matters Area (RMA 2C Neap and Ball Court) relates to the proposed development which is expected to deliver a Neighbourhood Equipped Area for Play (NEAP) and a hardstanding open access recreational ball court together with associated soft landscaping.

4.2 An iterative process regarding the masterplan for Phase 2 has been employed to ensure that avoidance, mitigation, and compensation measures have been incorporated into the scheme. Detailed landscaping proposals for the Site have been produced by David Jarvis Associates (Drawing ref: 2898-5-2-34-DR-2002-S0-P1 Phase 2 NEAP OABC) which should be viewed in conjunction with the mitigation and management prescriptions set out herein.

4.3 Input from the Project Ecologist has been incorporated from the project inception to ensure that ecological constraints to development have been minimised through scheme design. As per the Phase 2 EMMP (Derek Finnie Associates, 2026), the retention of hedgerows, woodland belts, mature trees, and ancient woodland including a 15m buffer has been recommended to minimise impacts.

4.4 As per the proposed layout for the Site (Drawing Ref: 2898-5-2-34 DR-2002-S0-P1), the proposed works are to include the provision of a Neighbourhood Equipped Area for Play (NEAP) and a hardstanding open access recreational ball court together with associated soft landscaping, which is to include the following:

- Losses to existing modified grassland (c. 0.1ha) to provide for areas of hardstanding in association with the NEAP and open access recreational ball court.
- Retention and management of modified grassland (c. 0.13ha).
- Retention and continued management of the species-rich native hedgerow (H46) and associated mature trees.
- Creation of areas of mixed scrub/ornamental shrub.
- Creation of ornamental hedgerow.
- Additional planting of 21 total individual trees.

Avoidance, Mitigation and Compensation

4.5 The construction phase of the development of the Site risks causing disturbance and harm to protected species comprising bats, [redacted] dormice, birds, and reptiles though the direct removal of supporting habitat and indirect associated effects. As such, detailed avoidance, mitigation and compensation measures are detailed below:

Grassland

4.6 As per the proposal layout for the Site (Drawing Ref: 2898-5-2-34 DR-2002-S0-P1), a portion of the existing modified grassland within the site will be lost, equating to c. 0.10 ha. An area of modified grassland (c. 0.23ha) is to be retained and managed based on the prescriptions detailed herein and within the Landscape and Ecological Management Plan (LEMP) which has been produced relating to the entire Phase 2 area by David Jarvis Associates (Landscape and Ecological Management Plan – Phase 2, April 2026)

4.7 A sensitive management regime for the retained modified grassland will be implemented, providing areas that will continue to provide suitability for flora and commuting/foraging wildlife.

Hedgerow

4.8 It is anticipated that all areas of hedgerow within the Site (which includes a section of H46) will be retained and enhanced under the landscaping proposals for the Site.

4.9 Retained hedgerows will be subject to protection measures during construction including the installation of protective Tree Protection Fencing (TPF) demarcating Root Protection Areas (RPAs) as defined by the Arboricultural Survey (David Jarvis Associates, 2023) and in accordance with BS 5837:2012.

4.10 Given the location of H46, which was situated along the western periphery, it is considered unlikely that recreational activity in association with the Site will result in significant negative impacts upon retained hedgerows. However, there remains a risk of increased recreational disturbance of retained hedgerows and the wildlife they may support.

4.11 A sensitive management regime, as detailed herein, will also act to improve the ecological function of retained hedgerows within the Site and connectivity to habitats further afield including deciduous woodland to the south.

Individual Trees

4.12 It is anticipated that individual trees within the Site which is as identified by the arboricultural survey in 2023 (David Jarvis Associates, 2023) will be retained to the boundaries of the RMA.

4.13 Where mature trees are to be retained, standard protective fencing and ground protection will be implemented in accordance with BS 5837:2012, ensuring all trees are protected and safeguarded throughout all stages of development.

4.14 New tree planting is proposed within the current scheme of development the Site which will be subject to a suitable management regime as detailed herein.

Woodland

4.15 As defined by the Arboricultural Survey Report (David Jarvis Asscoaites, 2023), Root Protection Areas (RPAs) of trees within the ancient deciduous to the south of the Site will be demarcated by standard protective fencing and ground protection will be implemented in accordance with BS 5837:2012, ensuring all trees are protected and safeguarded throughout all stages of development. Dust proof sheeting will be affixed to these features to prevent excessive pollution of the woodland.

Bats

Commuting/Foraging Opportunities

4.16 To avoid the disturbance of retaining foraging/commuting habitats, appropriate sensitive working measures and lighting strategies will be implemented during construction, including limiting construction activities to daylight hours and restricting the use of security lighting at night.

Roosting Opportunities

4.17 As discussed within the ecological constraints section above, no mature trees situated along the Sites western boundary in association with H46 were identified to possess suitability to support bat roosts.

Dormouse

4.18 Historic surveys did not confirm the presence of hazel dormice within or adjacent to the Site (see Appendix B) but hedgerow H46 is considered suitable for nesting and commuting opportunities. As such, there remains a risk that dormice could occupy H46 which lies on the western boundary of the Site.

4.19 The development of the Site will include the retention and enhancement of all sections of hedgerow included within the development area associated with the Site. Planting whips and shrubs to fill gaps in retained hedgerows will aim to maintain ecological connectivity along the Site boundaries and to improve the diversity of native species.

4.20 A Habitat Quality Assessment (HQA) of Phase 2, inclusive of the Site and adjacent habitat, was conducted in April 2026. These results have been used to inform the requirement for additional nest tube surveys which are to be undertaken in the latter stage of 2026, the results of which may stipulate amendments to the mitigation provided herein.

Great Crested Newts

4.21 A total of two ponds lie within 250m of the Site, with no ponds being identified within the Site itself. Suitable terrestrial habitat identified within the Sites development area comprised hedgerow bases associated with hedgerow H46. The remainder of terrestrial habitat within the Site

comprised short sward well managed grassland. It should be noted that six potentially suitable breeding ponds lie within a dispersible distance (500m) from the Site.

4.22 Update surveys across Phase 2 are proposed in 2026, the results of which may stipulate amendments to any mitigation stated herein. A precautionary working methods statement in relation to great crested newts will be implemented during the works within the Site.

4.23 The precautionary working methods statement will include appropriate timing of the works and habitat manipulation to minimise the risk of harm to great crested newts should they be present. Works which will affect likely newt hibernacula may only be undertaken during the active period for amphibians (generally mid-February to mid-October).

4.24 Retained and created ponds will continue to provide appropriate habitat for great crested newt within the wider area of the Phase 2 scheme. Additional compensatory ponds have been included within the Hillside area of development, to compensate for the loss of suitable great crested newt habitat within Phase 2 of the development.

Reptiles

4.25 Historically, no reptiles have been identified within the Site. However, suitable reptile habitat in the form of hedgerow bases is present, in association with hedgerow H46.

4.26 Update surveys across Phase 2 are being undertaken in 2026, the results of which may stipulate amendments to any mitigation stated herein.

[redacted]

4.27 [redacted]

4.28 [redacted]

4.29 [redacted]

4.30 [redacted]

4.31 [redacted]

Birds

4.32 Hedgerows and mature trees within the Site provide suitable habitats for foraging and nesting birds.

4.33 Habitat management and maintenance of suitable nesting habitat including hedgerows and mature trees should be undertaken outside of the nesting season (March to August inclusive).

4.34 Habitat enhancement of the existing hedgerow and the provision of additional trees and scrub/shrub planting will aim to provide foraging and nesting opportunities for a range of bird species.

Invertebrates

4.35 The development of the Site may provide an increase in opportunities for invertebrates through the enhancement of the existing hedgerow and the provision of additional trees and scrub/shrub planting.

4.36 Update surveys conducted in Spring 2026 to ascertain the likelihood of important invertebrate assemblages within the Phase 2 area, including the Site will be used to ascertain the need for any species-specific mitigation measures.

5.0 ENHANCEMENT AND MANAGEMENT PRESCRIPTIONS

Protected Species

5.1 As discussed above and indicated by the landscape proposals (David Jarvis Associates, July 2026) the following will be implemented into the post-development design to mitigate for the loss of habitat with the potential to support protected species:

- Retention and management of modified grassland (c. 0.13ha).
- Retention and continued management of the species-rich native hedgerow (H46) and associated mature trees.
- Creation of areas of mixed scrub/shrub.
- Creation of ornamental hedgerow.
- Additional planting of 21 total individual trees.

5.2 See Appendix D for the Mitigation and Enhancement Plan detailing the positioning of the above provisions.

5.3 A Construction Environmental Management Plan (CEMP) will be prepared to cover Phase 2 to satisfy Condition 10:

Pre-Commencement Condition: Prior to the commencement of each of the accesses hereby permitted, a detailed Construction Environment Management Plan document, specific to that access, shall be submitted to and approved in writing by the Local Planning Authority.

5.4 [redacted]

5.5 Habitat management and enhancement specifics are provided below per habitat type, which will be used to inform Landscape and Ecological Management Plans (LEMPs) as per Conditions 35 and 36.

Individual Trees

5.6 All mature trees associated with the hedgerow (H46) within the Site will be retained. Additional trees will be planted throughout the Site.

<u>Objectives</u>

5.7 Appropriate protection measures to preserve the health of retained mature trees.

5.8 New tree and shrub planting to provide structure, colour and seasonal interest and create an attractive setting for the new development and soften the built environment.

5.9 Select suitable species, where appropriate, to maximise benefits for wildlife.

Management Prescriptions

5.10 Prior to construction, protective features in line with BS 5837:2012 will be installed to demarcate the root protection area (RPA) of each retained mature tree.

5.11 The detailed landscape proposals set out formal planting for each development parcel. Native trees, shrubs and herbaceous plants have been considered where appropriate to provide benefit for wildlife e.g. pollinating insects, foraging birds, etc.

5.12 All shrub/tree planting should be conducted into well-prepared ground, of pre-prepared beds consisting of topsoil to a depth of no less than 300mm, mixed with appropriate soil conditioner.

5.13 All planting should be maintained in accordance with good horticultural practice in order to ensure the thriving of individual species. Shrubs, hedges and herbaceous plants will be pruned in order to maintain attractive form as appropriate to their species.

5.14 Avoid the use of peat-based composts and minimise the use of the pesticides in the implementation and maintenance of any landscape scheme.

5.15 Inspect stakes and ties to trees and shrubs, twice yearly or after severe weather. Test for soundness in early and late winter, and replace tight or ineffective ties. Ties should be replaced in slightly different position. Remove stakes and ties as soon as trees are self-supporting to benefit tree establishment. Ensure that stake(s) are wholly removed from the ground and that the remaining hole is filled with clean topsoil.

5.16 Re-firm trees in ground after strong winds, frost heave or other disturbances.

5.17 Trees should be routinely inspected for pests and diseases.

5.18 Crown prune young trees by removing dead branches and reducing selected side branches, ensuring development of a single strong leader. Pruning should be carried out in accordance with BS 7370-4.

5.19 Maintain a mulch layer at the base of all trees and to all shrub beds by regular topping up to a depth of 75mm.

Native Hedgerows

Retained Hedgerows

5.20 Hedgerow H46 will be retained. To improve connectivity across the Site, retained hedgerows will be subject to enhancement measures including

the planting of whips and shrubs to fill hedgerow gaps and native ground flora planting such as the Emorsgate EH1F Wild Flowers for Hedgerows mix.

Objectives

5.21 To protect and enhance existing linear habitat features for local wildlife, including bats.

5.22 To maintain the screening value of existing hedgerows.

Management Prescriptions

5.23 Existing hedgerows will be in-filled with native species of local provenance as set out within the planting schedule.

5.24 Infill planting will be conducted into well-prepared ground. New transplants will be protected with spiral rabbit guards or shrub shelters.

5.25 The existing hedgerows will be monitored for any sign of defects or poor health annually or after severe weather. Any signs of ill health or damage will be noted and remedial action taken when required.

5.26 Established sections of the hedgerows will be managed with a cut every three years in January to February.

5.27 Where possible, the height of each trim should be increased by about 10cm high (and wide) compared to the previous cut.

5.28 Dead wood will be kept on site to form log piles within the woodlands and thicket areas to form habitat that can be used by saprophytic organisms and hibernating fauna.

Non Native Hedgerows

<u>New Hedgerows</u>

5.29 Hedgerow planting is proposed throughout the Site. Planting will comprise ornamental and cultivar species .

Objectives

5.30 To provide screening, structure and visual interest within the proposed landscape scheme.

Management Prescriptions

5.31 New planting of hedgerows will be conducted into well-prepared ground.

5.32 New hedgerows will be monitored annually for good health with failed transplants replaced as appropriate.

5.33 Lateral growth of new hedgerows should be pruned annually in October in initial years after planting to encourage bushy growth. Once established, hedgerows will be managed with an annual cut in January or February.

Amenity Grass Areas

Objectives

5.34 To facilitate passive and active recreation onsite within amenity grassland associated with Neighbourhood Equipped Play Area (NEAP) and provide an attractive setting for the surrounding residential area.

Management Prescriptions

5.35 Establish and maintain all amenity grassland areas/verges to a height of between 25mm and 35mm by cutting as necessary through the growing season. In practice, cuts every 2 – 3 weeks are likely to be required. Cuttings are to be removed at the first cut of the season, with arisings spread evenly over the cut area at all other times.

5.36 Where grass areas have become worn or have failed to establish, areas should be over-seeded with appropriate grass seed of a similar mix.

6.0 ECOLOGICAL MONITORING PROGRAMME

6.1 A programme of monitoring has been proposed in order to assess the efficacy of proposed landscaping and management works in increasing biodiversity and opportunities for local wildlife at the Site. This monitoring will also ensure that management is being undertaken in accordance with prescriptions set out herein.

6.2 It is proposed that a five-year timeframe would provide a reasonable opportunity to detect habitat/species changes and to therefore allow any remedial action to be taken.

6.3 As per the Phase 2 EMMP (Derek Finnie Associates, 2026), the following ecological surveys will be conducted to ascertain the future use of the habitats within Phase 2 including RMA 2C Neap and Ball Court:

- Hedgerow inspection
    - Walkover surveys in Years 1, 3 and 5 to determine planting success and identify requirement for remedial action, such as filling gaps or replacing failed whips

Thresholds

6.4 It is proposed that a positive outcome for hedgerow monitoring would be represented by an increase / establishment of a diversity of native species, as well as the reduction or absence of undesirable weed cover.

Reporting and Remedial Actions

6.5 In order to provide a standardised monitoring report, an Ecological monitoring Form Template will be completed on each monitoring visit in order to allow information and recommendations to be disseminated effectively.

6.6 It is proposed that the completed monitoring form and summary text will be sent via collective email communications to the following parties for their information and to make any relevant comments:

- Developer and/or the third party management company
- Sussex Biodiversity Record Centre
- Any local interest groups/forums

6.7 Where monitoring highlights any negative trends, or where the above parties have concerns over the result of monitoring, remedial action will be triggered to ensure any required changes to management. It is proposed that, as the local planning authority, Horsham District Council may enforce any remedial action in consultation with the relevant parties. This could include some of the following actions:

- Change in habitat management where habitat degradation occurs
- Compensatory measures for habitat damage/loss, and/or
- Further monitoring requirements

7.0 WORK SCHEDULES

7.1 A schedule of work is provided in the following tables (1-2), giving a timetable for management actions for the first fifteen years. Before the end of this Management Plan period the management company will review these prescriptions, in consultation with interested parties and provide an updated Management Plan for on-going management.

Table 1. Habitat Management Prescriptions

	Feature	Initial works	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6 - 15
A	Retained Trees	-	Inspect trees in year 2 and 12 and remove poor specimens through selective thinning. Inspection also after severe weather for damage.					
B	Retained Hedgerows	In filled with native plants of local provenance. New transplants protected with rabbit guards or shrub shelters.	Guards and shelters inspected twice yearly removed when appropriate. Hedgerows monitored annually or after severe weather for defects or poor health. Failed transplants to be replaced. Established hedgerow to be managed by a cut every other year.					
D	New Hedgerows	Allow developing hedges to attain planned height thereafter maintain with an annual cut.	-	Trim lateral growth.	Trim lateral growth.	Trim lateral growth.	Maintain height with annual cut in Jan – Feb.	Maintain height with annual cut in Jan – Feb.
		Maintain base of hedgerow free from weeds by application of 75mm layer of mulch. Top up annually and spot treat any weed growth.	Immediately following planting.	Top up mulch (Sept).	Top up mulch (Sept).	Top up mulch (Sept).	-	-
		Monitor and replace failed planting with appropriate species.	November – March.	-	-	-	-	-
		Monitor growth of thicket and maintain at planned extents.	-	-	-	Biannually		Biannually
E	Amenity Grass	Cut to a height of 50mm, and then every two weeks (remove cuttings). Final cut after flowering to 50mm. Water as necessary during the summer.	First cut after mowing to a height of 25-50mm, and then every two weeks	Cut to a height of 25-50mm, with regular cuts throughout the growing season. Over sow as necessary following final cut and	Cut to a height of 25-50mm, with regular cuts throughout the growing season.	Cut to a height of 25-50mm, with regular cuts throughout the growing season.	Cut to a height of 25-50mm, with regular cuts throughout the growing season.	Cut to a height of 25-50mm, with regular cuts throughout the growing season.

				cuttings removed (annually)				
F	Tree Planting	Inspect stakes and ties, twice yearly. Test for soundness in early and late winter and replace tight or ineffective ties. Remove stakes and ties as soon as trees are self-supporting	Annually and after severe weather	Annually and after severe weather	Annually and after severe weather	Annually and after severe weather		
		Routinely inspect trees for pests and diseases.	As required.					
		Maintain a layer of mulch to a depth of 75mm.	Annually.					
G	Ornamental Trees and Shrubs	Initial Planting	Maintain in accordance with good horticultural practice. Prune shrubs, hedges and herbaceous plants in order to maintain attractive form as appropriate to individual species.					

Table 2. Ecological monitoring Schedule

	Feature	Initial works	Year 1	Year 2	Year 3	Year 4	Year 5
A	Hedgerows	-	Walkover survey of newly planted hedgerows to identify any remedial action needed or changes to management regime.	-	-	-	Walkover survey of hedgerows to identify any remedial action needed or changes to management regime.
B	Reporting	-	Monitoring proforma to be completed submitted to management company with any recommendations in changes to management regime. Species records to be submitted to Sussex Biodiversity Records Centre / Sussex Bat Group.	-	Monitoring proforma report to be completed submitted to management company with any recommendations in changes to management regime. Species records to be submitted to Sussex Biodiversity Records Centre / Sussex Bat Group.	-	Monitoring proforma report to be completed submitted to management company with any recommendations in changes to management regime. Species records to be submitted to Sussex Biodiversity Records Centre / Sussex Bat Group.

Appendix A

Phase 2 Reserved Matters Area Plan

Contractors and consultants are not to scale dimensions from this drawing

RM AREA 13

RM AREA 12

RM AREA 15

RM AREA 20

RM AREA 14

RM AREA 16/17

RM AREA 18

RM AREA 19

KEY

- RM AREA 12
- RM AREA 13
- RM AREA 14
- RM AREA 15
- RM AREA 16/17
- RM AREA 18
- RM AREA 19
- RMA AREA 20
- INFRASTRUCTURE APPROVAL AREAS*

* The areas benefiting from existing full consent or existing / pending approval through RM submissions and will not contain any Housing Units

N

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Project
Land North of Horsham

Description
Reserved Matters Areas Plan
Phase 2

Status
For Information Only

Scale	Drawn By	Date
1:2500@A1	AK	Feb 2026
Job Number	**Drawing Number**	**Revision**
34854	S22	E

100mm@A1 Original size

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02.02.2026 Anis Khairi P:\34854\03-WP Work in Progress\WP-M2 2D Files\WP-M2-DR Sheets\DR-03 Plans\34854 - Phase 2\34854-S22-Phase 2 RM Area_revE.dwg

Appendix B

Ecological Baseline Summary

1.0 Introduction

1.1 This appendix summarises findings from existing ecological survey data collected from Development Phase 2 at Land North of Horsham, Mowbray from 2010 to 2025. It should be noted that results specific to Reserved Matters Areas within Phase 2 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, are shown in Figure 1 at the end of this document.

RMA 3 - Infrastructure

2.3 When surveyed in 2018, the RMA 3 area was found to comprise predominantly arable cropland and improved grassland, with smaller parcels falling within deciduous woodland plantation as identified in RMA 14.

RMA 12 - Residential

2.4 Following habitat surveys undertaken between 2010 to 2018, the RMA 12 area was found to be dominated by arable cropland. Habitat surveys in 2014 recorded a linear parcel of game cover crop, dominated by reed canary grass *Phalaris arundinacea* and maize *Zea mays*. The south-western extent of RMA 12 was classified as arable cropland in 2015, but 2018 surveys reclassified the same parcel as semi-improved grassland dominated by cock's-foot *Dactylis glomerata,* Yorkshire fog *Holcus lanatus*, and soft brome *Bromus hordaceus* amongst other grassland species.

2.5 Hedgerows H2 and H3 demarcating the western boundary of the arable field that dominated RMA 12 were classified as native species-poor and native species-rich hedgerows, respectively, in 2015. Phase 1 surveys conducted in 2018 reclassified H2 as a species-rich hedgerow with trees, while H3 was considered a species-poor hedgerow.

RMA 13 – Residential

2.6 In surveys undertaken in 2018, improved grassland was identified as the dominant habitat type within RMA 13. Grassland was identified as species-poor and dominated by common grasses such as common bent *Agrostis capillaris* and crested dog's-tail *Cynosurus cristatus* amongst herbaceous species including white clover *Trifolium repens* and creeping buttercup *Ranunculus repens.* Fencing divided RMA 13 into five sheep-grazed fields. A pond was identified to the western extent of RMA 13, surrounding by native scrub.

RMA 14 – Residential

2.7 Deciduous woodland plantation upon semi-improved grassland was identified in the RMA 14 area in 2015 and 2018 Phase 1 surveys, containing ash *Fraxinus excelsior*, sweet chestnut *Castanea sativa*, pedunculate oak *Quercus robur*, alder *Alnus glutinosa*, and hazel *Corylus avellana*.

RMA 15 – Residential

2.8 Improved grassland, comprising a similar species composition as identified in RMA 13, was recorded in RMA 15 in all previous habitat surveys.

RMA 16/17 – Residential

2.9 In 2018, the area encompassing RMAs 16 and 17 was found to consist of arable cropland to the east with residential buildings and associated gardens at Owlcastle Farm to the west. Improved or amenity grassland was formed of residential gardens, in addition to a single pond, areas of hardstanding, and numerous buildings.

RMA 18 – Residential

2.10 RMA 18 was found to comprise predominantly arable cropland bound by scrub and hedgerows in 2018, with improved grassland and built-up areas to the north associated with Benson's Farm. A watercourse was found running through broadleaved semi-natural woodland at the northern extent of RMA 18. This woodland parcel was subject to an NVC survey in 2015, recording *Primula vulgaris* (W8a) and *Teucrium scorodonia* (W8g) sub-communities.

RMA 19 – Residential

2.11 Arable cropland was found to dominate RMA 19 during all previous Phase 1 Habitat classification surveys, bound by deciduous woodland to the northwest. This woodland parcel was found to support W8 and W10 (*Quercus robur - Pteridium aquilinum - Rubus fruticosus*) NVC communities in 2015.

Strategic Landscape Buffer RMA Phase 2C

2.12 Hedgerows H11 and H22 demarcated the western boundary of RMA 13, both classified as native species-poor hedgerows in 2015 but species-rich in 2018. Hedgerows H28 and H10, along the northern RMA boundary, were categorised as native species-rich hedgerows in both 2015 and 2018.

2.13 Semi-improved grassland situated to the west of RMA 14 was subject to an NVC survey in 2015, which classified the parcel as NVC community Mesotrophic Grasslands (MG1) with *Festuca rubra* subcommunity (MG1a).

Linear Features

2.14 Hedgerow classifications were generally consistent across previous habitat surveys, with a few minor discrepancies. Hedgerow H2, for instance, was categorised as 'native species-rich' in 2016 but 'native species-rich hedgerow with trees' in 2018. RMAs within Phase 2 were found to support the following hedgerow types, as per Phase 1 Habitat Classification (Bioscan, 2016a):

- 'Native species-rich hedgerow'
- 'Native species-rich hedgerow with trees'
- 'Native species-poor hedgerow'
- 'Native species-poor hedgerow with trees'
- 'Native species-poor defunct hedgerow'

<u>Bat Activity Survey</u>

2.15 A single walked transect survey conducted across Phase 1 in September 2011 found common pipistrelle *Pipistrellus pipistrellus* to be the most frequently recorded species onsite, followed by soprano pipistrelle *P. pygmaeus.* While this survey did not encompass Phase 2, walked transects surveyed Hedgerows H2 and H3 at the western extent of RMA 12. Common and soprano pipistrelle activity was recorded in associated with these linear features.

2.16 Bat activity surveys comprising walked transects and automated static monitoring surveys conducted across Phase 1 in 2014 and 2018 recorded common pipistrelle, soprano pipistrelle, brown long-eared *Plecotus auritus,* barbastelle *Barbastella barbastellus,* and *Myotis* sp. activity adjacent to RMA 12.

2.17 Additional bat activity surveys were conducted in 2014 and 2015, encompassing Phases 1, 2, and 3 of the Site. These surveys recorded at least 10 species, an assemblage of 'County' level importance including Annex II listed barbastelle.

2.18 Site-wide surveys conducted in 2014 and 2015 found the following results, summarised per RMA in Phase 2:

- RMA 12: *Myotis* sp. (likely whiskered *M. mystacinus*, Brandt's *M. Brandtii*, or Bechstein's *M. Bechsteinii*) activity associated with the eastern boundary, with soprano pipistrelle frequent at the north-eastern corner of the RMA, and common pipistrelle frequent along the western RMA boundary.
- RMA 13: Unidentified *Pipistrellus* sp. were recorded most frequently in this RMA, associated with the northern RMA boundary.
- RMA 14: Soprano and common pipistrelle, in addition to noctule *Nyctalus noctula*, were recorded at the eastern extent of RMA 14. *Myotis* sp. were recorded to then northern extent of RMA 14 in June 2014, thought to be Daubenton's *M. Daubentonii.*
- RMA 15: The area encompassing RMA 15 saw common and soprano pipistrelle and *Myotis* sp. activity recorded, predominantly to the western and northern extents of the RMA. Notable common pipistrelle foraging was recorded in these areas.
- RMA 16/17: Activity was limited in these areas, in comparison to the other RMAs, with the exception of common pipistrelle foraging to the northern extent of the residential gardens.
- RMA 18: Similar to RMA 16/17, activity was limited to common pipistrelle foraging at the RMA boundary.
- RMA 19: Habitat within and adjacent to RMA 19 saw notable common and soprano pipistrelle foraging in addition to brown long-eared *Plecotus auritus* and *Myotis* sp. activity.
- RMAs 2C & 3: Generally, activity in these RMAs resembled that recorded in adjacent RMAs. However, it should be acknowledged that notable common and pipistrelle foraging was recorded in association with Ponds P1 and P2 within RMA 2C. Nathusius' pipistrelle *P. nathusii* foraging was also recorded adjacent to P2. In 2015, *Myotis* sp. foraging was recorded at P1.

2.19 Bat activity walkover and static detector surveys were conducted across Phase 2 between May and September 2022. Detailed results of these surveys have not been made available but are understood to be consistent with previous activity survey results (Derek Finnie Associates, 2026).

2.20 Figures 2-4 at the end of this Appendix are extracted from the previous activity surveys as discussed above.

Building Roost Assessment and Emergence Survey

2.21 Buildings at Owlcastle Barn (OB1 and OB2), within RMA 16/17, were inspected for their potential to support bat roosts in September 2014.

Buildings at Owlcastle Farm (OF1-4), also within RMA 16/17, were assessed in October 2015. Buildings at Benson's Farm (BF1-3) were assessed in September 2015, of which BF1 and BF3 fall within RMA 18.

2.22 Both OB1 and OB2 were deemed to hold 'low' roost potential, but the collection of *Pipistrellus* sp. droppings indicated the presence of roosts. These buildings were subject to emergence surveys in September 2014 which found a 'probable' common pipistrelle roost in OB1 and confirmed *Pipistrellus* sp. roost in OB2.

2.23 Building OF1 was deemed of 'medium/high' potential for bat roosts, with a probable external roost indicated by *Pipistrellus* droppings on the building exterior. Both OF2 and OF3 were confirmed to support *Plecotus* sp. roosts with numerous (over 250 in OF3) droppings found in internal loft voids alongside feeding remains. Building OF4 was found 'negligible' for bat roosts in 2015. Emergence surveys of OF1-4 were not conducted in 2015 due to access limitations.

2.24 Buildings BF1 and BF3 were found to hold 'negligible' roost potential in 2015. Figure 5 provides the results of historic emergence surveys.

Bat Tree Roost Assessment

2.25 A tree roost assessment encompassing Phase 1 of the wider development was conducted in 2011 (see Figure 6). Three trees of 'medium' and one of 'high' potential were identified adjacent to RMA 12 to the west.

2.26 Additional tree assessment surveys were conducted across all three Phases of the Site in 2014 and 2015, followed by climbing inspections in 2016. Of the 42 individual trees or tree groups surveyed within or adjacent to Phase 2, only two were considered to hold 'high' potential for roosting bats (T18 and T24). Six trees (T19, T21, T28, T78, T80, and T84) held 'medium' roost potential, and three 'low/medium' roost potential (T208, T22, T25). Of these, T78 and T80 were subject to climbing surveys but no evidence of bat roosts was found. All remaining trees surveyed in Phase 2 held 'low' or 'negligible' root potential (see Figure 7).

[redacted]

2.27 [redacted]

2.28 [redacted]

[redacted]

2.29 [redacted]

2.30 [redacted]

Hazel Dormouse Survey

2.31 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 2.

2.32 However, additional surveys to inform the development of Phase 1 found a potential dormouse nest to the south of RMA 2C adjacent to Pond P2 in 2019 (Figure 10).

2.33 Additional surveys were conducted in 2022 to provide monitoring data for mitigation licences granted for the development of Phase 1 (Licences 2019-42626-EPS-MIT-1, 2019-44250-EPSMIT and 2021-51422-EPS-MIT). Nest tubes were deployed across all RMAs within Phase 2, but no evidence of dormice was recorded (Figure 11). Dormouse nests were identified in Phase 1 to the southwest of RMA 14 during habitat clearance under licence in February and September 2024.

2.34 A mitigation licence (2025-72928-EPS-MIT) has been issued for the removal of suitable dormouse habitat and to enable the extension of Bailey Road to the south of RMA 12 (Figure 12).

Breeding Bird Survey

2.35 Breeding bird survey visits conducted in April, May, and June 2014 recorded skylark *Alauda arvensis* (BoCC Red-listed) to the northern extent of RMA 12 and yellowhammer *Emberiza citrinella* (BoCC Red-listed) to the western boundary of RMA 12 (Figure 13). Mallard *Anas platyrhynchos* (BoCC Amber-listed) and dunnock *Prunella modularis* (BoCC Amber-listed) were recorded within the vicinity of the Phase 2 boundary adjacent to RMA 14. In 2014, it was estimated that 5-7 skylark and 3-4 yellowhammer breeding territories occupied cropland within

RMA 12. No other breeding bird territories were recorded within the Phase 2 boundary.

Great Crested Newt Survey

2.36 Aquatic great crested newt surveys to inform the development of Phase 1 recorded great crested newts in Ponds P2, P18, P27, and P30 in 2014 and 2019 (Figure 14). Additional eDNA surveys conducted in 2015, 2016, and 2018 found GCN presence in P2, P18 P20, P27, and P30. Ponds P1 and P6 were also subject to eDNA surveys in 2015, but the results did not indicate great crested newt presence at the time of survey. All of these waterbodies lie within 250m of the Phase 2 boundary.

2.37 Update surveys in 2023 confirmed great crested newt presence in P2, P30, P18, and P31. Additional surveys in 2025 found presence in P2, but eDNA analyses did not confirm presence in P1, P25, nor P29.

2.38 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

2.39 Reptile presence/absence surveys conducted across Phase 1 in 2014 also comprised survey areas in RMA 12 and RMA 14; a single slow worm *Anguis fragilis* and two common lizard *Zootoca vivipara* were identified in or adjacent to RMA 14 (see Figure 16). No reptiles were recorded in RMA 12.

2.40 A reptile survey of Phase 2 was conducted in 2022 but found no reptiles (Derek Finnie Associates, 2026). However, survey locations have not been disclosed.

Invertebrate Survey

2.41 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.

2.42 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*.

Appendix C

RMA2C Neap and Ball Court – Habitats Plan (CSA/7937/147)



Site boundary

Modified grassland (g4)

Arable and horticulture (c1)

Native species-rich hedgerow with trees (h2a6, 11)

0 10 20 m

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Project	Land North of Horsham, Mowbray - Phase 2	Date: July 2026	Drawing No.: CSA/7937/147
Drawing Title	RMA 2C Neap and Ball Court - Habitats Plan	Scale: Refer to scale	Rev: -
Client	Legal & General	Drawn: NS	Checked: TS

Appendix D

RMA2C Neap and Ball Court Mitigation and Enhancement Pan(CSA/7937/148)



Site boundary

Drawing based on Phase 2 NEAP/OABC - General Arrangement, David Jarvis Associates, July 2026 (Drawing Reference: 2898-5-2-34 DR-0001)

0 10 20 m

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Drawing Title	RMA 2C Neap and Ball Court - EMMP Plan	Scale: Refer to scale	Rev: -
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