

RMA 3: Ecology Mitigation and Management Plan

April 2026

**Phase 2 – Mowbray,
North Horsham**

Prepared by
CSA Environmental

On behalf of Legal &
General (Strategic Land
North Horsham) Limited

Report No: CSA/7937/01

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 report has been prepared by CSA Environmental on behalf of Legal & General and sets out an Ecology Mitigation and Management Plan (EMMP) for Reserved Matters area (RMA) 3 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 associating landscaping and infrastructure. Development is being delivered in three phases, with each phase being subject to RMAs for each sub-phase of development (See Appendix A for the Phase 2 Reserved Matters Areas Plan). This EMMP relates to Phase 2, RMA3 (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 RMA3. 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 [REDACTED] Act 1992, NERC Act 2006 and the NPPF."

Background

- 1.4 A suite of ecological surveys has been conducted across the wider Site, 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 Reserved Matters Area 3.
- 1.5 RMA 3 encompasses the proposed infrastructure road in the east of Phase 2. This RMA bisects Phase 2 connecting RMA 20 (Clarion Land) situated to the west of RMA 3 and Employment Land to the south with proposed residential areas associated with Phase 2 surrounding RMA3.
- 1.6 Detailed proposals for RMA 3 have been produced by Broadway Malyan (Drawing Ref: MOW-BM-PH2-RMA3-3854-DR-A-02751 Rev 05 & MOW-BM-PH2-RMA3-3854-DR-A-02756 Rev SK02) which relate to the creation of an access road, drainage and services (which include two substations, attenuation storage ponds/SuDS infrastructure) and some areas of open space and bridleway connections which are to facilitate later development. These drawings should be viewed in conjunction with the mitigation and management prescriptions set out herein.
- 1.7 In addition to these drawings, a Landscape and Ecological Management Plan produced by David Jarvis Associates in March 2026 (2898-5-4-2004-S5-P1 RMA 3 Phase 2 Road LEMP 160326) and a SuDS Management and Maintenance Plan produced by Glanville (Ref: 267-8220858_CS_Drainage Statement_RMA3 - Appendix H) should also be viewed in conjunction with this report.

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 of RMA 3.
- 2.2 The overarching objectives for the mitigation and management detailed in this EMMP are derived from the following sources:
- 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 RMA 3 has also been informed by the EMMP produced for Phase 2 in its entirety by Derek Finnie Associates (2026), which recommended the following for Phase 2:
- 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;
 - [REDACTED]
 - A Landscape and Ecological Management Plan (LEMP) 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. The LEMP for RMA3 has been produced by David Jarvis Associated in March 2026.
 - Bat and bird boxes are to be mounted on retained trees;
 - 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;
 - Protected species compensation areas should be established and managed appropriately.

2.4 The key objectives of this EMMP specific to RMA 3 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.

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 Planning Portal.
- 3.2 In light of previous ecological survey data as per Appendix B, an update ecological walkover survey of Phase 2, comprising red line areas for 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 update survey was undertaken using UKHabs methodology by Clare Marlow-Caudwell CEcol MCIEEM, Sam Ashby ACIEEM, Theresa Stewart MCIEEM, and Nathaniel Scott.
- 3.3 This EMMP, specific to RMA 3, has been prepared based upon previous ecological findings as summarised in Appendix B. With the exception of the update Site walkover and breeding bird surveys which are currently being undertaken, no additional ecological surveys to inform this EMMP have been conducted by CSA Environmental. However, biological records were obtained from Sussex Biodiversity Record Centre (SBRC) in spring 2026, in preparation for this EMMP.
- 3.4 As per the Ecological Survey Scoping Report (CSA/7937/02) which will be submitted to Horsham District Council in due course and should be read in conjunction with this EMMP, additional surveys proposed in 2026 will encompass all RMAs, with the exception of RMA 20, 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 RMA 3 (as detailed herein), a revision to this report may be deemed necessary.

Ecological Constraints

- 3.5 The update ecological walkover conducted in February 2026 confirmed habitats within RMA 3 hold the potential to support protected species as summarised below. All references to habitat parcels are made in accordance with Habitats Plan – Phase 2 East (CSA/7937/106) found in Appendix C.

Bats

- 3.6 Habitats which are included within the scope of RMA3 include Hedgerows H46 to the west of RMA 3 and H45 to the south-east of Owlcastle Farm, together with areas of deciduous woodland (W1 and W3) within the central and southern extent of the RMA 3. These habitats provide suitable foraging habitat and commuting routes for bats.

3.7

Birds

- 3.8 Habitats within RMA 3 which are suitable for a range of bird species include those previously mentioned including sections of hedgerow (H46 and H45), deciduous woodland (W1 and W3) and additional areas of arable land. These habitats are thought to offer suitable foraging and breeding habitat for a range of species including farmland specialists such as skylark *Alauda arvensis*, yellowhammer *Emberiza citrinella*, corn bunting *Emberiza calandra*, lapwing *Vanellus Vanellus*, and fieldfare *Turdus pilaris*. Both skylark and fieldfare were recorded within adjacent arable habitat within RMA 16/17 and 18 during an update walkover survey conducted by CSA in 2026.

Hazel Dormouse

- 3.9 Two areas of hedgerow (H46 and H45) together with two areas of woodland (W1 and W3) lie within the defined RMA 3 area are thought to provide suitable habitat for hazel dormouse *Muscardinus avellanarius*.
- 3.10 Historic surveys did not confirm the presence of hazel dormice within or adjacent to RMA 3 (see Appendix B). However, arboreal connectivity to Phase 1, where dormice were previously recorded, exists in the form of an extensive network of well-connected hedgerows, treelines, and areas of deciduous woodland (including areas of off-Site ancient woodland).
- 3.11 As per the Ecology Survey Scoping Report (CSA/7937/02), a Habitat Quality Assessment (HQA) survey will be undertaken in RMA 3 in 2026 to inform the scope of additional presence/absence surveys.

Reptile

- 3.12 The modified grassland and arable habitats within RMA 3 are largely deemed unsuitable for reptiles, due to lack of vegetation cover and regular management of grassland by grazing sheep.
- 3.13 A soil and rubble mound is situated within the RMA 3 to the north of the stream on the south-western corner of the field. This may have been deposited after dredging of the stream and offers suitable reptile refugia and hibernation suitability.

Invertebrates

- 3.14 A notable invertebrate species assemblage was recorded within surveys of the wider site in 2015 and 2016, but full survey reports have not been made available at the time of writing. The presence of notable species within RMA 3, therefore, cannot be discounted. Sections of hedgerow and deciduous woodland within RMA may support notable species.

Invasive species

- 3.15 Himalayan balsam *Impatiens glandulifera* was recorded in the south of RMA 18 along the northern boundary of W3. The western most section of this area falls within the defined area of RMA 3.

4.0 AVOIDANCE, MITIGATION AND COMPENSATION

Identified Impacts

- 4.1 Reserved Matters Area (RMA) 3 relates to the proposed infrastructure in association with Phase 2. RMA3 bisects Phase 2 connecting RMA 20 (Clarion Land) situated to the west of RMA3 and the Employment Land parcel to the south, with proposed residential development associated with Phase 2 surrounding RMA3.
- 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 proposals for RMA 3 have been produced (Drawing Ref: MOW-BM-PH2-RMA3-3854-DR-A-02751 Rev 05 & MOW-BM-PH2-RMA3-3854-DR-A-02756 Rev SK02) which relate to the creation of an access road, two substations, attenuation storage ponds/SuDS infrastructure and some areas of open space and bridleway connections. These drawings 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 woodland, forms part of the design where possible, to minimise impacts.
- 4.4 In addition to the above, the following reports and drawings should also be viewed in conjunction with this report:
 - Landscape and Ecological Management Plan (2898-5-4-2004-S5-P1 RMA 3 Phase 2 Road LEMP 160326), David Jarvis Associates 2026.
 - General Arrangement landscape plans (2898-5-2-17-DR-2001-S0-P1), David Jarvis Associates 2026.
 - Landscape Statement (2898-5-4-LS-2002-S5-P2 Employment Road Landscape Statement), David Jarvis Associates 2026.
 - SuDS Management and Maintenance Plan (Ref: 267_8220585_CS_RMA3_Drainage_Statement – Appendix H, Glanville 2026)
- 4.5 It is, however, acknowledged that impacts to existing habitats will occur as a result of the development of RMA3. Seven key areas have been identified in accordance with the Arboricultural Impact Assessment & Method Statement (David Jarvis Associates, March 2026) which are detailed in turn below with relevant impacts identified and as relevant:

Pegasus/Culvert Area

- 4.6 This area is situated in the south of RMA3 and will see the provision of a new section of road and pedestrian access which will bisect the existing byway north to south. Works to an existing culvert of Channells Brook will also be required.
- 4.7 The proposed development of this area will result in impacts to the western edge of W3 (c. 0.022ha) which is to include the loss of three mature trees together with impacts to the existing hazel *Corylus avellana* and goat willow *Salix caprea* understorey. Works will impact the eastern edge of W2 which is to include the loss of mature trees. Whilst impacts to this woodland strip cannot be avoided; compensatory habitat creation (semi-natural broadleaved woodland) will be provided within the wider Phase 2 scheme (as detailed herein).

Pond 9a Area/Access

- 4.8 This area is situated to the south of Owlcastle Farm and will see the further development of pedestrian access to facilitate later development together with grading of ground levels for a proposed attenuation pond.
- 4.9 The proposed development of pedestrian access and the attenuation pond/ SuDS basin will result in the loss of a section of existing native hedgerow (hedgerow H45) together with complete loss of hedgerow H54 and the loss of areas of modified grassland.

Area West of Pond 9a

- 4.10 Situated to the west of the proposed attenuation/ SUDS pond (Pond 9a) this development area refers to an additional culvert.
- 4.11 The construction of an additional culvert will have impacts on several mature trees leading to their subsequent removal (G813 and T812) as well as impacts to the existing modified grassland.

Pond 9a Outfall

- 4.12 This area of development is situated to the west of the proposed pond 9a and will allow for the provision of its outfall route.
- 4.13 Outfall route 'B' will result in impacts to a number of mature trees within hedgerow H36 but will avoid impacts to the adjacent deciduous woodland (W2) which lies to the south.

Second Culvert

- 4.14 An area (c. 0.2ha) of deciduous woodland (W1) is to be lost to facilitate road creation and associated infrastructure including pedestrian walkways/cycleways. A culvert is also proposed within this area which will result in the modification of the existing stream which passes through W1. W1 has been previously identified to be ancient in origin within the Phase 2 EMMP (Derek Finnie Associates, 2026). Ancient woodland

ground flora was confirmed to be present during the update site walkover survey carried out by CSA on 19 February 2026. Whilst impacts to this woodland strip cannot be avoided; compensatory habitat creation (semi-natural broadleaved woodland) will be provided within the wider Phase 2 scheme (as detailed herein).

Pond 10a outfall

- 4.15 Situated within the south-western corner of the northern extent of RMA3 this area of development will include the development of a new headwall to support the outfall of Pond 10a to an existing stream to the south.
- 4.16 This development will result in the minor loss of existing individual trees which form part of the existing deciduous woodland (W1) to the south.

Additional impacts

- 4.17 Outside of the aforementioned areas, the proposed development will have other general impacts to existing habitats and protected species which include:
- Losses to hedgerows H45 (c. 47m including two oak *Quercus* sp. trees), H46 (c. 90m), and H54 (c. 10m) to enable access and internal road construction;
 - Losses and fragmentation of areas of modified grassland to facilitate the access road and SuDS/attenuation infrastructure (c. 2.79ha);
 - Losses of arable habitat within the south of RMA 3 to facilitate the access road (c. 0.94ha);
 - Losses of individual trees (see Arboricultural Survey, David Jarvis Associates Ltd March 2026);
 - The development of RMA 3 risks causing harm and disturbance to protected species during the operational phase, including via increased artificial light disturbance and recreational activity.

Avoidance, Mitigation and Compensation

- 4.18 The construction phase of the RMA 3 infrastructure risks causing disturbance and harm to protected species comprising bats, dormice, reptiles, birds through the direct removal of supporting habitat and indirect associated effects. As such detailed avoidance, mitigation and compensation measures, are detailed below.

Hedgerows

- 4.19 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.

- 4.20 The development of RMA 3 will require the removal of c. 154m existing hedgerow to enable construction access, including H46 situated within the north of RMA3 along its western boundary with RMA 20, together with H45 and H54 which are situated within the south of RMA 3, to the south of Owlcastle Farm.
- 4.21 Currently, no compensation for the loss of hedgerows within the RMA 3 redline is proposed, however there is significant scope within the wider Phase 2 areas for appropriate compensation (i.e. planting of new native species rich hedges), to includes areas within the strategic landscape buffers. Planting within the strategic landscape buffers will be at a 1:1.25 ratio and will include an area of at least c. 200m of new hedgerow planting.
- 4.22 To improve connectivity across the RMA, retained hedgerows will be subject to enhancement measures including the planting of whips and shrubs to fill hedgerow gaps. A sensitive management regime, as detailed herein, will also act to improve the ecological function of retained hedgerows in RMA3.

Woodland

- 4.23 Retained areas of woodland 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. Deciduous woodland near or adjacent the boundaries are to remain inaccessible to the public.
- 4.24 Woodlands W2 and W3 will be subject to some tree removal to facilitate the RMA 3 road construction. The protection of retained woodland and trees will be implemented through installation of tree protection fencing to be maintained in situ throughout the works. Indirect impacts from dust from the earth works will be minimised through the installation of dust-proof sheeting affixed to the fencing to prevent excessive pollution of the woodlands.
- 4.25 No compensation for the loss of deciduous woodland within RMA3 is proposed, however there is significant scope within the wider Phase 2 areas and strategic landscape buffer (e.g. Ph2C to the east) to deliver compensatory semi-natural deciduous woodland planting. Where any deciduous woodland is lost, it is to be replaced with suitable alternative new planting at a ratio of 1:1.25 and where possible translocation of woodland soils from W1 to new areas of woodland planting should be implemented to facilitate the establishment of a diverse woodland ground flora. Based on the above ratio a minimum of c. 0.28ha of deciduous woodland is to be implemented within the strategic landscape buffer.

Grassland

- 4.26 It is anticipated that c. 2.79ha modified grassland will be lost to the development in RMA3.
- 4.27 Habitat creation of 0.2ha amenity grassland, 0.52ha species rich grassland with 0.8ha of species rich wet/marshy grassland within proposed attenuation basins is proposed (total creation 1.52ha). As for woodland, there is scope for the delivery of further semi-natural grassland habitats within the strategic buffer areas (e.g. P2C). The LEMP and the SuDs Maintenance Strategy will detail appropriate management of these habitats post habitat creation/project completion.

Individual Trees

- 4.28 The development of RMA3 will result in the loss of 19 individual trees and four groups of trees together with impacts including partial clearance to two additional individual trees and four groups of trees (see Arboricultural Impact Assessment, David Jarvis Associated Ltd March 2026).
- 4.29 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.
- 4.30 A total of 58 new trees will be planted throughout the RMA3 scheme and subject to a suitable management regime as detailed herein.

Watercourses

- 4.31 Watercourse manipulation is proposed in relation to the development of two culverts and straitening of the stream in the north of the RMA3 area and creation of SuDS/attenuation features.
- 4.32 Adequate avoidance and mitigation measures in respect of potential pollution and siltation from the construction phase will be delivered through standard pollution prevention procedures, secured through the production of a bespoke Construction Environmental Management Plan (CEMP).
- 4.33 The LEMP details appropriate management of the existing ditches and marginal aquatic planting post development.

Dormouse

- 4.34 Historic surveys did not confirm the presence of hazel dormice within or adjacent to RMA3 (see Appendix B). However, arboreal connectivity to Phase 1, where dormice were previously recorded, exists in the form of an extensive network of well-connected hedgerows, treelines, and areas of deciduous woodland (including areas of off-Site ancient woodland).

- 4.35 Update surveys across Phase 2 are proposed in 2026. Should the presence of dormice be confirmed within RMA3 and/or connected habitat, the implementation of RMA3 will need to be subject to a European Protected Species (EPS) licence from Natural England; and appropriate mitigation and compensation measures secured.
- 4.36 The development of RMA3 will aim to retain areas of hedgerow and deciduous woodland where possible, minimising direct and indirect impact upon dormouse.
- 4.37 However, the development of RMA3 will comprise the removal of c. 154m hedgerow including H45, H46, and H54 and a total loss of 0.22ha of deciduous woodland. While these areas of the Site have not been confirmed to support dormice during previous survey efforts, their loss will be compensated through the creation of suitable alternative habitat within the wider Site to retain suitability for dormice and connectivity to suitable off-Site areas. This compensation is to be provided in the form of suitable alternative new planting at a ratio of 1:1.25. See Woodland and Hedgerow sections above for total areas of compensatory habitat to be provided.
- 4.38 To improve connectivity across the RMA, retained hedgerows will be subject to enhancement measures including the planting of whips and shrubs to fill hedgerow gaps.

Great Crested Newts

- 4.39 A total of four ponds lie within a dispersal distance (250m) of RMA 3 with no ponds being identified within the defined RM area. In this case, suitable terrestrial habitat identified within the RMA 3 development area comprises hedgerow bases together with a potential hibernaculum identified within the north-west of RMA 3. The remaining existing habitat predominantly comprised short sward, well-managed grassland and arable land. Historic Surveys (Appendix B) did not identify great crested newt within RMA 3 or within the surrounding area. As such, no mitigation for great crested newts is anticipated.
- 4.40 Update surveys across Phase 2 are proposed in 2026, the results of which may stipulate amendments to any mitigation stated herein. Should update survey work indicate that GCN are present within ponds within c. 250m of suitable terrestrial habitat to be impacted by the RMA proposals, the implementation of RMA3 will need to be subject to a European Protected Species (EPS) licence from Natural England; and appropriate mitigation and compensation measures secured. Where a non-licensed approach is deemed appropriate (i.e. the potential for direct and or long-term impacts to GCN is considered to be very low) a precautionary working methods statement in relation to GCN will be implemented during the commencement of works within RMA3.

- 4.41 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).
- 4.42 To improve connectivity across the RMA, retained hedgerows will be subject to enhancement measures including the planting of whips and shrubs to fill hedgerow gaps.
- 4.43 Formally identified strategic landscape buffers together with retained and created ponds will continue to provide appropriate habitat for great crested newt within the wider 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.

Bats

Commuting/Foraging Opportunities

- 4.44 Unmitigated, the development of RMA 3 risks causing disturbance to commuting and foraging bats frequenting linear habitats and woodland within and adjacent to RMA 3. Common pipistrelle *Pipistrellus pipistrellus* and *Myotis* sp. have been recorded foraging along H46 with common pipistrelle, soprano pipistrelle *Pipistrellus pygmaeus*, and Daubenton's bat *Myotis daubentonii* recorded in association with W1. The eastern hedgerow H54 is proposed for removal which will result in the loss of the commuting route along the trackway in this location, however, the hedgerow to the west of the track in this location will be retained as a linear habitat feature. Where possible linear habitats and woodland blocks and woodland edge habitat is being retained to ensure continuity of habitat corridors across the site for use by bats post development.
- 4.45 The creation of additional hedgerows will compensate for the loss of hedgerow features as a result of the development. Additional foraging opportunities will be created with the RM3 area in the form of a SUDS feature and wildflower planting.

Roosting Opportunities

- 4.46 Any trees subject to removal or modification will be subject to further assessment for bat roost suitability. An updated Ground-level Tree Assessment will be conducted by CSA Environmental in spring 2026, of individual trees within and adjacent to RMA 3 and elsewhere within Phase 2 for their potential to support bat roosts. Should it be confirmed that the development of RMA 3 will comprise the removal of trees holding bat roost potential, additional inspections including aerial tree inspections and/or dusk emergence surveys will be required to determine the presence or bat roosts and inform Natural England

mitigation licence applications, should bat roosts be identified. Mitigation measures pertaining to the loss of confirmed bat roosts will be detailed in full within corresponding licence documentation but will likely include, at a minimum, the creation of alternate roosting opportunities such as bat boxes upon suitable retained trees onsite.

- 4.47 A sensitive lighting strategy will be created to ensure the avoidance of any directional light spillage onto any sensitive retained habitats or adjoining areas such as areas of deciduous woodland, hedgerows, or mature trees. The lighting strategy will be designed according to Condition 62:

Regulatory Condition: Any Reserved Matters application which includes areas to be externally illuminated, including by street lighting, security lighting and flood lighting, shall be accompanied by a sensitive lighting strategy to reduce impacts on foraging and commuting bats and on 'dark skies' of the High Weald AONB. The sensitive lighting strategy shall be based on up to date ecological survey information (including advanced surveys for rare species where necessary) and the Ecological Mitigation and Management Plan for that Reserved Matters area, and prepared in consultation with the Applicant's ecology consultant who shall be a suitably qualified ecologist(s) recognised by a relevant professional body such as CIEEM. The development shall thereafter be carried out in accordance with the approved details.

- 4.48 Significant scope within the wider Phase 2 areas which includes an identified strategic landscape buffer has been identified for habitat improvement and creation. In addition to this, additional roosting opportunities will be created through the installation of a range of bat boxes within retained trees and upon constructed units throughout Phase 2.

Reptiles

- 4.49 Historically, no reptiles have been identified within RMA3. As such, no specific mitigation for reptiles is anticipated to be required at present.
- 4.50 However, suitable habitat for reptiles is present, in the form of hedgerow bases in association with hedgerows H45, H46 and H54 and potential hibernacula within the north-west of the RM area. Update surveys across Phase 2 will be completed 2026, to confirm the presence or continued absence of reptiles. Should the surveys demonstrate that reptiles are present within areas to be impacted by the proposed development, then Reasonable Avoidance Measures (RAMs) and suitable mitigation will be put in place.
- 4.51 If required, RAMs will be employed to avoid the killing/injury of reptiles during any habitat manipulation carried out during pre-commencing or during the construction phase. The scope of this will be agreed with the LPA but should include;

- A toolbox talk prior to the commencement of works within RMA 3 which is to include details of precautionary measures outlined within the Reptile Mitigation Strategy and what to do should reptile be found during the works.
- The timing of works, which is to be undertaken outside nesting bird season (March to August inclusive) and outside the hibernation period (November to February) for reptiles.

4.52 Suitable reptile habitat which is to be retained will be subject to mitigation to ensure its protection during the construction phase of the development (see Hedgerows section above). Enhancement of reptile habitat is to take place within the wider Phase 2 area where there is significant scope within an identified strategic landscape buffer.

[REDACTED]

4.53 [REDACTED]

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

4.55 [REDACTED]

4.56 [REDACTED]

[REDACTED]

4.57 The removal of area of modified grassland and arable land may result in a loss of foraging and commuting opportunities post-development; the creation of SuDS features, to be enclosed by native marginal and



Birds

- 4.58 RMA3 contained a range of habitats which are suitable for foraging and nesting birds including arable land, neutral grassland, hedgerows, woodland and mature trees. Arable land that may support farmland species, including skylark and yellowhammer as previously recorded, will be subject to mitigation measures to avoid impacts to ground nesting species as detailed within the Phase 2 EMMP (Derek Finnie Associates, 2026) including the avoidance of vegetation clearance during typical the nesting season (March to August inclusive).
- 4.59 The removal of arable and grassland pasture habitat, hedgerow and woodland edge habitat will result in fewer opportunities for nesting birds in RMA3 post-development. Compensatory opportunities will be provided in the form of additional native hedgerows, tree-mounted bird nesting boxes. The provision of a SUDS features and areas of neutral grassland and wildflower will aim to provide foraging opportunities for a range of species.
- 4.60 Mitigation for breeding birds will be necessary given the loss of suitable nesting habitat for a range of ground nesting species including skylark. Appropriate mitigation is to be confirmed following the completion of the breeding bird surveys which are currently being undertaken within the Phase 2 area of the Site. This mitigation will be provided outside of the RMA3 area.

Invertebrates

- 4.61 Aside from the loss of areas of hedgerow and deciduous woodland, the development of RMA3 may provide an increase in opportunities for invertebrates through the creation of SuDS features and neutral grassland planting.
- 4.62 Update surveys will be conducted in Spring 2026 to ascertain the likelihood of important invertebrate assemblages within Phase 2, including RMA 3. The results of these surveys will be used to ascertain the need for any species-specific mitigation measures.

Invasive species

- 4.63 RMA3 is known to support Himalayan balsam. In order to prevent this species from spreading further within the Site and wider area, an invasive species treatment plan is ongoing, and this will need to be regularly monitored in future to ensure the appropriate management and control of invasive species.

5.0 Enhancement And Management Prescriptions

Protected Species

- 5.1 As discussed above, the following will be implemented into the post-development design to mitigate for the loss of habitats with the potential to support protected species:

- Installation of SUDs basins with marginal aquatic and wetland meadow planting.
- Planting of individual trees in association with the SUDs areas and street trees along the road, overlying amenity grassland.
- Bat boxes installed on trees and residential units outside of RMA3 area

- 5.2 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.

- 5.3 A Landscape and Ecological Management Plan (LEMP) will detail management prescriptions throughout the operational phase of the development as outlined in condition 35:

Pre-Occupation Condition: Prior to the initial occupation of any Reserved Matters Area, a detailed Reserved Matters Area-Specific Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The Reserved Matters Area-Specific LEMP shall include the following:

- a) Details of the landscape components of that Reserved Matters Area*
- b) A description of existing and proposed ecological, drainage and landscape components within that Reserved Matters Area;*
- c) Details of how each component will be managed and maintained;*
- d) Details of maintenance operations including timing and frequency of when those measures will be carried out;*
- e) Details of the parties / organisation who will manage and maintain the site, to include a plan delineating the areas that they will be responsible for;*
- f) Coordination with the approved Ecological Mitigation and Management Plan for that Reserved Matters Area.*

- 5.4 The management prescriptions set out herein are in line with those recommended within the SuDS Management and Maintenance Plan (Glanville 2026) and Landscape and Ecological Management Plan, Arboricultural Impact Assessment & Method Statement, Landscape Statement and Landscape General Arrangement Plan produced by David Jarvis Associates Ltd (March, 2026).
- 5.5 The landscape areas shall be managed and maintained in accordance with the approved details by the assigned management company.

Retained Woodland and Trees

- 5.6 Where woodland losses cannot be compensated for within the RMA3 footprint this will need to be incorporated within the wider Phase 2 area with potential within the strategic buffers and the extension of Woodland W3 Along Channell's Brook, north into the field F1 will be considered though adjacent RMA parcels as they come forwards.
- 5.7 The enhancement and maintenance prescriptions of the woodland will be covered within the associated RMAs respective EMMP. General objectives and management prescriptions for retained woodland and trees are set out below.

Objectives

- 5.8 To maintain and enhance existing biodiversity and green ecological corridors throughout RMA3 and the wider Site. To manage and enhance a mosaic of habitat types that will ensure future longevity. To ensure health and safety requirements to all publicly accessible habitats and to prevent the spread of invasive species.

Management prescriptions

- 5.9 Retained trees will be subject to preliminary remedial work as detailed by Duckworth Arboriculture Consultancy (November 2023), which includes but is not limited to, the following prescriptions:
- Removing deadwood
 - Crown cleaning
 - Cut and remove ivy
 - Pruning basal tree growth
 - Target pruning
- 5.10 Further remedial work is to be carried out as appropriate following annual review.
- 5.11 As stated in the Landscape and Ecological Management Plan (David Jarvis Associates Ltd, March 2026), the management of retained trees will generally be non-intervention unless there are reasons to cut trees for health and safety considerations, in which case arboricultural advice will be sought and followed. Prior to any felling or tree work, the tree(s)

will be assessed for their suitability to support roosting bats by a suitably qualified ecologist. If suitable features are identified, then the tree(s) will be subject to the requisite number of bat surveys in line with the Bat Conservation Trust (BCT) guidelines (BCT, 2024). Should any evidence of roosting bats be found then a derogation licence application will be submitted to Natural England before the works can be permitted.

- 5.12 Retained trees and hedgerows and their root protection zones will be protected from disturbance during the construction phase and post-development in accordance with the Arboricultural Statement (David Jarvis Associates Ltd, March 2026) and BS5837.

Native Hedgerows

Retained Hedgerows

- 5.13 The west section of hedgerow (H54) which lies within the RMA 3 area is to be retained under the proposals.

Objectives

- 5.14 To protect and enhance existing linear habitat features for local wildlife, including bats and dormice and to maintain the screening value of existing hedgerows.

Prescriptions

- 5.15 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.
- 5.16 All tree works (including work to dead, dying and diseased trees) shall be carried out by an Arboricultural Association approved contractor (arboricultural contractor or arborist) to the latest version of BS3998: Recommendations for Tree Work, whom, unless by agreement to the contrary shall be responsible for obtaining all necessary felling licences pertaining to the prescribed work. All contractors should be aware of the legal protection afforded to breeding birds, amphibians, dormouse and bats.
- 5.17 To improve connectivity across the RMA, retained hedgerows will be subject to enhancement measures including the planting of whips and shrubs to fill hedgerow gaps. Only native species of local provenance as set out within the planting schedule will be planted.
- 5.18 Infill planting will be conducted into well-prepared ground. New transplants will be protected with proprietary spiral rabbit guards or shrub shelters.

- 5.19 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.
- 5.20 Established sections of the hedgerows will be managed with a cut every three years in January to February. The trimming of hedgerows will not take place more than once every three years.
- 5.21 Where possible, the height of each trim should be increased by about 10cm high (and wide) compared to the previous cut.
- 5.22 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.

Aquatic Habitats

Proposed SuDS Systems/swales

- 5.23 A series of drainage features will be provided as part of the development of RMA3. These will comprise a number of shallow detention basins and linear swales to attenuate flows before releasing back into the wider drainage system at a controlled rate. The aquatic habitats will be planted with a range of aquatic and marginal plants.
- 5.24 Gullies, gully connections and other surface water drainage infrastructure solely serving highway land are to be adopted by West Sussex County Council in its role as highway authority and will therefore bet their responsibilities to maintain.

Objectives

- 5.25 The basin grassland shall be managed less intensively in order to provide a more diverse sward with greater biodiversity value and habitat potential. To maximise the multi-functional value of surface water attenuation features for biodiversity and amenity use.

Prescriptions

- 5.26 As per the LEMP (David Jarvis Associates Ltd, March 2026), the SuDS basins will be subject to annual maintenance visits in July/August to monitor vegetation and remove undesirable weeds by hands. Any dead or dying stock will be replaced with equivalent stock and planting during the next planting season. During the third year of the management period the process of colonisation of the permanently wet areas by the proposed emergent planting shall be reviewed when a more predictable seasonal pattern of water levels is known.
- 5.27 Every third year, sections of emergent/marginal planting should be cleared between September and November, where necessary.

- 5.28 The basins and linear swales will be seeded with the specified wet wildflower grassland seed mix to form grassland areas that provide opportunities for wildlife.
- 5.29 The ponds will be designed with scalloped edges and a varied profile, incorporating marginal shelves at varying depths to maximise habitat opportunities. In addition, the ponds will be planted with native aquatic and marginal vegetation.
- 5.30 Marginal pond vegetation will be monitored to ensure development of a diverse aquatic community of plants and to prevent dominance of more aggressive species. Vegetation may need to be cut to prevent the pond becoming clogged with plants or dead organic matter.
- 5.31 The SuDS features will be inspected at regular intervals, minimum every quarter or as required, for the presence of litter and general debris that may obstruct the water and/or provide pollutants to the water. Litter and debris should be removed by hand and taken off-site.
- 5.32 Additional management prescriptions are set out within the SuDS Management and Maintenance Plan (Glanville 2026) which should be viewed in conjunction with the above prescriptions.

Species Rich Wetland Meadow

- 5.33 As indicated by the Landscape General Arrangement Plan (David Jarvis Associates Ltd, March, 2026) areas of species rich wetland meadow are proposed abutting the proposed SuDS features.
- 5.34 A locally appropriate wildflower meadow seed-mix will be nectar-rich and will be sown onto pre-prepared seed beds in accordance with the planting specification. No nutrient improvement to the existing soil will be undertaken prior to sowing or during management and where feasible, topsoil and subsoil should be mixed through deep ploughing to reduce fertility.
- 5.35 In all cases, special care should be taken to ensure the seed beds are as free from weeds as possible, through continued cultivation and herbicide applications with the aim of creating a 'stale seed' bed prior to seeding.

Objectives

- 5.36 To provide suitable opportunities for a range of protected species.
- 5.37 To promote the occupation of the proposed SuDS feature by wildlife by creating suitable terrestrial habitat adjacent.

Management prescriptions

- 5.38 General management prescriptions of grassland areas are detailed within the LEMP (David Jarvis Associates Ltd, March, 2026). Additional prescriptions are set out below.
- 5.39 Ongoing management of wildflower planting and neutral grassland will include the following
- Year 1 – Following establishment, once the sward has reached 100mm, it should be maintained at this height between April and October through regular cuts (minimum monthly) for the first growing season to control weed growth and allow for the slower growing perennial wildflowers to establish.
 - Year 2 – Regular cutting to maintain a grass height of approximately 100mm should continue from April till May, at which point the sward should be left to establish to a greater height, before 2 further cuts in late July and Sept down to 100mm.
 - Year 3 onwards - A standard hay meadow cutting regime will be implemented with the grassland cut to a height no lower than 200mm in July and September to maximise vascular plant vitality.
- 5.40 The wildflower areas will be hand-weeded, or spot swiped for any perennial weeds such as docks *Rumex* sp., nettles *Urtica* sp. and ragwort *Senecio jacobaea*.

Amenity Grass Areas/Verges

Objectives

- 5.41 To facilitate passive and active recreation on site within amenity grassland associated with the residential development and to provide an attractive setting for the residential area.

Prescriptions

- 5.42 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.
- 5.43 Where grass areas have become worn or have failed to establish, areas should be over-seeded with appropriate grass seed of a similar mix.

New Tree Planting

Objectives

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

Prescriptions

- 5.45 All planting should be maintained in accordance with good horticultural practice in order to ensure the thriving of individual species.
- 5.46 In late autumn of each year the site will be inspected, and a programme of work for the next twelve months will be agreed. Actions required might include prescriptions such as formative pruning and replacement of stock as well as those listed below.
- Avoid the use of peat-based composts and minimise the use of the pesticides in the implementation and maintenance of any landscape scheme.
 - 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.
 - Re-firm trees in ground after strong winds, frost heave or other disturbances.
 - Trees should be routinely inspected for pests and diseases.
 - 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.
 - Maintain a mulch layer at the base of all trees and to all shrub beds by regular topping up to a depth of 75mm.
- 5.47 The long-term management of the newly planted trees will include continued monitoring to ensure the above objectives are met with the implementation of works where necessary to ensure this.

6.0 LIGHTING

- 6.1 A lighting strategy has been produced by Glanville (X-PH2-RMA3-LAYOUT 160326) which specifies lighting columns along the road.

Objectives

- 6.2 Prevent excessive illumination of potential wildlife habitat with particular regard to bats including commuting corridors, foraging areas and roost features.

Prescriptions

- 6.3 Lighting should be considered with regard to the Bat Conservation Trust's Bats and Lighting in the UK guidance. Products should be selected and sited to limit potential impacts on semi-natural habitats. The following principles will be applied to the lighting design for the Site:
- Avoidance and reduction of light spill onto potential bat flight lines and foraging habitats such as green corridors, hedgerows, woodland edges, and SuDS features
 - Avoidance and reduction of light spill onto potential bat roosting features such as individual mature trees within field boundaries
 - Directional, low UV lighting products to be used wherever possible
 - Products with passive infra-red sensors used as appropriate to reduce the duration of lighting impacts
- 6.4 Where possible it is recommended that the retained boundary hedgerows and adjacent woodland and proposed treelines around the Site are not subject to any direct lighting, particularly along the existing wooded streams through the centre of the parcel, and where the road passes through woodland parcels in the south and centre of the Site, to retain dark corridors for bats.

7.0 ECOLOGICAL MONITORING PROGRAMME

- 7.1 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.
- 7.2 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.
- 7.3 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 3:
- Bat activity surveys
 - To be conducted in Year 1, 3, and 5
 - One survey per season (Spring, Summer, Autumn)
 - SuDS inspection
 - Inspection visits in Years 1 and 2 will ascertain the success of marginal vegetation planting
 - 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
- 7.4 In addition, grassland will be monitored alongside the above (in years 1, 3 and 5) to confirm establishment and condition. A simple, repeatable grassland monitoring regime is proposed which assesses herb and grass diversity (count no. species and % cover), and presence of undesirable 'weed' cover (species and % cover).

Thresholds

- 7.5 It is proposed that a positive outcome for hedgerow and grassland 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

- 7.6 In order to provide a standardised monitoring report, an ecological monitoring form, which will be completed on each monitoring visit in order to allow information and recommendations to be disseminated effectively.
- 7.7 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 inform any relevant changes in habitat management prescriptions:

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

7.8 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

8.0 WORK SCHEDULES

- 8.1 A schedule of work has been provided in the LEMP by David Jarvis Associates which sets out a timetable for management actions for all retained and proposed habitats (See Landscape and Ecological Management Plan, David Jarvis Associates March 2026).
- 8.2 A general schedule of works is provided in the following tables in line with the LEMP, giving a timetable for management actions for the first fifteen years. These management actions will be undertaken by the management company. 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. Grassland

Feature	Initial works	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6 - 15
Species Rich Meadow Grassland.	Seeded with specified meadow seed mix	Monthly cuts to maintain 100mm sward height Apr-Oct.	Regular cuts to maintain 100mm sward height Apr-May. 2 further cuts late July & Sept to 100mm	Twice annual cuts to 200mm in July & Sept	Twice annual cuts to 200mm in July & Sept	Twice annual cuts to 200mm in July & Sept	Twice annual cuts to 200mm in July & Sept
Amenity Grass	Mown weekly or fortnightly to 25mm with a maximum allowable height of growth of 50mm, but with cuttings removed.	Time of first cut - Mar/Apr after Autumn sowing or Jun/Jul after Spring sowing. Then cut regularly between April and November	between April and November	between April and November	between April and November	between April and November	between April and November

Table 2. Trees

Feature	Initial works	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6 - 15
Retained Trees	Annual review to determine any required tree work	Annual visit in October	Annual visit in October	Annual visit in October	Annual visit in October	Annual visit in October	Annual visit in October

Table 3. Native Hedgerows and Lines of Trees

Feature	Initial works	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6 - 15
Retained Hedgerows	Hedgerow margin maintenance through strimming, cutting or mowing to maintain rough grassland habitat.	Seasonal visits October and March	Seasonal visits October and March	Seasonal visits October and March	Seasonal visits October and March	Seasonal visits October and March	Seasonal visits October and March
	Annual cut of hedgerow adjacent to paths	November - February	November - February	November - February	November - February	November - February	November - February
	3-5 year rotational trim to allow plants to fruit	November - February	November - February	November - February	November - February	November - February	November - February
	Plant up gaps as required	As required between October and March	As required between October and March	As required between October and March	As required between October and March	As required between October and March	As required between October and March
	Laying/trimming/coppicing to reduce gaps and prevent turning into a line of trees	As required between January and February	As required between January and February	As required between January and February	As required between January and February	As required between January and February	As required between January and February

Table 4. Aquatic Habitats

Feature	Initial works	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6 - 15
SuDS	Remove litter from within basin. Clear inlets and outlets and inspect headwalls and banks for damage.	Annual maintenance visit in July/August.	Annual maintenance visit in July/August.	Annual maintenance visit in July/August.	Annual maintenance visit in July/August.	Annual maintenance visit in July/August.	Annual maintenance visit in July/August.
	Monitor vegetation and remove undesirable weeds by hand.	Annual maintenance visit in July/August.	Annual maintenance visit in July/August.	Annual maintenance visit in July/August.	Annual maintenance visit in July/August.	Annual maintenance visit in July/August.	Annual maintenance visit in July/August.
	Marginal pond vegetation – clear sections of the marginal vegetation by mechanical means.	Every 3 years between November to March.	-	Every 3 years between November to March.	-	-	Every 3 years between November to March.
	Permanent open water. Clear a third of the permanent open water.	Annually in winter.	Annually in winter.	Annually in winter.	Annually in winter.	Annually in winter.	Annually in winter.

Table 5. Monitoring Schedules

Feature	Initial works	Year 1	Year 2	Year 3	Year 4	Year 5
Wildflower Grassland	-	Survey of grassland prior to annual cut to assess establishment of wildflowers, and to recommend any changes to management regime.	-	Survey of grassland prior to annual cut to assess establishment of wildflowers, and to recommend any changes to management regime.	-	Survey of grassland prior to annual cut to assess establishment of wildflowers, and to recommend any changes to management regime.
Hedgerows	-	Survey to determine planting success and identify remedial action requirements	-	Survey to determine planting success and identify remedial action requirements	-	Survey to determine planting success and identify remedial action requirements
SUDs	-	Survey to determine success of marginal vegetation planting	Survey to determine success of marginal vegetation planting	-	-	-
Bat Surveys	-	One bat activity survey (NTW / statics) per season (spring / summer / autumn)	-	One bat activity survey (NTW / statics) per season (spring / summer / autumn)	-	One bat activity survey (NTW / statics) per season (spring / summer / autumn)

9.0 REFERENCES

CSA Environmental, 2026. *Ecology Survey Scoping Report (CSA/7937/02)*.

David Jarvis Associates, 2023. *Land North of Horsham Access Works Phase 2 & Employment Land - BS:5837 Arboricultural Survey*.

David Jarvis Associates, 2026. BS:5837 Survey, Arboricultural Impact Assessment & Method Statement.

David Jarvis Associates, 2026. (RMA3) *Phase 2 Road – Landscape and Ecological Management Plan*

David Jarvis Associates, 2026. (RMA3) *Phase 2 Road – Landscape Statement*.

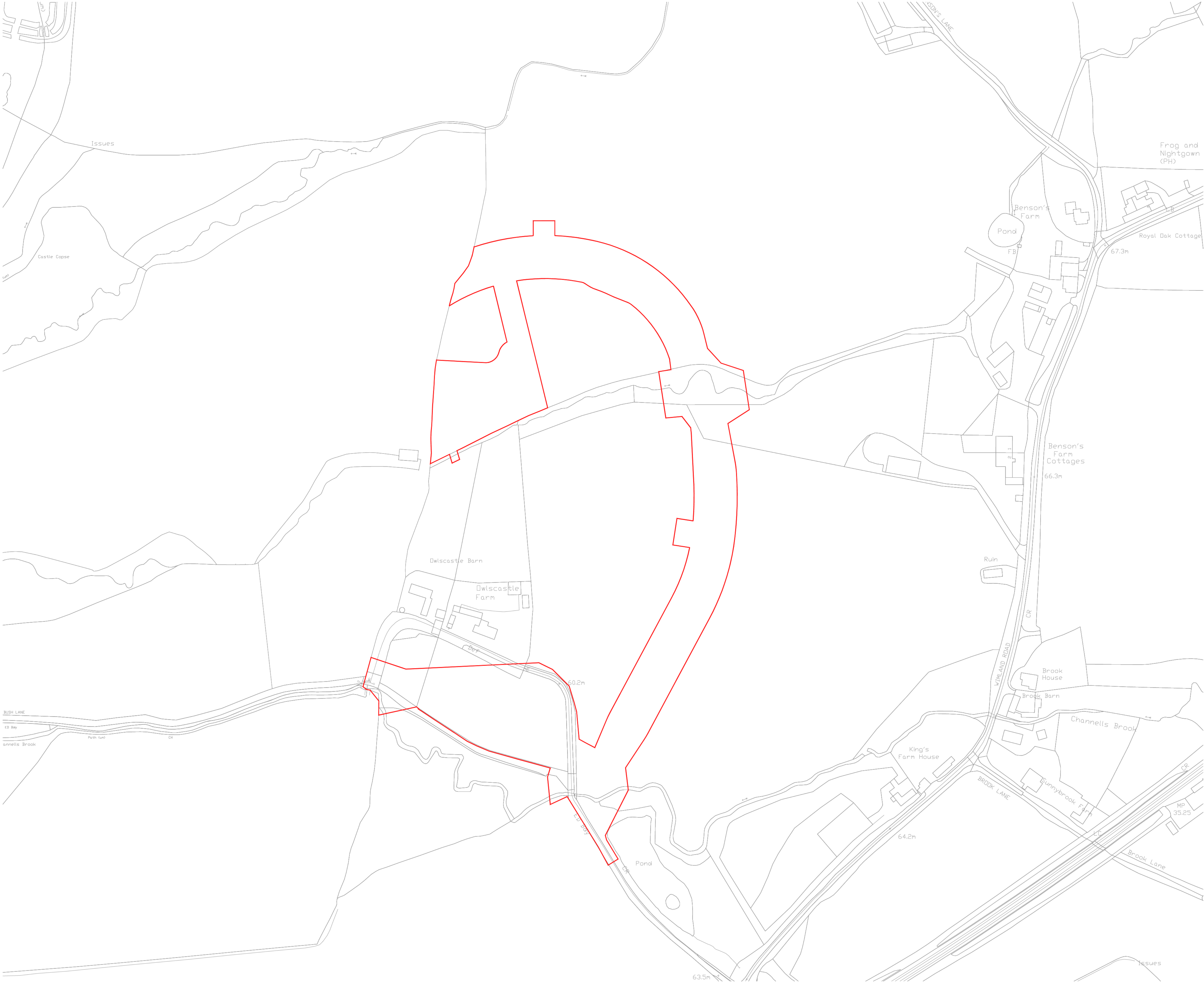
Derek Finnie Associates, 2023. *Dormouse Mitigation Masterplan (Ref. DFA23002V4)*.

Derek Finnie Associates, 2025. *Newt Mitigation Strategy (Ref. DFA25095)*.

Derek Finnie Associates, 2026. *Mowbray Phase 2 – Ecology Mitigation and Management Plan*. Berkshire: Derek Finnie Associates.

Appendix A

Phase 2 Reserved Matters Area 3 Red Line Plan

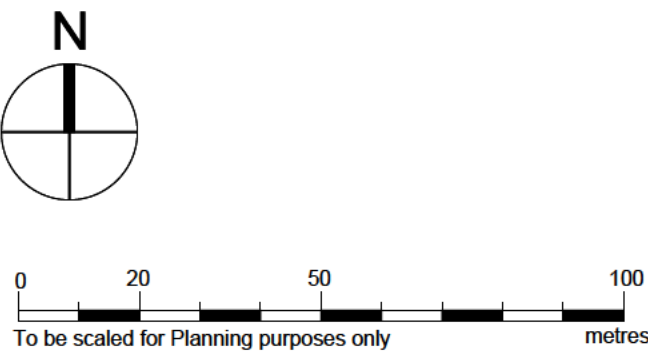


Contractors and consultants are not to scale dimensions from this drawing

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Key

— RMA3 Boundary



Revision	Date	Description
BroadwayMalyan^{BM}		
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Client Legal & General (Strategic Land North Horsham) Ltd Project Mowbray (Land North of Horsham)		
Description RMA3 Redline Boundary Plan		
Status Preliminary		
Scale	Drawn By	Date
1:1250@A1	AMK	Mar 2026
Drawing Number	Revision	
MOW-BM-PH2-RMA3-34854-DR-A-02749	05	
100mm@A1 Original size Copyright Broadway Malyan Limited		

Appendix B

Ecological Background 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'

Bat Activity Survey

- 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 the 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' roost potential (see Figure 7).

- 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

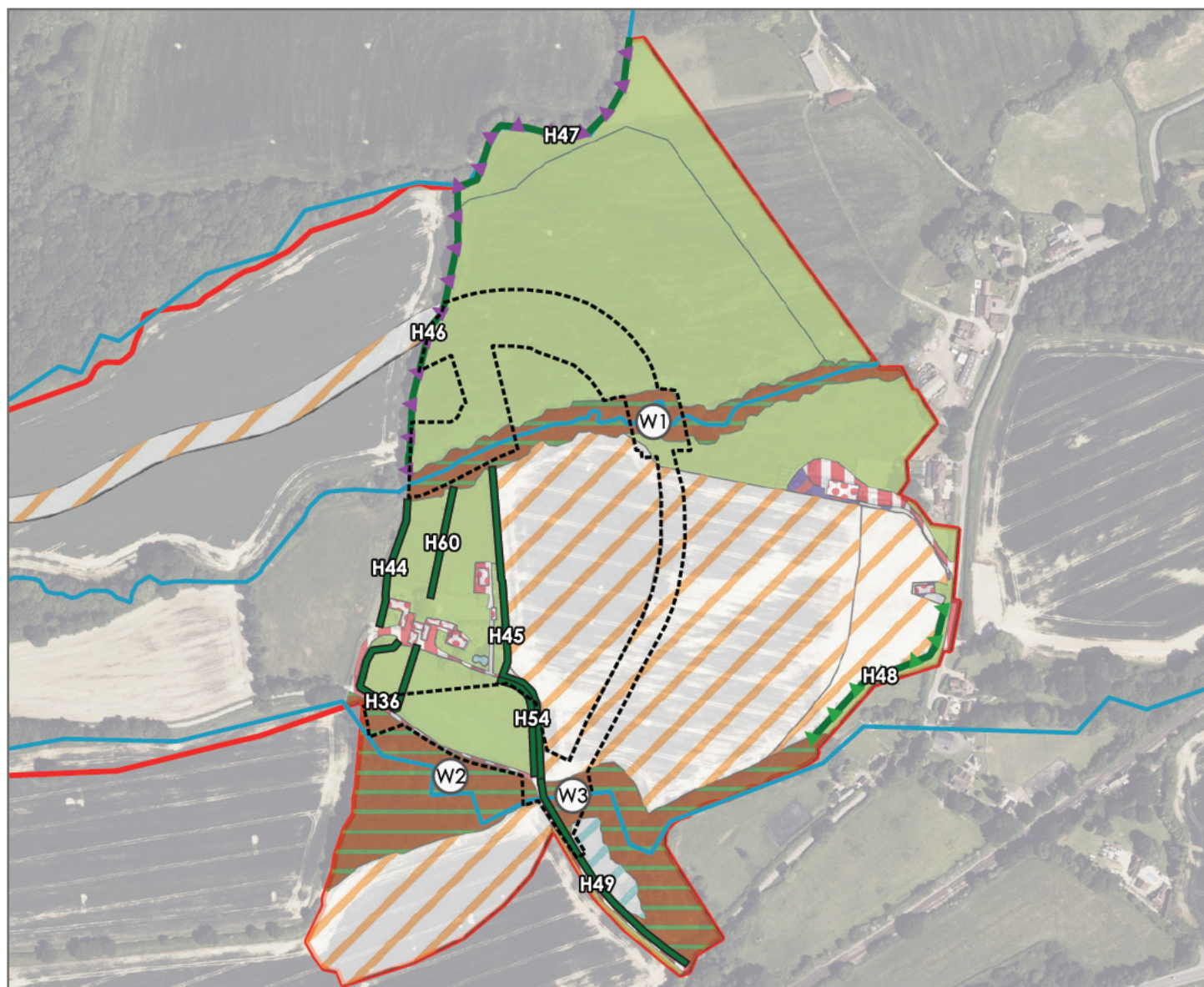
- 2.39 Reptile presence/absence surveys conducted across Phase 1 in 2014 also comprised survey areas in RMA 12 and RMA 14; a single slow worm *Anguis fragilis* and two common lizard *Zootoca vivipara* were identified in or adjacent to RMA 14 (see Figure 16). No reptiles were recorded in RMA 12.
- 2.40 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

Habitats Plan – Phase 2 RMA 3



-  Phase 2 boundary
-  RMA 3 Boundary
-  Modified grassland (g4)
-  Bramble scrub
-  Dense scrub (h3)
-  Arable and horticulture (c1)
-  Developed land, sealed surface (u1b)
-  Buildings (u1b5)
-  Rivers and lakes (r)
-  Native hedgerow (h2a)
-  Canal or ditch (r1e)
-  Native species-rich hedgerow (h2a6)
-  Native species-rich hedgerow with trees (h2a)
-  Habitat reference

0 100 200 m





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