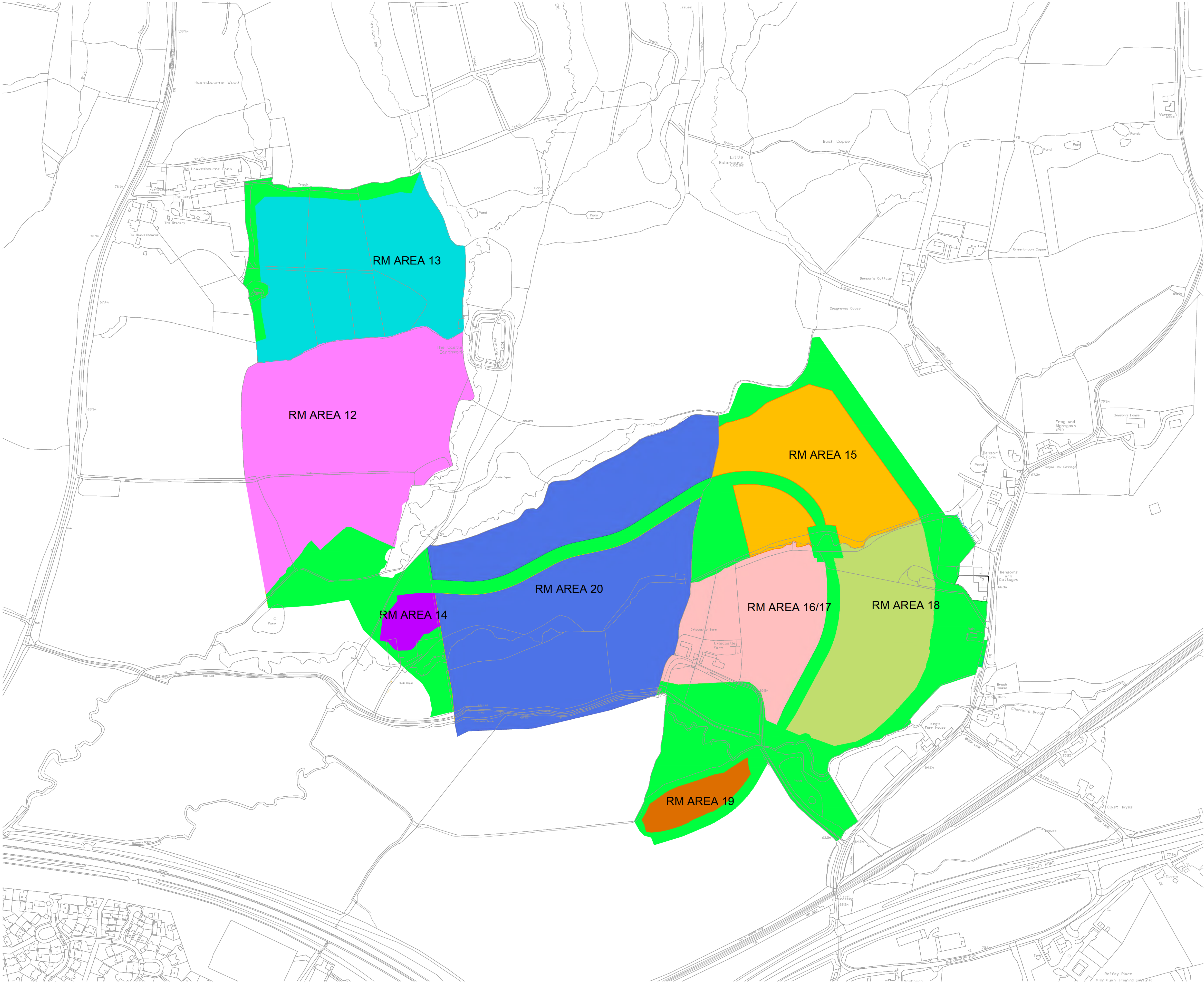


Appendix A

Site Wide Phasing Plan



Contractors and consultants are not to scale dimensions from this drawing

- 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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Client
Legal and General

Project
Land North of Horsham

Description
Reserved Matters Areas Plan
Phase 2

Status
For Information Only

Scale
1:2500@A1

Drawn By
AK

Job Number
34854

Date
Feb 2026

Revision
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

Historic Survey Information 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]

2.29

2.30

[REDACTED]

[REDACTED]

[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 dunnoek *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*.

Figure 1

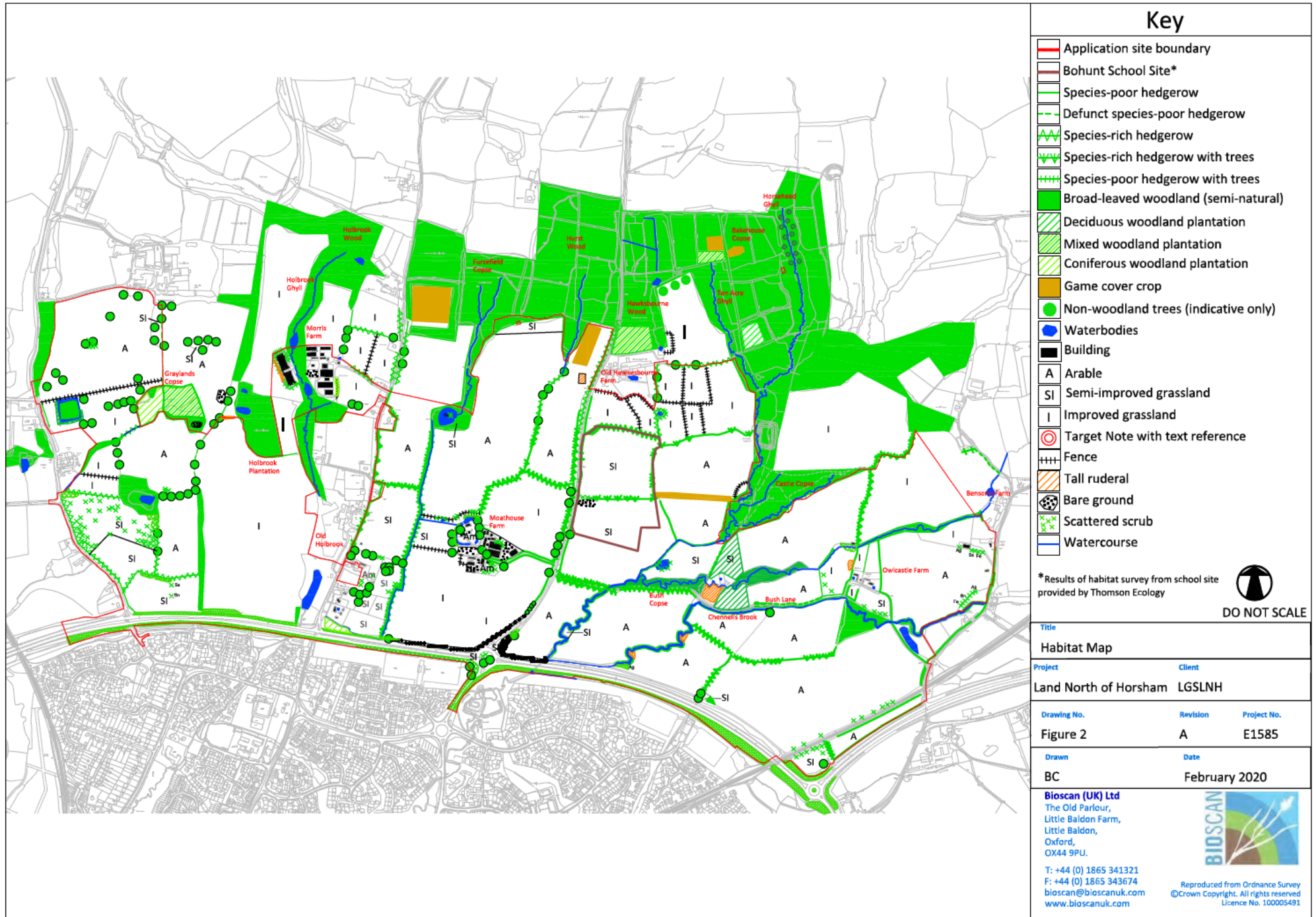
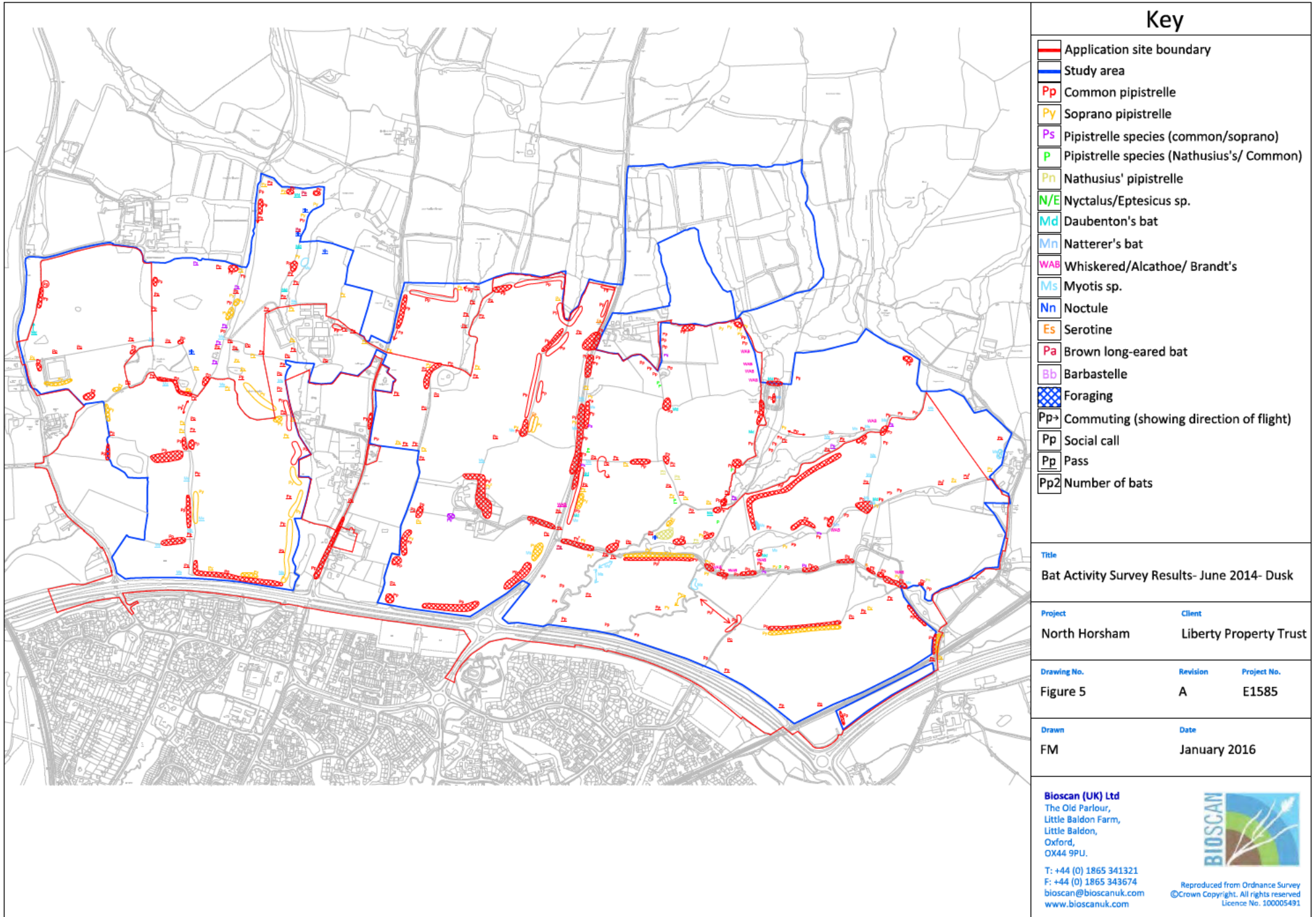
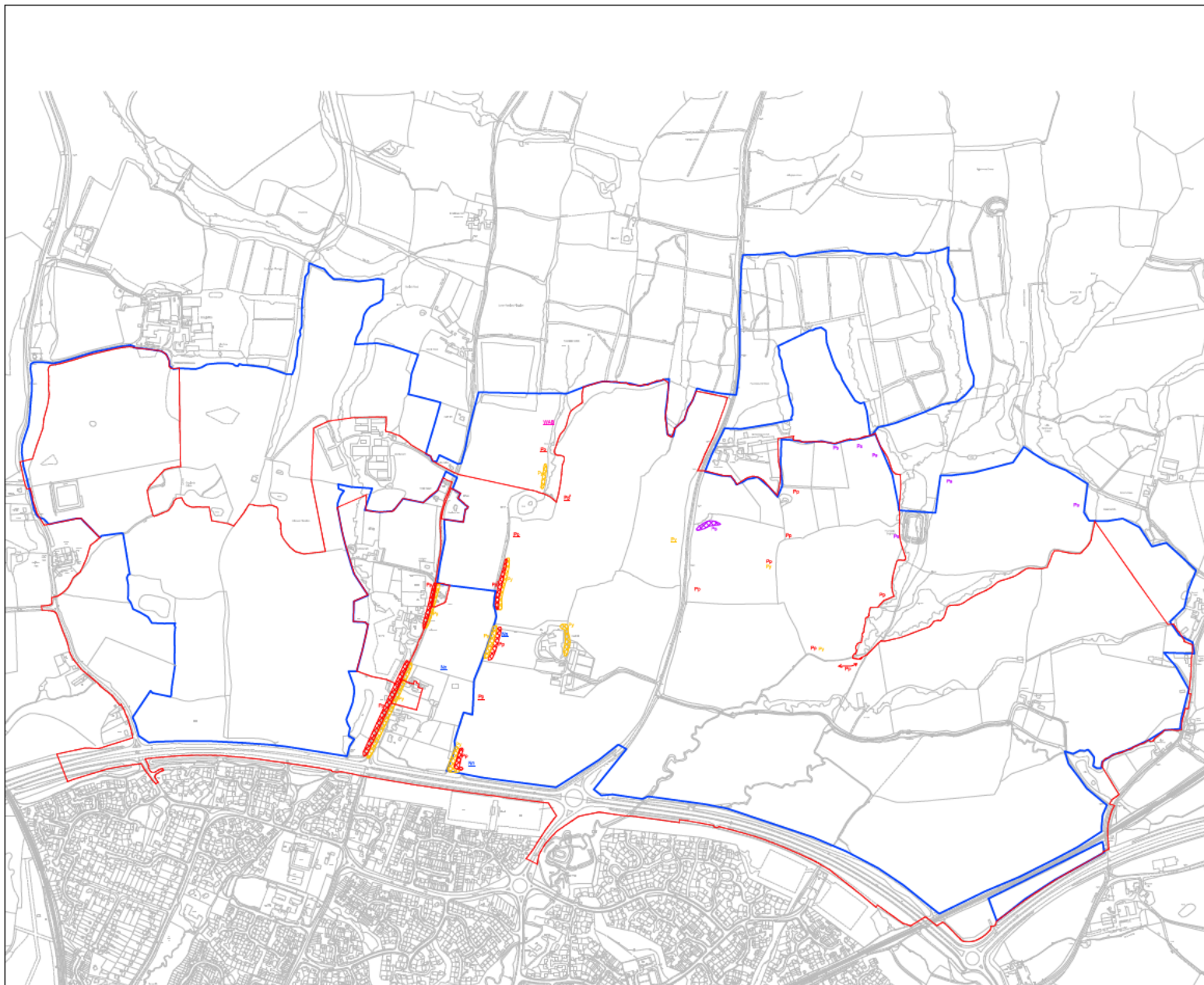


Figure 2





Key

- Application site boundary
- Study area
- Pp Common pipistrelle
- Py Soprano pipistrelle
- Ps Pipistrelle species (common/soprano)
- P Pipistrelle species (Nathusius's/ Common)
- Pn Nathusius' pipistrelle
- N/E Nyctalus/Eptesicus sp.
- Md Daubenton's bat
- Mn Natterer's bat
- WAB Whiskered/Alcahloe/ Brandt's
- Ms Myotis sp.
- Nn Noctule
- Es Serotine
- Pa Brown long-eared bat
- Bb Barbastelle
- Foraging
- Pp Commuting (showing direction of flight)
- Social call
- Pass
- Pp2 Number of bats

Title

Bat Activity Survey Results- July 2014- Dusk
(abandoned due to rain)

Project

North Horsham

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Figure 6

Revision

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Project No.

E1585

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Date

January 2016

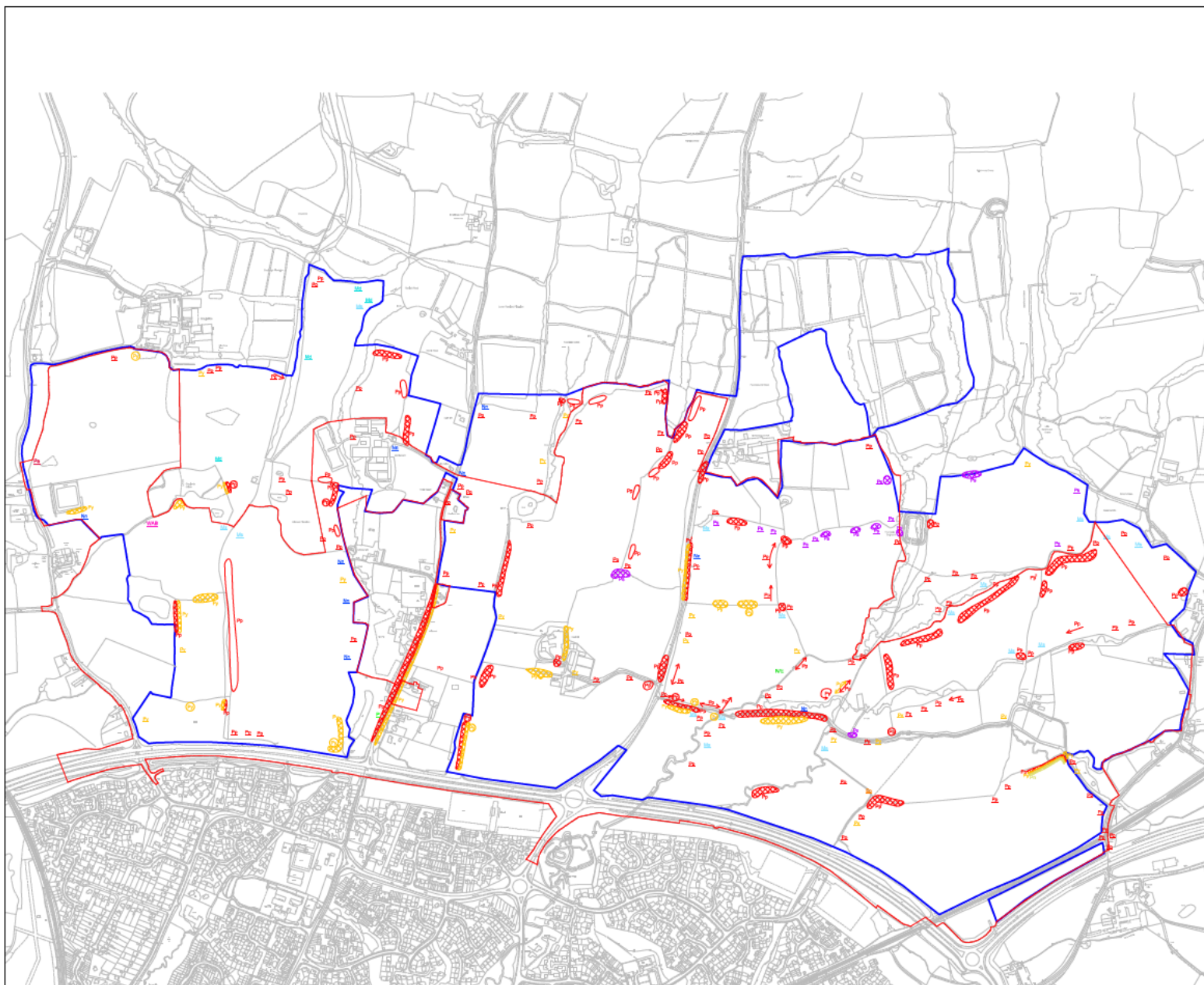
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Key

	Application site boundary
	Study area
	Common pipistrelle
	Soprano pipistrelle
	Pipistrelle species (common/soprano)
	Pipistrelle species (Nathusius's/ Common)
	Nathusius' pipistrelle
	Nyctalus/Eptesicus sp.
	Daubenton's bat
	Natterer's bat
	Whiskered/Alcathoe/ Brandt's
	Myotis sp.
	Noctule
	Serotine
	Brown long-eared bat
	Barbastelle
	Foraging
	Commuting (showing direction of flight)
	Social call
	Pass
	Number of bats

Title

Bat Activity Survey Results- July 2014- Dawn

Project

North Horsham

Client

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Drawing No.

Figure 7

Revision

A

Project No.

E1585

Drawn

FM

Date

January 2016

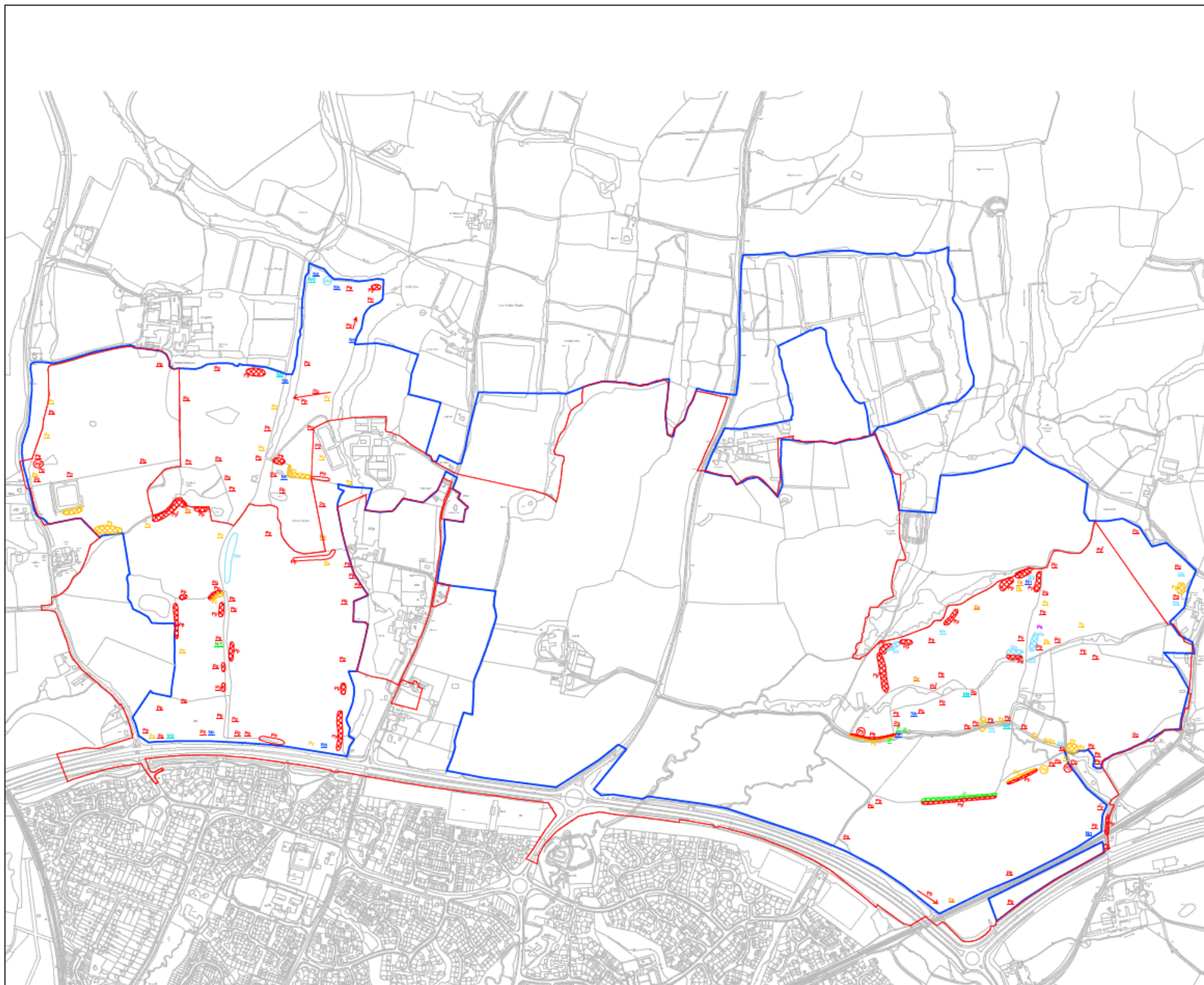
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- Nn Noctule
- Es Serotine
- Pa Brown long-eared bat
- Bb Barbastelle
- Foraging
- Pp→ Commuting (showing direction of flight)
- Social call
- Pp Pass
- Pp2 Number of bats

Title

Bat Activity Survey Results- July 2014- Dusk

Project

North Horsham

Client

Liberty Property Trust

Drawing No.

Figure 9

Revision

A

Project No.

E1585

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BC

Date

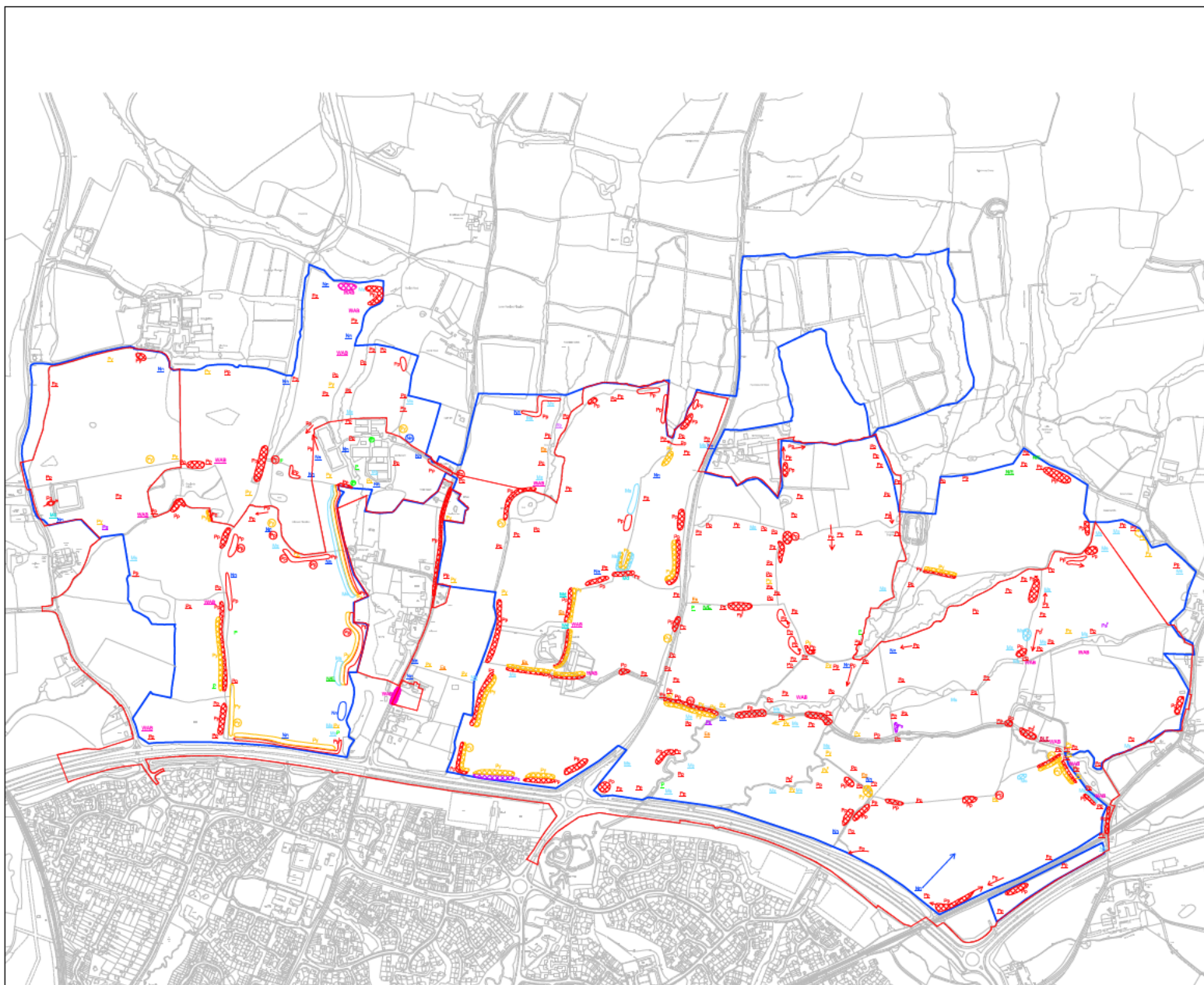
January 2015

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Key

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	Daubenton's bat
	Natterer's bat
	Whiskered/Alcahoo/ Brandt's
	Myotis sp.
	Noctule
	Serotine
	Brown long-eared bat
	Barbastelle
	Foraging
	Commuting (showing direction of flight)
	Social call
	Pass
	Number of bats

Title

Bat Activity Survey Results- September 2014- Dusk

Project

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Drawing No.

Figure 9

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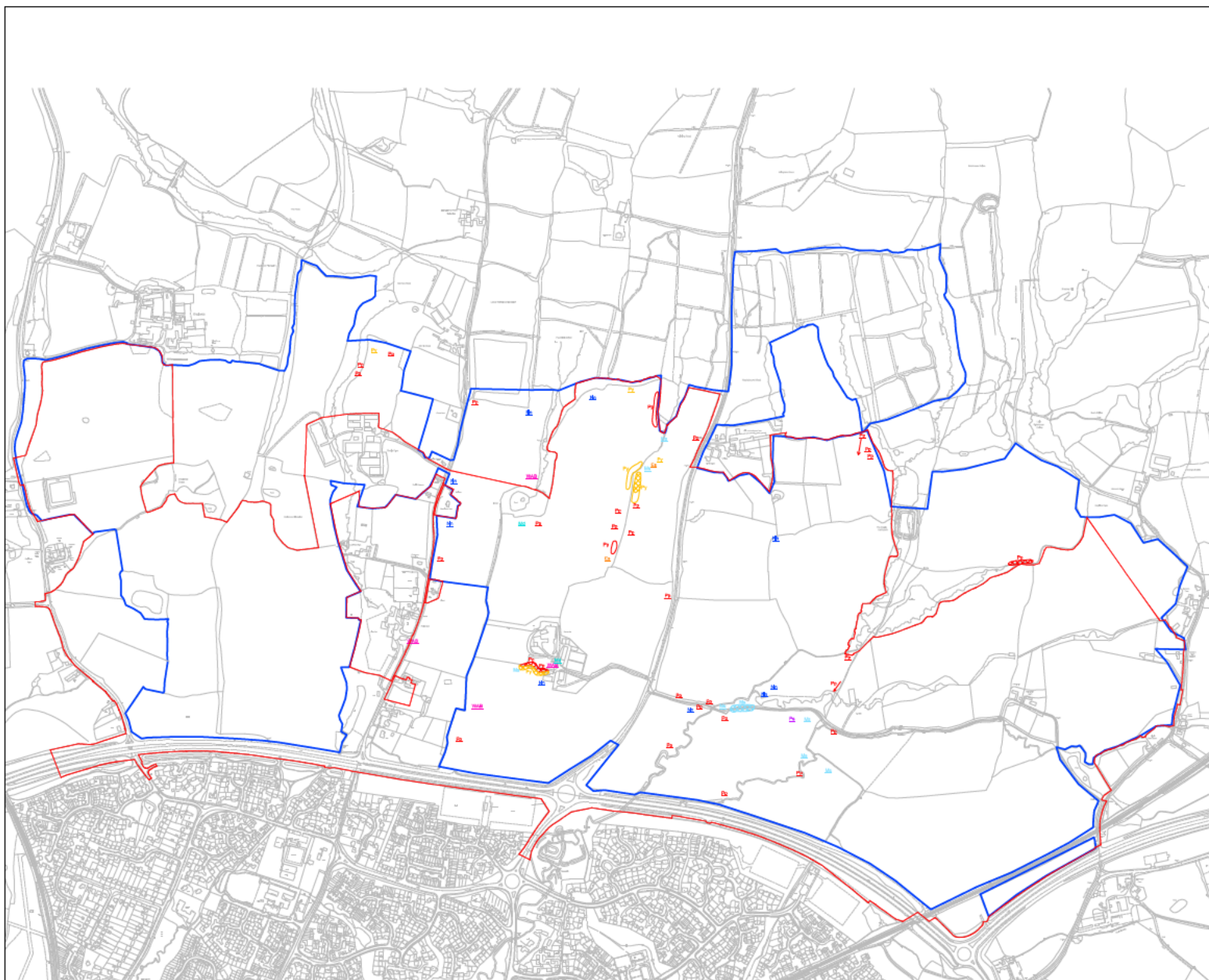
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Key

	Application site boundary
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	Noctule
	Serotine
	Brown long-eared bat
	Barbastelle
	Foraging
	Commuting (showing direction of flight)
	Social call
	Pass
	Number of bats

Title

Bat Activity Survey Results- September 2014-Dawn

Project

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Figure 10

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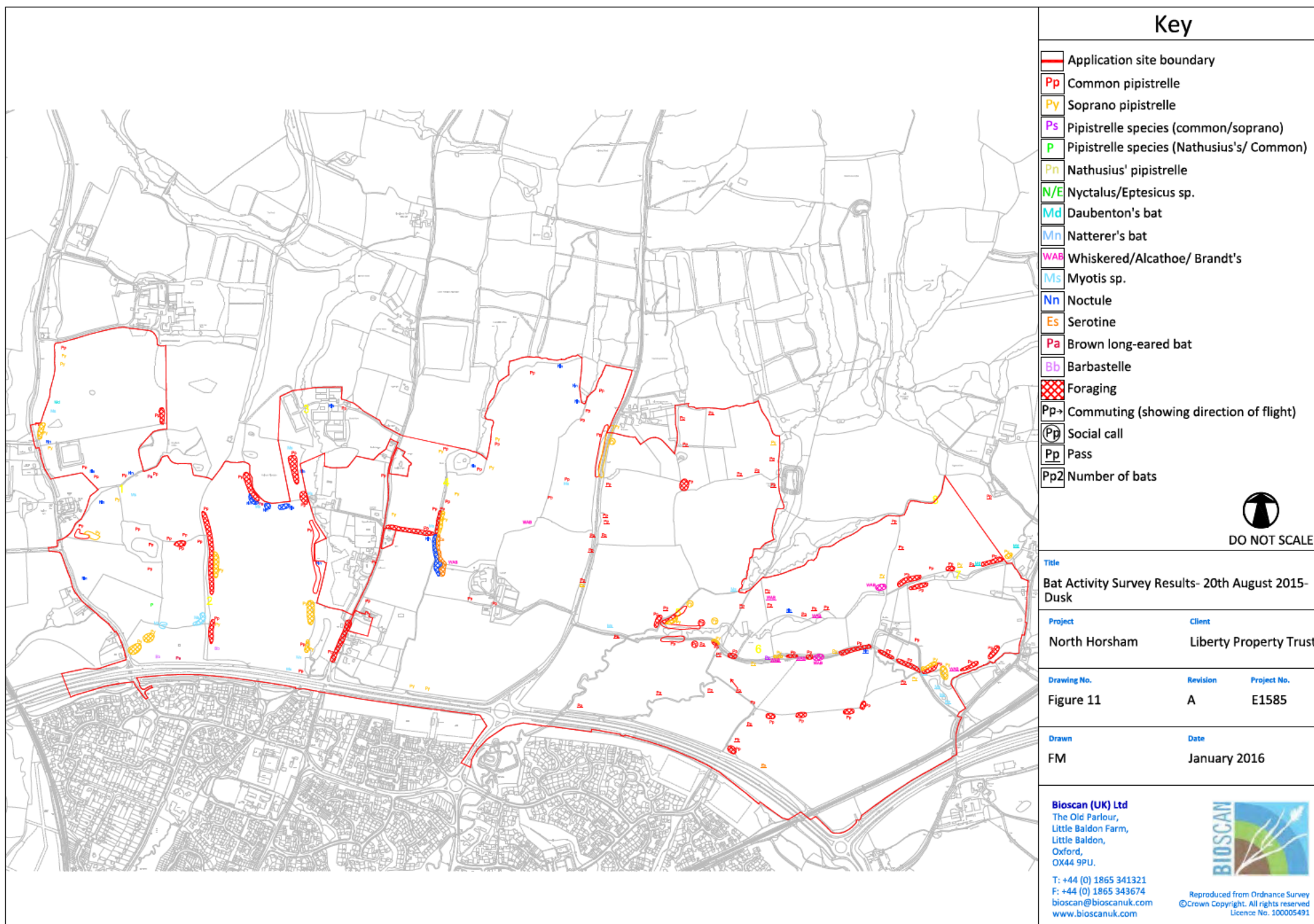
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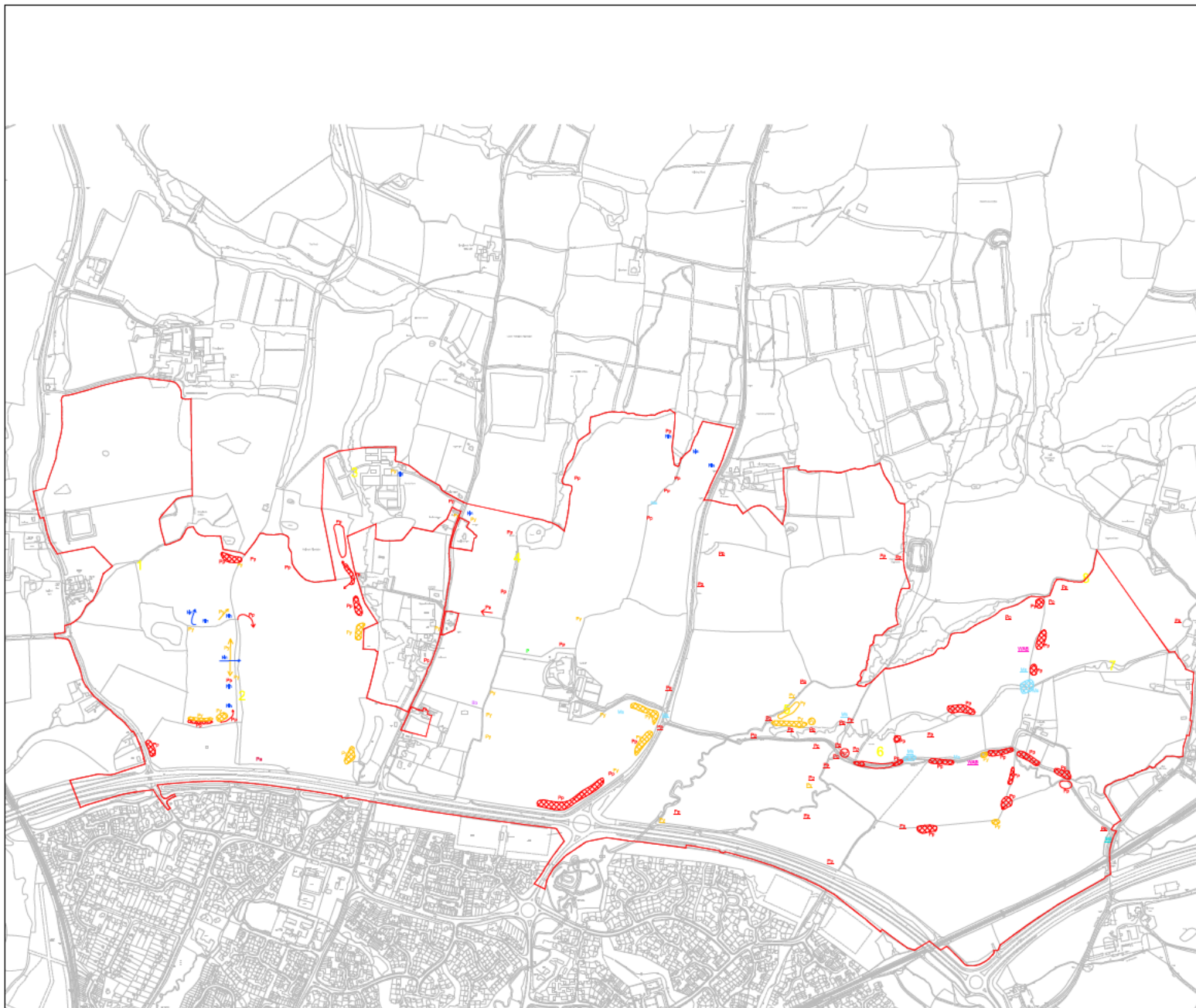
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Figure 3





Key

	Application site boundary
	Common pipistrelle
	Soprano pipistrelle
	Pipistrelle species (common/soprano)
	Pipistrelle species (Nathusius's/ Common)
	Nathusius' pipistrelle
	Nyctalus/Eptesicus sp.
	Daubenton's bat
	Natterer's bat
	Whiskered/Alcathoe/ Brandt's
	Myotis sp.
	Noctule
	Serotine
	Brown long-eared bat
	Barbastelle
	Foraging
	Commuting (showing direction of flight)
	Social call
	Pass
	Number of bats



DO NOT SCALE

Title

Bat Activity Survey Results- 21st August 2015- Dawn

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Figure 12

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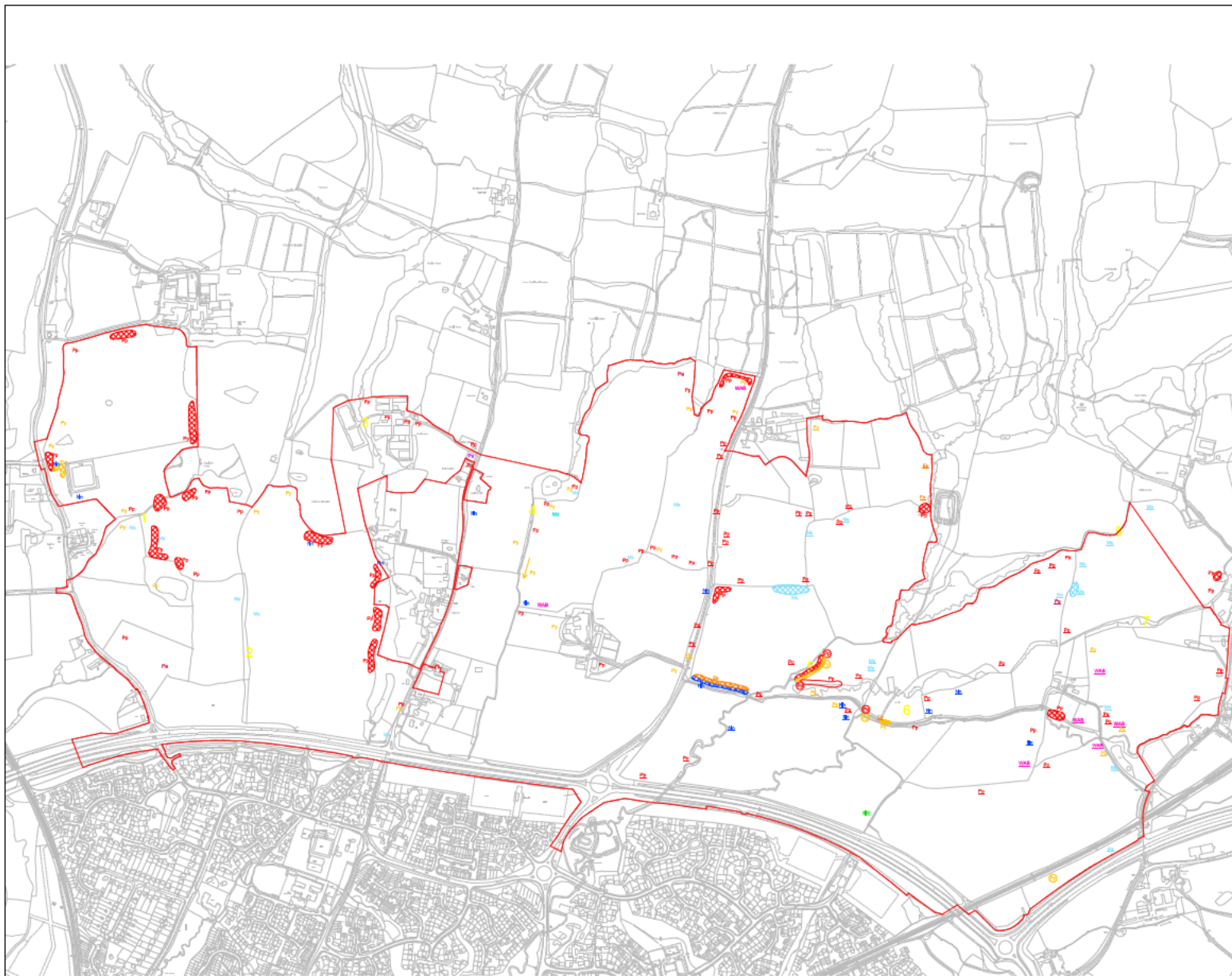
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- Es Serotine
- Pa Brown long-eared bat
- Bb Barbastelle
- Foraging
- Commuting (showing direction of flight)
- Social call
- Pass
- Number of bats



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Bat Activity Survey Results- 1st September 2015
Dusk

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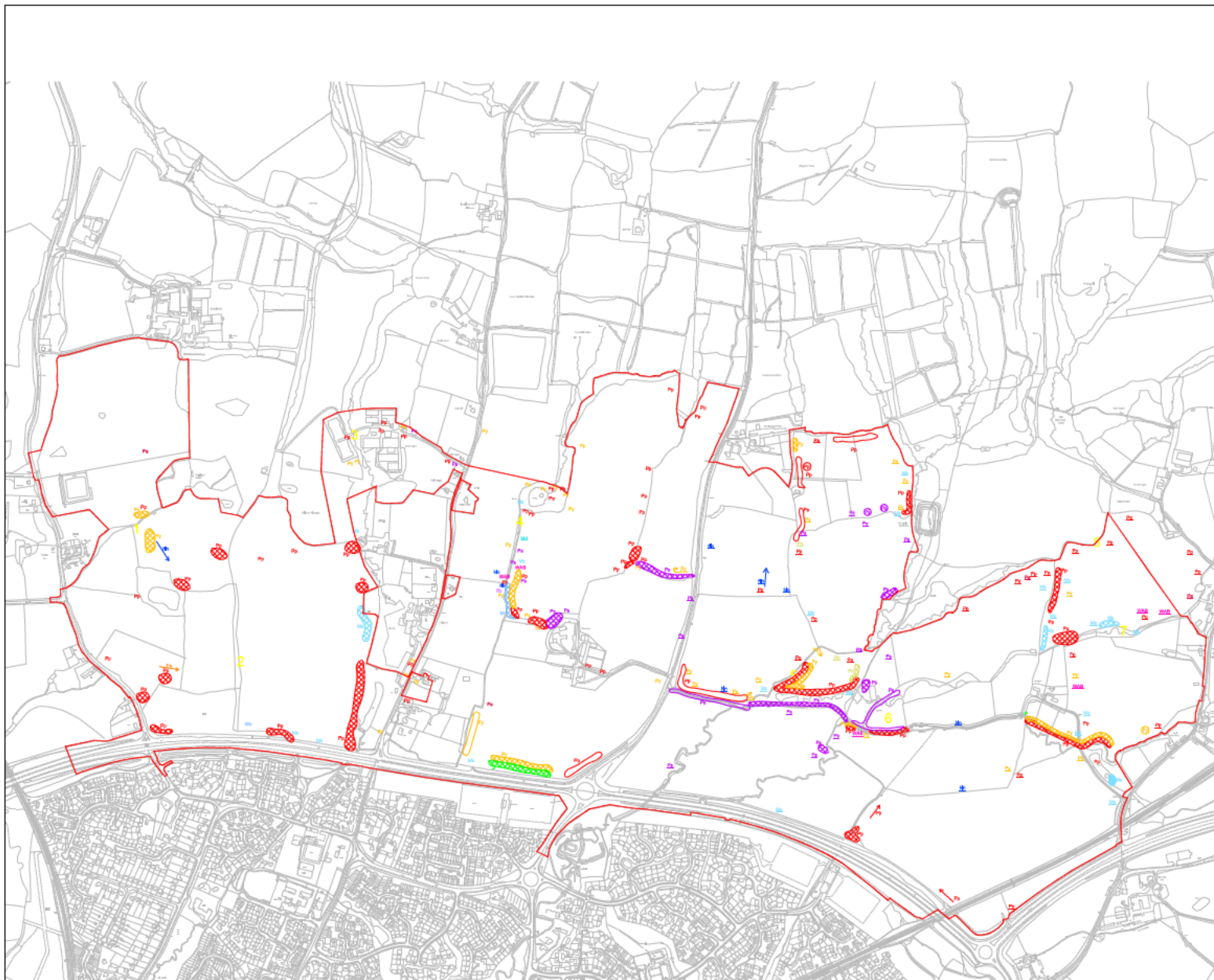
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Key

- Application site boundary
- Pp Common pipistrelle
- Py Soprano pipistrelle
- Ps Pipistrelle species (common/soprano)
- P Pipistrelle species (Nathusius's/ Common)
- Pn Nathusius' pipistrelle
- N/E Nyctalus/Eptesicus sp.
- Md Daubenton's bat
- Mn Natterer's bat
- WAB Whiskered/Alcathoe/ Brandt's
- Ms Myotis sp.
- Nn Noctule
- Es Serotine
- Pa Brown long-eared bat
- Bb Barbastelle
- Foraging
- Pp- Commuting (showing direction of flight)
- Pp Social call
- Pp Pass
- Pp2 Number of bats



DO NOT SCALE

Title

Bat Activity Survey Results- 17th September 2015- Dusk

Project

North Horsham

Client

Liberty Property Trust

Drawing No.

Figure 14

Revision

A

Project No.

E1585

Drawn

FM

Date

January 2016

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