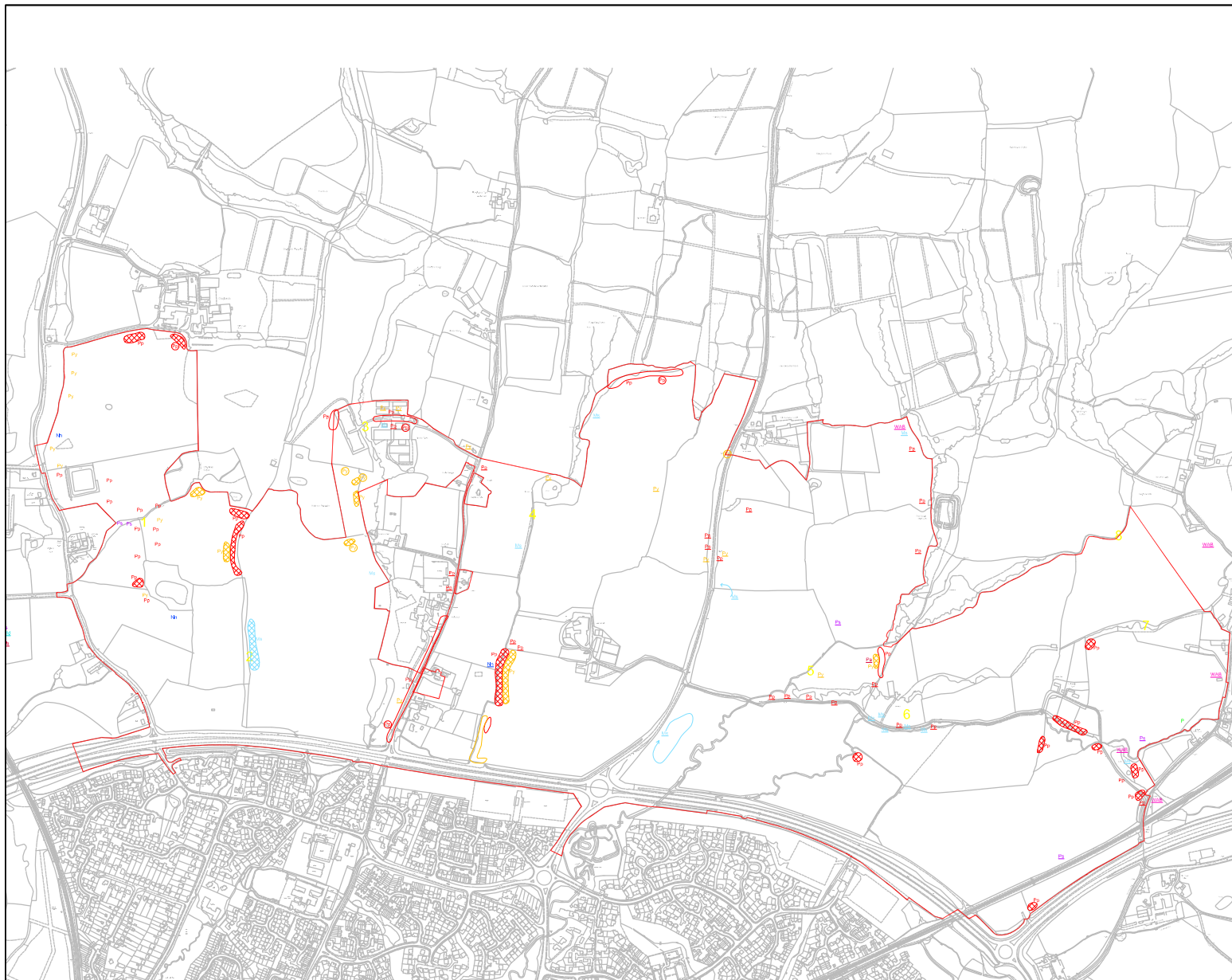




Key

	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- 10th October 2015- Dusk		
Project North Horsham	Client Liberty Property Trust	
Drawing No. Figure 15	Revision A	Project No. E1585
Drawn FM	Date January 2016	

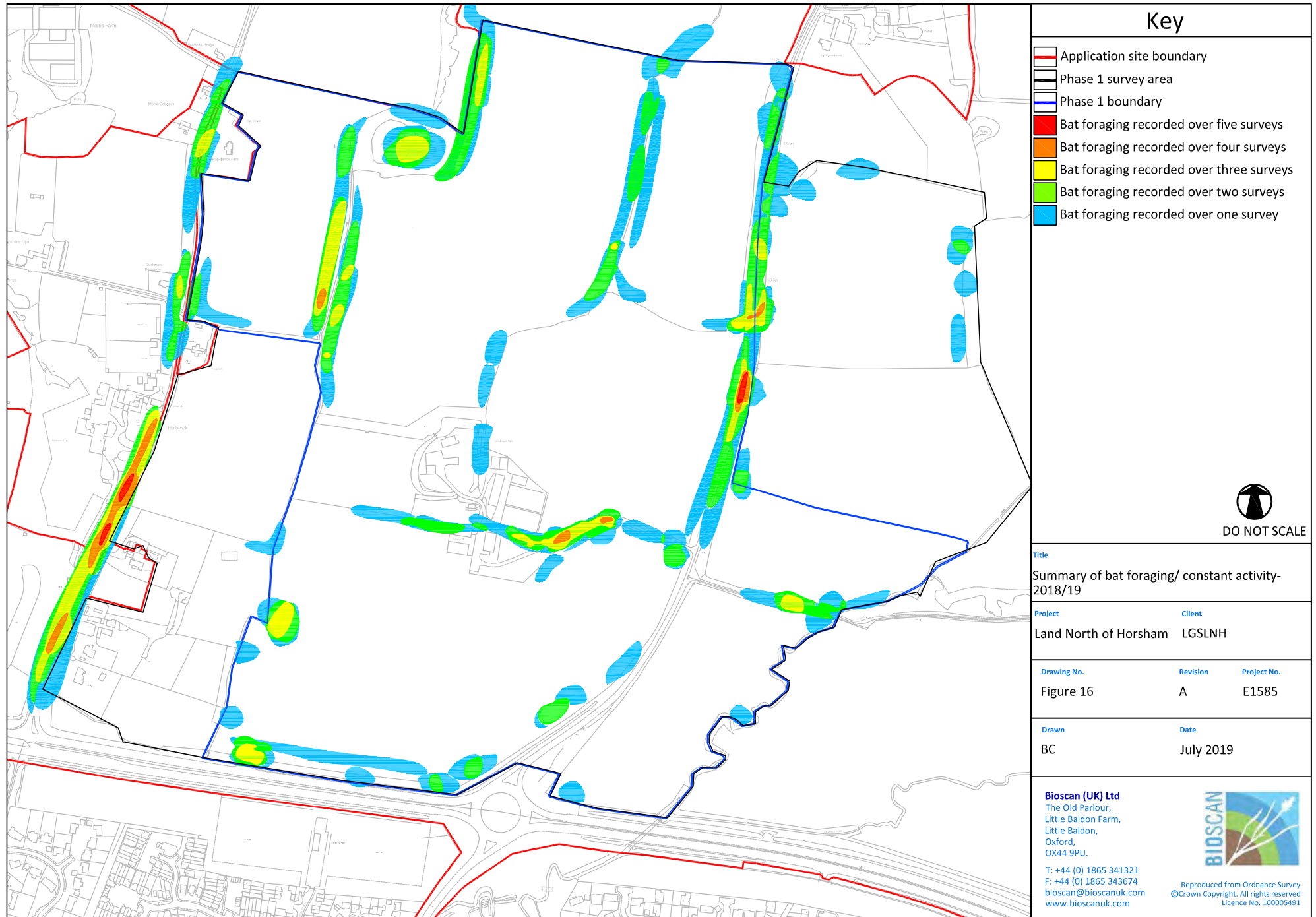
Bioscan (UK) Ltd
The Old Parlour,
Little Baldon Farm,
Little Baldon,
Oxford,
OX44 9PU.

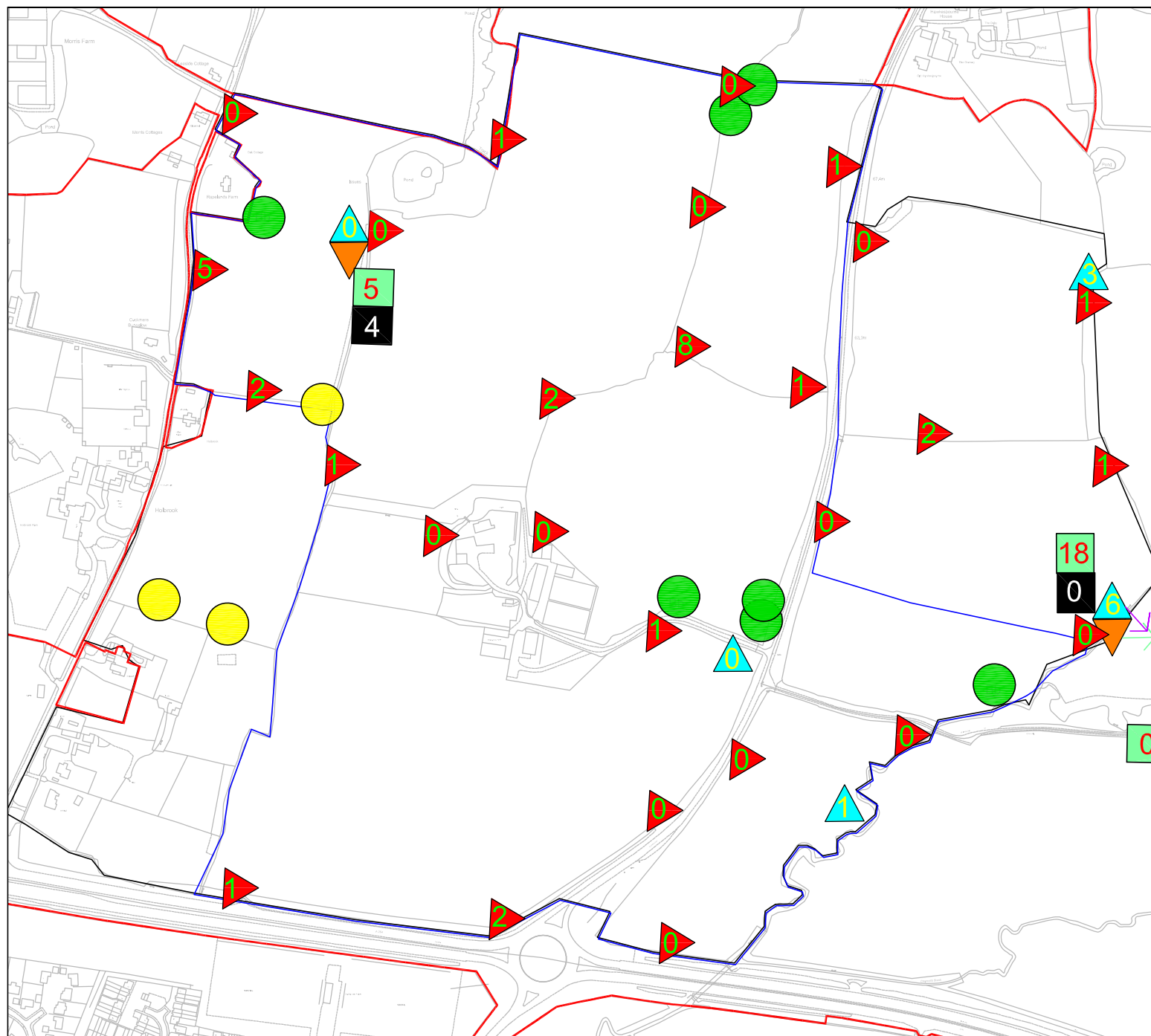
T: +44 (0) 1865 341321
F: +44 (0) 1865 343674
bioscan@bioscanuk.com
www.bioscanuk.com



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Figure 4





Key

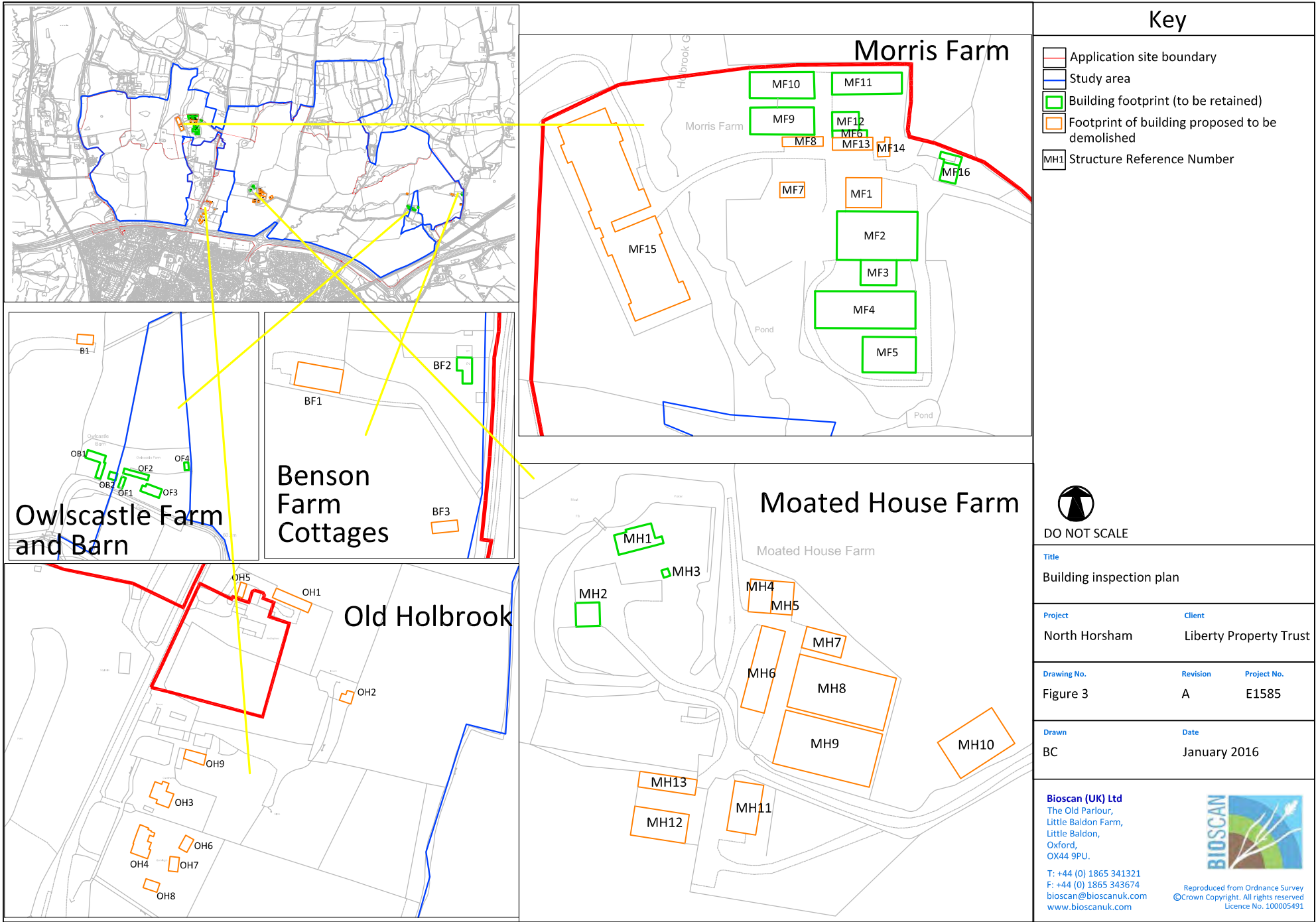
- Application site boundary
- Phase 1 survey area
- Phase 1 boundary
- ▲ Automated bat detector location 2014, with number of barbastelle registrations
- ▲ Automated bat detector location 2015 and 2017
- ▲ Automated bat detector location 2018-19, with number of barbastelle registrations
- 1 Number of automated barbastelle registrations in 2015
- 1 Number of automated barbastelle registrations in 2017
- Barbastelle recorded during bat transect surveys in 2015
- Barbastelle recorded during bat transect surveys and tree emergence surveys in 2018-19



DO NOT SCALE

Title		
Barbastelle bat registrations- 2014, 2015, 2017, 2018-19		
Project	Client	
Land North of Horsham	LGSLNH	
Drawing No.	Revision	Project No.
Figure 17	A	E1585
Drawn	Date	
BC	July 2019	
Bioscan (UK) Ltd The Old Parlour, Little Baldon Farm, Little Baldon, Oxford, OX44 9PU. T: +44 (0) 1865 341321 F: +44 (0) 1865 343674 bioscan@bioscanuk.com www.bioscanuk.com		
		
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Figure 5



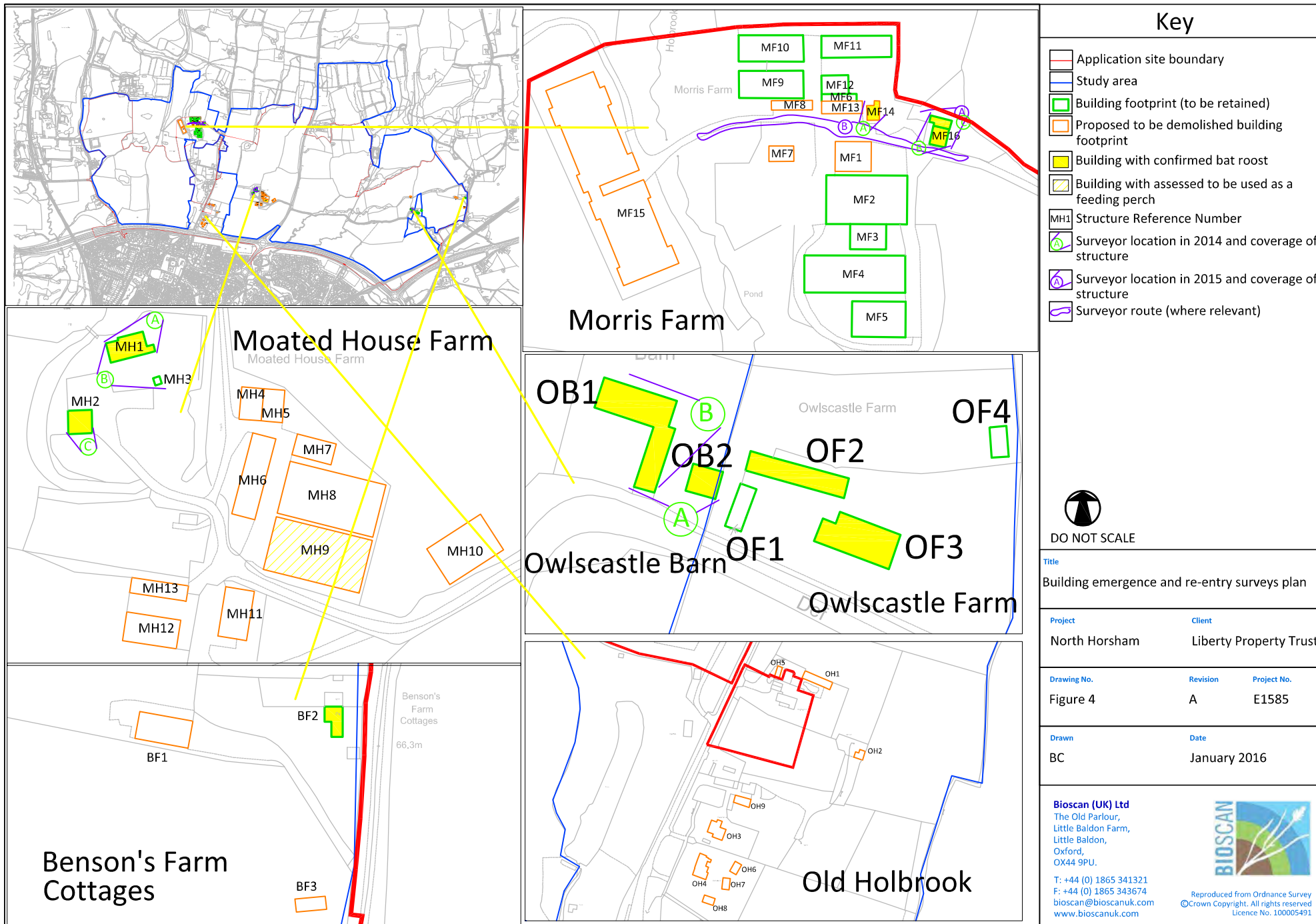


Figure 6

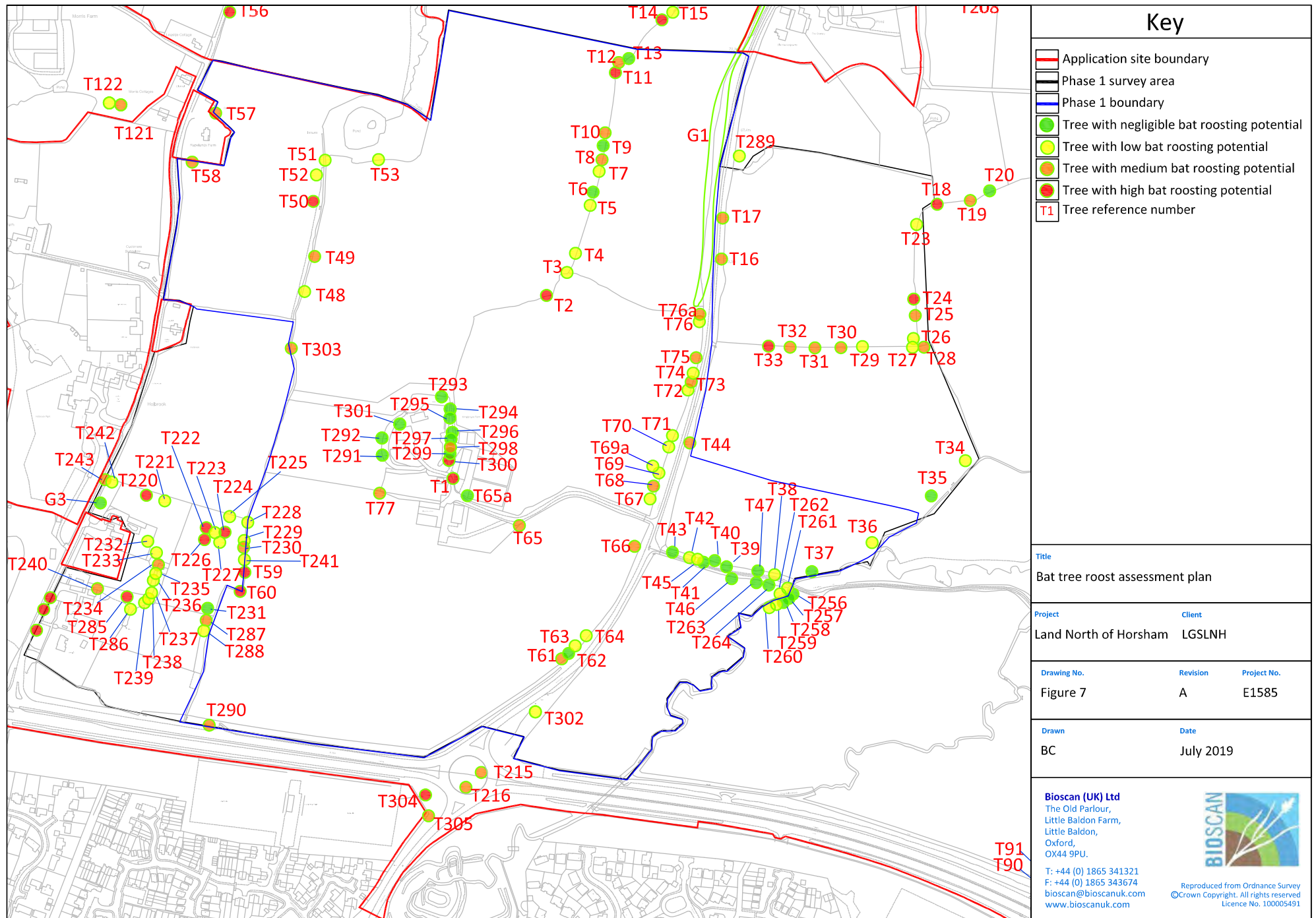


Figure 7

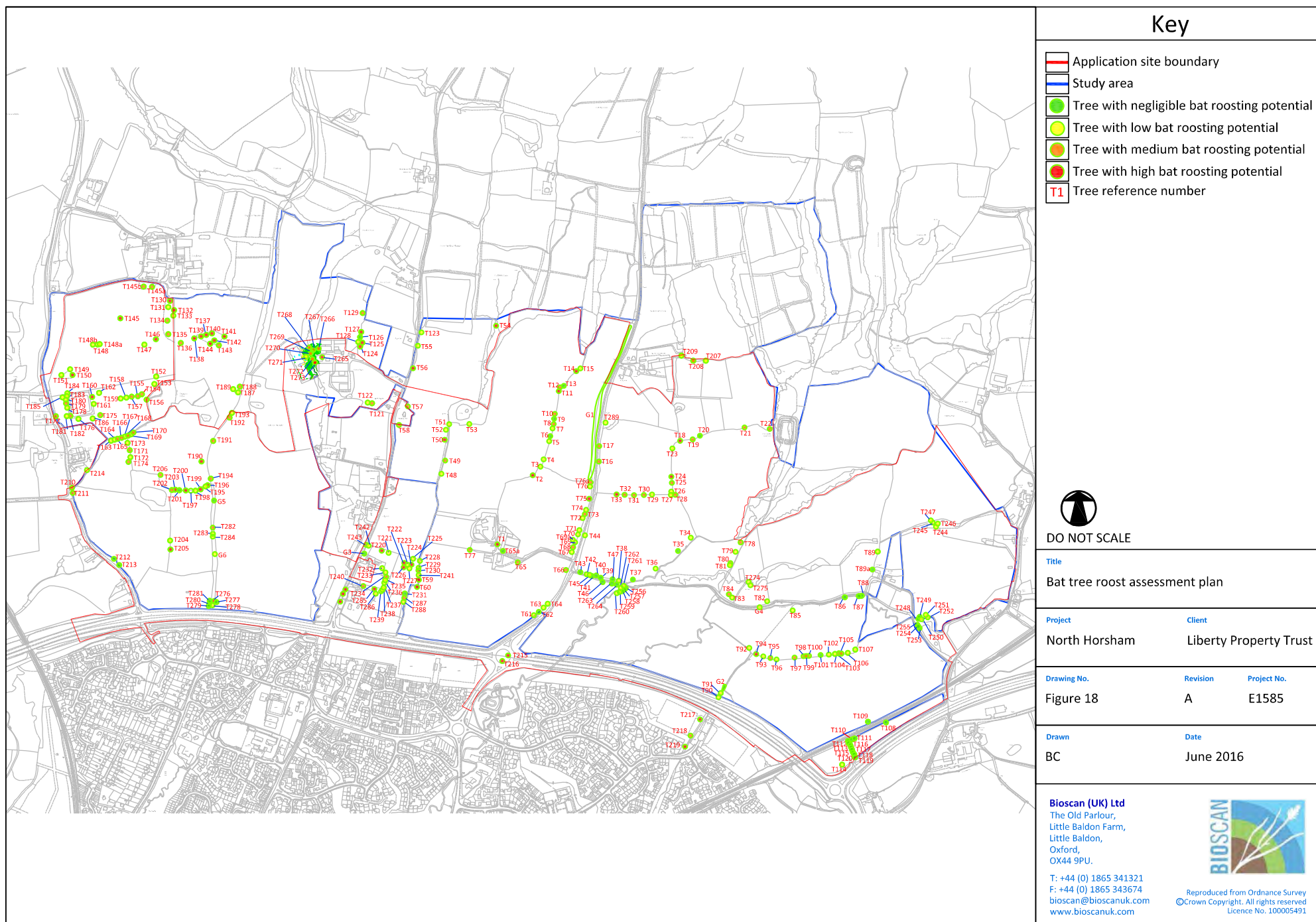


Figure 8

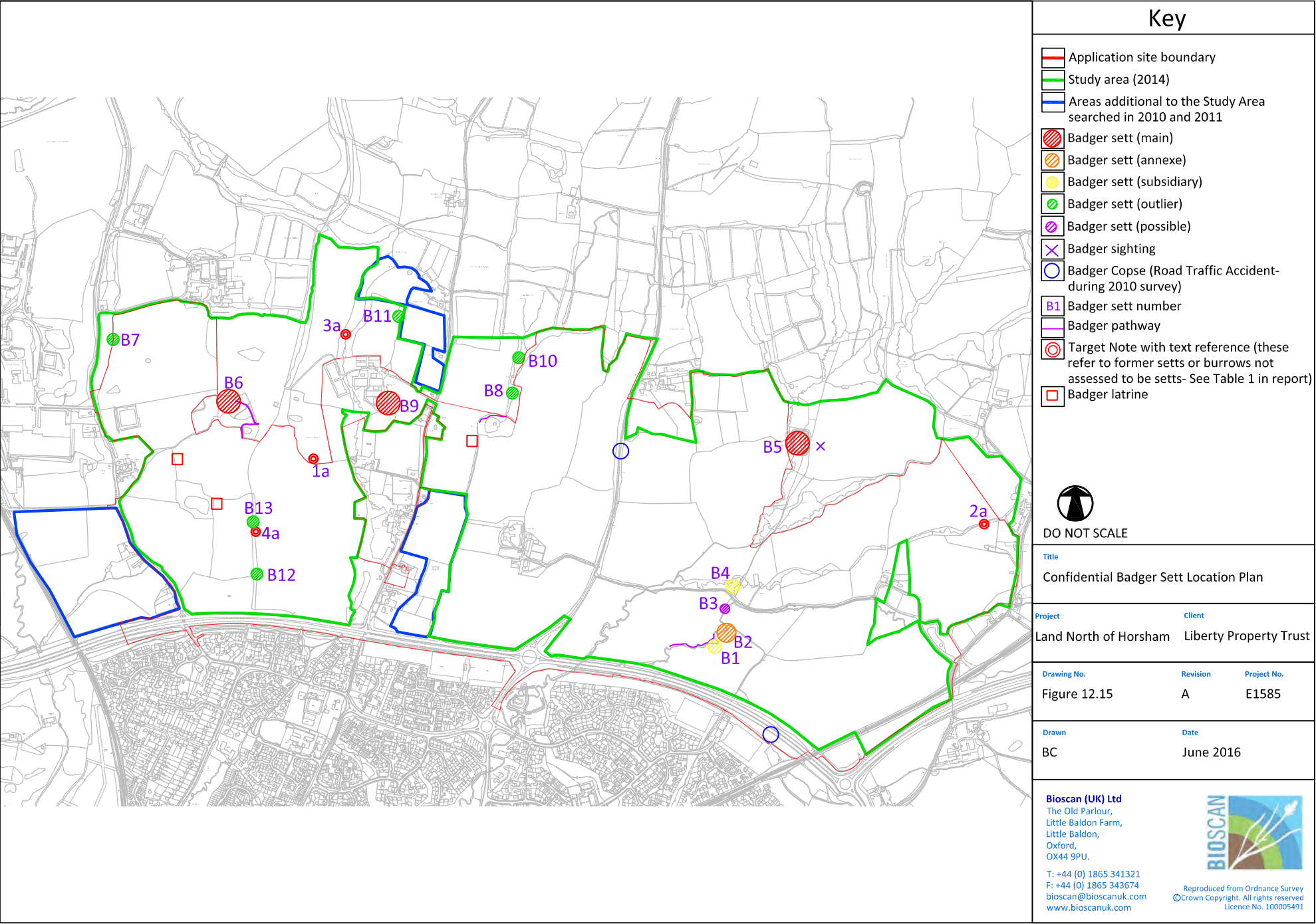


Figure 9

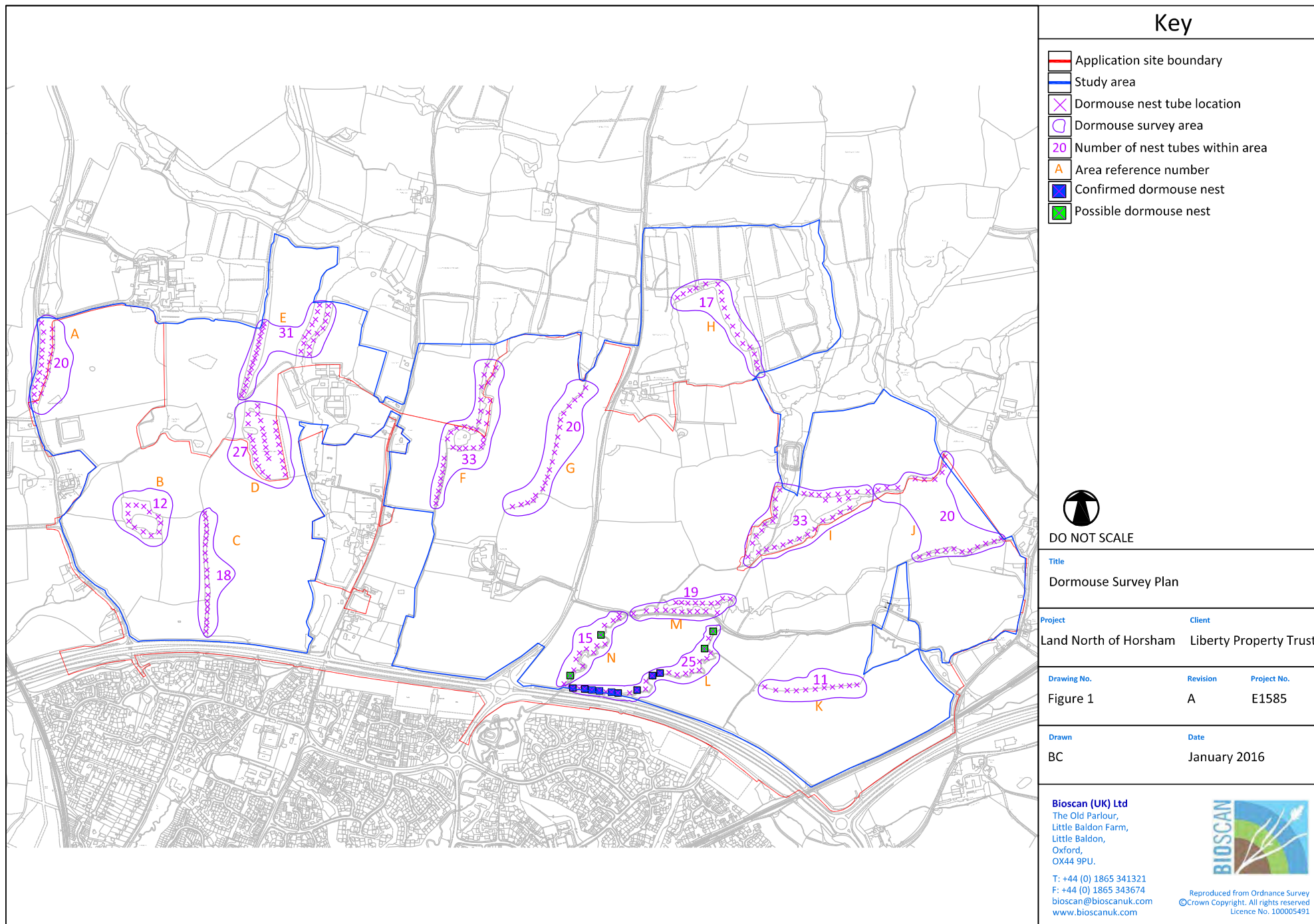


Figure 10

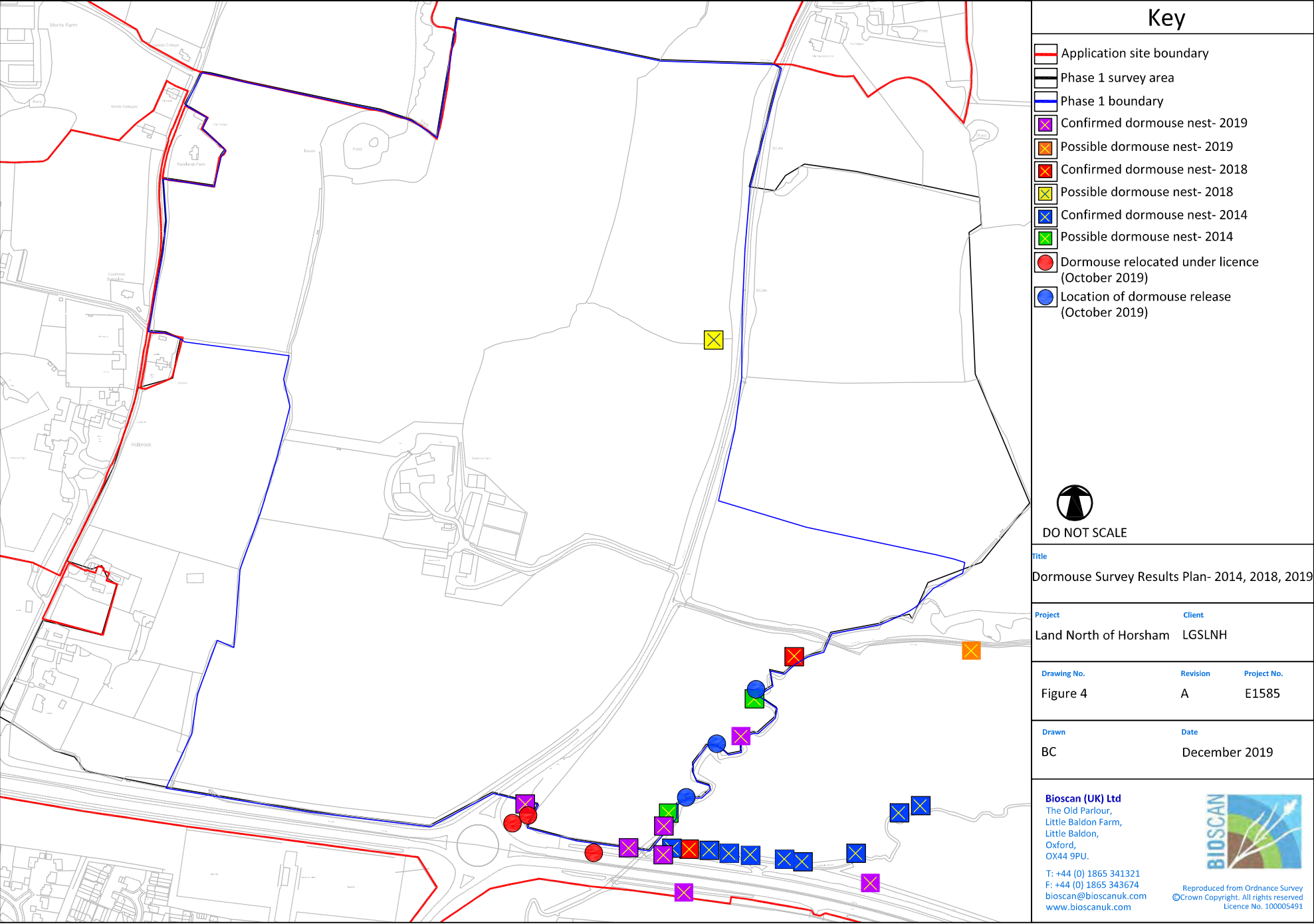
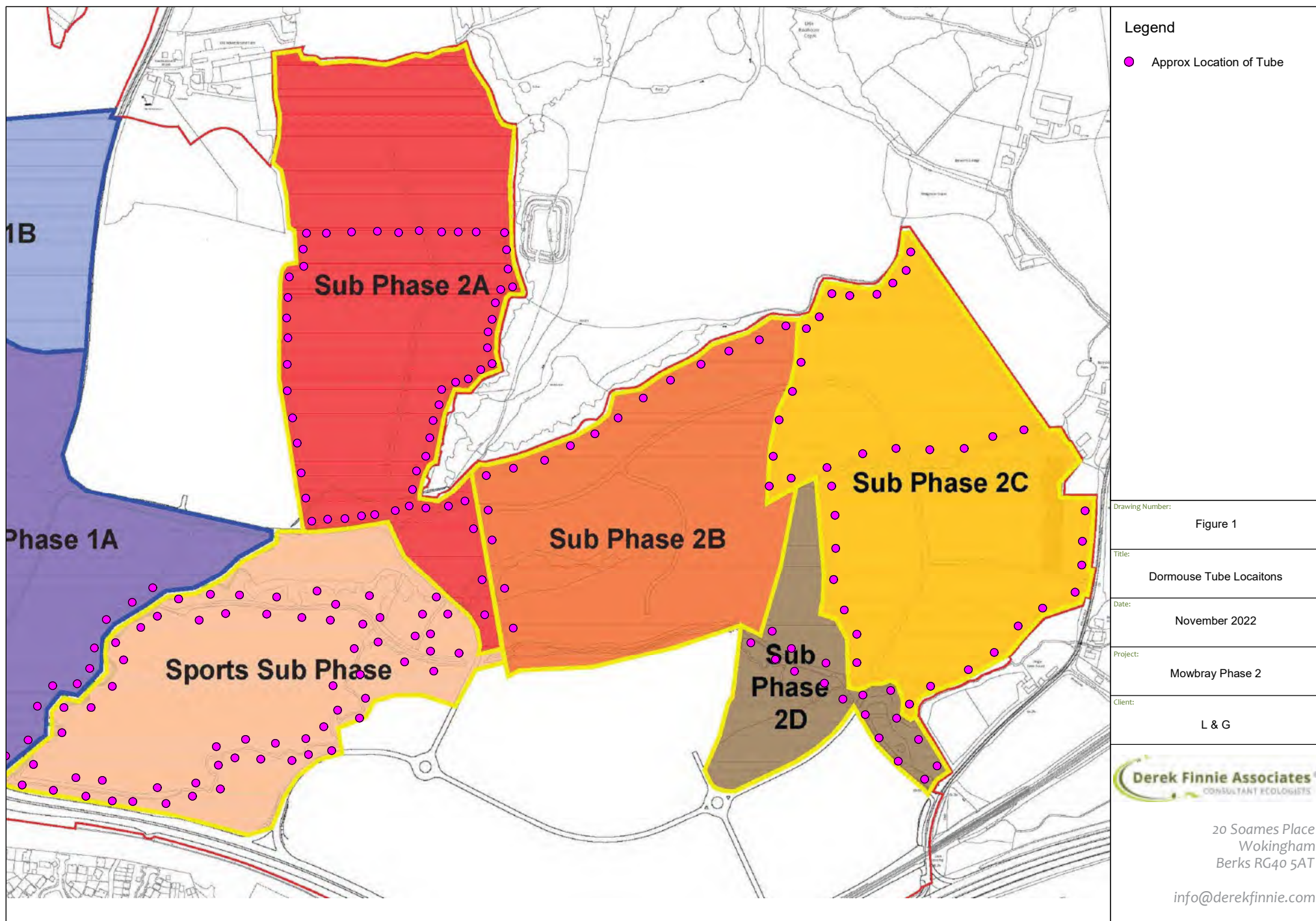
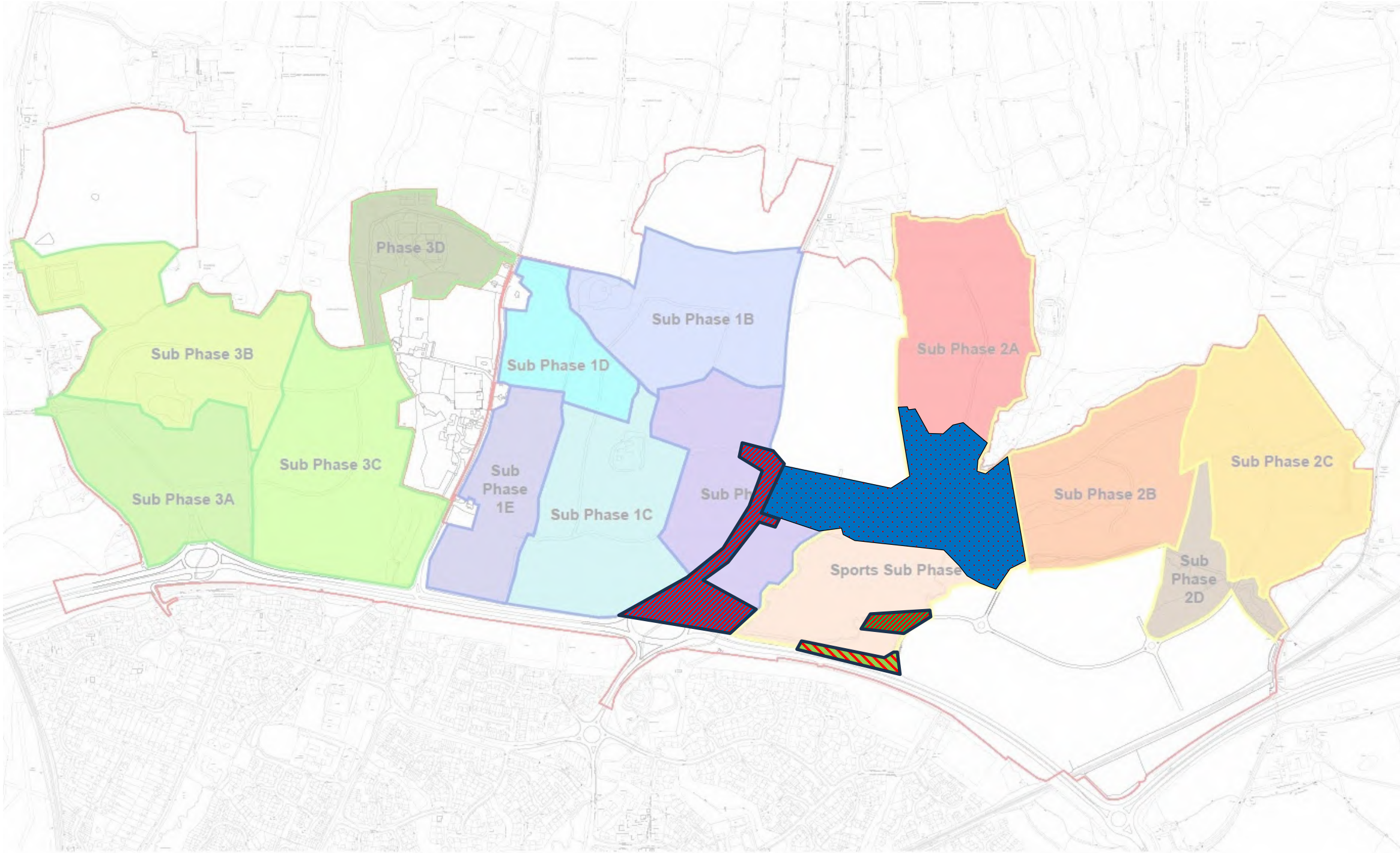


Figure 11





Legend:

-  Area covered by current application
-  Area covered by 019-42626-MIT, 2019-44250-EPS-MIT, 2021-51422-EPS-MIT
-  Area covered by 2023-63792-EPS-MIT-1
-  Area covered by 2024-68123-EPS-MIT

0m 500m



Drawing No: Figure B2.2
Title: Nearby EPS Licences
Date: December 2025
Project: Bailey Road Extension
Client: L & G



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Wokingham
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Figure 13

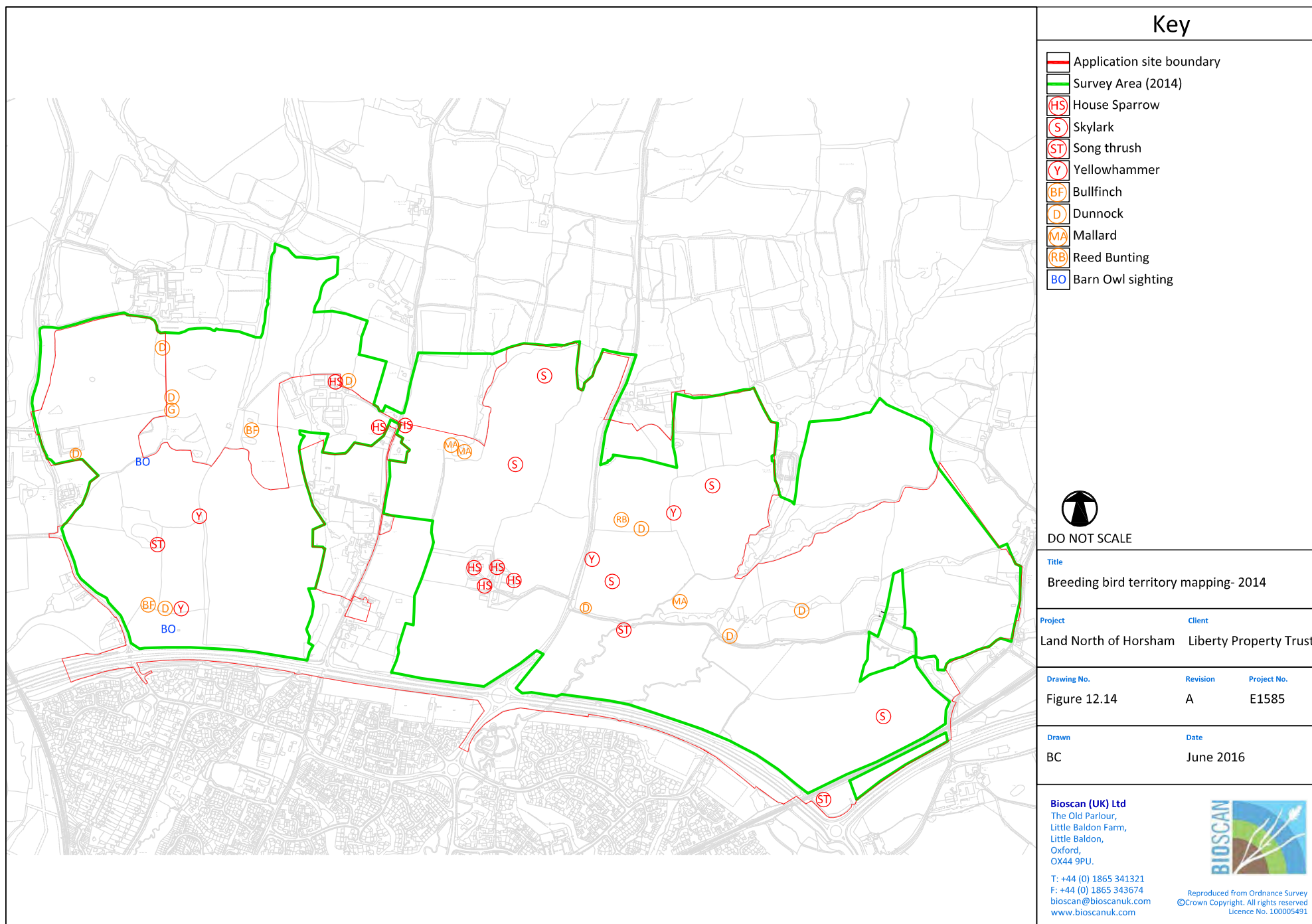
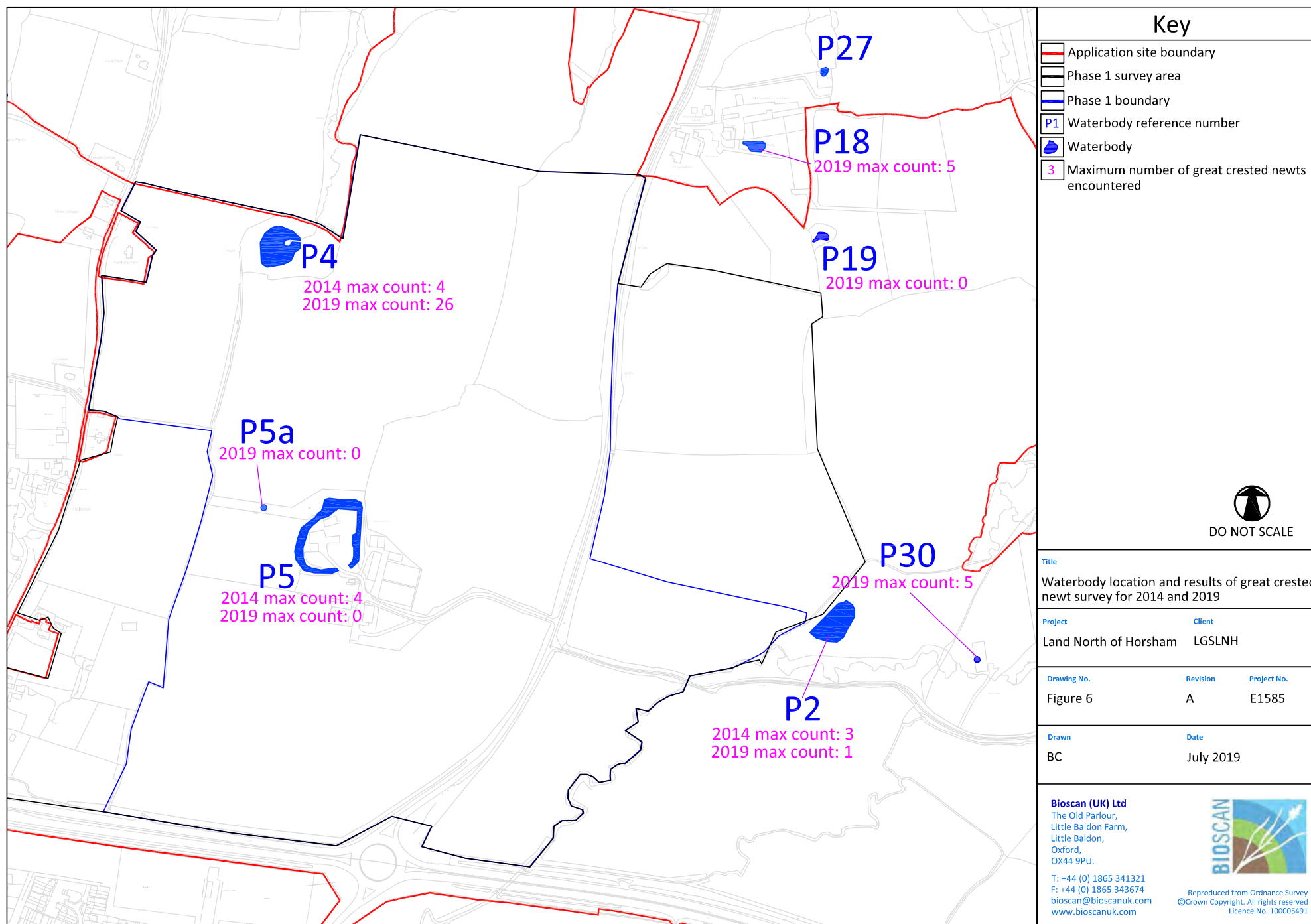
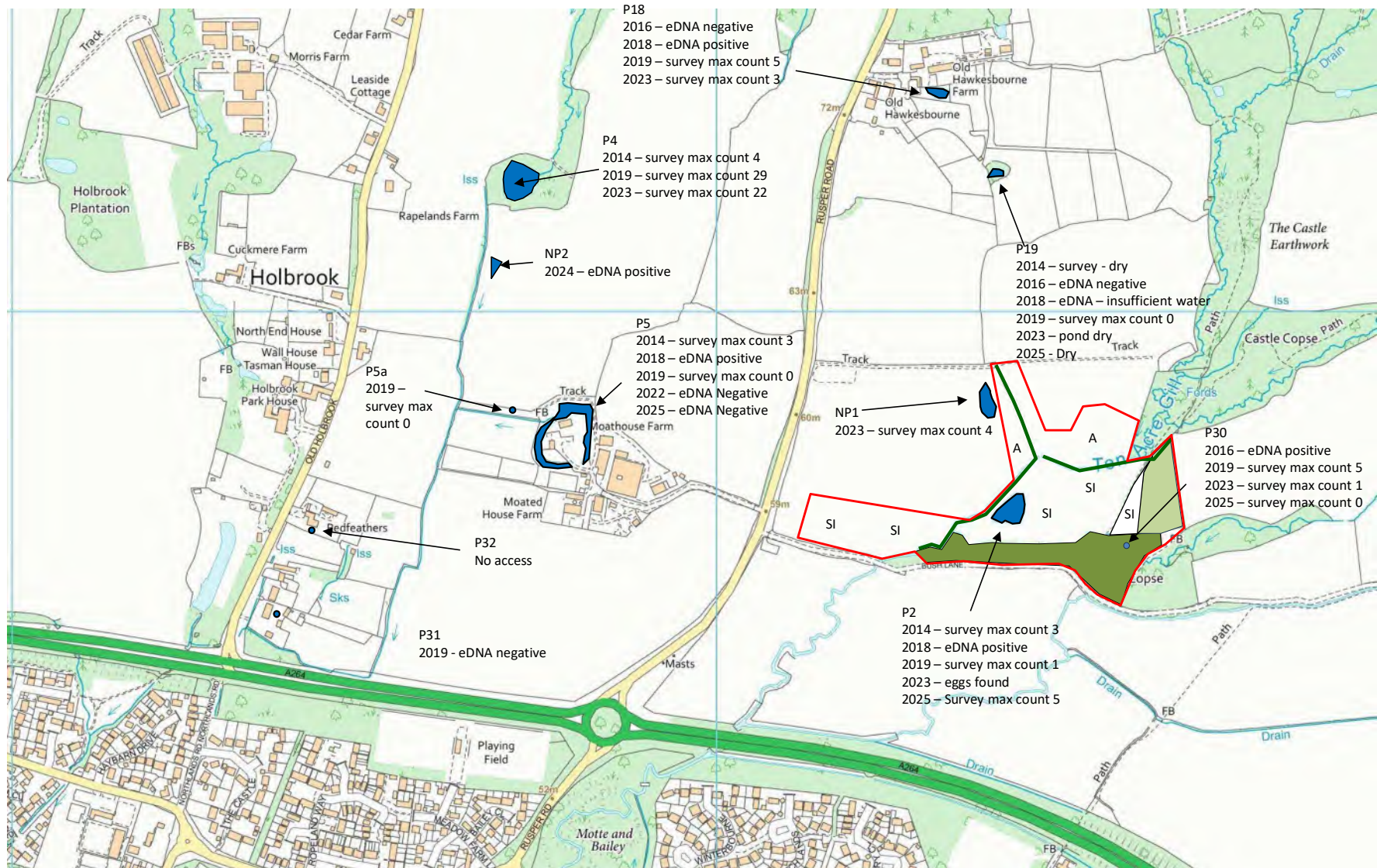


Figure 14





Legend:

- 0m 500m
- [Red outline] Area covered by current licence application.
- [Dark green] Broad-leaved woodland
- [Light green] Orchard
- [Blue] Pond
- [SI] Semi-improved grassland
- [A] Arable
- [Green line] Hedgerow



Drawing No: Figure 1

Title: Survey Map

Date: December 2025

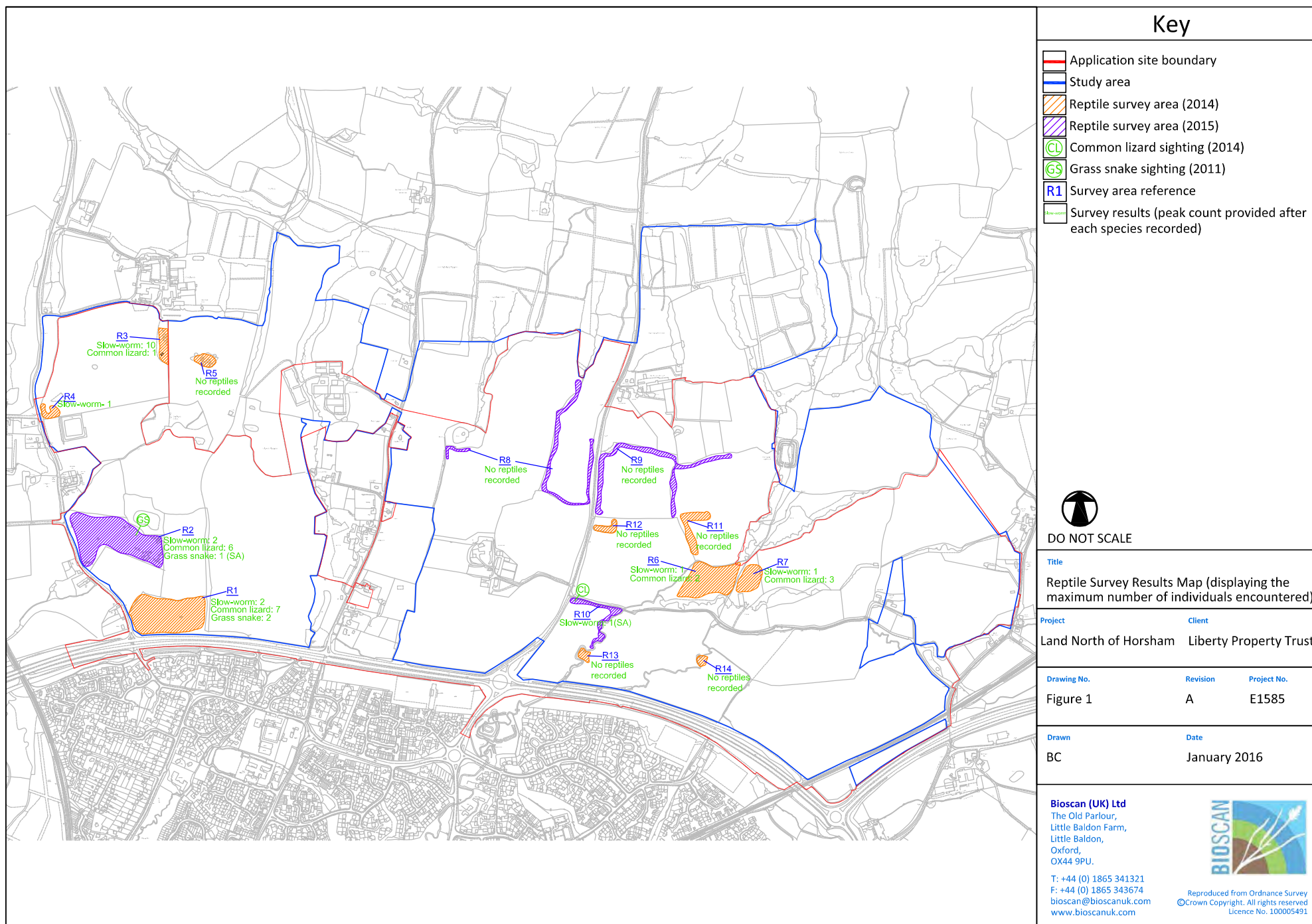
Project: Phase II Newt Masterplan

Client: L & G



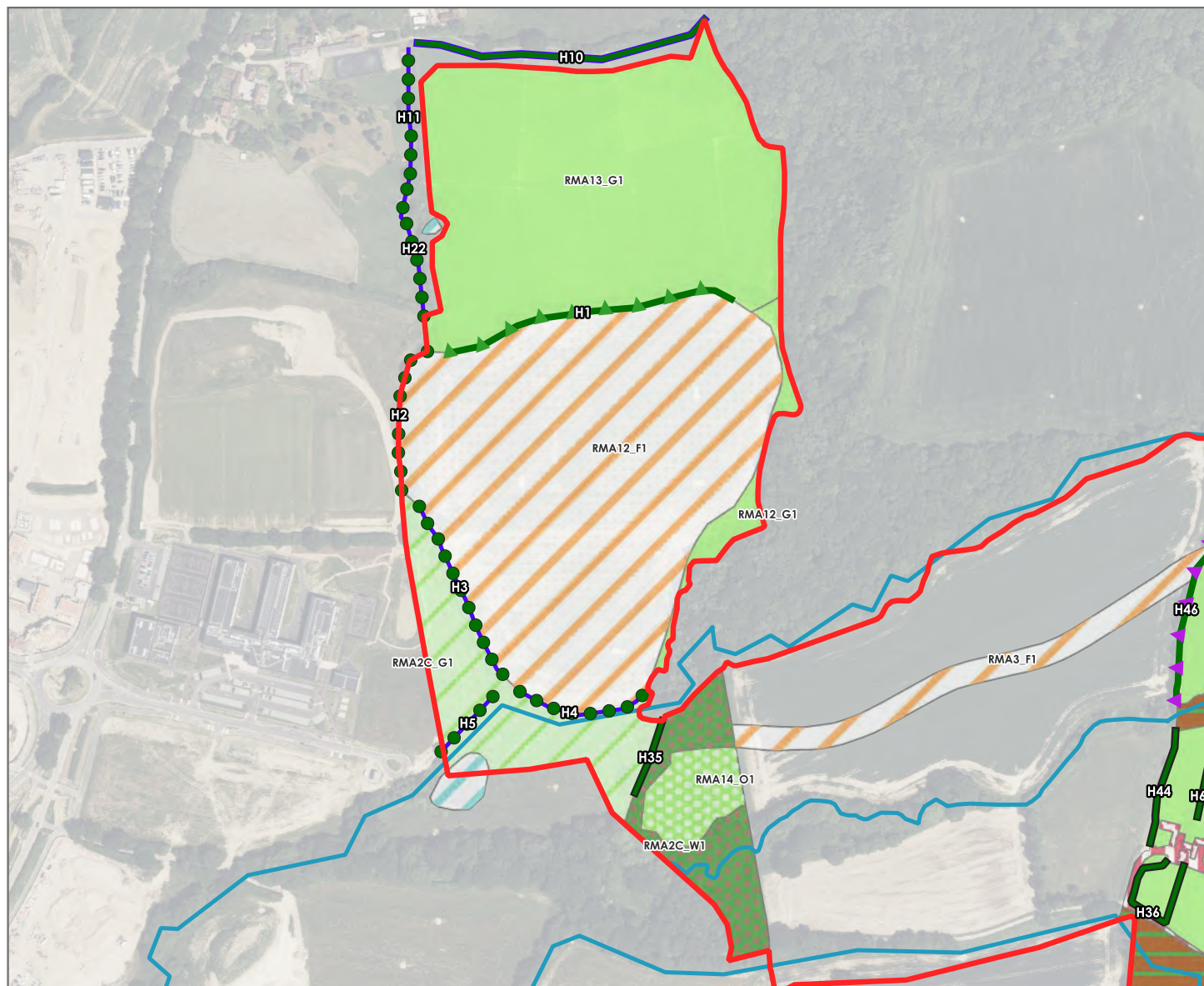
20 Soames Place
Wokingham
Berks RG40 5AT

info@derekfinnie.com



Appendix C

Phase 2 Habitat Plans



- Site boundary
- Neutral grassland (g3)
- Modified grassland (g4)
- Other woodland-broadleaved (w1g)
- Arable and horticulture (c1)
- Developed land, sealed surface (u1b)
- Buildings (u1b5)
- Standing open water and canals (r1)
- Traditional orchard (g 27)
- Native hedgerow (h2a)
- Canal or ditch (r1e)
- Native hedgerow with trees, associated with ditch (h2a 11, 50)
- Native hedgerow associated with ditch (h2a 50)
- Native species-rich hedgerow (h2a6)
- Native species-rich hedgerow with trees (h2a6 11)

0 150 300 m



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Project Land North of Horsham, Mowbray

Drawing Title Habitat Plan - Phase 2 West

Client Legal and General

Date March 2026

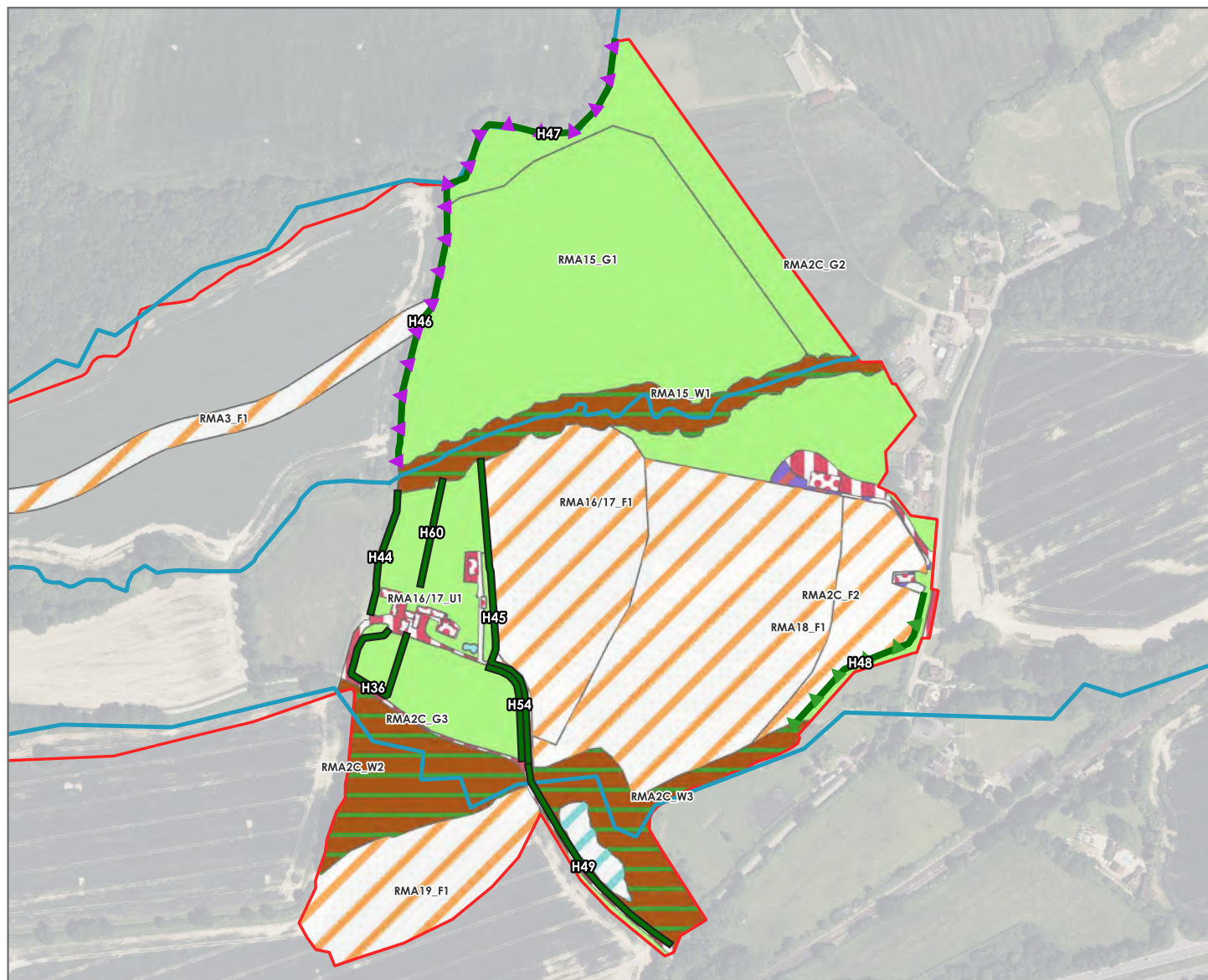
Scale 1:5381.6

Drawn SA

Drawing No. CSA/7937/105

Rev -

Checked CC



- Site boundary
- Modified grassland (g4)
- Dense scrub (h3)
- Arable and horticulture (c1)
- Developed land, sealed surface (u1b)
- Buildings (u1b5)
- Standing open water and canals (r1)
- Lowland mixed deciduous woodland (w1f)
- Native hedgerow (h2a)
- Canal or ditch (r1e)
- Native species-rich hedgerow (h2a6)
- Native species-rich hedgerow with trees (h2a6 11)

0 150 300 m



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Project Land North of Horsham, Mowbray

Drawing Title Habitat Plan - Phase 2 East

Client Legal and General

Date March 2026

Scale 1:5125.3

Drawn SA

Drawing No. CSA/7937/106

Rev -

Checked CC

Appendix D

Bat Activity Survey Plan



-  Site boundary
-  Night-time Bat Walkover (NBW) transect
-  Static device

0 250 m



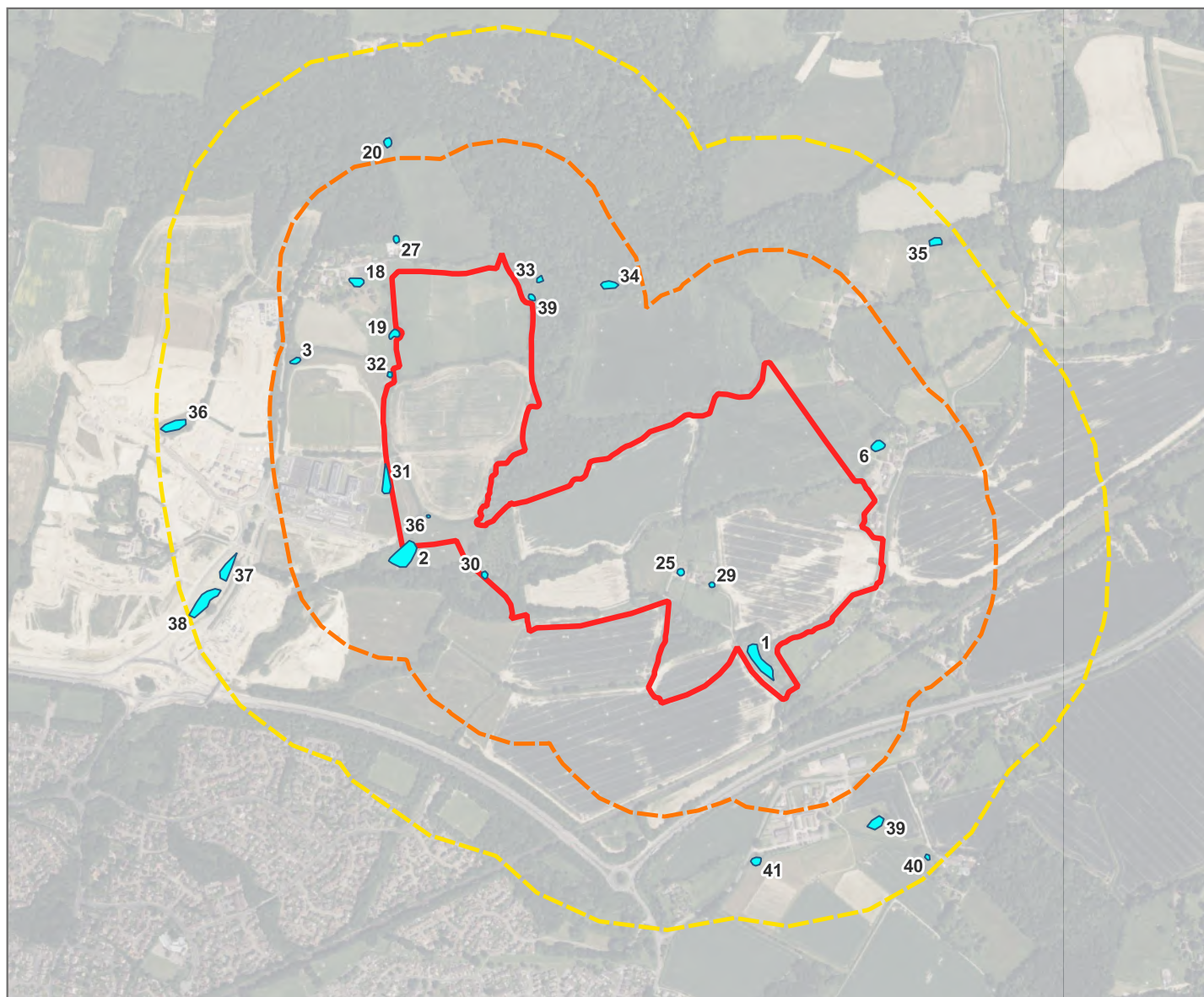
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Project	Land North of Horsham, Mowbray - Phase 2	Date	March 2026	Drawing No.	CSA/7937/102
Drawing Title	Phase 2 - Bat Activity Survey Plan	Scale	1:6,900	Rev	-
Client	Legal and General	Drawn	SA	Checked	TS

Appendix E

Pond Plan



- Site boundary
- Waterbody
- 250m buffer
- 500m buffer



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Project Land North of Horsham, Mowbray

Drawing Title Phase 2 - Pond Plan

Client Legal and General

Date March 2026

Scale 1:14,000

Drawn NS

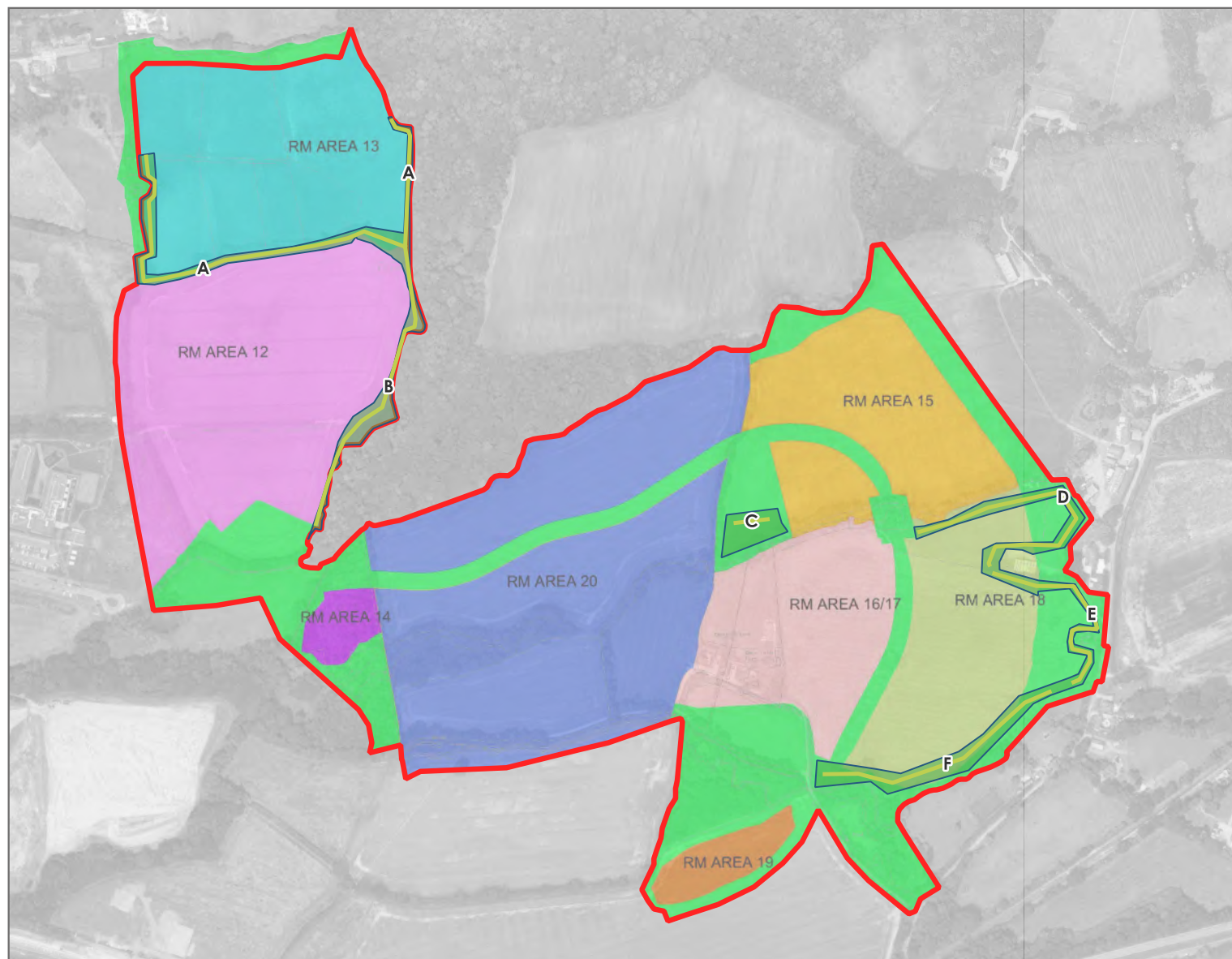
Drawing No. CSA/7937/101

Rev -

Checked SA

Appendix F

Reptile Survey Plan



-  Site boundary
-  Reptile transects
-  Suitable reptile habitat

0 300 m



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Project Land North of Horsham, Mowbray

Drawing Title Phase 2 - Reptile Survey Plan

Client Legal and General

Date March 2026

Scale 1:6,800

Drawn NS

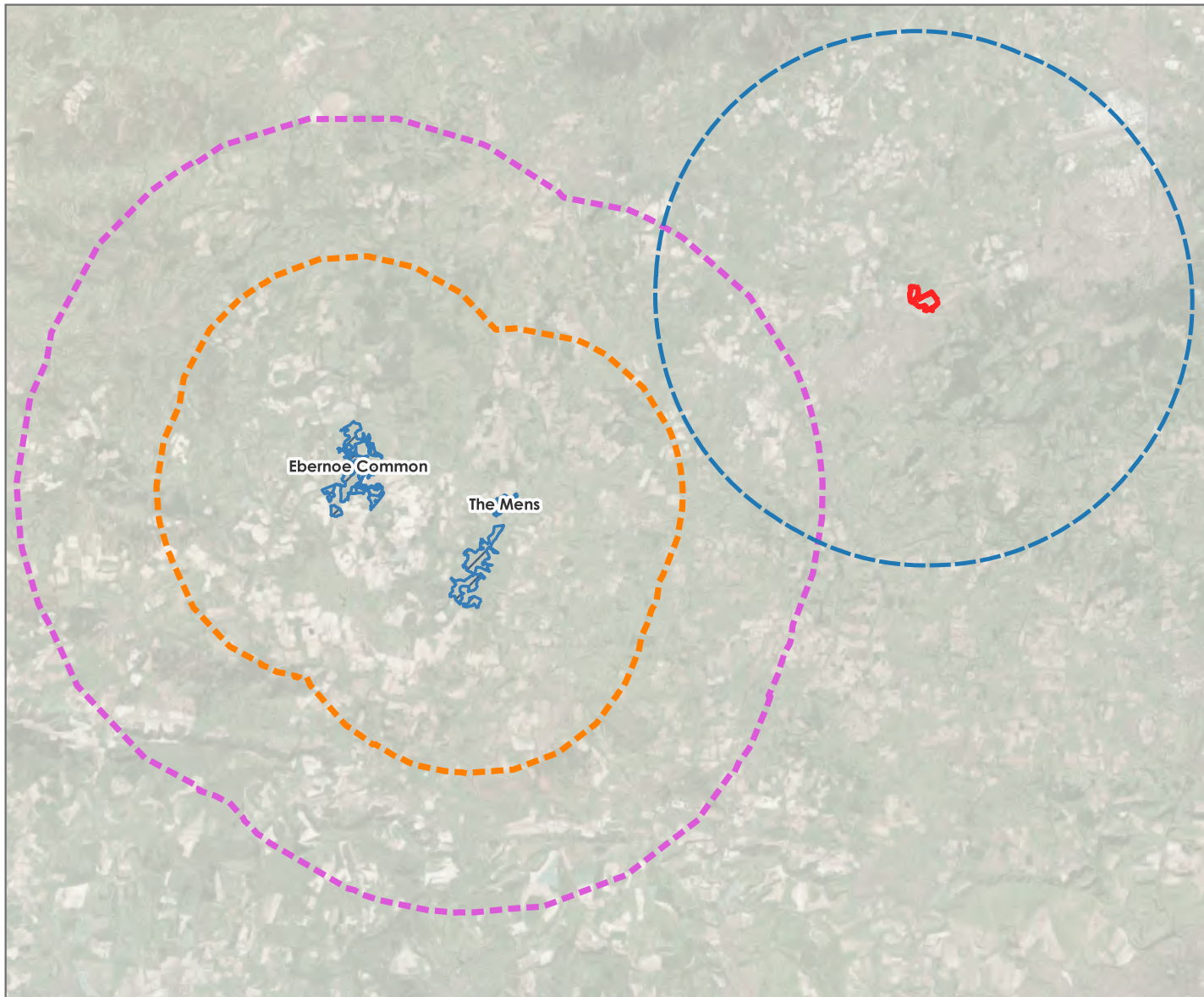
Drawing No. CSA/7937/100

Rev -

Checked SA

Appendix G

Data Search Summary



-  Site boundary
-  10km buffer
-  Special Area of Conservation (SAC)
- Core Sustenance Zones for Bats*
-  Key Conservation Area (6.5km)
-  Wider Conservation Area (12km)



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Project	Land North of Horsham, Mowbray (Phase 2)	Date	March 2026	Drawing No.	CSA/7937/108
Drawing Title	Phase 2 - International Statutory Designations within 10km	Scale	1:250,000	Rev	-
Client	Legal and General	Drawn	NS	Checked	CC



- Site boundary
- Sites of Special Scientific Interest (SSSI)
- Local Nature Reserves (LNRs)



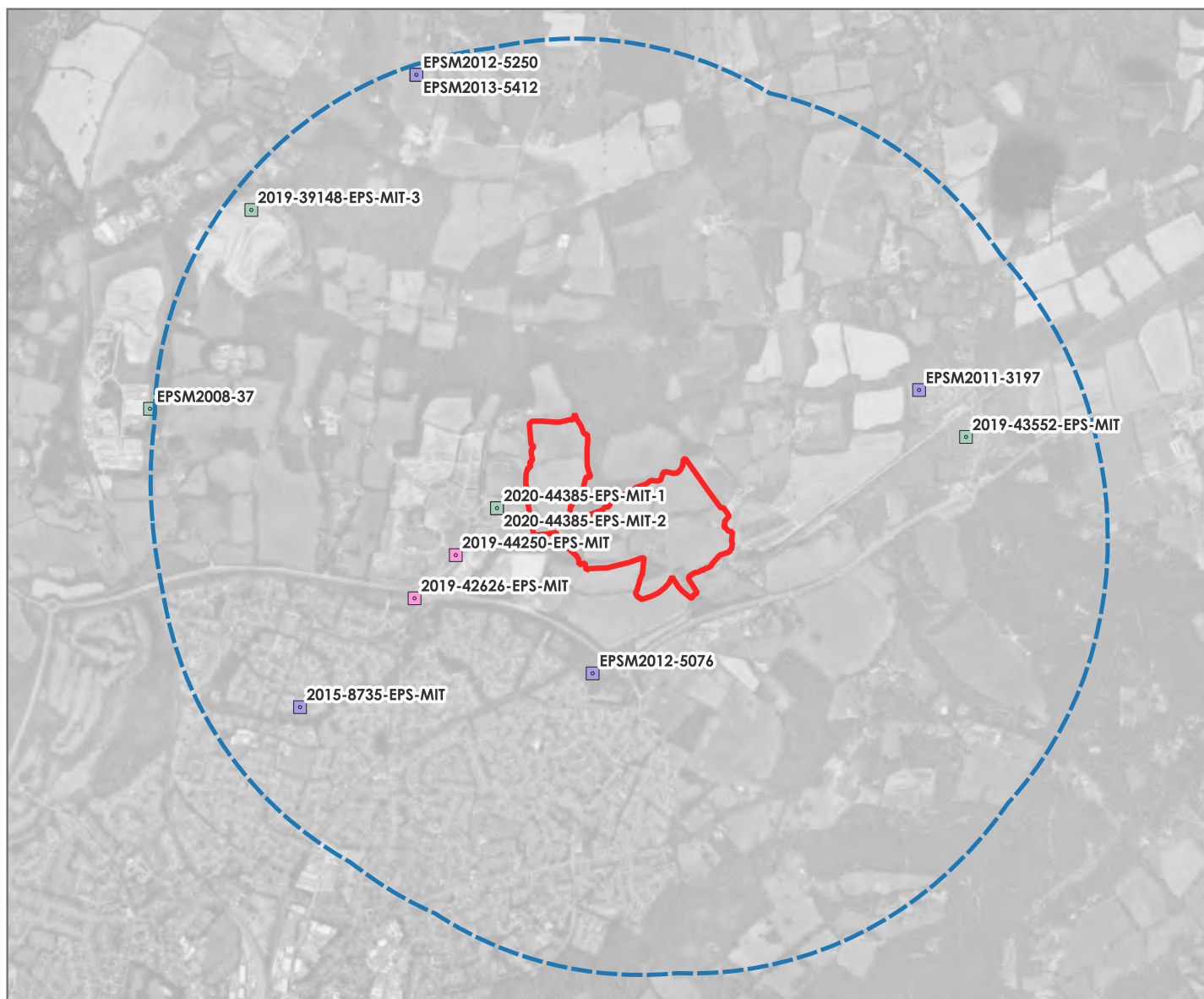
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Project	Land North of Horsham, Mowbray (Phase 2)	Date	March 2026	Drawing No.	CSA/7937/109
Drawing Title	Phase 2 - National and Local Designations within 5km	Scale	1:56,000	Rev	-
Client	Legal and General	Drawn	NS	Checked	CC



Site boundary

2km buffer

European Protected Species Licences
(with references):

- Amphibian
- Bat
- Other mammal (dormouse)



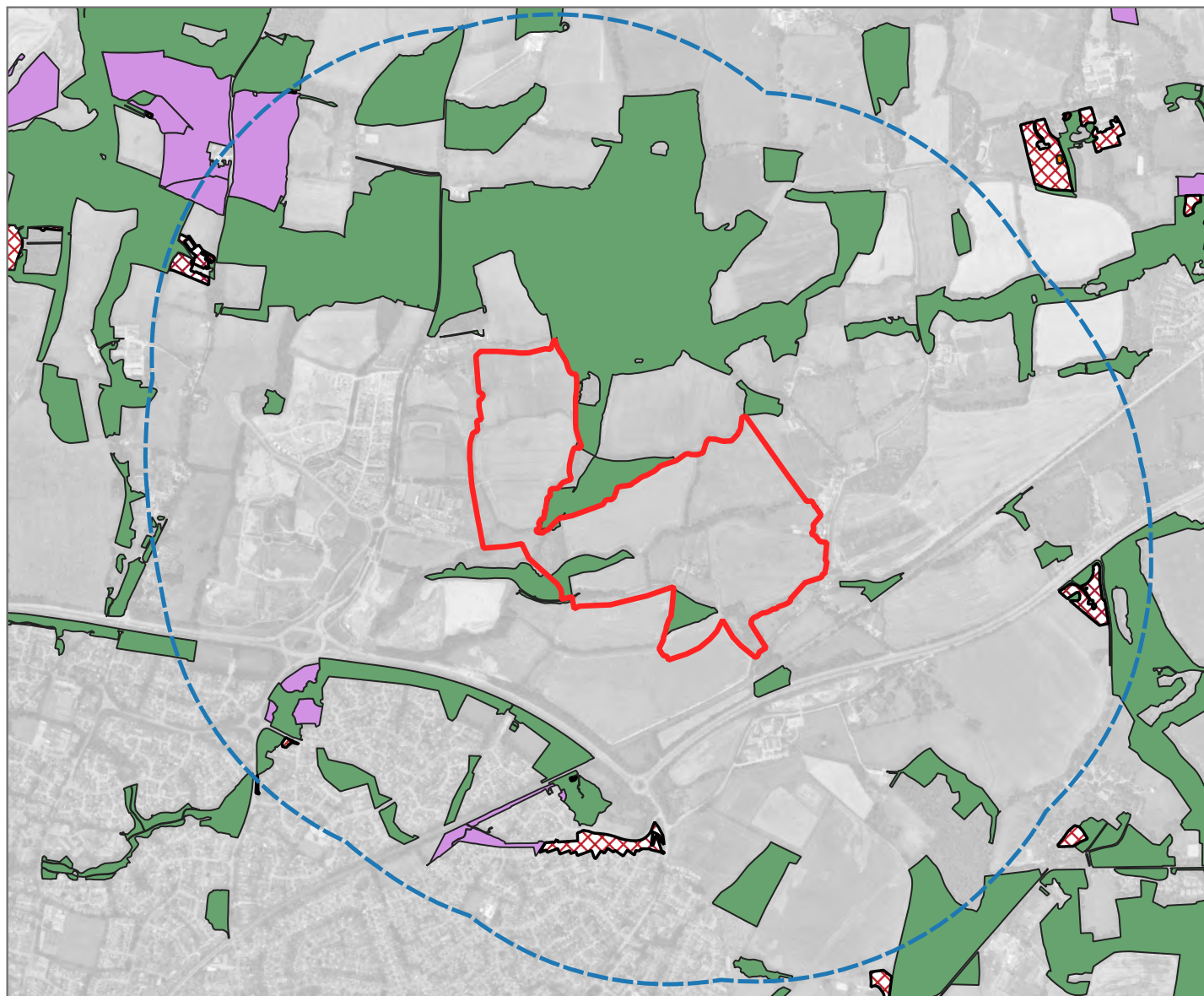
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Project	Land North of Horsham, Mowbray (Phase 2)	Date	March 2026	Drawing No.	CSA/7937/112
Drawing Title	Phase 2 - European Protected Species Licence Returns within 2 km	Scale	1:34,000	Rev	-
Client	Legal and General	Drawn	NS	Checked	CC



- Site boundary
- 1km buffer
- Deciduous woodland
- Good quality semi improved grassland
- No main habitat but additional habitats present
- Traditional orchard



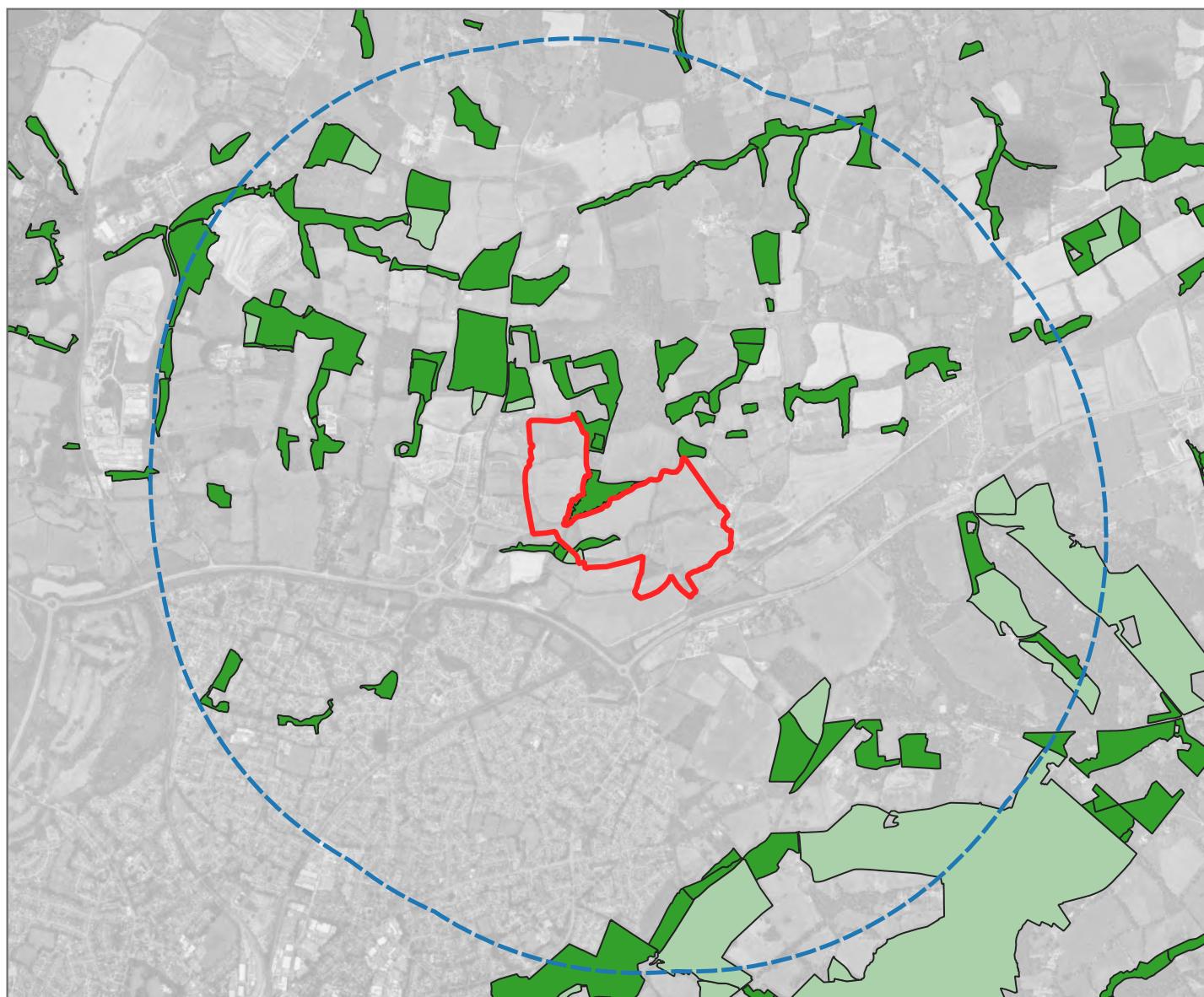
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Drawing Title	Phase 2 - Priority Habitats within 1km	Scale	1:20,000	Rev	-
Client	Legal and General	Drawn	NS	Checked	CC



-  Site boundary
-  2km buffer
-  Ancient & Semi-Natural Woodland
-  Ancient Replanted Woodland



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Drawing Title	Phase 2 - Ancient Woodland within 2km	Scale	1:34,000	Rev	-
Client	Legal and General	Drawn	NS	Checked	CC

Ecological Data Search SxBRC/25/921 - Summary Report

An ecological data search was carried out for land at Mowbray North Horsham on behalf of Amia Chalk (CSA Environmental) on 06/03/2026.

The following datasets were consulted for this report:

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

Summary of results

Sites and habitats

Statutory sites	1 SSSI / 1 AONB
Non-statutory sites	3 LWS / 1 LGS
Section 41 habitats	2 habitats
Ancient and/or ghyll woodland	Present

Protected and designated species

International designations	44 species	1,321 records
National designations	145 species	13,540 records
Other designations	332 species	28,086 records
Total	353 species	29,450 records
Invasive non-native	39 species	1,519 records

The report is compiled using data held by Sussex Biodiversity Record Centre (SxBRC) at the time of the request. SxBRC does not hold comprehensive species data for all areas. Even where data are held, a lack of records for a species in a defined geographical area does not necessarily mean that the species does not occur there – the area may simply not have been surveyed.

This summary page may be published.
The full report and maps may not be published or otherwise shared.

The data search report is valid until 06/03/2027 for the site named above.



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