

NORTH HORSHAM - PARCEL 4		
PRIVATE		
TYPE	BEDS	UNITS
A	2	2
B	2	7
C	3	6
D	3	3
E	3	8
F	3	14
G	4	8
H	4	4
J	4	11
K	4	6
L	4	3
		72
HA		
TYPE	BEDS	UNITS
1BWM	1	1
2BMA	2	1
2BMB	2	2
M	2	4
N	3	1
P	4	1
		10
TOTAL UNITS		82

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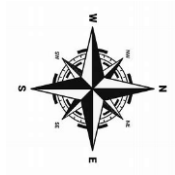


KEY Application Boundary Affordable Housing Proposed New Tree Existing Trees & Hedges Root Protection Zones Primary Entrance Gate Location Bin Collection Point Bike Storage	CLIENT: Bellway Homes Southern Counties		SITE: Area 4, North Horsham
MDD ARCHITECTURE + URBAN DESIGN	MDD Architecture & Urban Design 18 Mulberry Walk - Bordon Hampshire - GU35 0UL Email: info@md-design.co.uk	B Gablets added to Plots 8 to 10, 14 to 17, 25 to 28, 46 to 49, and 55 & 56. Plot formation from 19 to 23 revised, Plots 32 to 39 replanned to allow for a better relationship with the LAP and central green, Plot 57 garden wall adjusted, road shifted 1m north outside Plots 61 to 64, Plot 75 garden wall revised to avoid RPZ.	TITLE: Site Layout
MD 27.08.26	SCALE AT A1: 1:500	DATE: 27.05.26	DRAWN: MD
REV: DESCRIPTION:	PROJECT NO: BSC-010	DRAWING NO: SL-01	CHECKED: MD
BY:	DATE:	REVISION: B	

Appendix C

Indicative Phasing and Internal Construction Layout

Mowbray, North Horsham – Sequence Plan R04



Key Dates

Cut & fill exercise	Months	-3/4/5
Attenuation	Months	-2
Foul outlet(s)	Month	-1

Welfare Compound/Carpark	Month	2-3
--------------------------	-------	-----

Roads/Sewers

Road 1	Month	2
Road 2	Month	3
Road 3	Month	4
Road 4	Month	5
Road 5	Month	6

Sales Area

• Show Home	Month	8
• Sales suite	Month	8
• House to Home	Month	8

CML Dates – 82 Units: 72 PD, 10 HA

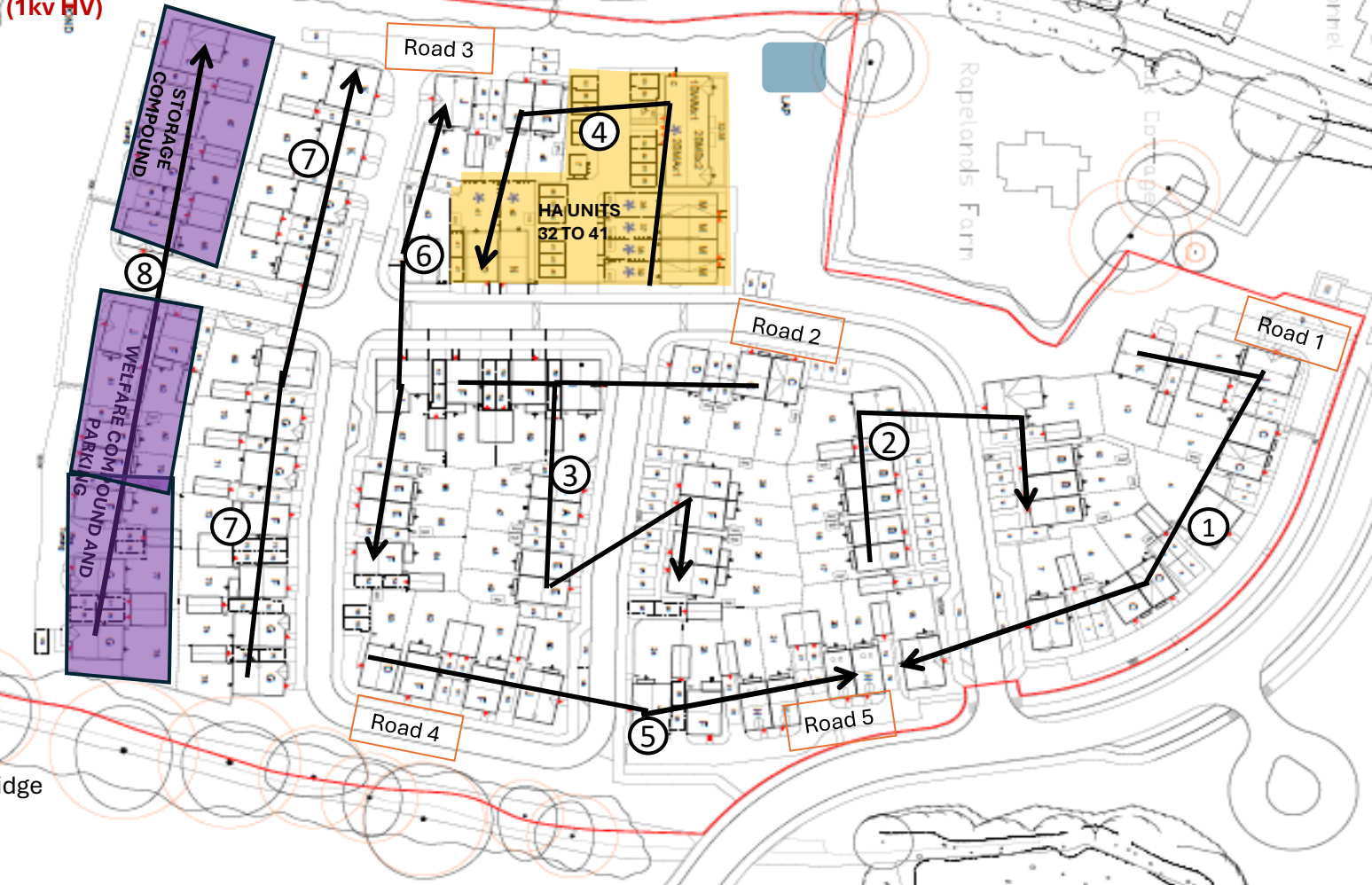
Sequence 1: 8 units	
Plots 1 - 6	Month 8
Sequence 2: 10 units	
Plots	Months 9-10
Sequence 3: 16 units (10HA)	
Plots	Months 11-13
Sequence 4: 11 units	
Plots	Months 14-15
Sequence 5: 11 units	
Plots	Months 16-17
Sequence 6: 11 units	
Plots	Months 18-20
Sequence 7: 15 units	
Plots	Months 21-24

Site Manager	Months	22
ASM	Months	20
Finishing Forman	Months	18

Forklift Driver	Months	21
Welfare Labourer	Months	21
Labourer 1	Months	21
Gateman	Months	21

GW PC	Weeks	(9)
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Overhead Cable to be grounded
(1kv HV)



Appendix D

Environmental Monitoring and Management Plan



RM Area 4

Mowbray, Horsham, West Sussex

Ecological Mitigation and Management Plan

Prepared in support of an application for
Reserved Matters approval pursuant to planning
condition 49 of planning consent reference

DC/16/1677

February 2026

Bioscan Report No. E1585/EMMP/RMA4/R1/V2



COMMISSIONED BY
Bellway Homes Limited
(Southern Counties)
1st Floor, Regent House
13 Queensway
Redhill
Surrey
RH1 1QT

Written by: Ben Carpenter *MCIEEM*

Approved by: Rebecca Read *MCIEEM*

RM Area 4
Mowbray, Horsham, West Sussex
Ecological Mitigation and Management Plan
Prepared in support of an application for Reserved Matters
approval pursuant to planning condition 49 of planning consent DC/16/1677

February 2026

Bioscan Report No.
E1585/EMMP/RMA4/R1/V2

BIOSCAN (UK) Ltd
The Old Parlour
Little Baldon Farm
Little Baldon
Oxford
OX44 9PU

Tel: (01865) 341321
E-mail: bioscan@bioscanuk.com



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FIGURES:

Figure 1. Ecological Enhancements Plan

APPENDICES:

Appendix 1. Landscape Proposals

Appendix 2. Bird Box and Bat Box Typical Specifications



1 INTRODUCTION

1.1 Background

- 1.1.1 In March 2018, Liberty Property Trust was granted outline planning permission by Horsham District Council (Planning Reference: DC/16/1677) for a site to the north of Horsham (now known as ‘Mowbray’ and previously as ‘Land North of Horsham’) for:

“A mixed use strategic development to include housing (up to 2,750 dwellings), business park (up to 46,450 m²), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure.”

- 1.1.2 Bioscan (UK) Ltd had previously been appointed by Liberty Property Trust to undertake the ecological survey and assessment work that informed the application for the above consent. In December 2018, Legal and General (Strategic Land North Horsham) Limited (LGSLNH) acquired the project. Bioscan were subsequently commissioned by LGSLNH to undertake a series of ecological species surveys in 2018 and 2019 of the Phase 1 element of Land North of Horsham.¹ The results from these surveys were then used to inform the Phase-wide Ecological Mitigation and Management Plan (EMMP) (pursuant to Planning Condition 12 of the outline consent).
- 1.1.3 Various development parcels (including Reserved Matters Area 1, 2 and 7, and Bohunt School) within Phase 1 of the Land North of Horsham site have been built or are in the process of being constructed. Bellway Homes Limited (Southern Counties) has purchased RM Area 4 (which sits in the north-western corner of Phase 1) and is submitting a reserved matters application to construct 82-housing units.
- 1.1.4 Condition 49 of the outline permission states:

“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.

¹ Ecological surveys have been carried out to address Condition 13 of the outline permission (reference DC/16/1677), which requires that update ecological surveys be carried out to support the production of an Ecological Management and Mitigation Plan (EMMP) for each Phase of development.

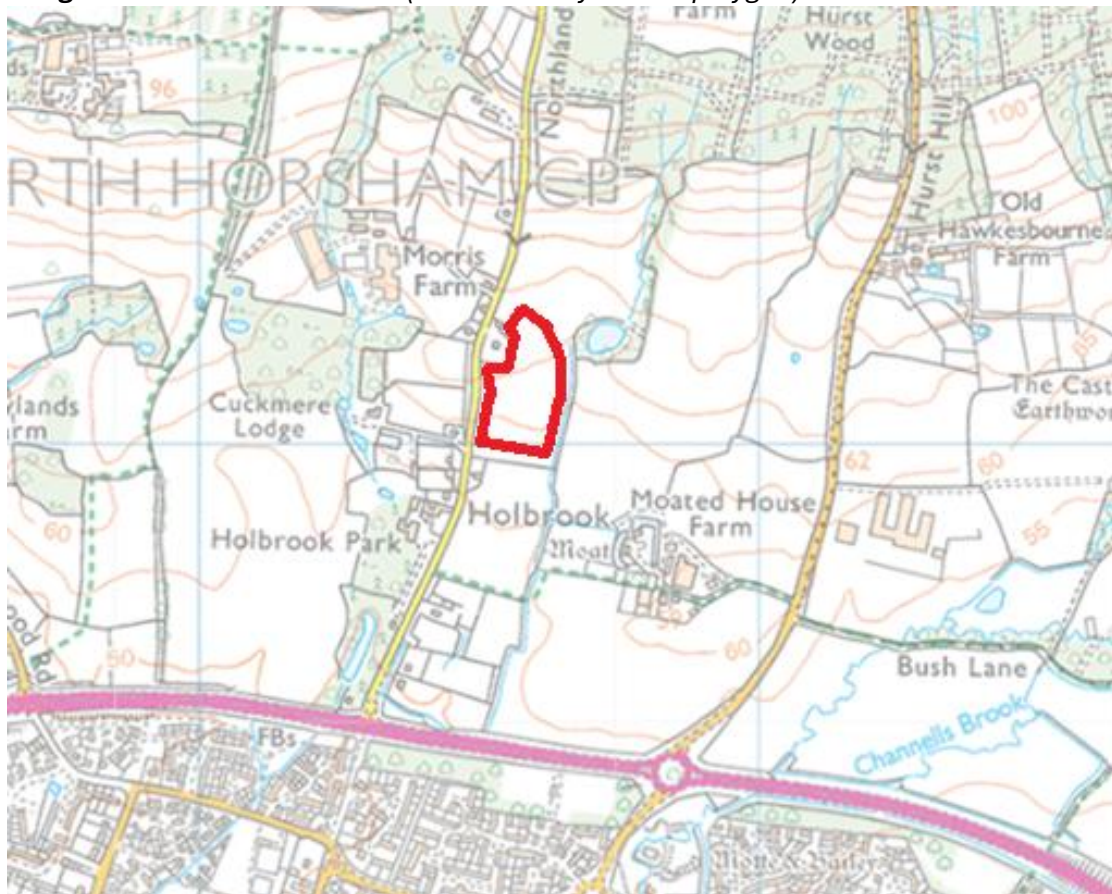
Reason: As this matter is fundamental to safeguard and enhance the ecology and biodiversity of the area in accordance with Policy SD6 and Policy 31 of the Horsham District Planning Framework (2015), the Wildlife and Countryside Act 1981 (as amended), Conservation of Habitats and Species Regulations 2010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

- 1.1.5 This report presents a summary of the results of ecological surveys carried out to date within RM Area 4 and details the mitigation and management to be enacted pursuant to Condition 49 of the outline permission.

1.2 Background to RM Area 4

- 1.2.1 RM Area 4 is approximately 3.4ha in size and is located within the central northern section of the wider Mowbray site (at approximate central Ordnance Survey grid reference TQ185340). It lies within a single field as indicated by the redline boundary at **Image 1** below. To the west of the application site is Old Holbrook Road and a residential property, to the south is a large hedgerow, to the east is a narrow woodland belt (within which contains an incised watercourse), and to the north is the construction site for a new road (beyond which is arable farmland). The site sits on gradual slope and descends from the north to the south.

Image 1. Location of RM Area 4 (as denoted by the red polygon)².



Ordnance Survey map reproduced subject to licence OS Licence reference 0100005491

² It is noted that the Ordnance Survey base map has yet to be updated to reflect the construction work that has been undertaken with the wider Mowbray site since 2020, with the exception of Bohunt School.

1.3 Relevant planning background

1.3.1 As highlighted above, the wider Mowbray site received outline consent³ in 2018. The proposals for the Mowbray site required the construction of an internal road (now known as Moat Road) in order to connect the development of the under-construction Phase 1 area to the next development phase to the west of Old Holbrook (Phase 2). The construction of Moat Road was subject to two planning consents as follows:

- 1) Horsham District Council planning reference: DC/20/2345 (for the provision of a primary street and green infrastructure). This consent covered the construction of Moat Road (the primary street) from near the roundabout adjacent to Bohunt School, extending north-west to the redline boundary of RM Area 4, as well as landscaping around development parcel RM Area 2. The planning application was submitted to Horsham District Council (HDC) in November 2020 and was consented in May 2021. A section of the redline boundary of this planning application runs coterminous with the redline boundary of RM Area 4.
- 2) Horsham District Council planning reference: DC/24/0446 (for the extension to Moat Road and landscaping). The consent covered the construction of the remainder of Moat Road (at the western end and near to Old Holbrook Road), landscaping around RM Area 4, as well as including RM4 itself⁴. This planning application was submitted to HDC in March 2024 and was granted in October 2024.

1.3.2 As of December 2025, the majority of Moat Road had been constructed; however, the western end extension was in the process of being completed. **Image 2** provides the extents of the two above planning application boundaries by reference to the reserved matters redline boundary of RM Area 4.

1.3.3 In respect of RM Area 4, the proposals are for the construction of 82 dwellings, with the description of the development as follows:

“Reserved matters application (internal access, appearance, landscaping, layout and scale) pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for Phase 1 RM Area 4 comprising 82 (C3 Use) residential units, car and cycle parking, new landscaping, drainage, access and internal roads and associated infrastructure”

1.3.4 A request for pre-application advice was sought in 2025, with Horsham District Council responding on 10th April 2025 and stated the following in respect of ecology:

“The reserved matters application will need to include an Ecological Mitigation and Management Plan and a Sensitive Lighting Strategy. In accordance with the Design and Landscape Strategy the northern part of this parcel needs to include details of proposed habitats for house sparrows, house martins, swift boxes and bat boxes.”

³ Horsham District Council planning reference: DC/16/1677

⁴ The inclusion of RM4 within the planning application boundary for the Moat Road Extension planning application was likely due to enable a great crested newt translocation to proceed as great crested newt mitigation licence applications cannot be processed by Natural England until planning consent has been granted.

Image 2. Recent aerial photograph identifying the extent of the boundary of the development area of RM Area 4 (yellow polygon), the 2024 planning application boundary for Moat Road Extension and landscaping around RM Area 4 (red polygon), and the 2020 planning application boundary for Moat Road and landscaping (turquoise polygon).



1.4 Ecological Mitigation and Management Plan (EMMP)

- 1.4.1 A Phase-wide EMMP for the Phase 1 element of the outline Mowbray site was produced by Bioscan⁵ pursuant to Condition 12 of the outline consent⁶; this was subsequently discharged by Horsham District Council (HDC) in October 2020 (planning reference DISC/20/0224). The current EMMP report has been prepared in accordance with the EMMP for Phase 1.
- 1.4.2 Planning application DC/20/2345 (construction of Moat Road) was submitted with several supporting documents including an EMMP⁷, with planning application DC/24/0446

⁵ Bioscan UK Ltd (July 2020). *Land North of Horsham- Ecological Mitigation and Management Plan- Phase 1*. Bioscan Report Reference: E1585/EMMP/P1/R2/rev2.

⁶ Condition 12 requires a Phase-wide Ecological Mitigation and Management Plan (EMMP) to be produced for each Phase, or part thereof.

⁷ Bioscan (2021). *Moat Road and Northern Strategic Landscape RMA- Land North of Horsham. Ecological Mitigation and Management Plan*. Bioscan report reference: E1585/EMMP/MRNSL/R1/V3 and dated May 2021.

(construction of Moat Road extension) also being submitted with an EMMP⁸. It is understood that condition 49 pertaining to these two reserved matters applications were subsequently discharged.

- 1.4.3 As highlighted above, the redline boundary of the Moat Road extension planning application (DC/24/0446) included the development parcel of RM Area 4. The EMMP submitted with that planning application provided details regarding the ecological measures and enhancements to be taken within the application boundary; however, the detailed design of RM Area 4 had not been produced at that time, and therefore the focus of that EMMP was on the retained habitats surrounding RM Area 4.
- 1.4.4 As a reserved matters application is to be submitted in respect of the proposals for RM Area 4, this EMMP has been produced to accompany the planning application pursuant to condition 49.
- 1.4.5 For completeness and to provide a single reference document for the construction phase, it is envisaged that this EMMP will be appended to the Construction Environmental Management Plan (CEMP) for RM Area 4.

⁸ Derek Finne Associates (2024). Mowbray- Moat Road Extension- Ecology Mitigation and Management Plan. Report reference: DFA24029V6 and dated August 2024.

2 AIMS AND OBJECTIVES

2.1 Overall aims and objectives and consistency with other plans

- 2.1.1 The primary aim of this EMMP is to provide details of the mitigation and management to be enacted in perpetuity for the benefit of the ecology and landscape features within RM Area 4.
- 2.1.2 This EMMP draws on the details set out within the EMMP for the wider Phase 1 area, which was subject to a separate application to discharge Planning Condition 12 of the outline consent.⁹
- 2.1.3 The commitments set out within this EMMP will be used to inform a future Landscape and Ecological Management Plan (LEMP), as required by Condition 36 of the outline planning consent.

2.2 Sources of information

- 2.2.1 The objectives for the management detailed in this EMMP are derived from and are consistent with the recommendations and commitments set out in the following outline planning consent documents:
 - Chapter 12 of the Environmental Statement (ES), its appendices, and the subsequent ES addendum.
 - Outline Ecological Mitigation and Management Plan (dated December 2016).
 - Updated Appendix 12.19c (Bat Survey Report).
- 2.2.2 In addition, any new ecological information obtained as a result of the survey work carried out in respect of RM Area 4 between 2018 and 2025 have been incorporated into this EMMP where relevant.
- 2.2.3 Taking into account the development proposals and the location of RM Area 4 within the Phase 1 area, the specific objectives for RM Area 4 (and this EMMP) have been drawn up based on the recommendations within the Phase 1 EMMP¹⁰, and comprise:
 - Ensure avoidance and mitigation measures are implemented during construction to avoid adverse effects upon protected species.
 - Manage/mitigate for the urbanising effects of the development on habitats and species and ensure their long-term protection and management post-construction.
 - Ensure the habitats within the scheme are connected and permeable to allow species to permeate through the site.
 - Ensure the proposed planting will enhance the biodiversity and nature conservation interest of RM Area 4 and the wider development site.

⁹ Condition 12 requires a Phase-wide EMMP for each Phase, or part thereof, to be submitted to and approved by the LPA.

¹⁰ Bioscan UK Ltd (July 2020). *Land North of Horsham- Ecological Mitigation and Management Plan- Phase 1*. Bioscan Report Reference: E1585/EMMP/P1/R2/rev2.

3 BASELINE ECOLOGICAL INFORMATION

3.1 Background to survey work undertaken

- 3.1.1 RM Area 4 (along with the wider outline 'Mowbray' site) has been subject to numerous ecological studies undertaken by Bioscan between 2010 and 2023. The results of these surveys have enabled a robust picture to be built up of the ecological interest of the site. These surveys were initially carried out to support the allocation of the site in the local plan (Horsham District Planning Framework 2015), and then, following allocation, further ecological surveys were undertaken to inform the application for outline planning consent (HDC planning reference: DC/16/1677). Further ecological surveys of the Phase 1 area, which included RM Area 4, were undertaken in 2018, 2019 and 2020, with the methodology and results of these surveys provided in an Ecological Survey Results report¹¹ provided with the Phase 1 EMMP¹².

3.2 Survey methodologies

- 3.2.1 The methodologies of the ecological surveys carried out since 2014, where relevant to RM Area 4, are provided below.
- 3.2.2 Desk study. A search of available online resources, including the government's MAGIC website¹³ and the NBN Atlas,¹⁴ was undertaken to understand whether there are records within or in close proximity to the site.
- 3.2.3 Habitats. In 2010, the Mowbray site was subject to a Preliminary Ecological Appraisal (PEA) survey (then termed an extended 'Phase 1 habitat survey'), with updates undertaken in 2014 and 2016. The Phase 1 area was then subject to further update surveys during 2018 and 2020. In December 2025, an update PEA survey (extended Phase 1 habitat survey) was undertaken of RM Area 4 in order to support this EMMP (and to accord with planning condition 49).
- 3.2.4 The above habitat surveys followed the standard methodology devised by the former Nature Conservancy Council¹⁵, with this Phase 1 approach providing an inventory of the basic habitats present and identifies areas for further survey if required.
- 3.2.5 Hazel dormouse. RM Area 4 comprises arable farmland and disturbed ground and therefore does not comprise habitat suitable for hazel dormouse. For context, however, surveys are reported here for the woodland belt immediately to the east of RM Area 4, which was subject to dormouse surveys in 2014 and 2018. Survey in this latter year also included the hedgerow to the south and west of RM Area 4. During the two survey years, dormouse nest tubes were installed in the vegetation in spring and were checked regularly until the autumn.
- 3.2.6 Great crested newt (GCN). No part of RM Area 4 contains any waterbodies; however, there are five such features within 250m of the redline boundary of RM Area 4. These waterbodies

¹¹ Bioscan UK Ltd (2019). Ecological Survey Results- Phase 1, Land North of Horsham, West Sussex. Bioscan report reference: E1585R2/P1/ESR/V2 and dated December 2019.

¹² Bioscan UK Ltd (July 2020). *Land North of Horsham- Ecological Mitigation and Management Plan- Phase 1*. Bioscan Report Reference: E1585/EMMP/P1/R2/rev2.

¹³ Multi-Agency Geographic Information for the Countryside, <https://magic.defra.gov.uk/> [Accessed: 05/02/2026]

¹⁴ National Biodiversity Network. NBN Atlas. Accessed via: <https://nbnatlas.org/>

¹⁵ Nature Conservancy Council (1990) 'A Handbook for Phase 1 Habitat Survey' (updated JNCC 2016).

comprise the following (with **Image 3** providing the locations of these features) in order of proximity to the site:

- a) P40: A recently created pond approximately 20m to the east of RM Area 4.
- b) P4: A pond set within a parcel of identified ancient woodland and located 50m to the east.
- c) P39: A relatively recent constructed waterbody located 150m to the south-east (and immediately to the north of P5).
- d) P22: A pond contained in an area of woodland located 170m to the west.
- e) P5: A water-filled moat around 'Moathouse Farm' located 200m to the south-east.
- f) P24: A pond with an area of woodland located 210m to the west.
- g) P26: A small garden pond within the rear of a property near 'Morris Farm' and located 235m to west.

Image 3. Plan identifying waterbodies within 250m of development site footprint. Yellow polygon = development site footprint; red polygon = application site boundary; blue polygon = 250m buffer from the development site footprint; infilled blue polygons = waterbodies with references).



- 3.2.7 The majority of the above waterbodies have been subject to various surveys over the previous 15 years including 'Habitat Suitability Index' (HSI)¹⁶ assessments, GCN population size class assessment surveys, and environmental DNA (eDNA) sampling and analysis.
- 3.2.8 It is understood that a great crested newt mitigation licence was submitted to Natural England in 2021 for the installation of newt exclusion fencing through the woodland belt to the south of Pond P4 and into the arable field in which RM Area 4 is located, in preparation for the construction of Moat Road. It would appear that the newt exclusion fencing for this licence encompassed the north-eastern part of RM Area 4 (as visible in **Image 2** and **Image 3** above). It is understood that a translocation exercise was subsequently undertaken in 2022, whereby great crested newts were removed from this exclusion area and translocated to the woodland to the north of P4.
- 3.2.9 In 2025, another great crested newt mitigation licence¹⁷ was submitted, covering the installation of semi-permanent newt-exclusion fencing around the Moat Road Extension and all of RM Area 4, and the subsequent trapping and translocation of great crested newts. In addition, the licence permitted the installation of temporary drift fencing within RM Area 4, with bucket traps sunk into the ground along the inside of the semi-permanent perimeter fence, in order to facilitate the trapping of great crested newts. Although RM Area 4 comprises sub-optimal terrestrial habitat for great crested newts, a mitigation licence was nonetheless sought due to its close proximity to a waterbody supporting great crested newts (Pond P4). It is understood that the fencing installation was completed on 1st August 2025, and the translocation exercise was completed on 10th September 2025, following five days of no GCN captures. The licensed ecologist confirmed that the great crested newt translocation exercise is considered complete.
- 3.2.10 Bats. To assess levels of bat activity within the Mowbray site, transect and static/automated surveys were carried out during 2014, 2015, 2017 and 2018/19. The transect surveys included walking the boundary of RM Area 4 to ascertain the way in which bats used the boundary features. The static surveys involved deployment of three automated bat detectors in different boundary hedgerows/woodland belts around RM Area 4 in May, August and October 2018, to understand the species assemblage present and level of bat activity along these features. As no trees or areas of suitable bat foraging habitat will be removed as part of the proposals for RM Area 4, update bat activity surveys are not considered warranted.
- 3.2.11 Badger. The Mowbray site was comprehensively surveyed for badger by Bioscan in 2010 and 2011, with update surveys undertaken in 2014, 2016 and 2018. The Phase 1 element of the wider Mowbray site was subject to an update walkover survey in June 2020. In December 2025, a further update survey of RM Area 4 and the surrounding hedgerows/woodland belts was undertaken.

3.3 Results

- 3.3.1 The following provides a summary of the results of the surveys carried out since 2014, where relevant to the RM Area 4:

¹⁶ Oldham *et al.* (2001) *Evaluating the Suitability of Habitat for the Great Crested Newt (*Triturus cristatus*)*. Herpetological Journal 10, pp143-155.

¹⁷ Licence reference: 2025-70502-EPS-MIT



- 3.3.2 Designations (desk study). No statutory nature conservation designated sites are present within 1km of the site. The results from the Sussex Biodiversity Record Centre (SxBRC) highlight the presence of one non-statutory designated site that falls within the 1km of the boundary of the site. This non-statutory designated site is ‘Brockhurst Wood & Gill & Morris’s Wood’ Local Wildlife Site (LWS), which is located approximately 335m to the north-west, and comprises semi-natural ancient woodland.
- 3.3.3 According to the Natural England Ancient Woodland Inventory (available via MAGIC¹⁸), the closest area of ancient semi-natural woodland is approximately 26m to the east of RM Area 4 and comprises the woodland encircling Pond P4.
- 3.3.4 In a wider context, RM Area 4 is just outside of the southern boundary of the Rusper Ridge Biodiversity Opportunity Area (BOA)¹⁹. The biodiversity opportunities within the BOA supporting statement comprise:
- woodland management and restoration;
 - control of non-native invasive species; and
 - education and community engagement, including links to health.
- 3.3.5 Nationally, Biodiversity Opportunity Areas (and their equivalents) are being phased out and are being replaced by Local Nature Recovery Strategies²⁰ (LNRS). The LNRS for West Sussex is in the process of being produced and a review of the draft Local Habitat Map²¹ highlights that a 30m strip along the eastern boundary of RM Area 4 appears to fall within the two following overlapping layers:
- ‘Areas of Particular Importance for Biodiversity’ (APIB);
 - W2.1: ‘Create new woodland’. The description of this layer is as follows: “*Create new areas of species-rich woodland and ‘trees outside woodland’ to expand and better connect existing woodland and deliver multiple benefits (such as habitat, flood risk reduction, water quality, shelter, access and recreation, landscape enhancement and carbon sequestration).*”
- 3.3.6 This eastern strip of RM Area 4 has likely been included within the two above layers due to LNRS mapping appearing to have created a standard buffer from wooded areas within West Sussex.
- 3.3.7 Habitat survey. In respect of the habitats, the following were recorded in RM Area 4 in December 2025:
- 3.3.8 *Arable field*. RM Area 4 is located in the southern section of a larger arable field. In previous years, the field was noted to have been cropped with wheat, and in December 2025 it was noted to comprise a ley (likely grown for sheep grazing). This habitat covers the majority of the site

¹⁸ <https://magic.defra.gov.uk/> [Accessed 04/02/2026]

¹⁹ The Sussex Biodiversity Partnership has identified Biodiversity Opportunity Areas (BOA), where the delivery of Sussex local BAP targets should be focussed in order to secure the maximum biodiversity benefits.

²⁰ Local Nature Recovery Strategies (LNRS) are a statutory requirement under the Environment Act 2021. Their aim is to protect the important places for nature that are left, and identify the opportunities to restore or create it, where it can have the most benefit for wildlife and people.

²¹ https://experience.arcgis.com/experience/d51975866ca1413d927e74f701fdb8a0/page/Page?views=Map-Layers#data_s=id%3AdataSource_2-1995ceebaec-layer-84-1995ceea029-layer-82%3A2

except for a strip of disturbed ground in the north-eastern section, which is separated from the arable field by a tall wooden fence.

- 3.3.9 The plant composition of the field is dominated by graminoids, including black bent *Agrostis gigantea*, cock's-foot *Dactylis glomerata*, creeping bent *Agrostis stolonifera* and perennial ryegrass *Lolium perenne*. Forb species were very sparse; nevertheless, dove's-foot crane's-bill *Geranium molle* and white clover *Trifolium repens* were noted. In addition, pointed spear-moss *Calliergonella cuspidata* was noted in the sward. The sward height was approximately 15cm throughout. **Image 4** below provides a general view of this habitat.
- 3.3.10 *Disturbed ground.* The disturbed ground habitat in the north-eastern section of RM Area 4 was formerly part of the wider arable field. However, in 2022, construction of Moat Road commenced, resulting in this area becoming disturbed. In December 2025, it was noted that this area comprised a mix of bare ground, temporary structures (in the form of site offices), ruderal species and grassland. Species noted in this area include bristly oxtongue *Helminthotheca echioides*, cleavers *Galium aparine*, common figwort *Scrophularia nodosa*, common nettle *Urtica dioica*, common ragwort *Jacobaea vulgaris*, creeping cinquefoil *Potentilla reptans*, cut-leaved crane's-bill *Geranium dissectum*, false-oat grass, goat willow *Salix caprea* (saplings), greater burdock *Arctium lappa*, soft rush *Juncus effusus*, spear thistle *Cirsium vulgare*, square-stalked willowherb *Epilobium tetragonum*, and tufted hairgrass *Deschampsia cespitosa*. **Image 5** below provides a view of this habitat.
- 3.3.11 During the December 2025 site visit, recent landscaping planting was noted immediately outside of the boundary of RM Area 4, which appears to be consistent with the landscape plans for the Moat Road Extension planning consent²². **Image 6** below provides a view of this planting.

²² Horsham District Council planning reference: DC/24/0446

Image 4. General view of the field (view looking north from the southern boundary), with the drift fencing from the great crested newt translocation still present in the centre of RM Area 4.



Image 5. View of the disturbed ground habitat (looking south-east).



Image 6. View of the landscape planting immediately to the north-west of the boundary of RM Area 4 (view looking south). Semi-permanent newt exclusion fence visible beyond the plantings.



- 3.3.12 Dormouse surveys. No confirmed dormouse nests were found within the surrounding vegetation during the dormouse surveys undertaken in 2014 or 2018. Further, no areas of habitat considered suitable to support dormice are required to be removed as part of the proposals for RM Area 4.
- 3.3.13 Great crested newt surveys. Of the seven known waterbodies within 250m of the boundary of RM Area 4, four have been confirmed to support great crested newts during the various surveys undertaken. The closest of the waterbodies known to support great crested newts is Pond P4, which is located approximately 50m to the east of RM Area 4.
- 3.3.14 As highlighted above, a great crested newt translocation exercise was undertaken of RM Area 4, and the immediately adjoining Moat Road extension area, in late summer/autumn 2025. During this exercise, 68 great crested newts were captured and subsequently released in suitable terrestrial habitat to the east of RM Area 4.
- 3.3.15 Bat activity surveys. During the 2018/19 transect surveys of Phase 1, common pipistrelle was by far the most frequently recorded species, with fewer records of soprano pipistrelle *Pipistrellus pygmaeus*, *Myotis* sp., noctule *Nyctalus noctula*, serotine *Eptesicus serotinus*, Nathusius' pipistrelle *Pipistrellus nathusii*, Daubenton's bat *Myotis daubentonii*, Natterer's bat *Myotis nattereri*, long-eared bat (likely brown long-eared bat *Plecotus auritus*), and barbastelle *Barbastella barbastellus*. In respect of RM Area 4, species encountered during the transect survey around the periphery of RM Area 4 included foraging soprano and common pipistrelle, single registrations of long-eared bat (likely brown long-eared bat), serotine, Daubenton's bat

and barbastelle. The focus of bat activity within the vicinity of RM Area 4 was noted to be along the woodland belt immediately to the east of RM Area 4.

- 3.3.16 The static/automated bat detectors deployed on three occasions in 2018 in the peripheral vegetation around RM Area 4 recorded the following (in descending order of activity): soprano pipistrelle (81% of registrations), common pipistrelle (11%), serotine (2%), noctule (2%), Daubenton's bat (1%), *Myotis* sp. (1%), and barbastelle (0.04%).
- 3.3.17 Overall, the site is assessed to be of limited value to foraging and commuting bats due to its openness along with the absence of upstanding features, vegetated linear features, and waterbodies. Further, no trees or buildings are present within the site boundary and therefore there is no scope for roosting bats to be present.
- 3.3.18 Badger survey. No badger setts have been found within RM Area 4 or in the woodland belt immediately to the east of RM Area 4 or in the hedgerow to the west and south during the various ecological surveys undertaken of the site. Nevertheless, during the December 2025 site visit, several small mammal pathways were noted through the grassland in RM Area 4, with badger prints noted in the mud here. A review of an aerial photograph dated July 2024 indicates the possible presence of a badger sett approximately 160m to the north of RM Area 4 in the centre of the arable field, with some of these pathways appearing to lead to this location. Nevertheless, overall, it is considered that the habitats within RM Area 4 are sub-optimal for sett creation, having both flat topography and a general absence of cover.
- 3.3.19 Other records. During the site walkover visit undertaken on 11th December 2025, blue tit *Cyanistes caeruleus*, great spotted woodpecker *Dendrocopos major*, nuthatch *Sitta europaea*, song thrush *Turdus philomelos*, woodpigeon *Columba palumbus* and wren *Troglodytes troglodytes* were noted in the woodland belt and surrounding hedgerows. Although no birds were recorded within RM Area 4, the site could be suitable for nesting skylark *Alauda arvensis*.
- 3.3.20 Summary of key ecological receptors. Based on the above, the key ecological receptors relevant to RM Area 4 have been identified as:
- Nesting skylark
 - Foraging bats
 - Badger

3.4 Legislation

Protected species

- 3.4.1 Hazel dormouse, great crested newt, and all species of bat (i.e. species listed at Schedule 5 of the Wildlife and Countryside Act 1981 (as amended); and at Schedule 2 of The Conservation of Habitats and Species Regulations 2017 (as amended)).
- 3.4.2 Hazel dormouse, great crested newt, and all species of bat are afforded full protection under the Wildlife and Countryside Act 1981 (as amended). The provisions of Section 9 of the Act, make it an offence to:



- Intentionally kill, injure, take or possess a Schedule 5 species;
- Intentionally or recklessly obstruct access to any structure or place a Schedule 5 species uses for shelter or protection (i.e. a roost); or
- Intentionally or recklessly disturb any Schedule 5 species while it is occupying a structure or place which it uses for shelter or protection.

3.4.3 Protection is also afforded to those species (known as European Protected Species, or EPS) by means of the European Habitats Directive, as transposed into UK law by the Conservation of Habitats and Species Regulations 2017 (as amended). Within these, Regulation 43 sets out that it is also an offence to:

- Deliberately capture, injure or kill any EPS;
- Damage or destroy a breeding site or resting place of a EPS;
- Deliberately disturbs an EPS, in particular any disturbance which is likely to:
 - Impair their ability to:
 - Survive, breed or reproduce, or nurture their young; or
 - Hibernate or migrate; or
 - To affect significantly the local distribution or abundance of that species.

3.4.4 Badger. This species receives specific protection under the Protection of Badgers Act 1992. Under this legislation, it is an offence inter alia to: wilfully kill, injure or take a badger, cruelly ill-treat a badger, or intentionally or recklessly to interfere with a badger sett either by damaging, destroying or obstructing access to a sett or disturbing a badger when present in the sett.

3.4.5 Nesting Birds. All wild birds and their active nest, eggs and young are afforded protection under Part 1 of the Wildlife and Countryside Act 1981 (as amended). Species listed on Schedule 1 of the Act receive additional protection from disturbance at the nest.



4 AVOIDANCE / DESIGN MITIGATION / COMPENSATION

4.1 Background

- 4.1.1 Subsequent to taking control of the Mowbray project, LGSLNH prepared a detailed masterplan for Phase 1. The production of the indicative masterplan was an iterative process, with input from Bioscan at each stage to ensure that avoidance measures and ecological mitigation measures were included within the scheme in the appropriate locations.
- 4.1.2 The detailed design of RM Area 4 has also been an iterative process, with Bioscan providing input to the masterplan and landscape strategy to aid in securing ecological enhancement measures. The submitted landscape plan for RM Area 4 is reproduced at **Appendix 3**.
- 4.1.3 Notwithstanding the efforts of the masterplanning process to avoid impacts on ecology, there are expected to be residual impacts that cannot be avoided by design as follows:
- 2.36ha of farmland will be removed
- 4.1.4 The following section provides a summary of the measures that will be taken during construction to avoid, reduce or offset/compensate impacts arising from predicted changes to land-use and the characteristics of RM Area 4, as expected to occur as a result of the detailed proposals.

5 CONSTRUCTION PHASE MITIGATION/ COMPENSATION

- 5.1.1 The following points summarise the measures that will be taken during construction to mitigate potential impacts on the key ecological receptors within RM Area 4.

5.2 Habitats

- 5.2.1 **Background.** RM Area 4 is dominated by farmland, with disturbed ground present in the north-eastern corner. A woodland belt and a hedgerow fall just outside the site boundary to the east and west respectively.
- 5.2.2 **Mitigation.** As per the arboricultural method statement²³, during construction works, Heras fencing or similar, will be installed parallel with and aligned approximately 1.5m out from the hedgerow and woodland belt. This will be used to prevent accidental damage to these features during the works.

5.3 Hazel Dormice

- 5.3.1 **Background.** During the dormouse surveys carried out within the wider Mowbray site, no dormice were found within the surrounding woodland belts or hedgerows.
- 5.3.2 **Mitigation.** No hedgerows or other habitat assessed to be suitable to support hazel dormouse are present within RM Area 4 and therefore no mitigation is required in respect of this species.

5.4 Great Crested Newt

- 5.4.1 **Background.** As confirmed by the licensed ecologist, the great crested newt translocation exercise of RM Area 4 was completed in autumn 2025.
- 5.4.2 **Mitigation.** As the great crested newt translocation exercise of RM Area 4 has been completed, it is considered that this species is no longer present within the site, and therefore no further mitigation is required in respect of this species. Nevertheless, to guard against great crested newts re-entering the site during the construction phase, the semi-permanent newt exclusion fence around the periphery of the site should be maintained and repaired as appropriate (as per the licence stipulations). Consideration should also be given to the installation of protective fencing (e.g. Heras fencing) on the inside (side-side) of the newt exclusion fencing, to protect it from accidental damage during the construction phase.
- 5.4.3 As part of the road scheme for the development, ACO Wildlife Kerbs (or similar) will be used to aid in preventing newts (and other amphibians) from falling into drainage gullypots where feasible. In addition, dropped kerbs will be used in appropriate locations, particularly in the northern part of RM Area 4 where this is within close proximity to Pond P4 and to enable newts to permeate through the wider Phase 1 site.

²³ Keen Consultants (2026). Arboricultural Method Statement- relating to development at Nr Moat Road, North Horsham, RM4. Report reference: 2541-KC-XX-YTREE-MethodStatement-Rev0

5.5 Bats

- 5.5.1 **Background.** No trees or buildings are present within RM Area 4, and therefore no mitigation measures are considered necessary in respect of roosting bats (although see paragraph 5.8.3 below in respect of a lighting design strategy).
- 5.5.2 **Mitigation/enhancement.** In terms of enhancements for bats, Bellway have joined the ‘Homes for Nature’²⁴ scheme, which promotes the provision of bat boxes within new dwellings. Therefore, one Manthorpe ‘Bat Ridge Roost’ box will be installed within two dwellings located along the southern boundary of RM Area 4. This location has been selected due to the presence of the suitable bat foraging habitat in the form of hedgerows, a woodland belt, and the proposed attenuation basins. Indicative installation locations for these boxes are provided on **Figure 1**, and the bat box design is given at **Appendix 4**.
- 5.5.3 The bat boxes should be installed as per the specifications in **Appendix 4** and should be orientated to face south, south-east or south-west.

5.6 Badgers

- 5.6.1 **Background.** No badger setts have been found within 30m of RM Area 4.
- 5.6.2 **Mitigation.** Despite the apparent absence of badger setts within 30m of the site, prior to works commencing, a suitably experienced ecologist will carry out a check for badger setts in order to confirm that there has been no new badger activity that could act as a constraint to the proposed works.
- 5.6.3 Furthermore, due to the known presence of badgers within the vicinity of RM Area 4, there is the possibility of badgers passing through the site and the potential for individuals to become trapped in trenches during the construction phase of the development. Therefore, the following precautionary measures will be taken to ensure that badgers are not affected by the works:
- At the end of each working day, planks should be laid across any exposed holes or trenches at regular intervals in order to provide badgers with a means of passing through the site unhindered. The same plank should be replaced in the same location at the end of each working day that the hole/ trench is exposed.
 - In addition to the above, ‘escape’ ramps (these can be planks laid at a shallow angle into the hole/trench) should be placed within the hole/trench at the end of each working day. These should be located at regular intervals within the hole/trench. This should enable any badgers which fall in the trench to escape.
 - Sections of any larger (e.g. >10cm) pipes left in holes/trenches overnight should be blocked to prevent any badgers which might become trapped from entering any pipe work.

5.7 Nesting Birds

- 5.7.1 **Background.** Due to the absence of upstanding vegetation, RM Area 4 is considered unsuitable for most nesting bird species. Nevertheless, there is scope for ground-nesting species such as skylarks to nest within the grassland.

²⁴ <https://www.futurehomes.org.uk/homes-for-nature>

- 5.7.2 **Mitigation.** It is recommended that any required vegetation clearance (including the grassland) should be undertaken outside the bird nesting season, which typically runs from March to August inclusive. If vegetation clearance is unavoidable during the nesting bird season, then a pre-clearance check for nesting birds by an experienced ecologist will be carried out. In the event that any active bird nests are encountered during this check, the nest will be retained *in situ* until the chicks have fledged (or the nest has been abandoned). Further, in order to reduce the likelihood of nest abandonment by the parent birds, a cordon out to a distance of at least five metres from the nest will be established using barrier tape (if appropriate). Once it can be confirmed that the chicks have fledged and/or the nest is no longer in active use; only then will vegetation removal be permitted to continue.
- 5.7.3 In terms of enhancements for nesting birds, the Phase 1 EMMP states that seven house sparrow nest boxes should be installed in RM Area 4, with these to be focused in the northern part of the development plot. Further, and as highlighted above, Bellway have joined the 'Homes for Nature'²⁵ scheme with one of the commitments of this scheme comprising the provision of a bird nesting brick or box on every new home built. **Table 1** below provides the bird boxes/bricks to be used and their quantity. **Figure 1** provides indicative installation locations for these boxes, with **Appendix 3** providing photographs of example boxes.

Table 1. Bird box types and their quantity to be installed on the dwellings within RM Area 4 (refer to **Figure 1** for indicative locations).

Bird box type	Target species	Quantity
House Sparrow built-in nest box (e.g. Vivara Pro 'Woodstone Estella')	House sparrow	12
House martin nest cups (e.g. Vivara Pro 'Woodstone House Martin Nest')	House martin	20
Integrated swift nesting brick (e.g. Manthorpe 'Swift Nesting Brick')	Swift	22
Integrated double swift nesting brick (e.g. Manthorpe 'Dual Swift Brick')	Swift	22
Single chamber nest box (e.g. Woodstone Single Chamber House Sparrow Nest Box ²⁶)	Tits	6

- 5.7.4 The following provides installation specifications for the above box types:
- **House sparrow built-in nest boxes.** This box type can be installed externally or integrated into the wall of the house. It should be located at least 4m from the ground and should face north or east to avoid getting too hot (from direct sunlight) or wet (from the prevailing wind direction). The boxes should be micro-sited to avoid being placed above doorways and/or well-used paths.
 - **House martin nest cups.** To be sited directly under the eaves (or soffits), preferably on north or east-facing walls. However, nests facing other directions are still likely to be used. These

²⁵ <https://www.futurehomes.org.uk/homes-for-nature>

²⁶ Although the description of the box states 'house sparrow', due to the box comprising a single entrance hole, it could also be used by other species such as blue tit and great tit.



nest cups should be located at least 4m from the ground, and should be micrositied away from well-used areas such as above doorways and paths.

- Integrated swift boxes. These should be located at least 4.5m above ground, under the eaves (in order to provide shade), with uncluttered adjacent airspace (i.e. no trees or buildings in front of the boxes), and orientated away from facing south.
- Single chamber nest box for tits. These boxes should ideally face between north and east to avoid them overheating from direct sunlight, at a height of a least 4m. As can be noted on Figure 1, the boxes have been positioned near the suitable foraging locations of the woodland belt and hedgerow.

5.8 Other mitigation/compensation/enhancements

- 5.8.1 Landscape planting. The landscape schedule^{27 28} details the trees, shrubs and groundcover species to be planted within the development. Some of the shrub and groundcover species selected to be planted will provide foraging opportunities for a variety of bird species and invertebrates, including broad-leaved grape hyacinth *Muscari latifolium*, honeysuckle *Lonicera nitida*, ivy *Hedera helix*, lavender *Lavandula intermedia* and Rosemary *Rosmarinus* sp.
- 5.8.2 Public marginal areas. The public marginal areas will be sown with a wildflower seed mix such as Germinal Seeds WFG6 Clay Soils Mix. Sowing will be carried in autumn or spring and once sown the ground will be rolled. During the first year's growing season the sward will be cut regularly at a height of 40-60mm in order to control undesirable weeds. Spot treatment of residual perennial weeds such as docks will be undertaken as appropriate.
- 5.8.3 Lighting. The lighting strategy²⁹ for the scheme has been designed to take account of the presence of (*inter alia*) bats and great crested newts. This detailed strategy follows prevailing advice on lighting and bats³⁰, with measures to reduce lighting effects on bats (along with newts), including ensuring that:
- Lights do not directly illuminate surrounding vegetation and the attenuation basins to the south by limiting the extent of light-spill;
 - 'Dark corridors' are concentrated in the green infrastructure, with a target of no more than 1 lux illuminating the mature vegetation in these areas, and the use of warm white colour temperature luminaires (with peak wavelengths greater than 550nm (~3000°K)) where possible.
- 5.8.4 Dust control. The Construction and Environmental Management Plan (CEMP)³¹ submitted as part of the Reserved Matters Application alongside this EMMP provides details regarding the control of dust, including prevention of spread onto retained habitat within RM Area 4 during

²⁷ CSA Environmental (2026). Landscape Masterplan. Drawing reference: CSA/7914/100 (latest update: 21/05/2026)

²⁸ CSA Environmental (2026). Soft Landscape Proposals. Drawing reference: CSA/7914/101 (latest update: 21/05/2026)

²⁹ MMA Lighting Consultancy (2026). Private Lighting Impact Assessment- Parcel 4, Mowbray, Phase 1, Horsham. Dated: 17/02/2026.

³⁰ Bat Conservation Trust and Institute of Lighting Professionals (2023) *Guidance Note 08/23: Bats and artificial lighting in the UK*. ILP, Rugby.

³¹ Ardent Consulting Engineers (2026). Construction Environment Management Plan- RM4, Land North of Horsham. Report reference: 2500120_A-ACE-XX-XX-RP-C-0103

construction. The main measure to suppress dust during construction comprises the use of mobile bowzers.

- 5.8.5 Hedgehogs. Another commitment under the 'Homes for Nature'³² scheme is that every new development should include a hedgehog highway as standard. Therefore, gaps, measuring approximately 13cm x 13cm³³, will be provided within the fences of gardens within the development in order to provide connectivity for hedgehogs (and small mammals/ amphibians/ reptiles) throughout the site, and allowing them access into gardens. These gaps will be flush with the ground to provide hedgehog access (example photographs provided at **Appendix 2**). It is of course not possible to prevent new homeowners from blocking or removing these. However, the principle of the gaps will be explained within wildlife brochures provided for each new resident, and they will be encouraged to retain the gaps for the benefit of the local wildlife. **Figure 1** provides the alignments of the proposed highways.

³² <https://www.futurehomes.org.uk/homes-for-nature>

³³ The size of the gaps are designed to be just big enough for hedgehogs, whilst remaining too small for most dogs (cats will not be constrained by garden fences in any case).

6 AFTERCARE AND MANAGEMENT

6.1 Background

- 6.1.1 The aftercare and management below will be carried out by a management company engaged by the Applicant.

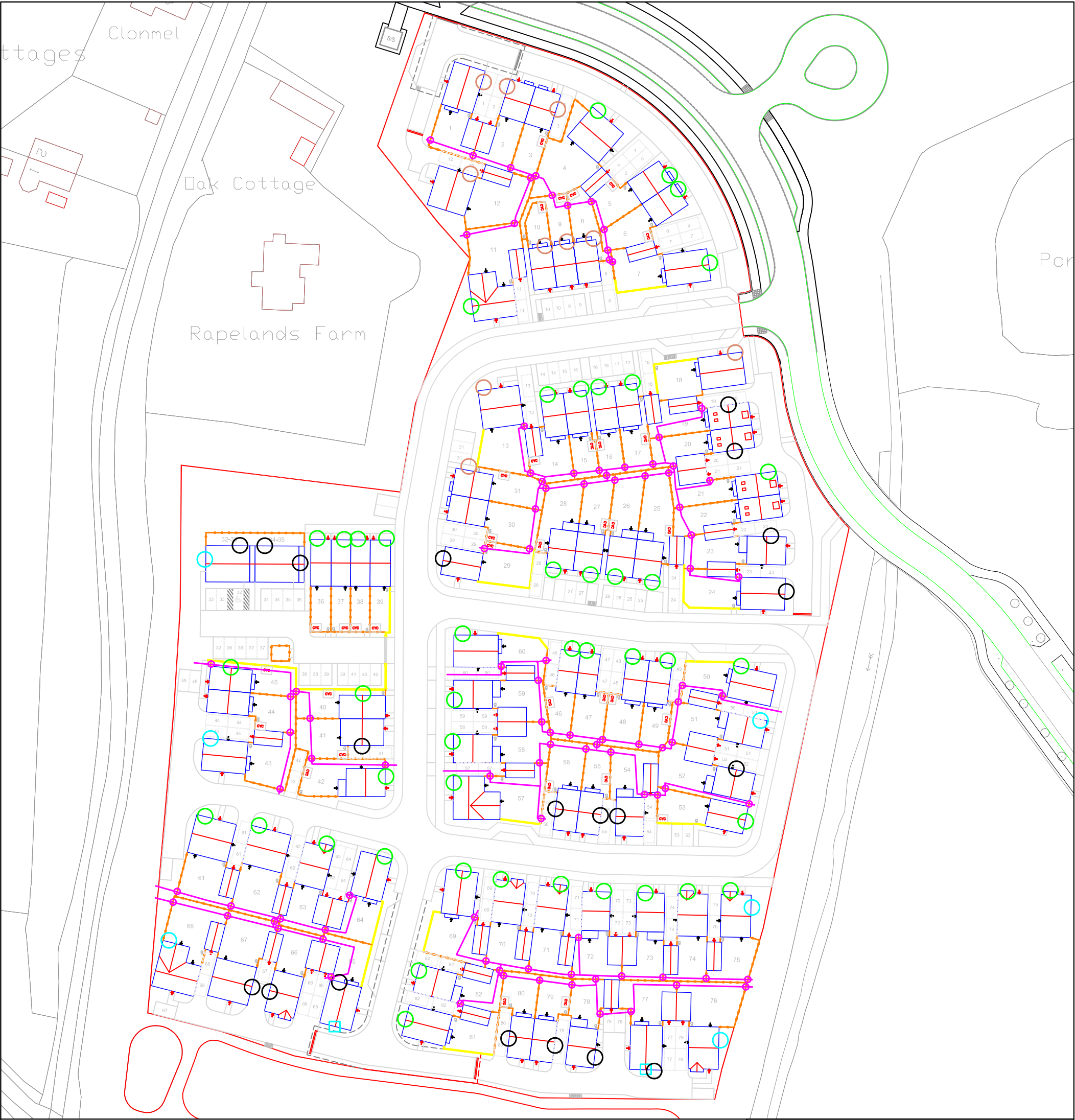
6.2 Landscape planting

- 6.2.1 Weed removal is an essential part of tree care, and it is important that this is carried out immediately after planting and again each year after that in order to reduce competition for water and nutrients from weeds and grasses. As a general rule a minimum area of 1.2 m diameter around each planting should be kept weed free from April–September, for 3–5 years after planting, or until trees are well established. Following this it is anticipated that the plantings will form a dense canopy which will suppress growth of competing weeds and grasses.
- 6.2.2 Each August for the first five years post-construction, tree/shrub numbers will be counted to assess their success rate and the numbers required for restocking (beating-up) assessed. Any losses should be replaced during the appropriate season. Any natural regeneration can be used to offset the number of new trees planted.
- 6.2.3 Regular (quarterly) checking of the planting will be undertaken by the appointed management company to monitor the progress of tree growth and identify potential problems.
- 6.2.4 The following brief checklist should be considered:
- Weed infestation observed and controlled;
 - Growth rate of grass and other competing vegetation monitored;
 - Stock proof fences repaired if damaged or collapsed;
 - Tree guards and stakes repaired, replaced or removed;
 - General site maintenance.

FIGURES



Figure 1:
Ecological Enhancements Plan



Key		Title Ecological enhancements		
Application site boundary Dwelling outline (with roof line) Garden wall Garden fence Alignment of hedgehog highway Location of hedgehog gaps in fences House sparrow nest box (e.g. Vivara Pro 'Woodstone Estella') House martin nest box (e.g. Vivara Pro 'Woodstone House Martin Nest') Swift nest box (e.g. Manthorpe 'Swift Nesting Brick'/'Dual Swift Brick') Tit nest box (Woodstone Single Chamber House Sparrow Nest Box) Bat box (e.g. Manthorpe 'Bat Ridge Roost')	Project RM Area 4		Client Bellway	
	Drawing No. Figure 1		Revision A	Project No. E1585
	Drawn BC		Date February 2026	
	Bioscan (UK) Ltd The Old Parlour, Little Baldon Farm, Little Baldon, Oxford, OX44 9PU.		Reproduced from Ordnance Survey © Crown Copyright. All rights reserved Licence No. 100005491	
	DO NOT SCALE			



APPENDICES



**Appendix 1:
Landscape Proposals for RM Area 4**