

Project	Land at Hornbrook Farm, Brighton Road, Horsham	Date	February 2026
Note	Ecological Walkover Survey	Ref	UE0470
Author	Dan Maude BSc (Hons) MRes ACIEEM	Page	1 of 16
Status	Third issue to the client following client comments		

1 Introduction

- 1.1 Urban Edge Environmental Consulting Ltd (UEEC) was commissioned to undertake an Ecological Walkover Survey (EWS) for the site of site a proposed residential development at Land at Hornbrook Farm, Brighton Road, Horsham (Grid Reference: TQ 18906 29780). The purpose of the survey was to reassess the extent, character and condition of habitats present on site and to establish any change from the Preliminary Ecological Appraisal (PEA)¹ which was carried out in 2021.
- 1.2 The survey was carried out on 13 February 2025 by Dan Maude BSc (Hons) MRes ACIEEM, a Senior Ecologist with four years' professional consultancy experience. Weather conditions were cool (6°C), with a moderate breeze (Beaufort scale 4), 100% cloud cover and no precipitation.

Site Description

- 1.4 The survey area is larger than the Application Site boundary, as a result of a change in the size of the Application Site after the surveys had been completed. The majority of the survey area contains the Application Site, barring a linear strip of habitat on the south-eastern boundary, within which a visibility splay will be created. The Application Site measures c.9.23ha and its extent is shown in blue on Figure 1, with the survey area marked in red.
- 1.5 The site lies to the south-east of the town of Horsham in the Horsham District of West Sussex. It comprises c.10.25ha of undeveloped agricultural land. The open grassland fields are interspersed by hedgerows, with strips of woodland and Horn Brook located along the site boundaries, and occasional patches of tall ruderal, bracken and scrub. The extent of the site is outlined in red on Figure 1.

¹ UEEC (2021): *Hornbrook Farm, Brighton Road, Horsham, West Sussex: Preliminary Ecological Appraisal*.

- 1.6 The site is bound by Horn Brook and woodland to the north and west; Doomsday Lane to the east; and Brighton Road (A281) to the south. The wider landscape is dominated by farmland and housing associated with Horsham, with large blocks of woodland to the east. Six ponds lie within 500m of the site.

Proposed Development

- 1.7 Planning consent is being sought for a residential development. The proposals would include construction of up to 180 dwellings, open space and associated works and infrastructure with all matters reserved apart from access. The Illustrative Masterplan for the development is shown at Figure 2.

Project Background

- 1.8 A range of recommendations for avoiding and mitigating ecological impacts were made in the PEA and Protected Species Surveys reports²³, together with recommendations for ecological enhancement.

2 Methodology

- 2.1 During the 2025 walkover survey, habitats and ecological features on site were noted in accordance with the methodology for Phase 1 habitat survey⁴, in line with the methods used in the PEA. This basic methodology was extended to provide more detail in relation to habitats with potential to support rare or protected fauna, as described by the Chartered Institute of Ecology and Environmental Management's *Guidelines for Preliminary Ecological Appraisal*⁵. The assessment of habitat suitability for protected, rare or priority species is based on current good practice guidance such as that presented in the *Herpetofauna Workers' Manual*⁶ and *Bat Surveys for Professional Ecologists: Good Practice Guidelines*⁷.
- 2.2 The ecological walkover survey included a Ground-level Tree Assessment (GLTA) which was carried out in accordance with the latest Good Practice Guidelines from the Bat Conservation Trust⁸ as well as Natural England Standing Advice on bats. Trees were subject to an ground-level inspection for potential bat roost features. All observable features potentially suitable for bats were noted and the overall suitability of the tree for roosting bats was classified with reference to Table 1.

² UEEC (2026a): *Land at Hornbrook Farm, Brighton Road, Horsham:: Protected Species Report*.

³ UEEC (2026b): *Land at Hornbrook Farm, Brighton Road, Horsham: Ground Level Tree Assessment & Reptile Survey Report*

⁴ Joint Nature Conservation Committee (2010): *Handbook for Phase 1 Habitat Survey. A Technique for Environmental Audit*, Joint Nature Conservation Committee, Peterborough.

⁵ CIEEM (2017): *Guidelines for Preliminary Ecological Appraisal. 2nd Edition*, CIEEM, Winchester.

⁶ Gent, A.H. and Gibson, S.D., eds. (2003): *Herpetofauna Workers' Manual*. Joint Nature Conservation Committee, Peterborough.

⁷ Collins, J. (ed.) (2023): *Bat Surveys for Professional Ecologists: Good Practice Guidelines. 4th Edition*, Bat Conservation Trust, London.

Hornbrook Farm, Horsham, West Sussex

-  Survey area
-  Application Site

Figure 1: Site Boundary



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Ordnance Survey AC0000808122

Scale (at A4): 1:5,000 Created by: EM

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UE0470ECO-Hornbrook: Site location: 260119





Figure 2: Illustrative Masterplan



Table 1: Potential suitability of trees for roosting bats

Suitability	Roosting habitats
None	No habitat features on site likely to be used by any roosting bats at any time of year (i.e. a complete absence of crevices / suitable shelter at all ground / underground levels).
Negligible	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
PRF-I	PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats.
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony.

Limitations

- 2.3 As the size of the Application Site was changed after the survey within this report was completed, a small section of habitat along the south-eastern boundary was not surveyed. It is currently understood that this addition to the Application Site boundary is for a visibility splay and will affect a small strip of roadside vegetation. As such, this is not considered a major limitation to this report achieving its objectives.
- 2.4 There were no difficulties in gaining access to the sites to assess the habitats and protected species suitability.
- 2.5 It was not possible to comprehensively search areas of dense scrub along the north-western boundary for signs of species [REDACTED]. Additionally, the adjacent residential gardens to the north-east and along the southern boundary could not be fully surveyed although attempts were made to visually assess neighbouring land from within the site itself.

3 Results**Habitats**

- 3.1 The following Phase 1 habitats were identified within or adjacent to the site.
- ▶ Arable;
 - ▶ Poor semi-improved grassland;
 - ▶ Semi-improved neutral grassland;
 - ▶ Broadleaved woodland;
 - ▶ Dense / scattered scrub;
 - ▶ Bracken;
 - ▶ Tall ruderal/bracken/scrub mosaic;
 - ▶ Tall ruderal;
 - ▶ Hedgerows;

- ▶ Running water; and
- ▶ Scattered trees.

- 3.2 There was one significant change between the habitats identified in 2021 and the present survey. This related to the large, Improved grassland field that formed the eastern portion of the survey area, which was presently being used to grow arable crops. As such, the present survey has reclassified the eastern field as Arable.
- 3.3 The remaining habitats recorded within the site were broadly consistent with those identified in 2021, with only minor variations in structure or composition. Where applicable, variation in site conditions and alterations to the site boundary are detailed below, together with updated photos for each habitat.

Arable

- 3.4 The large field that formed the eastern part of the survey area had changed from Improved grassland to Arable crop. At the time of survey, the field was mostly bare earth, with some early stages of crop growth. It was not apparent which crop had been planted.

Scrub

- 3.5 Several areas of dense and scattered scrub had expanded since the previous survey in 2021. The majority of growth was from bramble *Rubus fruticosus*, which had become dense around the base of tree T1 and at the northern end of hedgerow H1.

Bracken

- 3.6 Much of the bracken *Pteridium aquilinum* recorded in 2021 had died back and formed patches of litter. This reflects the winter seasonality of the species and survey.

Hedgerow

- 3.7 Hedgerow H3 had been cut to a short height of c.1m and there were several large push-through at the base of the hedge. The push-throughs were likely a result of deer, as deer footprints were abundant around the paths and deer are known to regularly use the site.

Ground-level Tree Assessment

- 3.8 Trees that provided suitability for roosting bats, as identified in the 2021 PEA and 2024 Protected Species Report, were found to be in a comparable condition and suitability during the present EWS.



Arable that was Improved grassland in 2021 – view looking north.



Arable that was Improved grassland in 2021 – view looking west.



Bramble scrub at the base of T1 – view looking south-east



Bramble scrub at the northern end of H1



Bracken at the eastern boundary that was litter at present – view looking east.



Hedgerow H3 which had been cut short.

4 Evaluation

- 4.1 Table 2 presents a summary of ecological constraints and opportunities identified within the survey area, which are generally consistent with those identified in 2022.

Table 2: Summary of ecological constraints and opportunities

Feature	Detail
<u>Constraints:</u>	
Designated sites	The site falls within the Impact Risk Zones for both St. Leonard's Park Ponds Site of Special Scientific Interest (SSSI) and St. Leonard's Forest SSSI. Consultation with Natural England on the likely effects the proposals might have on the designated sites is required.
Priority habitats	The woodland on site qualifies as Lowland Mixed Deciduous Woodland Habitat of Principal Importance, which is of high intrinsic ecological value. It is currently anticipated that the woodland will be retained and protected during construction. All of the hedgerows on site are classified as Hedgerows Habitat of Principal Importance, with the exception of H4 and H5a. It is currently anticipated that hedgerows H5, H5a and H6 will be removed, and narrow sections of H2, H3 and H4 would be severed to make way for new site accesses.
Other habitats	The proposed development would result in permanent losses of up to c.9.51ha of arable, poor semi-improved grassland, semi-improved neutral grassland, dense/scattered scrub, bracken, tall ruderal/bracken/scrub mosaic, tall ruderal and scattered trees, across the site. These areas are of relatively low intrinsic ecological value and of negligible to site-level importance.
Great crested newt	Permanent loss of suitable terrestrial habitats (poor semi-improved grassland, semi-improved neutral grassland, broadleaved woodland, dense scrub, tall ruderal / bracken / scrub mosaic, tall ruderal and hedgerows). No direct impact on aquatic habitats. Off-site ponds P2 and P5 returned a negative environmental DNA (eDNA) survey result in 2023. Pond P1, P3, P4 and P6 were either unsuitable or scoped out in 2023. These surveys are now out of date.
Birds (nesting)	Permanent loss of breeding habitats (poor semi-improved grassland, semi-improved neutral grassland, dense scrub, hedgerow and scattered trees). The survey area supported a moderately rich breeding bird assemblage, with eight species of conservation concern in 2023. The most important area was the woodland and scrub along the Horn Brook, and this is considered to be of <u>Local Importance</u> for its breeding bird species. These surveys are now over 18 months old but the character and condition of the site is considered to be largely unchanged and therefore repeat surveys are not necessary.
Bats (roosting)	The GLTA recorded six PRF-M and four PRF-I trees within the survey area. It is currently anticipated that all of these trees will be retained and protected. The GLTA only considered trees that were likely to be impacted by the Proposed Development and it is possible that additional suitable trees were present within the woodland which was not surveyed. These surveys have now expired, but the character and condition of the survey area is considered to be largely unchanged and therefore repeat surveys are not required.
Bats (foraging and commuting)	Effects on high and moderate suitability habitats for foraging and commuting bats (woodland, semi-improved neutral grassland, scrub, hedgerows, mature trees and running water), including through increases in artificial light. The 2023 surveys found the site was being predominantly used by pipistrelle bats, and a low abundance of rarer species including barbastelle, Leisler's bat and serotine. The majority of better-quality foraging and commuting habitat will be retained, including woodland and majority of

Feature	Detail
	boundary hedgerows. A short section of H2 and H4 will be severed but new native species landscaping will be created through to mitigate any loss of habitat. These surveys are due to expire in April 2025 but the character and condition of the site is considered to be largely unchanged and therefore repeat surveys are not necessary.
Hazel dormouse	Permanent losses of dense scrub and hedgerow habitat suitable for hazel dormouse <i>Muscardinus avellanarius</i> . There were no observations of hazel dormouse, or signs of their presence during the 2023 surveys, the results of which are due to expire in March 2025 but the character and condition of the site is considered to be largely unchanged and therefore repeat surveys are not necessary.
Water vole and otter	Horn Brook is suitable for both otter <i>Lutra lutra</i> and, less so, water vole <i>Arvicola amphibius</i> . No surveys for either species were carried out as part of the 2023 or 2024 protected species surveys as it was understood the Proposed Development could avoid impacts to either species through design. However, potential changes in the proposals has resulted in a requirement for surveys for otter and water vole. In addition, two suspected otter sightings were captured [REDACTED]
Hedgehog and harvest mouse	Permanent loss of grassland, scrub and hedgerow bases.
Invasive non-native species	Rhododendron <i>Rhododendron ponticum</i> and Himalayan balsam <i>Impatiens glandulifera</i> were recorded within the broadleaved woodland / dense scrub habitats on site. Both are listed on Schedule 9 of the WCA. American skunk cabbage <i>Lysichiton americanus</i> was recorded in multiple locations along Horn Brook, which is listed within the Sussex INNS report.
Reptiles	Permanent losses of suitable habitats (grassland, woodland, scrub and hedgerows) and piles of grass cuttings. The 2024 surveys identified a low population of common lizard <i>Zootoca vivipara</i> . No other species of reptile or signs of their presence were recorded during the survey. Although the area of grassland on site has decreased, common lizard is likely to still be present within the west of the survey area. The 2024 surveys are due to expire in December 2025; assuming the character and condition of the site remains largely unchanged an immediate repeat of the surveys will not be necessary.
<u>Opportunities:</u>	
Priority habitats	The hedgerow and woodland priority habitats within the survey area are of high intrinsic value and can provide a focus for ecological enhancement measures.
Habitat creation / enhancement	Habitat creation and enhancement opportunities include wildflower meadow planting, hedgerow creation, pond creation, habitat piles and bird/bat boxes.

5 Recommendations

- 5.1 Recommendations are made for further protected species surveys, together with preliminary recommendations for the protection of important ecological features, and / or to avoid or mitigate ecological impacts, and to enhance the ecology of the site post-construction. These are consistent with recommendations identified in the 2021 PEA, and 2023 and 2024 protected species survey reports. It is intended that these recommendations are considered during future changes to the design of development proposals so that protection of important ecological features is secured and opportunities for ecological enhancement are realised.

Table 3: Recommendations for further ecological survey / mitigation

#	Recommendations for further ecological survey / mitigation
R1	Updated presence / absence surveys for great crested newt in ponds within ponds P2 and P5, undertaken using eDNA sampling techniques from mid-April to end June, or using conventional techniques from mid-March to mid-June.
R2	To reduce disturbances to breeding birds and bats a vegetated buffer zone (>10m) will be established along the boundaries of the sensitive areas including the broadleaved woodland in the north and west and the and Horn Brook corridor along the western boundary. The planting of native hedgerows, trees, and shrubs, as recommended in the PEA, will be strategically focused within buffer zones, creating natural screening in support of locally significant breeding bird assemblages. Additionally, thoughtful consideration will be given to the potential installation of fencing. Signage will also be incorporated to guide visitors to adhere to designated paths and promote responsible behaviour among dog owners. This proactive approach is intended to safeguard the sensitive breeding bird areas, particularly during nesting season.
R3	Negative impacts on roosting bats in trees and other nocturnal species will be avoided, during both construction and operation of the Proposed Development, by preparing a lighting strategy to avoid light spill falling onto retained and newly created habitats.
R4	Presence / absence surveys for otter / water vole, undertaken between April and September.
R5	A translocation of reptiles from the construction zone to a suitable receptor site will be undertaken prior to site preparation and commencement of works, to avoid the risk of killing/injury to reptiles.

R1: Great crested newt

- 5.2 An updated great crested newt survey is recommended to establish whether the species is present in ponds P2 and P5, and if so in what numbers and whether they are breeding. If great crested newt are absent from these ponds then it is likely they are also absent from the application site. Environmental DNA (eDNA) sampling should be sufficient in the first instance and has the advantage of being more time- and cost-efficient where there is a high number of waterbodies or the likelihood of recording GCN is low. A single visit to the pond should be made by a suitably experienced and licensed ecologist between 15 April and 30 June. However, this method carries the risk that conventional survey techniques (which are more resource-intensive) will still be required if GCN is recorded, and for this reason it is recommended that eDNA surveys are completed by the end of April.

R2: Breeding Birds

- 5.3 Recommended mitigation measures for breeding birds focus on retaining suitable habitat and avoiding works during the breeding season. To reduce disturbances to breeding birds and bats a vegetated buffer zone (>10m) will be established along the boundaries of the sensitive areas including the broadleaved woodland in the north and west and the and Horn Brook corridor along the western boundary.
- 5.4 Suitable bird nesting habitat occurs throughout the developable area in the form of scrub and scattered trees. Negative impacts on breeding birds will be avoided by undertaking clearance works which would result in removal of potential nesting habitats outside of the bird breeding season, which

runs from 1 March to 30 September. Removal of nesting bird habitat will therefore be carried out between October and February, but should be planned and implemented in accordance with recommendations relating to other protected species which may still be present outside of the bird breeding season.

- 5.5 Any construction works undertaken within the bird breeding season where suitable bird breeding habitat exists will require a site check for nesting birds by a suitably qualified ecologist. This will take place no more than two days prior to works commencing. This is to ensure that no disturbance to active bird nests occurs. If a nest is found it must be cordoned off and works adjacent to the nest must be delayed until such time that the chicks have fledged from the nest. This will be supervised by a suitably qualified ecologist.
- 5.6 New greenspaces will incorporate tree and shrub planting of appropriate native species, which will provide nesting sites for birds and food resources for a range of other species. Plant stock will be sourced from a local supplier and be of local provenance.
- 5.7 The value of the survey area for breeding birds will also be enhanced by installing a range of artificial nest boxes. It is recommended that these are placed on retained trees within the development and / or incorporated within building facades including:
- ▶ New buildings: nest boxes will be installed under the eaves for birds that utilise buildings for nesting, e.g. starling, house sparrow, and swift. These species are of principal importance, of conservation concern and / or are notable in Sussex. The following nest boxes are suitable:
 - ▶ Schwegler Brick Box 25 (or other manufacturer's equivalent) for swifts and other small cavity nesting bird species including house sparrows;
 - ▶ Schwegler 1B Nest Box, with 32mm hole (or other manufacturer's equivalent), for a range of bird species including tits; and
 - ▶ Schwegler 3S Starling Box (or other manufacturer's equivalent).
 - ▶ Trees: nest boxes with entrance holes suitable for tit species, woodpeckers and nuthatches, and open-fronted boxes suitable for spotted flycatcher or song thrush, and treecreeper *Certhia familiaris* boxes.
- 5.8 One nest box will be installed for each new dwelling (55 in total) and will be split so that 45 are installed on new buildings and 10 on retained trees.
- 5.9 An artificial nest box for tawny owl *Strix aluco* will be erected in the undeveloped areas within the southern field.

R3: Bats

- 5.9.1 Negative impacts to foraging and commuting bats and other nocturnal species will be prevented, during both construction and operation of the Proposed Development, by avoiding light spill falling onto retained and newly created habitat features, particularly the retained scrub and trees at the survey area boundaries. The lighting design strategy should refer to guidance from the Institute of Lighting Professionals (ILP) on bats and artificial lighting, and take account of the following recommended specifications (ILP / BCT, 2023):

- ▶ All luminaires should lack UV elements when manufactured. Metal halide, fluorescent sources should not be used.
- ▶ LED luminaires should be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.
- ▶ A warm white spectrum (ideally <2700Kelvin) should be adopted to reduce blue light component.
- ▶ Luminaires should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012).
- ▶ Internal luminaires can be recessed where installed in proximity to windows to reduce glare and light spill.
- ▶ The use of specialist bollard or low-level downward directional luminaires to retain darkness above should be considered. However, this often comes at a cost of unacceptable glare, poor illumination efficiency, a high upward light component and poor facial recognition, and their use should only be as directed by the lighting professional.
- ▶ Column heights should be carefully considered to minimise light spill.
- ▶ Only luminaires with an upward light ratio of 0% and with good optical control should be used (refer to ILP guidance for the reduction of obtrusive light).
- ▶ Luminaires should always be mounted on the horizontal, i.e. no upward tilt.
- ▶ Any external security lighting should be set on motion-sensors and short (1min) timers.
- ▶ As a last resort, accessories such as baffles, hoods or louvres can be used to reduce light spill and direct it only to where it is needed.

5.10 Lighting will be avoided where new pedestrian and vehicle access have severed hedgerows.

R5: Water vole and otter

5.11 Horn Brook at the northern boundary is potentially suitable for otter and water vole. Further survey for both species are required to facilitate the updated proposals which could result in a loss of habitats or present a risk of killing, injury or disturbance. It is recommended that repeat searches are carried out along the riparian corridor for signs of otter activity (such as spraints, tracks, feeding remains, slides, holts and couches) and water vole (e.g. feeding stations, droppings and latrines, burrows and nests, footprints and runways). The surveys should follow current guidelines for water vole (Dean *et al.*, 2016) and otter (Chanin, 2003; Mammal Society, in press) using appropriate methods and techniques, and should be carried out in spring when both species are more active and before vegetation cover fully develops.

R6: Reptiles

5.12 The population of common lizard in the survey area is at risk of killing or injury during construction. A translocation of reptiles from the construction zone to a suitable receptor site will be carried out prior to site preparation and commencement of works, to avoid the risk of killing / injury. The translocation will be implemented in accordance with a Method Statement which has been agreed with the Local Planning Authority and is likely to include the following:

- ▶ **Appointment of Ecological Clerk of Works:** An Ecological Clerk of Works (ECoW) will be appointed to oversee operations which could negatively affect reptiles and other ecological features of value.
- ▶ **Selection and enhancement of a receptor site:** It is anticipated that an on-site receptor area can be created within the south-eastern part of the survey area, however, it will need to be established and reach target condition prior to a translocation taking place, which could take 18-24 months. Alternatively a receptor area in the west of the survey area could be created using retained habitats. Habitat management may be required prior to the commencement of the translocation to enhance the receptor area's capacity to support a population of reptiles. This may include creation of hibernacula.
- ▶ **Erection of reptile exclusion fencing:** The translocation area will be fenced-off from surrounding habitats using reptile exclusion fencing. This will be left in-situ following the completion of the translocation, to ensure that reptiles do not re-colonise the site during construction.
- ▶ **Capture and translocation:** Capture of reptiles will be undertaken by hand, facilitated by the laying of artificial refuges to help concentrate capture effort. A capture period of at least 30 and up to 60 days is likely to be required.
- ▶ **Habitat manipulation:** Once the translocation is underway, if captures begin being to diminish it is often helpful to undertake habitat manipulation to reduce the amount of suitable vegetation cover and render any remaining reptiles easier to catch. This will include strimming the grassland and brush-cutting bramble and scrub into progressively smaller patches within the construction zone.
- ▶ **Destructive search:** Following completion of the translocation, sites of potential refuge/hibernation (e.g. log / rubble piles or compost heaps) will be deconstructed using hand tools. Remaining areas of vegetation will be progressively reduced in height. Finally, the top soil will be carefully and systematically excavated and removed from site. Clearance will be carried out slowly and methodically under the direction of the ECoW.
- ▶ **Toolbox talks:** All site operatives will receive a briefing from the ECoW to explain the legal protection for reptiles, the methods to be followed, tips on identifying reptiles, and the procedure to be followed should a reptile be found at any stage during the works.
- ▶ **Timing of the works:** The translocation, destructive search and site clearance works will be programmed to take place during the active season for reptiles, broadly late March to October.
- ▶ **Nesting birds:** As a result of the precautionary timing outlined above, it is possible that the work will be carried out during the nesting bird season which runs from early March to late September. If vegetation clearance is required during the nesting season, a survey for active bird nests will be carried out by the ECoW immediately prior to the works. If an active nest is found, the nest must be cordoned off and works adjacent to this nest must be delayed until such time that the chicks have fledged.
- ▶ **Procedure if reptiles are encountered:** If reptiles are found within the construction zone during the works, site operatives will be advised to cease activity in its vicinity while advice from the ECoW is sought. The ECoW will then assess the most appropriate course of action

which may include removing the individual(s) from the site and moving it to an area of suitable habitat outside of the construction zone.

Precautionary and Ecological Protection Measures

- 5.13 The precautionary and ecological protection measures recommended in the PEA⁹ continue to apply and should be carried out as part of the Proposed Development.

Ecological Enhancement

- 5.14 The measures recommended in section 5.5 of the PEA should be implemented to deliver ecological enhancements for a range of wildlife following construction.

6 Summary and Conclusions

- 6.1 An EWS was carried out for Land at Hornbrook Farm, Brighton Road, Horsham. Its purpose was to assess any changes in the extent, character or condition of habitats present, and reassess their potential to support protected species, since the 2021 PEA, and 2023, 2024 and 2025 protected species surveys undertaken by UEEC.
- 6.2 The large, improved grassland field to the east of the survey area had been changed to arable. Otherwise, the character and condition of habitats present within the site are broadly unchanged since 2021, with only minor variations in structure or composition. The EWS included an updated assessment of the trees located within the sites, the condition of which was also unchanged since 2024 GLTA survey. Previous conclusions made in the 2021 PEA and subsequent Protected Species Surveys reports regarding protected species and ecological impacts are considered to still be valid and remain unchanged, although the protected species surveys in relation to great crested newt are out of date. In addition, due to potential changes to the proposals there is now a requirement to carry out further surveys for water vole and otter.
- 6.3 Constraints to development were identified including priority habitats, and the confirmed or potential presence of great crested newt, breeding birds, roosting / commuting / foraging bats, otter, water vole, invasive plants, and reptiles. Repeat surveys are required for great crested newts, and further surveys are required for water vole and otter. In addition, mitigation and ecological protection measures are proposed to enable offences under the relevant legislation to be avoided, along with recommendations for ecological enhancement, in line with recommendations in the PEA.

⁹ UEEC (2021): *Hornbrook Farm, Brighton Road, Horsham, West Sussex: Preliminary Ecological Appraisal*.

Appendix I: Updated Phase 1 Habitat Plan

Hornbrook Farm, Horsham, West Sussex

- Survey area
- Broadleaved woodland - semi-natural
- Scrub - dense/continuous
- SI Neutral grassland - semi-improved
- SI Poor semi-improved grassland
- Bracken - continuous
- Bracken / tall ruderal / scrub
- Tall ruderal
- A Arable
- Running water
- Native species-rich hedge
- Native species-poor hedge
- Species-poor defunct hedge
- Native species-rich hedge with trees
- Native species-poor hedge with trees
- + Scattered tree
- x Scattered scrub
- * Tree with PRF-M suitability
- * Tree with PRF-I suitability



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