

Sub-phase 2A Strategic Landscape Buffer: Ecological Mitigation and Management Plan

July 2026

**Phase 2 – Mowbray,
North Horsham**

Prepared by
CSA Environmental

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

This report may contain sensitive ecological information. It is the responsibility of the Local Authority to determine if this should be made publicly available.

Report Reference	Revision	Date	Prepared by	Approved by	Comments
CSA/7937/05	-	12/06/2026	NS	CC/TS	First Issue
	A	16/07/2026	NS	CC/TS	Amendments following review



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Appendix A: Phase 2 Reserved Matters Area Plan

Appendix B: Ecological Baseline Summary

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1.0 INTRODUCTION

- 1.1 This report has been prepared by CSA Environmental on behalf of Legal & General (Strategic Land North Horsham) Ltd and sets out an Ecology Mitigation and Management Plan (EMMP) in relation to the Strategic Landscape Buffer within Sub-Phase 2A, situated within Phase 2 of a mixed-use development at 'Mowbray', North Horsham.
- 1.2 Strategic development at Mowbray is subject to an outline planning permission (DC/16/1677) and will provide up to 2,750 dwellings alongside retail and business areas, leisure and education facilities, Public Open Space, and associated landscaping and infrastructure. Development is being delivered in three phases, with each phase being subject to RMAs for each Reserved Matters Area (RMA) of development (See Appendix A for the Phase 2 Reserved Matters Areas Plan). This EMMP relates to the Strategic Landscape Buffer of Sub-Phase 2A (as illustrated on approved drawing 2153A-210D), hereafter referred to as 'the Site'.
- 1.3 The EMMP has been prepared to address Condition 49 of outline planning permission (DC/16/1677) in relation to the Site. The wording of the condition is as follows:

Pre-Commencement Condition 49:

"Any application seeking approval of Reserved Matters pursuant to the planning permission shall be accompanied by a detailed Ecological Mitigation and Management Plan (EMMP), which shall be in accordance with the approved Phase-wide EMMP, shall incorporate any additional or amended recommendations arising from the up to date Ecological Surveys relevant to that Reserved Matters Area and shall include details of protection of retained habitat and avoidance measures with regards to protected and notable species. The EMMP shall include details of pre-works, during works and post-works measures including any on-going management and maintenance necessary to ensure the effectiveness of the mitigation and enhancement measures. Any application seeking approval of Reserved Matters which includes a Proposed Primary Road, as shown on the Parameter Plan: Movement and Access reference 2153A-103P received by the LPA on 6th March 2017 shall be accompanied by detailed design proposals for those road(s), including all ecological mitigation, such as dark corridors, underpasses and bridges and drawings including cross sections and details of associated fencing and landscaping to guide wildlife. The development shall thereafter be carried out in accordance with the approved details."

Reason:

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

Background

- 1.4 A suite of ecological surveys has been conducted across the wider Site, and specifically within Phase 2, from 2010 to 2023. Appendix B summarises the findings of previous ecological surveys and, where appropriate, this report will provide reference to survey information specific to the Site.
- 1.5 Sub-phase 2A is situated to the west extent of Phase 2 and runs along the north and west boundary of the RMA13 residential development area. The Site is to act as a strategic landscape buffer, as set out within the Phase 2 Design and Landscape Strategy (March 2026). Strategic landscape buffers have been created to preserve and maintain a clear separation between the development and the surrounding countryside. Detailed landscape proposals have been produced for the Site by David Jarvis Associates, June 2026 (Drawing Ref: 2898-5-2-32, Drawing No. DR-0002).
- 1.6 In addition to these drawings, a Landscape and Ecological Management Plan (LEMP) has been produced for the Site by David Jarvis Associates (Landscape and Ecological Management Plan – Phase 2, April 2026) to satisfy Condition 36:

Pre-Occupation Condition 36

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

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

f) Coordination with the approved Ecological Mitigation and Management Plan for that Reserved Matters Area.

The landscape areas shall thereafter be managed and maintained in accordance with the approved details."

Reason:

"To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015)."

2.0 AIMS AND OBJECTIVES

Aims

- 2.1 The primary aim of this EMMP is to detail the mitigation and management to be enacted for the benefit of ecological features identified within or within the vicinity of the Site.
- 2.2 The overarching objectives for the mitigation and management detailed in this EMMP are derived from the following sources, as stated within the condition itself:
- Chapter 12 of the Environment Statement (dated July 2016) and its appendices, and the Environment Statement's subsequent addendum submitted in support of the OPP;
 - Outline Ecological Mitigation and Management Plan (Bioscan reference: E1585/OEEMP/R1) submitted in support of the OPP;
 - A great crested newt strategy produced for Phase 2 (Derek Finnie Associates, 2025)
 - A dormouse mitigation strategy produced for Phase 2 (Derek Finnie Associates, 2025)
- 2.3 This EMMP specific the Site has also been informed by the EMMP produced for Phase 2 (currently under pending consideration under LPA reference DISC/26/0157) in its entirety by Derek Finnie Associates (2026), which recommended the following for Phase 2:
- Derogation licences are required to be sought for works involving great crested newts and hazel dormouse where necessary;
 - SuDS features, which will include open swales, are to be incorporated into the scheme in order to increase the quality of surface water discharge, and to provide additional features for great crested newts and for foraging bats;
 - The green infrastructure is to be managed for a range of species including for reptiles, [REDACTED] great crested newts and bats;
 - An ecological management plan will be produced; this will include mowing regimes for areas of semi-natural grassland for the benefit of reptiles and cutting regimes for the hedgerows;
 - Bat and bird boxes are to be mounted on retained trees;
 - The tree and scrub species for the creation of the landscape buffers will comprise native species of a composition present within the existing woodland and hedgerows;
 - The landscape plan will include fruit/berry bushes to provide an additional foraging resource for [REDACTED] birds;
 - Dormouse compensation areas should be established and managed appropriately.

2.4 The key objectives of this EMMP specific to the Site are to:

- Detail avoidance and mitigation measures for ecological features identified in association with the Reserved Matters Area;
- Ascertain the requirement and scope of long-term protection measures for habitats and species to be protected;
- Ensure the scheme aims to retain connected and permeable habitats to allow wildlife dispersal across Phase 2 and the wider Site;
- Recommend measures to achieve an overall improvement of retained habitats post-development, such as sensitive planting regimes;
- Provide suitable mitigation for loss of habitats within the wider Phase 2 Area.
- Provide recommendations for bespoke measures to minimise disturbance and impacts upon protected species and supporting habitats post-development, such as public information resources;
- Detail a compliance and reporting schedule to be implemented long-term.

3.0 BASELINE ECOLOGICAL INFORMATION

Previous Surveys

- 3.1 Historic surveys related to Phase 2 of the development commenced in 2010 and are summarised in Appendix B. Full survey reports have been previously submitted to Horsham District Council in support of Outline Application DC/16/1677 and are available on the Planning Portal.
- 3.2 In light of previous ecological survey data as per Appendix B, an update ecological walkover survey of Phase 2, comprising RMAs 2A, 3, 12, 13, 14, 15, 16, 17, 18, and 19 was conducted by CSA Environmental on 19 February 2026 to inform the requirement for additional surveys. The survey was undertaken using UKHabs methodology by Clare Marlow-Caudwell CECOL MCIEEM, Theresa Stewart MCIEEM, Sam Ashby ACIEEM, and Nathaniel Scott.
- 3.3 This EMMP, which is specific to the Site, has been prepared based upon previous ecological findings as summarised in the Ecological Background Summary (See Appendix B) with the exception of the update site walkover, a series of breeding bird series conducted in March-June 2026. Biological records were obtained from Sussex Biodiversity Records Centre (SxBRC) in preparation for this EMMP.
- 3.4 As per the Ecological Survey Scoping Report (CSA/7937/02), which should be read in conjunction with this EMMP, additional surveys proposed in 2026 will encompass all RMAs, with the exception of RMA 20, within Phase 2. If the findings of these proposed surveys stipulate the need for amendments to the mitigation or compensatory measures for protected species within the Site as detailed herein, a revision to this report may be deemed necessary.

Ecological Constraints

- 3.5 The update ecological walkover conducted in February 2026 confirmed habitats within the Site and those which hold the potential to support protected species as summarised below. All references to habitat parcels are made in accordance with the Habitats Plan – Phase 2 RMA 2A (CSA/7937/120) which can be viewed in Appendix C.
- 3.6 The Site comprised two areas of hedgerows situated to the north (H10; see Habitats Plan) and west boundary (H11 and H22), both of which comprised native hedgerow with the latter being associated with mature trees and a ditch. Areas of modified grassland associated with the existing habitat within the adjacent RMA 13 were present within the Site with this forming the hedgerow bases in some areas. A pond lies within the strategic landscape buffer along the west boundary, overshadowed by scrub dominated by ash *Fraxinus excelsior* and willow *Salix sp.*

Bats

- 3.7 Boundary habitats including Hedgerows H10 together H11 and H22 which lie to the north and west of the Site, respectively, provide suitability foraging and commuting routes for bats as confirmed by historic activity surveys in 2014 and 2015 (see Appendix B).
- 3.8 Tree roost assessment surveys conducted in 2014 and 2015 found mature trees (T207, T208 & T209) with 'low to 'medium suitability to support bat roosts along the northern boundary of the Site (See Appendix B).

3.9



Hazel Dormice

- 3.10 Suitability for hazel dormice *Muscardinus avellanarius* exists in the form of ancient woodland abutting the east boundary together with a section of species-rich native hedgerow (H10) which forms the north boundary of the Site and native hedgerow (H11 and H22) which lies to the west of the Site, respectively.
- 3.11 Nest tube surveys conducted in 2022 did not find dormouse evidence in the Site, but hedgerow H10, H11 and H22 are all considered suitable for nesting and commuting opportunities in addition to the ancient woodland abutting the east boundary of the Site. As per the Ecology Survey Scoping Report (CSA/7937/02), a Habitat Quality Assessment (HQA) survey was undertaken within Phase 2 which included the Site in April 2026 to inform the scope of additional presence/absence surveys.

Birds

- 3.12 The modified grassland habitat within the Site, is not thought to offer suitable habitat for nesting birds. However, hedgerows H10, H11 and H22, particularly where mature trees are present, are thought to have potential to support arboreal nesting birds and likely provide a foraging resource for numerous species.
- 3.13 Historic breeding bird surveys carried out during 2016 within Phase 2 did not identify any notable observations within the Site or the adjacent RMA 13, however yellowhammer *Emberiza citronella* and skylark *Alauda*

arvensis territories were identified to the south, within the close-by RMA 12 (see Appendix B).

Great Crested Newt

- 3.14 Suitable terrestrial habitat for great crested newt within the Site was limited to the hedgerow base associated with hedgerows H11, H12 and H22 with the remaining habitats within the Site comprising short sward sheep/horse grazed modified grassland functionally linked to the grassland habitat within the adjacent RMA 13.
- 3.15 A desk-based search identified 24 waterbodies within 500m of the Phase 2 boundary, nine of which lie within 250m of the Site boundary. One pond (P19; Habitats Plan) is situated within the west extent of the Site area which was dry during 2023, 2025 and subsequent May 2026 Surveys. Pond 18 was situated c. 50m to the west of the Site and supported a peak count of five great crested newts in 2019 (see Appendix B).

Reptiles

- 3.16 Historically, no reptiles have been identified within the Site. As such, no specific mitigation for reptiles is anticipated to be required at present.
- 3.17 The modified grassland within the Site is largely deemed unsuitable for reptiles due to the lack of vegetation cover and regular management of grassland by grazing sheep/horses. Suitable habitat in this case was limited to the hedgerow base associated with H10, H11 and H22.

Invertebrates

- 3.18 A notable invertebrate species assemblage was recorded within surveys of the wider site in 2015 and 2016, but full survey reports have not been made available at the time of writing. The presence of notable species within the Site, therefore, cannot be discounted. Sections of hedgerow within the Site may support notable species. Stag beetle *Lucanus cervus* amongst other notable species may occupy ancient woodland abutting the east boundary of the RMA, thus it is plausible these species may be found within the RMA within areas of suitable habitat.

4.0 AVOIDANCE, MITIGATION AND COMPENSATION

Identified Impacts

- 4.1 The Site is situated to the west of Phase 2 and runs along the north and west boundaries of the RMA13 residential development area. The Site is provided as a strategic landscape buffer, as set out within the Phase 2 Design and Landscape Strategy (March 2026). Strategic landscape buffers have been created to preserve and maintain a clear separation between the development and the surrounding countryside.
- 4.2 Strategic landscape buffers within Phase 2 of the proposed development are also intended to mitigate for the loss of habitat with the potential to support protected species within other RM areas which are to be developed for residential use.
- 4.3 An iterative process regarding the masterplan for Phase 2 has been employed to ensure that avoidance, mitigation, and compensation measures have been incorporated into the scheme. Detailed landscape proposals have been produced for the Site by David Jarvis Associated, June 2026 (Drawing Ref: 2898-5-2-32, Drawing No. DR-0002).
- 4.4 Input from the Project Ecologist has been incorporated from the project inception to ensure that ecological constraints to development have been minimised through scheme design. As per the Phase 2 EMMP (Derek Finnie Associates, 2026), the retention of hedgerows, woodland belts, mature trees, and ancient woodland including a 15m buffer has been recommended to minimise impacts.
- 4.5 As per the proposed layout for the Site (Drawing Ref: 2898-5-2-32, Drawing No. DR-0002), the proposed works are to only include landscaping which is to include the following:
- Retention and enhancement of existing vegetation within the Site.
 - Habitat creation which is to include the planting of individual trees and scrub.
 - Enhancement of the existing modified grassland through wildflower planting to create neutral grassland.
 - Enhancement of hedgerow including the planting of whips and shrubs to fill hedgerow gaps.
 - Establishment of a 15m exclusion buffer from the ancient woodland (Castle Copse).
- 4.6 The Impacts of the above are limited but are likely to include;
- New planting of individual trees within the RPA (Root Protection Areas) of existing and retained trees.
 - Storage of plant and material.

- The use of light/heavy machinery within the RPA of existing and retained trees.
- Continued management of created and retained habitats.

Avoidance, Mitigation and Compensation

- 4.7 Given the scope of the proposed works within the Site, which is restricted to soft landscaping, limited risks of disturbance or harm to protected species has been identified. Where applicable, detailed avoidance, mitigation and compensation measures are detailed below.

Individual Trees

- 4.8 As per the proposed layout for the Site (Drawing Ref: 2898-5-2-32, Drawing No. DR-0002) it is anticipated that all existing trees identified by the Arboricultural Impact Assessment & Method Statement (David Jarvis Associates, 2026) will be retained.
- 4.9 New tree planting is proposed within the current scheme of development for the Site which will be subject to a suitable management regime as detailed herein. New specimen trees and any associated root barriers will be positioned outside the existing RPAs of all existing and retained trees.
- 4.10 The storage of plant and material in association with the Site and any other RMA will be within the adjacent grassland, which is associated with RMA 13 development area, outside of the RPA of all trees at all times.
- 4.11 Following the completion of the proposed landscaping, standard protective fencing and ground protection will be implemented in accordance with BS 5837:2012, ensuring all trees are protected and safeguarded throughout all stages of development in association with the adjacent RMAs.

Grassland

- 4.12 As per the proposal layout for the Site (Drawing Ref: 2898-5-2-32, Drawing No. DR-0002), it is anticipated that all of the existing modified grassland within the Site will be retained and enhanced.
- 4.13 Modified grassland will be subject to enhancement via wildflower planting and a sensitive management regime, providing continued habitat for flora and commuting/foraging wildlife.
- 4.14 The proposed development of the Site offers opportunities for new neutral grassland planting.
- 4.15 It is considered unlikely that residential occupation of the adjacent RMA 13 will result in significant negative impacts upon enhanced and created grassland. However, there remains a risk of increased

recreational disturbance of grassland habitats and the wildlife they may support.

Hedgerows

- 4.16 It is anticipated all areas of hedgerows (H10, H11, and H22) will be retained and enhanced under the landscaping proposals for the Site.
- 4.17 Retained hedgerows will be subject to protection measures during construction including the installation of protective Tree Protection Fencing (TPF) demarcating Root Protection Areas (RPAs) as defined by the Arboricultural Impact Assessment & Method Statement (David Jarvis Associates, 2026) and in accordance with BS 5837:2012.
- 4.18 Given the location of H10, H11, and H22, along the north and west periphery of the residential development area, it is considered unlikely that residential occupation of the adjacent RMA 13 will result in significant negative impacts upon retained hedgerows. However, there remains a risk of increased recreational disturbance of retained hedgerows and the wildlife they may support.
- 4.19 To compensate for the minor increased risk of disturbance, a sensitive management regime, as detailed herein, will act to improve the ecological function of retained hedgerows within the Site and connectivity to habitats further afield including ancient woodland to the east and to ensure their functionality is maintained during the operational phase of the adjacent RMAs.

Woodland

- 4.20 As defined by the Arboricultural Survey Report (David Jarvis Associates, 2023), RPA's of trees within the ancient woodland adjacent to the east of the Site will be demarcated by standard protective fencing and ground protection will be implemented in accordance with BS 5837:2012, ensuring all trees are protected and safeguarded throughout all stages of development. Dust proof sheeting will be affixed to these features to prevent excessive pollution of the woodland.
- 4.21 Development edge effects upon the adjacent ancient woodland of Castle Copse to the east will be avoided by implementing protective buffers, c. 15m from the woodland edge at its nearest point to the Site.
- 4.22 During the operation phase of the adjacent residential development areas, native shrub planting and timber knee rail fencing or similar will act to prevent disturbance.
- 4.23 A sensitive lighting strategy, including the use of a dark corridor, will act to prevent excessive light pollution upon the Ancient Woodland and disturbance of wildlife such as bats (see Section 6). The lighting strategy will be designed according to Condition 62:

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

Ponds

- 4.24 A total of nine ponds lie within 250m of the Site, with one pond (P19) being identified within this RMA. Pond 19 is surrounded by willow *Salix sp.* scrub and was dry during 2023, 2025 and subsequent May 2026 Surveys.
- 4.25 Pond 19 is to be retained and protected under the proposed development and subject to enhancement for biodiversity through vegetation management.

Bats

Commuting/Foraging Opportunities

- 4.26 To avoid the disturbance of retained foraging/commuting hedgerow habitats to the north and west, appropriate sensitive working measures and lighting strategies will be implemented during construction. This will include limiting construction activities to daylight hours and restricting the use of security lighting at night.
- 4.27 The strategic buffer located to the north and west of residential parcel RMA 13 will continue to provide a green corridor across the landscape and in addition to the ancient woodland buffer to the east of RM13. These areas will not be directly lit or have pathways through them, to minimise risk of light and recreational disturbance on these habitats and the species that use them.
- 4.28 Appropriate landscaping measures will aim to create physical barriers at the extent of this buffer zone, such as dense native shrub planting, with the intention of strengthening the green corridor dividing the ancient woodland and built form.

Roosting Opportunities

- 4.29 As discussed within the ecological constraints section above, a number of mature trees situated along the Site's north and west boundary (T207, T208 & T209) were identified to possess 'low to 'medium' suitability to support bat roosts.

- 4.30 Given that all trees are set to be retained under the current landscape proposals, no mitigation measures pertaining to the loss of potential bat roosts will be required.
- 4.31 Habitat creation and enhancement including the provision of areas of neutral grassland and wildflowers, tree-mounted bat boxes and the enhancement of the existing hedgerows will aim to provide foraging opportunities for a range of bat species.

Dormouse

- 4.32 Historic surveys did not confirm the presence of hazel dormice within or adjacent to the Site (see Appendix B). However, dormouse nests were identified during licenced vegetation clearance southwest of RMA 14 in February and September 2024. Arboreal connectivity between this approximate area and the Site is fragmented by existing gaps in vegetation between Hedgerows H2, H3, and H4. However, there remains a risk that dormice could occupy the ancient woodland adjacent to the east, and hedgerows within the Site.
- 4.33 The proposals for the Site comprise the retention and enhancement of all hedgerows within the Site and implementation of a 15m buffer between developable areas and ancient adjacent woodland to the east of RMA 13. Planting whips and shrubs to fill gaps in retained hedgerows, and improve the diversity of native species, will aim to maintain ecological connectivity to the Site boundaries.
- 4.34 A Habitat Quality Assessment (HQA) survey of Phase 2, inclusive of the Site and adjacent habitat, has been conducted by CSA in April 2026. The results of this survey have informed the requirement for additional surveys including nest tube surveys. The results of which may stipulate amendments to the mitigation provided herein.

Great Crested Newts

- 4.35 A total of nine ponds lie within 250m of the Site, with one pond (P19) being identified within the Site. In this case, suitable terrestrial habitat for great crested newts within the Site comprised hedgerow bases of hedgerows H10, H11 and H22. The remainder of terrestrial habitat within the Site comprised short sward well managed grassland. It should be noted that nine potentially suitable breeding ponds lie within a dispersible distance from the Site.
- 4.36 Update surveys across Phase 2 are proposed in 2026, the results of which may stipulate amendments to any mitigation stated herein. A precautionary working methods statement in relation to great crested newts will be implemented during the Site works.
- 4.37 The precautionary working methods statement will include appropriate timing of the works and habitat manipulation to minimise the risk of harm to great crested newts should they be present. Works which will affect

likely newt hibernacula may only be undertaken during the active period for amphibians (generally mid-February to mid-October).

- 4.38 To improve connectivity across the site, the modified grassland retained within the Site and the ancient woodland buffer will be enhanced to improve its suitability in supporting great crested newts during their terrestrial life stage. Wildflower planting, in addition to a sensitive management regime to achieve tussocks and a varied sward length, will provide suitable commuting habitat for amphibians. The suitability of retained hedgerows will be subject to enhancement measures including the planting of whips and shrubs to fill hedgerow gaps. Finally, the creation of enhancement of the existing pond (P19) will increase aquatic opportunities within the Site, supporting great crested newts during their breeding life stages and creating additional foraging opportunities.
- 4.39 Retained and created ponds will continue to provide appropriate habitat for great crested newt within the wider the Phase 2 scheme. Additional compensatory ponds have been included within the Hillside area of development to the north of Phase 2, to compensate for the loss of suitable great crested newt habitat within Phase 2 of the development.

Reptiles

- 4.40 Historically, no reptiles have been identified within the Site. However, suitable terrestrial habitat is present in the hedgerow bases of hedgerows H10, H11 and H22.
- 4.41 Update surveys across Phase 2 are proposed in 2026, the results of which may stipulate amendments to any mitigation stated herein. A precautionary working methods statement in relation to great crested newts will be implemented during the works within the Site.
- 4.42 The precautionary working methods statement will include appropriate timing of the works and habitat manipulation to minimise the risk of harm to reptiles should they be present. Works which will affect likely reptile hibernacula may only be undertaken during the active period for reptile (generally March to mid-October).
- 4.43 The provision of neutral grassland and wildflower planting in the strategic buffer will provide suitable terrestrial habitat for reptiles post-development. In addition, log piles will be created to provide opportunities for reptiles post-development.

4.44

4.45



4.46



4.47



Birds

4.48 Reserved Matters Area 13 contained a range of habitats which are suitable for foraging and nesting birds which included hedgerows and mature trees. Given that all habitats within the Site are to be retained, no significant impacts to birds are thought likely to occur.

4.49 Habitat management and maintenance of suitable nesting habitat including hedgerows and mature should be undertaken outside of the nesting season (March to August inclusive).

4.50 Habitat creation and enhancement including the provision of areas of neutral grassland and wildflowers, tree-mounted bird boxes and the enhancement of the existing hedgerows will aim to provide foraging opportunities for a range of bird species.

Invertebrates

4.51 The development of the Site may provide an increase in opportunities for invertebrates through the enhancement of retained grassland and hedgerows together with the planting of additional areas of scrub planting.

4.52 Update surveys will be conducted in Spring 2026 to ascertain the likelihood of important invertebrate assemblages within Phase 2, including the Site. The results of these surveys will be used to ascertain the need for any species-specific mitigation measures.

5.0 ENHANCEMENT AND MANAGEMENT PRESCRIPTIONS

- 5.1 As discussed, The Site comprises a strategic landscape buffer, as set out within the Phase 2 Design and Landscape Strategy (David Jarvis Associates, June 2026). Strategic landscape buffers have been created to preserve and maintain a clear separation between the development and the surrounding countryside.
- 5.2 Detailed landscape proposals have been produced for the Site by David Jarvis Associated, June 2026 (Drawing Ref: 2898-5-2-32, Drawing No. DR-0002).

Protected Species

- 5.3 As per the detailed landscape plans, the following will be implemented into the post-development design of the Site:
- Tree-mounted bat and bird boxes installed upon retained mature trees.
 - Native shrub planting to demarcate the 15m Ancient Woodland buffer and act to prevent predation or recreational disturbance of dormice, bats, amphibians, reptiles, [REDACTED] within Ancient Woodland
 - Wildflower and neutral grassland planting to provide foraging and commuting opportunities post-development
 - Installation of at least seven log piles to support reptiles or amphibians
- 5.4 See Appendix D for the Mitigation and Enhancement Plan detailing the positioning of the above provisions.
- 5.5 A Construction Environmental Management Plan (CEMP) will be prepared to cover Phase 2 to satisfy Condition 10:

Pre-Commencement Condition: Prior to the commencement of each of the accesses hereby permitted, a detailed Construction Environment Management Plan document, specific to that access, shall be submitted to and approved in writing by the Local Planning Authority.

5.6



- 5.7 Habitat management and enhancement specifics are provided below per habitat type, which will be used to inform Landscape and Ecological Management Plans (LEMPs) as per Conditions 35 and 36.

Ancient Woodland

- 5.8 Ancient woodland at Castle Copse adjacent to the Site to the east will be protected from impacts associated with the proposed landscaping works.

Objectives

- 5.9 To preserve the ecological function of Ancient Woodland and the wildlife it likely supports, such as bats, by preventing disturbance and predation.
- 5.10 To prevent degradation of trees and Ancient Woodland ground flora through recreational disturbance or pollution.

Management Prescriptions

- 5.11 A sufficient protective buffer zone, of at least 15m from the west extent of the woodland, will be implemented throughout the construction and operation periods.
- 5.12 No development within the buffer zone will be permitted, aside from the improvement of modified grassland with wildflower planting as detailed below.
- 5.13 Native shrub planting will be provided to the east extent of the buffer zone to strengthen the green corridor between ancient woodland and built form.
- 5.14 Precautionary measures employed during construction, including the use of TPF to demarcate the 15m buffer zone with dustproof sheeting affixed, will be detailed within the CEMP.

Wildflower Planting and Neutral Grassland

- 5.15 Neutral grassland is proposed throughout the Site with all the existing modified grassland to be enhanced.
- 5.16 A locally appropriate wildflower seed-mix will be nectar-rich and sown onto pre-prepared seed beds in accordance with the planting specification. No nutrient improvement to the existing soil will be undertaken prior to sowing or during management and where feasible, topsoil and subsoil should be mixed through deep ploughing to reduce fertility.
- 5.17 In all cases, special care should be taken to ensure the seed beds are as free from weeds as possible, through continued cultivation and herbicide applications with the aim of creating a 'stale seed' bed prior to seeding.

Objectives

- 5.18 To provide suitable opportunities for protected species within the entirety of the Site.
- 5.19 To promote the occupation of the proposed area by wildlife by creating suitable terrestrial habitat adjacent.

Management Prescriptions

- 5.20 Native flowering species have been considered where appropriate to provide benefit for wildlife such as pollinating insects. Suitable seed mixes, such as Emorsgate Meadow Mixture for Loamy Soils, will be used
- 5.21 Where any scrub planting is incorporated into the scheme, it should be managed appropriately as to minimise risk overshadowing ground flora within grassland parcels.
- 5.22 Grassland maintenance will follow BS 7370 – Part 4 and encourage varied sward length and tussocks to support commuting terrestrial wildlife. Management prescriptions to be detailed within the Landscape and Management Plan for Phase 2 (David Jarvis Associates, April 2026) will be adhered to, to include the follow as a minimum:
- Biannual cuts in mid-July and September, followed by cutting collection.
 - Any damage caused during cutting such as trampling, rutting, abrasion or scalping should be repaired at the earliest opportunity to maintain an attractive sward.
 - Invasive undesirable species will be removed.
 - Litter and fallen leaves should be removed to prevent nutrient buildup.
- 5.23 Log piles will be installed in this habitat parcel to increase the likelihood of occupation by amphibians, reptiles, and invertebrates.
- 5.24 Ongoing management of wildflower planting and neutral grassland will include the following:
- Year 1 – Following establishment, once the sward has reached 100mm, it should be maintained at this height between April and October through regular cuts (minimum monthly) for the first growing season to control weed growth and allow for the slower growing perennial wildflowers to establish.
 - Year 2 – Regular cutting to maintain a grass height of approximately 100mm should continue from April till May, at which point the sward should be left to establish to a greater height, before 2 further cuts in late July and Sept down to 100mm.
 - Year 3 onwards - A standard hay meadow cutting regime will be implemented with the grassland cut to a height no lower than 200mm in in July and September to maximise vascular plant vitality.

- 5.25 The wildflower areas will be hand-weeded, or spot swiped for any perennial weeds such as docks *Rumex* sp., nettles *Urtica* sp. and ragwort *Senecio jacobaea*.

Individual Trees

- 5.26 All mature trees associated with the hedgerows within the Site will be retained. Additional individual trees will be planted throughout Site.

Objectives

- 5.27 Appropriate protection measures to preserve the health of retained mature trees.
- 5.28 Select suitable species, where appropriate, to maximise benefits for wildlife.

Management Prescriptions

- 5.29 Prior to construction, protective features in line with BS 5837:2012 will be installed to demarcate the RPA of each retained mature tree.
- 5.30 The detailed landscape proposals set out formal planting for each development parcel. Native trees, shrubs and herbaceous plants have been considered where appropriate to provide benefit for wildlife e.g. pollinating insects, foraging birds, etc.
- 5.31 All shrub/tree planting should be conducted into well-prepared ground, of pre-prepared beds consisting of topsoil to a depth of no less than 300mm, mixed with appropriate soil conditioner.
- 5.32 All planting should be maintained in accordance with good horticultural practice in order to ensure the thriving of individual species. Shrubs, hedges and herbaceous plants will be pruned in order to maintain attractive form as appropriate to their species.
- 5.33 Avoid the use of peat-based composts and minimise the use of the pesticides in the implementation and maintenance of any landscape scheme.
- 5.34 Inspect stakes and ties to trees and shrubs, twice yearly or after severe weather. Test for soundness in early and late winter, and replace tight or ineffective ties. Ties should be replaced in slightly different position. Remove stakes and ties as soon as trees are self-supporting to benefit tree establishment. Ensure that stake(s) are wholly removed from the ground and that the remaining hole is filled with clean topsoil.
- 5.35 Re-firm trees in ground after strong winds, frost heave or other disturbances.
- 5.36 Trees should be routinely inspected for pests and diseases.

- 5.37 Crown prune young trees by removing dead branches and reducing selected side branches, ensuring development of a single strong leader. Pruning should be carried out in accordance with BS 7370-4.
- 5.38 Maintain a mulch layer at the base of all trees and to all shrub beds by regular topping up to a depth of 75mm.
- 5.39 Wood chippings which arise from any felling/maintenance of trees within the Site will be reused as mulch where appropriate.

Native Hedgerows

Retained Hedgerows

- 5.40 Hedgerows H10, H11 and H22 will be retained. To improve connectivity across the RMA, retained hedgerows will be subject to enhancement measures including the planting of whips and shrubs to fill hedgerow gaps, native ground flora planting such as the Emorsgate EH1F Wild Flowers for Hedgerows mix.

Objectives

- 5.41 To protect and enhance existing linear habitat features for local wildlife, including bats.

Management Prescriptions

- 5.42 Existing hedgerows will be in-filled with native species of local provenance as set out within the planting schedule.
- 5.43 Infill planting will be conducted into well-prepared ground. New transplants will be protected with proprietary spiral rabbit guards or shrub shelters.
- 5.44 The existing hedgerows will be monitored for any sign of defects or poor health annually or after severe weather. Any signs of ill health or damage will be noted and remedial action taken when required.
- 5.45 Established sections of the hedgerows will be managed with a cut every three years in January to February.
- 5.46 Dead wood will be kept on site to form log piles within the woodlands and shrub areas to form habitat that can be used by saprophytic organisms and hibernating fauna.

Aquatic Habitats

- 5.47 Pond 19 is to be retained and protected under the proposed development and subject to enhancement for biodiversity through vegetation management.

- 5.48 To create opportunities for wildlife, such as breeding sites for amphibians and foraging opportunities for bats, the waterbody will be enhanced and managed to promote its ecological function.

Objectives

- 5.49 To enhance the botanical species diversity and wildlife carrying capacity of the existing pond.
- 5.50 To provide enhanced breeding opportunities for amphibians (including great crested newt), thereby enhancing the conservation status of the local amphibian population.
- 5.51 To ensure management work does not contravene any legislation including the Wildlife and Country 1981 (as amended), or the Conservation of Habitats and Species Regulation 2010 (as amended).

Management Prescriptions

- 5.52 The willow within the pond should be subject to thinning with selective tree removal and/or crown lifting to reduce shading, which will subsequently increase aquatic and marginal plant growth. Trees that are removed should be stump treated to prevent re-growth.
- 5.53 Emergent and marginal vegetation may require cutting back to prevent the waterbody becoming clogged with plants or dead organic matter. Emergent pond vegetation will be controlled if it starts to exceed 50% of the surface of the pond, but removal will not reduce coverage to less than 25%. If required, management will occur in the autumn, with different sections of the pond vegetation cut back or cleared in a rotational manner across different years.

6.0 LIGHTING

- 6.1 Pursuant to satisfying Condition 62 of the outline Planning Consent (DC/16/1677), a lighting strategy has been produced by Glanville (MOW-PH2-P13-6101, January 2026) for the adjacent RMA 12 and 13 in relation to the proposed residential developments, which should be viewed in conjunction with this EMMP.

Objectives

- 6.2 Prevent excessive illumination of potential bat and dormouse habitat including commuting corridors, foraging areas, and roost features.

Prescriptions

- 6.3 Careful consideration has been given to lighting, following the Bat Conservation Trust's Bats and Lighting in the UK guidance. Products will be selected and sited to limit potential impacts on bats. The following principles will be applied to the lighting design for the Site:

- Avoidance and reduction of light spill onto potential bat flight lines and foraging habitats such as Ancient Woodland adjacent to the east and retained hedgerows.
- Avoidance and reduction of light spill onto potential bat roosting features such as the installed bat boxes and trees identified with roost potential
- Directional, low UV lighting products to be used wherever possible
- Products with passive infra-red sensors used as appropriate to reduce the duration of lighting impacts

- 6.4 Where possible it is recommended that the retained boundary hedgerows and proposed treelines around the within the Site are not subject to any direct lighting in association with the adjacent residential developments, to retain dark corridors for bats.

- 6.5 Where lighting is necessary, hoods and cowls should be used to direct lighting away from potential commuting corridors, foraging areas and roost features

7.0 ECOLOGICAL MONITORING PROGRAMME

- 7.1 A programme of monitoring has been proposed in order to assess the efficacy of proposed landscaping and management works in increasing biodiversity and opportunities for local wildlife at the Site. This monitoring will also ensure that management is being undertaken in accordance with prescriptions set out herein.
- 7.2 It is proposed that a five-year timeframe would provide a reasonable opportunity to detect habitat/species changes and to therefore allow any remedial action to be taken.
- 7.3 As per the Phase 2 EMMP (Derek Finnie Associates, 2026), the following ecological surveys will be conducted to ascertain the future use of the habitats within Phase 2 including the Site.
- Neutral grassland and wildflower planting inspection
 - Inspection visits in Years 1 and 2 will ascertain the success of vegetation planting
 - Bat activity surveys
 - To be conducted in Year 1, 3, and 5
 - One survey per season (Spring, Summer, Autumn)
 - Hedgerow inspection
 - Walkover surveys in Years 1 and 5 to determine planting success and identify requirement for remedial action, such as filling gaps or replacing failed whips
- 7.4 In addition, grassland will be monitored alongside the above (in years 1, 3 and 5) to confirm establishment and condition. A simple, repeatable grassland monitoring regime is proposed which assesses herb and grass diversity (count no. species and % cover), and presence of undesirable 'weed' cover (species and % cover).

Thresholds

- 7.5 It is proposed that a positive outcome for hedgerow and grassland monitoring would be represented by an increase / establishment of a diversity of native species, as well as the reduction or absence of undesirable weed cover.

Reporting and Remedial Actions

- 7.6 In order to provide a standardised monitoring report, an Ecological monitoring Form Template will be completed on each monitoring visit in order to allow information and recommendations to be disseminated effectively.
- 7.7 It is proposed that the completed monitoring form and summary text will be sent via collective email communications to the following parties for their information and to make any relevant comments:

- Developer and/or the third party management company
- Horsham District Council
- Sussex Biodiversity Record Centre
- Any local interest groups/forums

7.8 Where monitoring highlights any negative trends, or where the above parties have concerns over the result of monitoring, remedial action will be triggered to ensure any required changes to management. It is proposed that, as the local planning authority, Horsham District Council may enforce any remedial action in consultation with the relevant parties. This could include some of the following actions:

- Change in habitat management where habitat degradation occurs
- Compensatory measures for habitat damage/loss, and/or
- Further monitoring requirements

8.0 WORK SCHEDULES

- 8.1 A schedule of work is provided in the following tables (1-2), giving a timetable for management actions for the first fifteen years. Before the end of this Management Plan period the management company will review these prescriptions, in consultation with interested parties and provide an updated Management Plan for on-going management.

Table 1. Habitat Management Prescriptions

	Feature	Initial works	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6 - 15
A	Neutral Grassland	Seeded with specified meadow seed mix	Monthly cuts to maintain 100mm sward height Apr-Oct	Regular cuts to maintain 100mm sward height Apr-May. 2 further cuts late July & Sept to 100mm	Twice annual cuts to 200mm in July & Sept	Twice annual cuts to 200mm in July & Sept	Twice annual cuts to 200mm in July & Sept	Twice annual cuts to 200mm in July & Sept
B	Retained Trees	-	Annual review visits to determine any required trees work. Pruning of trees and other remedial works to be undertaken as required with bat survey undertaken prior to any tree works or tree pruning.					
C	Retained Hedgerows	In filled with native plants of local provenance. New transplants protected with rabbit guards or shrub shelters.	Guards and shelters inspected twice yearly removed when appropriate. Hedgerows monitored annually or after severe weather for defects or poor health. Failed transplants to be replaced. Established hedgerow to be managed by a cut every other year.					
G	Tree Planting	Inspect stakes and ties, twice yearly. Test for soundness in early and late winter and replace tight or ineffective ties. Remove stakes and ties as soon as trees are self-supporting	Annually and after severe weather	Annually and after severe weather	Annually and after severe weather	Annually and after severe weather		
		Routinely inspect trees for pests and diseases.	As required.	As required.	As required.	As required.	As required.	As required.
		Maintain a layer of mulch to a depth of 75mm.	As required.	As required.	As required.	As required.	As required.	As required.
H	Bird Boxes	Bird nesting boxes installed on trees	Remove old nests and debris annually outside of bird-nesting	Remove old nests and debris annually outside of bird-nesting season (i.e. outside of	Remove old nests and debris annually outside of bird-nesting season (i.e. outside of	Remove old nests and debris annually outside of bird-nesting season (i.e. outside of	Remove old nests and debris annually outside of bird-nesting season (i.e. outside of	Remove old nests and debris annually outside of bird-nesting season (i.e. outside of March-August inclusive)

			season (i.e. outside of March-August inclusive)	March-August inclusive)	March-August inclusive)	March-August inclusive)	March-August inclusive)	
I	Bat Boxes	Bat boxes/units installed on trees	Cleaning to be undertaken as required by a licensed bat worker	Cleaning to be undertaken as required by a licensed bat worker	Cleaning to be undertaken as required by a licensed bat worker	Cleaning to be undertaken as required by a licensed bat worker	Cleaning to be undertaken as required by a licensed bat worker	Cleaning to be undertaken as required by a licensed bat worker

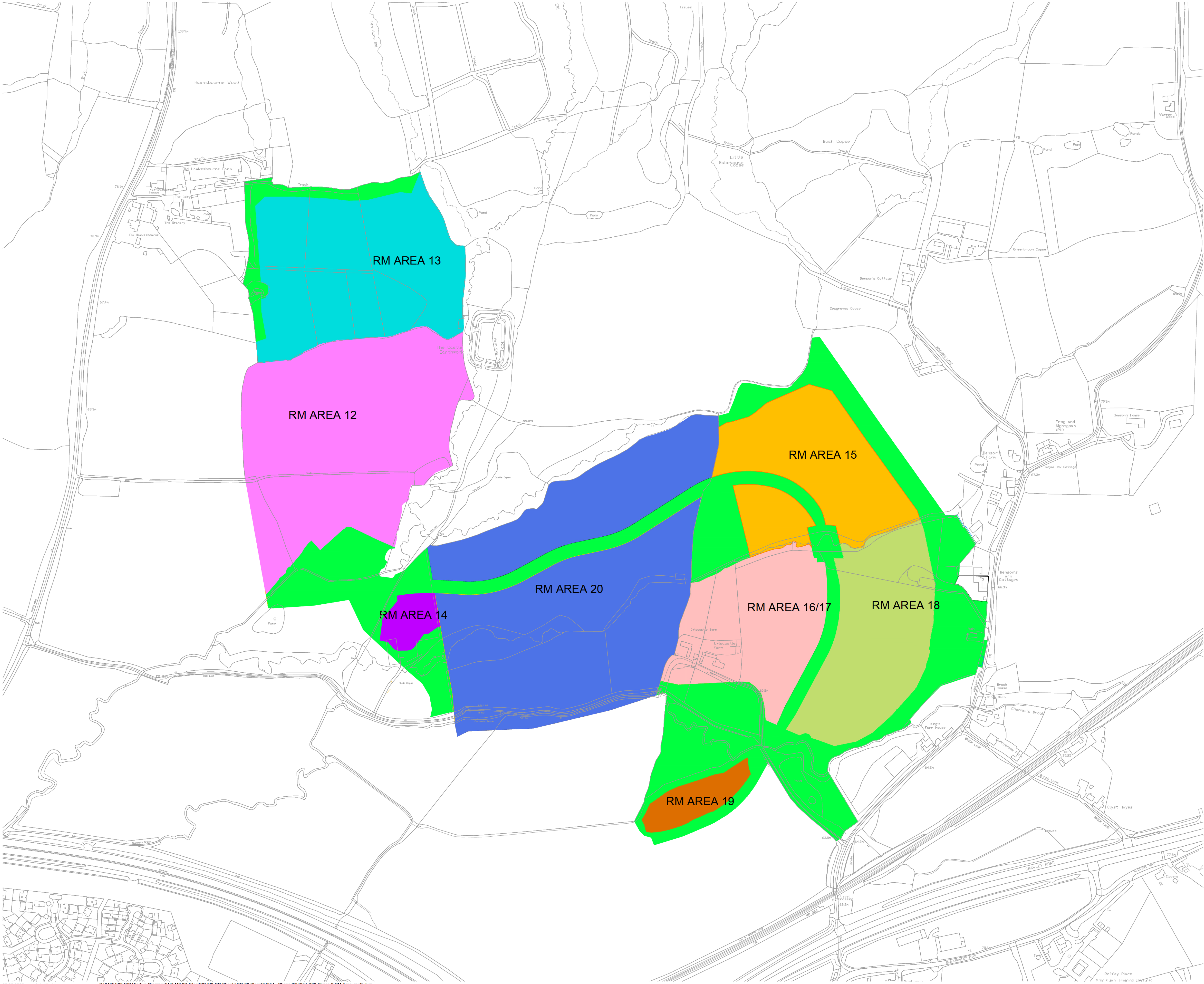
Table 2. Ecological monitoring Schedule

	Feature	Initial works	Year 1	Year 2	Year 3	Year 4	Year 5
A	Bat Activity Surveys	-	x		x		x
C	Wildflower Grassland	-	Survey of grassland prior to annual cut to assess establishment of wildflowers, and to recommend any changes to management regime.	-	Survey of grassland prior to annual cut to assess establishment of wildflowers, and to recommend any changes to management regime.	-	Survey of grassland prior to annual cut to assess establishment of wildflowers, and to recommend any changes to management regime.
D	Hedgerows	-	Walkover survey of newly planted hedgerows to identify any remedial action needed or changes to management regime.	-	-	-	Walkover survey of hedgerows to identify any remedial action needed or changes to management regime.
E	SuDS Features	-	Walkover survey of created SuDS features to identify any remedial action needed or changes to management regime.	Walkover survey of created SuDS features to identify any remedial action needed or changes to management regime.	-	-	-
G	Reporting	-	Monitoring proforma to be completed submitted to management company with any recommendations in changes to management regime.	-	Monitoring proforma report to be completed submitted to management company with any recommendations in changes to management regime.	-	Monitoring proforma report to be completed submitted to management company with any recommendations in changes to management regime.

			Species records to be submitted to Sussex Biodiversity Records Centre / Sussex Bat Group.		Species records to be submitted to Lincolnshire Environmental Records Centre / Lincolnshire Bat Group.		Species records to be submitted to Sussex Biodiversity Records Centre / Sussex Bat Group.
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Appendix A

Phase 2 Reserved Matters Area Plan



Contractors and consultants are not to scale dimensions from this drawing

- KEY
- RM AREA 12

RM AREA 13

RM AREA 14

RM AREA 15

RM AREA 16/17

RM AREA 18

RM AREA 19

RMA AREA 20

INFRASTRUCTURE APPROVAL AREAS*

* The areas benefiting from existing full consent or existing / pending approval through RM submissions and will not contain any Housing Units

N

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Client
Legal and General

Project
Land North of Horsham

Description
Reserved Matters Areas Plan
Phase 2

Status
For Information Only

Scale
1:2500@A1

Job Number
34854

Drawn By
AK

Drawing Number
S22

Date
Feb 2026

Revision
E

100mm@A1 Original size

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02.02.2026 Anis Khairi P:\34854\03-WP Work in Progress\WP-M2 2D Files\WP-M2-DR Sheets\DR-03 Plans\34854 - Phase 2\34854-S22-Phase 2 RM Area_revE.dwg

Appendix B

Ecological Baseline Summary

1.0 Introduction

- 1.1 This appendix summarises findings from existing ecological survey data collected from Development Phase 2 at Land North of Horsham, Mowbray from 2010 to 2025. It should be noted that results specific to Reserved Matters Areas within Phase 2 have been extracted from site-wide, i.e. comprising Phases 1-3, surveys and corresponding reports where applicable.

2.0 Results

Habitat Survey

- 2.1 Site-wide Phase 1 Habitat Classification surveys (JNCC, 2012) were conducted by Bioscan in 2010, 2011, 2014, and 2018. Bioscan also conducted National Vegetation Classification (NVC) surveys in 2015 and 2016. The habitat surveys comprised searches for habitats of 'Principal Importance' or BAP Priority Habitats, in addition to invasive non-native species and any plants listed on the Sussex Rare Plant Register (Briggs, 2001).
- 2.2 A summary of baseline habitat survey findings is provided herein, with habitat descriptions provided per phased Reserved Matters Application (RMA). The results of the most recent Phase 1 Habitat Classification survey, conducted site-wide by Bioscan in 2018, are shown in Figure 1 at the end of this document.

RMA 3 - Infrastructure

- 2.3 When surveyed in 2018, the RMA 3 area was found to comprise predominantly arable cropland and improved grassland, with smaller parcels falling within deciduous woodland plantation as identified in RMA 14.

RMA 12 - Residential

- 2.4 Following habitat surveys undertaken between 2010 to 2018, the RMA 12 area was found to be dominated by arable cropland. Habitat surveys in 2014 recorded a linear parcel of game cover crop, dominated by reed canary grass *Phalaris arundinacea* and maize *Zea mays*. The south-western extent of RMA 12 was classified as arable cropland in 2015, but 2018 surveys reclassified the same parcel as semi-improved grassland dominated by cock's-foot *Dactylis glomerata*, Yorkshire fog *Holcus lanatus*, and soft brome *Bromus hordaceus* amongst other grassland species.
- 2.5 Hedgerows H2 and H3 demarcating the western boundary of the arable field that dominated RMA 12 were classified as native species-poor and native species-rich hedgerows, respectively, in 2015. Phase 1 surveys conducted in 2018 reclassified H2 as a species-rich hedgerow with trees, while H3 was considered a species-poor hedgerow.

RMA 13 – Residential

- 2.6 In surveys undertaken in 2018, improved grassland was identified as the dominant habitat type within RMA 13. Grassland was identified as species-poor and dominated by common grasses such as common bent *Agrostis capillaris* and crested dog's-tail *Cynosurus cristatus* amongst herbaceous species including white clover *Trifolium repens* and creeping buttercup *Ranunculus repens*. Fencing divided RMA 13 into five sheep-grazed fields. A pond was identified to the western extent of RMA 13, surrounding by native scrub.

RMA 14 – Residential

- 2.7 Deciduous woodland plantation upon semi-improved grassland was identified in the RMA 14 area in 2015 and 2018 Phase 1 surveys, containing ash *Fraxinus excelsior*, sweet chestnut *Castanea sativa*, pedunculate oak *Quercus robur*, alder *Alnus glutinosa*, and hazel *Corylus avellana*.

RMA 15 – Residential

- 2.8 Improved grassland, comprising a similar species composition as identified in RMA 13, was recorded in RMA 15 in all previous habitat surveys.

RMA 16/17 – Residential

- 2.9 In 2018, the area encompassing RMAs 16 and 17 was found to consist of arable cropland to the east with residential buildings and associated gardens at Owlcastle Farm to the west. Improved or amenity grassland was formed of residential gardens, in addition to a single pond, areas of hardstanding, and numerous buildings.

RMA 18 – Residential

- 2.10 RMA 18 was found to comprise predominantly arable cropland bound by scrub and hedgerows in 2018, with improved grassland and built-up areas to the north associated with Benson's Farm. A watercourse was found running through broadleaved semi-natural woodland at the northern extent of RMA 18. This woodland parcel was subject to an NVC survey in 2015, recording *Primula vulgaris* (W8a) and *Teucrium scorodonia* (W8g) sub-communities.

RMA 19 – Residential

- 2.11 Arable cropland was found to dominate RMA 19 during all previous Phase 1 Habitat classification surveys, bound by deciduous woodland to the northwest. This woodland parcel was found to support W8 and W10 (*Quercus robur* - *Pteridium aquilinum* - *Rubus fruticosus*) NVC communities in 2015.

Strategic Landscape Buffer RMA Phase 2C

- 2.12 Hedgerows H11 and H22 demarcated the western boundary of RMA 13, both classified as native species-poor hedgerows in 2015 but species-rich in 2018. Hedgerows H28 and H10, along the northern RMA boundary, were categorised as native species-rich hedgerows in both 2015 and 2018.
- 2.13 Semi-improved grassland situated to the west of RMA 14 was subject to an NVC survey in 2015, which classified the parcel as NVC community Mesotrophic Grasslands (MG1) with *Festuca rubra* subcommunity (MG1a).

Linear Features

- 2.14 Hedgerow classifications were generally consistent across previous habitat surveys, with a few minor discrepancies. Hedgerow H2, for instance, was categorised as 'native species-rich' in 2016 but 'native species-rich hedgerow with trees' in 2018. RMAs within Phase 2 were found to support the following hedgerow types, as per Phase 1 Habitat Classification (Bioscan, 2016a):
- 'Native species-rich hedgerow'
 - 'Native species-rich hedgerow with trees'
 - 'Native species-poor hedgerow'
 - 'Native species-poor hedgerow with trees'
 - 'Native species-poor defunct hedgerow'

Bat Activity Survey

- 2.15 A single walked transect survey conducted across Phase 1 in September 2011 found common pipistrelle *Pipistrellus pipistrellus* to be the most frequently recorded species onsite, followed by soprano pipistrelle *P. pygmaeus*. While this survey did not encompass Phase 2, walked transects surveyed Hedgerows H2 and H3 at the western extent of RMA 12. Common and soprano pipistrelle activity was recorded in associated with these linear features.
- 2.16 Bat activity surveys comprising walked transects and automated static monitoring surveys conducted across Phase 1 in 2014 and 2018 recorded common pipistrelle, soprano pipistrelle, brown long-eared *Plecotus auritus*, barbastelle *Barbastella barbastellus*, and *Myotis* sp. activity adjacent to RMA 12.
- 2.17 Additional bat activity surveys were conducted in 2014 and 2015, encompassing Phases 1, 2, and 3 of the Site. These surveys recorded at least 10 species, an assemblage of 'County' level importance including Annex II listed barbastelle.

2.18 Site-wide surveys conducted in 2014 and 2015 found the following results, summarised per RMA in Phase 2:

- RMA 12: *Myotis* sp. (likely whiskered *M. mystacinus*, Brandt's *M. Brandtii*, or Bechstein's *M. Bechsteinii*) activity associated with the eastern boundary, with soprano pipistrelle frequent at the north-eastern corner of the RMA, and common pipistrelle frequent along the western RMA boundary.
- RMA 13: Unidentified *Pipistrellus* sp. were recorded most frequently in this RMA, associated with the northern RMA boundary.
- RMA 14: Soprano and common pipistrelle, in addition to noctule *Nyctalus noctula*, were recorded at the eastern extent of RMA 14. *Myotis* sp. were recorded to the northern extent of RMA 14 in June 2014, thought to be Daubenton's *M. Daubentonii*.
- RMA 15: The area encompassing RMA 15 saw common and soprano pipistrelle and *Myotis* sp. activity recorded, predominantly to the western and northern extents of the RMA. Notable common pipistrelle foraging was recorded in these areas.
- RMA 16/17: Activity was limited in these areas, in comparison to the other RMAs, with the exception of common pipistrelle foraging to the northern extent of the residential gardens.
- RMA 18: Similar to RMA 16/17, activity was limited to common pipistrelle foraging at the RMA boundary.
- RMA 19: Habitat within and adjacent to RMA 19 saw notable common and soprano pipistrelle foraging in addition to brown long-eared *Plecotus auritus* and *Myotis* sp. activity.
- RMAs 2C & 3: Generally, activity in these RMAs resembled that recorded in adjacent RMAs. However, it should be acknowledged that notable common and pipistrelle foraging was recorded in association with Ponds P1 and P2 within RMA 2C. Nathusius' pipistrelle *P. nathusii* foraging was also recorded adjacent to P2. In 2015, *Myotis* sp. foraging was recorded at P1.

2.19 Bat activity walkover and static detector surveys were conducted across Phase 2 between May and September 2022. Detailed results of these surveys have not been made available but are understood to be consistent with previous activity survey results (Derek Finnie Associates, 2026).

2.20 Figures 2-4 at the end of this Appendix are extracted from the previous activity surveys as discussed above.

Building Roost Assessment and Emergence Survey

2.21 Buildings at Owlcastle Barn (OB1 and OB2), within RMA 16/17, were inspected for their potential to support bat roosts in September 2014.

Buildings at Owlcastle Farm (OF1-4), also within RMA 16/17, were assessed in October 2015. Buildings at Benson's Farm (BF1-3) were assessed in September 2015, of which BF1 and BF3 fall within RMA 18.

- 2.22 Both OB1 and OB2 were deemed to hold 'low' roost potential, but the collection of *Pipistrellus* sp. droppings indicated the presence of roosts. These buildings were subject to emergence surveys in September 2014 which found a 'probable' common pipistrelle roost in OB1 and confirmed *Pipistrellus* sp. roost in OB2.
- 2.23 Building OF1 was deemed of 'medium/high' potential for bat roosts, with a probable external roost indicated by *Pipistrellus* droppings on the building exterior. Both OF2 and OF3 were confirmed to support *Plecotus* sp. roosts with numerous (over 250 in OF3) droppings found in internal loft voids alongside feeding remains. Building OF4 was found 'negligible' for bat roosts in 2015. Emergence surveys of OF1-4 were not conducted in 2015 due to access limitations.
- 2.24 Buildings BF1 and BF3 were found to hold 'negligible' roost potential in 2015. Figure 5 provides the results of historic emergence surveys.

Bat Tree Roost Assessment

- 2.25 A tree roost assessment encompassing Phase 1 of the wider development was conducted in 2011 (see Figure 6). Three trees of 'medium' and one of 'high' potential were identified adjacent to RMA 12 to the west.
- 2.26 Additional tree assessment surveys were conducted across all three Phases of the Site in 2014 and 2015, followed by climbing inspections in 2016. Of the 42 individual trees or tree groups surveyed within or adjacent to Phase 2, only two were considered to hold 'high' potential for roosting bats (T18 and T24). Six trees (T19, T21, T28, T78, T80, and T84) held 'medium' roost potential, and three 'low/medium' roost potential (T208, T22, T25). Of these, T78 and T80 were subject to climbing surveys but no evidence of bat roosts was found. All remaining trees surveyed in Phase 2 held 'low' or 'negligible' roost potential (see Figure 7).

- 2.27 [REDACTED]
- 2.28 [REDACTED]

[REDACTED]

2.29 [REDACTED]

2.30 [REDACTED]

Hazel Dormouse Survey

2.31 Site-wide surveys conducted between April and October 2014 found dormouse nests in survey parcels L and N, both of which fall within Phase 1 of the development (see Figure 9). No evidence of dormice was found in survey parcels within Phase 2.

2.32 However, additional surveys to inform the development of Phase 1 found a potential dormouse nest to the south of RMA 2C adjacent to Pond P2 in 2019 (Figure 10).

2.33 Additional surveys were conducted in 2022 to provide monitoring data for mitigation licences granted for the development of Phase 1 (Licences 2019-42626-EPS-MIT-1, 2019-44250-EPSMIT and 2021-51422-EPS-MIT). Nest tubes were deployed across all RMAs within Phase 2, but no evidence of dormice was recorded (Figure 11). Dormouse nests were identified in Phase 1 to the southwest of RMA 14 during habitat clearance under licence in February and September 2024.

2.34 A mitigation licence (2025-72928-EPS-MIT) has been issued for the removal of suitable dormouse habitat and to enable the extension of Bailey Road to the south of RMA 12 (Figure 12).

Breeding Bird Survey

2.35 Breeding bird survey visits conducted in April, May, and June 2014 recorded skylark *Alauda arvensis* (BoCC Red-listed) to the northern extent of RMA 12 and yellowhammer *Emberiza citrinella* (BoCC Red-listed) to the western boundary of RMA 12 (Figure 13). Mallard *Anas platyrhynchos* (BoCC Amber-listed) and dunnock *Prunella modularis* (BoCC Amber-listed) were recorded within the vicinity of the Phase 2 boundary adjacent to RMA 14. In 2014, it was estimated that 5-7 skylark and 3-4 yellowhammer breeding territories occupied cropland within

RMA 12. No other breeding bird territories were recorded within the Phase 2 boundary.

Great Crested Newt Survey

- 2.36 Aquatic great crested newt surveys to inform the development of Phase 1 recorded great crested newts in Ponds P2, P18, P27, and P30 in 2014 and 2019 (Figure 14). Additional eDNA surveys conducted in 2015, 2016, and 2018 found GCN presence in P2, P18 P20, P27, and P30. Ponds P1 and P6 were also subject to eDNA surveys in 2015, but the results did not indicate great crested newt presence at the time of survey. All of these waterbodies lie within 250m of the Phase 2 boundary.
- 2.37 Update surveys in 2023 confirmed great crested newt presence in P2, P30, P18, and P31. Additional surveys in 2025 found presence in P2, but eDNA analyses did not confirm presence in P1, P25, nor P29.
- 2.38 Following the aforementioned surveys conducted to inform the development of Phase 1, great crested newt mitigation licences were sought from Natural England. Licence 2019-44385-EPS-MIT encompassed areas of Phase 1 adjacent to RMA 13 and RMA 12 to the west, while Licence 2025-72835-EPSMIT encompassing Pond P2, RMA 14, and adjacent parcels within RMA 2C has been granted to cover a newt translocation exercise following the removal of Ponds P2 and P30 (Derek Finnie Associates, 2025; 2026). Figure 15 shows a summary of previous great crested newt survey information in relation to this licence.

Reptile Survey

- 2.39 Reptile presence/absence surveys conducted across Phase 1 in 2014 also comprised survey areas in RMA 12 and RMA 14; a single slow worm *Anguis fragilis* and two common lizard *Zootoca vivipara* were identified in or adjacent to RMA 14 (see Figure 16). No reptiles were recorded in RMA 12.
- 2.40 A reptile survey of Phase 2 was conducted in 2022 but found no reptiles (Derek Finnie Associates, 2026). However, survey locations have not been disclosed.

Invertebrate Survey

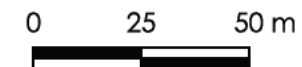
- 2.41 It is understood that invertebrate surveys were undertaken in 2015 and 2016, but the associated reports have not been made available at the time of writing. The following summary has been informed by the site-wide Ecological Statement chapter, but detailed results could not be obtained.
- 2.42 The Site, comprising Phases 1-3 inclusive, was deemed of 'Parish' importance for invertebrates due to the presence of notable species including stag beetle *Lucanus cervus*, white admiral *Limenitis camilla*, dingy skipper *Erynnis tages*, and brown hairstreak *Thecla betulae*.

Appendix C

Habitats Plan – Phase 2 RMA 2A (CSA/7937/120)



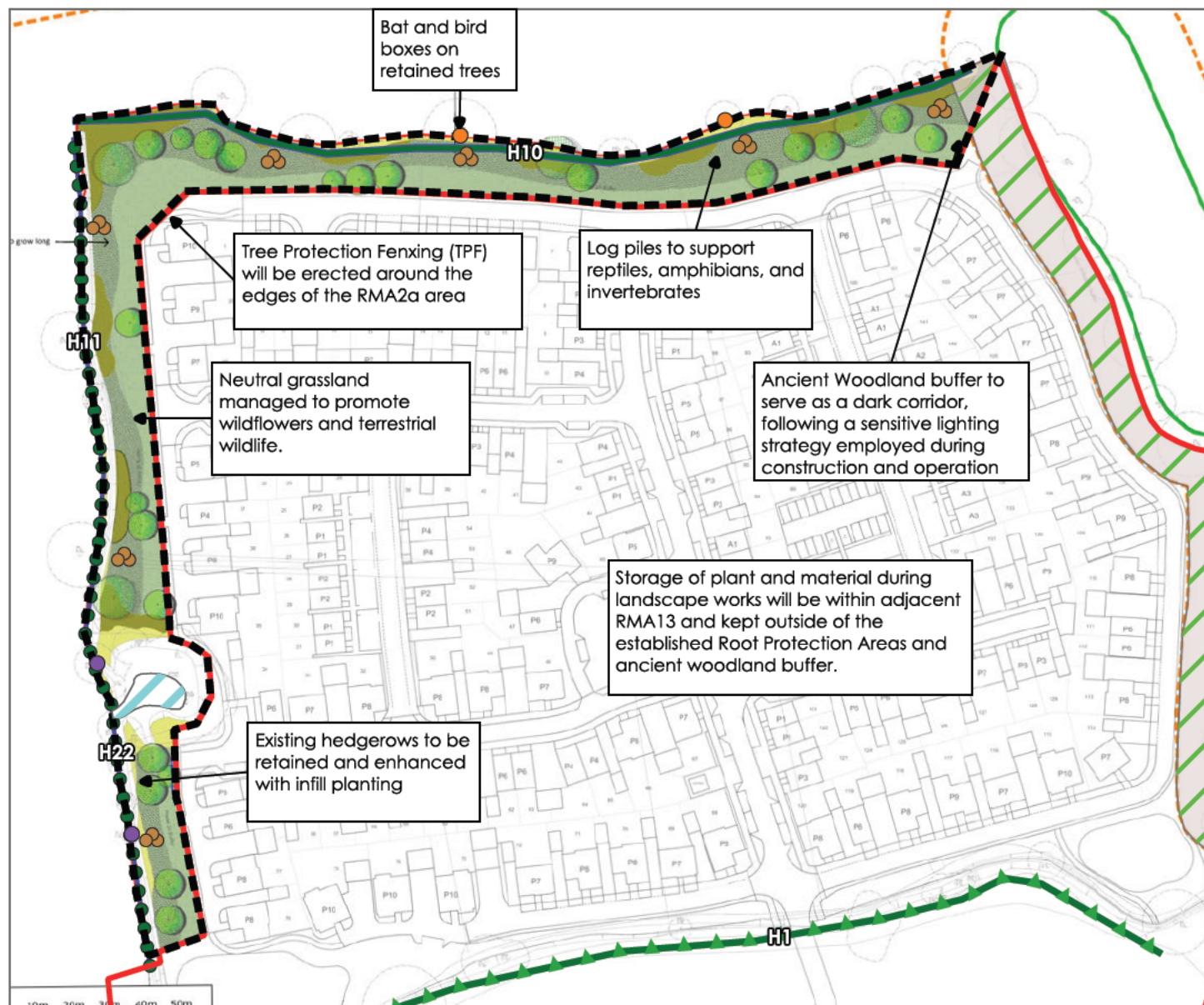
- Phase 2 boundary
- RMA2A Buffer
- Standing open water and canals (r1)
- Modified grassland (g4)
- Arable and horticulture (c1)
- Native hedgerow with trees, associated with ditch (h2a 11, 50)
- Native hedgerow associated with ditch (h2a 50)
- Native species-rich hedgerow (h2a6)



Project	Land North of Horsham, Mowbray - Phase 2	Date	June 2026	Drawing No.	CSA/7937/120
Drawing Title	Habitats Plan - Phase 2 RMA 2A	Scale	Refer to scale	Rev	-
Client	Legal and General	Drawn	NS	Checked	TS

Appendix D

Mitigation and Enhancement Plan – RMA 2A (CSA/7937/121)



- Phase 2 boundary
- Reserved Matters Area 12 boundary
- Ancient Woodland buffer
- Log pile
- Bird box
- Bat box

0 25 50 m



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