

RMA 13: Ecological Mitigation and Management Plan

June 2026

**Phase 2 – Mowbray,
North Horsham**

Prepared by
CSA Environmental

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

Report No: CSA/7937/04A

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

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1.0 INTRODUCTION

- 1.1 This report has been prepared by CSA Environmental on behalf of Legal and General (Strategic Land North Horsham) Ltd and sets out an Ecology Mitigation and Management Plan (EMMP) regarding Reserved Matters Area (RMA) 13 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 of development (See Appendix A for the Phase 2 Reserved Matters Areas Plan). This EMMP relates to Phase 2, RMA 13 (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 RMA13. 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



Background

- 1.4 A suite of ecological surveys has been conducted across the wider Mowbray development, 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 Reserved Matters Area 13.
- 1.5 Reserved Matters Area (RMA) 13 is situated to the western extent of Phase 2, to the north of RMA 12. Detailed proposals for RMA 13 have been produced by Broadway Malyan (Drawing Ref: 34854-BM-ZZ-ZZ-DR-A-01100). A range of housing types will be constructed within RMA 13, providing a total of 155 dwellings including 142 individual houses, each with associated parking and residential gardens, and one apartment block. Two attenuation/SuDS basins will be constructed within the south-western and south-eastern extent of RMA 13.
- 1.6 In addition to these drawings, a Landscape and Ecological Management Plan (LEMP) has been produced relating to the entire Phase 2 area by David Jarvis Associates (Landscape and Ecological Management Plan – Phase 2, April 2026) to satisfy Condition 35:
- 1.7 *Pre-Occupation Condition 35: No part of the development hereby permitted within any subphase or part of the development shall be occupied until a Landscape and Ecological Management Plan (LEMP) detailing the long term management and maintenance principles including long term design objectives, management responsibilities, a description of landscape components, management prescriptions and maintenance schedules for the landscape buffers and areas of strategic open space as shown on the Strategic Landscape Buffers Plan (drawing number no.2153A-210D) and within the appropriate sub-phase or part of the development has been submitted to and approved in writing by the Local Planning Authority.*
- The development 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).*
- 1.8 Pursuant to satisfying Condition 62, a sensitive lighting strategy has been produced by Glanville (MOW-PH2-P13-6101) has been produced. Condition 62 states that:

"Any Reserved Matters application which includes areas of externally illuminated, included 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 information (including advanced surveys for rare species were necessary) and the Ecological Mitigation and Management Plan for that Reserved Matters area, and prepared in consultation with the Applicant's ecological 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."



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 RMA 13.
- 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 to RMA 13 has also been informed by the EMMP produced for Phase 2 in its entirety by Derek Finnie Associates (2026), which has been approved under application DISC/26/0157. The Phase 2 EMMP recommended the following:
- 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;
 - [REDACTED]
 - 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 new houses;
 - 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;
 - [REDACTED];
 - Dormouse compensation areas should be established and managed appropriately.

2.4 The key objectives of this EMMP specific to RMA 13 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 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.

General Management Principles

- 2.5 Any tree surgery works shall be undertaken by a suitably qualified arboricultural contractor, registered with the Arboricultural Association.
- 2.6 All tree surgery works shall be undertaken in accordance with the requirements of BS 3998:2010 'Tree work - Recommendations'.
- 2.7 All pruning/removal works to existing vegetation, including trees, should be undertaken outside of the bird-nesting season to ensure nesting birds are not disturbed. For clarification, the bird-nesting season is taken to be March to August inclusive. Where this is not possible, an ecologist will need to check for nesting birds prior to commencement of works.
- 2.8 All trees and dense scrub/shrub areas to be retained are to be protected throughout the duration of the construction works in accordance with the prescriptions set out in the arboricultural assessment to meet the criteria of BS 5837:2012 Trees in relation to Construction.
- 2.9 Where tree surgery is planned as part of this management plan or in the situation where an approved tree surgeon has recommended remedial work for health and safety reasons, the potential for bats to be present must be considered before work is carried out.
- 2.10 All new planting will be maintained in accordance with good horticultural practice to ensure the thriving of individual species.
- 2.11 All new/replacement planting will be conducted into well-prepared ground and follow good horticultural practice. All new native transplants should be protected with proprietary rabbit guards or shrub shelters.

- 2.12 Sufficient watering will be undertaken by the contractor to establish and maintain healthy plant growth.
- 2.13 New ornamental shrubs, hedges and herbaceous plants will be pruned in order to maintain attractive form as appropriate to their species.
- 2.14 Peat-based composts will be avoided wherever possible. All plants will be maintained in a disease and pest free state. In most instances, 'natural' methods of pest control are to be undertaken prior to any chemical application. In the event that natural methods of eradication are unsuccessful, plants will be treated through the application of a suitable proprietary herbicide/pesticide.
- 2.15 All trees and shrubs 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 when required.
- 2.16 Tree shelters, stakes, ties and guards will be checked annually for adjustment and/or replacement/removal as required.
- 2.17 Areas of shrub/tree planting with a bark mulch layer will be topped up annually in the spring to retain moisture and limit weed growth, to a nominal depth of 50-75mm.
- 2.18 All formal planting areas will be kept tidy and free from weeds, trimmings, debris and litter. Weeds should be removed by hand unless where it is unfeasible; whereby weeds can be treated by the application of a suitable proprietary herbicide.
- 2.19 Any hard surfacing adjacent to management areas are to be protected from damage by machinery including mowers, with surface debris swept after each visit.
- 2.20 The appointed management company are to keep records of all visits undertaken and the operations carried out on each visit.
- 2.21 Records are to be kept in one location, and copies are to be made available for inspection by the Local Planning Authority.

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 Council's planning application webpage.
- 3.2 In light of previous ecological survey data as per Appendix B, an update ecological walkover survey of Phase 2, comprising RMAs 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 MCIEEM, Theresa Stewart MCIEEM, Sam Ashby ACIEEM, and Nathaniel Scott.
- 3.3 This EMMP, which is specific to RMA13, 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, and two breeding bird surveys conducted in March and April 2026. Biological records were obtained from Sussex Biodiversity Records Centre (SxBRC) in preparation for this EMMP.
- 3.4 An Ecological Survey Scoping Report (CSA/7937/02) has been prepared and will be submitted to the Council. This should be read in conjunction with this EMMP. Additional surveys proposed in 2026 will encompass RMAs 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 RMA 12 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 RMA 13 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 13 (CSA/7937/116) which can be viewed in Appendix C.
- 3.6 Reserved Matters Area 13 was dominated by modified grassland which has been improved through regular sheep/horse grazing. Species diversity was lower than that of the neutral grassland situated within RMA 12, with perennial rye-grass *Lolium perenne* being abundant. A pond lies within the strategic landscape buffer along the western boundary of RMA 13, overshadowed by scrub dominated by ash *Fraxinus excelsior*. A species-rich native hedgerow (H1) demarcates the southern boundary

of RMA 13. Cleavers *Galium aparine* was abundant to the southern RMA boundary, indicating previous enrichment.

Bats

- 3.7 Boundary habitats including Hedgerows H1 together H10 and H11 which lie to the north and west of the RMA, 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 (T18, T19, T21 & T22) with 'medium' to 'high' suitability to support bat roosts along the southern boundary of RMA 13 (See Appendix B).

3.9

Hazel Dormice

- 3.10 Suitability for hazel dormice *Muscardinus avellanarius* exists in the form of ancient woodland abutting the eastern boundary together with a section of species-rich hedgerow (H1) which forms the southern boundary of RMA 13 and native hedgerow (H10 and H11) which lies to the north and west of the RMA, respectively.
- 3.11 Nest tube surveys conducted in 2022 did not find dormouse evidence in RMA 13, but hedgerow H1 is considered suitable for nesting and commuting opportunities in addition to the ancient woodland abutting the eastern boundary of the RMA. As per the Ecology Survey Scoping Report (CSA/7937/02), a Habitat Quality Assessment (HQA) survey will be undertaken in RMA 13 in 2026 to inform the scope of additional presence/absence surveys.

Birds

- 3.12 Habitats within RMA 13, which comprised sheep/horse grazed modified grassland are not thought to offer suitable habitat for nesting birds. However, Hedgerow H1, particularly where it supported mature trees, is thought hold the 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 RMA 13, however yellowhammer *Emberiza citronella* and skylark *Alauda arvensis* territories were identified to the south of RMA 13, within the adjacent RMA 12 (see Appendix B).

Great Crested Newt

- 3.14 Suitable terrestrial habitat for great crested newt within RMA 13 was limited to the hedgerow base associated with hedgerow H1 with the remaining habitats within RMA 13 comprising short sward sheep/horse grazed modified grassland at the time of the updated walkover survey in February 2026. Additional hedgerows, H10 and H11 lie outside of the RMA to the north and west, respectively.
- 3.15 A desk-based search identified 24 waterbodies within 500m of the Phase 2 boundary, nine of which lie within 250m of the RMA 13 boundary. Pond 19, which was immediately adjacent the RMA 13s western boundary was dry during 2023 and 2025 surveys. Pond 18, was situated c. 60m to the west of RMA 13 and supported a peak count of five great crested newts in 2019 (see Appendix B)

Reptiles

- 3.16 The modified grassland within RMA 13 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 H1.

Invertebrates

- 3.17 A notable invertebrate species assemblage was recorded within surveys of the wider site in 2015 and 2016, however, full survey reports were not available at the time of writing. The presence of notable species within RMA 13, therefore, cannot be discounted. Sections of hedgerow within RMA 13 may support notable species. Stag beetle *Lucanus cervus* amongst other notable species may occupy ancient woodland abutting the eastern 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 Reserved Matters Area (RMA 13) relates to the proposed development which is expected to deliver up to 142 individual units and one apartment block, alongside associated parking, residential gardens and two attenuation/SuDS basins.
- 4.2 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 proposals for RMA 13 have been produced by Broadway Malyan (Drawing Ref: 34854-BM-ZZ-ZZ-DR-A-SK056) which should be viewed in conjunction with the mitigation and management prescriptions set out herein.
- 4.3 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.
- 4.4 As per the proposed layout for RMA13 (Drawing Ref: 34854-BM-ZZ-ZZ-DR-A-SK056), it is, however, acknowledged that the following will occur as a result of the development:
- Loses to hedgerow H1 (c.15m) to enable access and internal road construction
 - Grassland habitat lost and fragmented to/by developed areas
 - Potential minor losses of individual trees associated with access
- 4.5 Landscaping proposals have been produced by David Jarvis Associates, June 2026 (Drawing Ref: 2898-5-2-33 Drawing No: DR-0001, which should be viewed in conjunction with the prescriptions set out herein.

4.6

Grassland

- 4.7 As per the proposal layout for RMA 13 (Drawing Ref: 34854-BM-ZZ-ZZ-DR-A-SK056), it is anticipated that the majority of the existing modified grassland within the RMA will be lost, equating to c. 5.87 ha. An area of

modified grassland (c. 0.39ha) is to be retained and will serve as a buffer between the proposed development and the ancient woodland adjacent to the RMA to the east.

- 4.8 Due to the anticipated losses of modified grassland, the development of RMA 13 will result in a net loss of this habitat type. Compensatory measures will include the enhancement of retained modified grassland to the eastern extent of RMA 13, to form the ancient woodland buffer zone, via wildflower planting and a sensitive management regime, providing areas that continue to provide suitability for flora and commuting/foraging wildlife.
- 4.9 The proposed development of RMA 13 offers opportunities for new neutral grassland planting, such as surrounding the SuDS features in the south east and western extent of RMA 13. Enhanced and created grassland will be afforded protection from degradation during the operation phase through the erection of timber knee rail fencing or other forms of physical barriers to prevent excessive recreational disturbance.

Hedgerow

- 4.10 It is anticipated that the construction of access to RMA 13 through hedgerow H1 along the southern boundary of the RMA will result in minor losses to the hedgerow, equating a c. 15m loss. The remainder of hedgerow H1 is to be retained.
- 4.11 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 Survey (David Jarvis Associates, 2023) and in accordance with BS 5837:2012.
- 4.12 Given the location of H1, which was situated along the southern periphery, it is considered unlikely that residential occupation of the RMA 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.
- 4.13 To compensate for the minor loss of hedgerow and increased risk of disturbance, additional linear habitats will be created within the RMA.
- 4.14 A sensitive management regime, as detailed herein, will also act to improve the ecological function of retained hedgerows in RMA 13 and connectivity to habitats further afield including ancient woodland to the east.

Individual Trees

- 4.15 It is anticipated that individual trees within RMA 13 as identified by the arboricultural survey in 2023 (David Jarvis Associates, 2023) will be retained to the boundaries of the RMA.
- 4.16 Where mature trees are to be retained, 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.
- 4.17 New tree planting is proposed within the current scheme of development for RMA 13 which will be subject to a suitable management regime as detailed herein.

Woodland

- 4.18 As defined by the Arboricultural Survey Report (David Jarvis Associates, 2023), Root Protection Areas (RPAs) of trees within the ancient woodland adjacent to the east of the RMA 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.
- 4.19 Development edge effects upon ancient woodland adjacent to the east will be avoided by implementing protective buffers, c. 15m from the woodland edge at its nearest point to RMA 13.
- 4.20 During the operation phase, native thicket planting and timber knee rail fencing will act to prevent recreational disturbance, adverse light pollution, and domestic predators which may cause disturbance of wildlife occupying the woodland.
- 4.21 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.

Bats

Commuting/Foraging Opportunities

- 4.22 Unmitigated, the development of RMA 13 risks causing disturbance to commuting and foraging bats frequenting ancient woodland off-site. *Myotis* sp. (likely whiskered *M. mystacinus*, Brandt's *M. Brandtii*, or Bechstein's *M. Bechsteinii*) were recorded in association with ancient woodland adjacent to the east of RMA 13 during 2014 and 2015 site-wide surveys (see Appendix B). Additionally, common *Pipistrellus pipistrellus* and soprano pipistrelle *P. pygmaeus* were recorded in association with Hedgerow H1. While only minor losses to this hedgerow is anticipated, the construction of access roads will fragment these linear habitats and reduce their suitability as commuting and foraging links for bats.
- 4.23 To avoid the disturbance of retaining foraging/commuting habitats, appropriate sensitive working measures and lighting strategies will be implemented during construction, including limiting construction activities to daylight hours and restricting the use of security lighting at night. The development will account for a c. 15m buffer zone to the west of the adjacent ancient woodland, reducing the likelihood of disturbance via recreation, traffic, and light pollution upon foraging/commuting bats. Appropriate landscaping measures will aim to create physical barriers at the extent of this buffer zone, such as dense native thicket planting, to reduce the likelihood of domestic cats predated upon bats within the ancient woodland.
- 4.24 The creation of additional hedgerows and neutral grassland will aim to compensate for the loss of these habitat types as a result of the development. Additionally, the development will provide new foraging opportunities in the form of two SuDS feature and wildflower planting to hedgerow bases.

Roosting Opportunities

- 4.25 As discussed within the ecological constraints section above, a number of mature trees situated along RMA 13's southern boundary (T18, T19, T21 & T22) were identified to possess 'medium' to 'high' suitability to support bat roosts.
- 4.26 An updated Ground-level Tree Assessment was conducted by CSA Environmental in April 2026. This comprised a reassessment of all individual trees within and adjacent to RMA 13 and elsewhere within Phase 2 for their potential to support bat roosts. At the time of writing data was still being analysed following this survey.

- 4.27 If trees identified as having bat roost potential are proposed to be removed to facilitate the development of RM13, additional aerial tree inspections will be required to determine the presence or bat roosts.
- 4.28 If evidence of bats is found during aerial inspections of trees due for removal, then a European Protected Species bat licence will be required from Natural England before felling or pruning works can commence.
- 4.29 Appropriate mitigation measures for the loss of bat roosts will be detailed in the licence method statement and will include the creation of alternate roosting opportunities such as bat boxes upon suitable retained trees onsite.
- 4.30 Wall-mounted or integrated bat boxes will be implemented into the development design, using suitable models such as the 10 Schwegler Bat Box 2F, Habibat Built-in Bat Box 001, or similar models. See Appendix D for indicative locations of bat boxes.

Dormouse

- 4.31 Historic surveys did not confirm the presence of hazel dormice within or adjacent to RMA 13 (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 RMA 13 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 to the boundaries of RMA 13.
- 4.32 The development of RMA 13 will aim to retain the majority of hedgerows onsite and implement a 15m buffer between developable areas and ancient woodland adjacent to the east. Minor losses to Hedgerow H1 may cause the fragmentation of commuting/foraging corridors for dormice, should they be present. While these features have not been confirmed to support dormice during previous survey efforts, their loss must be compensated through the creation of suitable alternative habitat within RMA 13 to retain suitability for dormice and connectivity to habitats offsite. 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 RMA boundaries. As detailed above, the 15m ancient woodland buffer will be protected from predation by domestic cats through dense native thicket planting.
- 4.33 A Habitat Quality Assessment (HQA) of Phase 2, inclusive of RMA 12 and adjacent habitat, was conducted in April 2026. At the time of writing the results of this assessment were still being analysed. These results will inform the requirement for additional surveys such as nest tube or footprint tunnel surveys, the results of which may stipulate amendments to the mitigation provided herein.

- 4.34 Unless the dormouse HQA and any subsequent presence/absence surveys stipulate the need for a Natural England mitigation licence, the proposed removal of hedgerow sections will be undertaken under a precautionary working method statement comprising ecological supervision including hand searches for dormice and their nests.

Great Crested Newts

- 4.35 A total of nine ponds lie within 250m of RMA 13, with no ponds being identified within the RMA. Suitable terrestrial habitat identified within the RMA 13 development area comprised hedgerow bases associated with hedgerow H1. The remainder of terrestrial habitat within RMA 13 comprised short sward well managed grassland. It should be noted that nine potentially suitable breeding ponds lie within a dispersible distance from RMA 13.
- 4.36 Update surveys across Phase 2 are proposed in 2026, the results of which may stipulate amendments to any mitigation stated herein. Where a translocation exercise is deemed necessary it is to be undertaken under a derogation licence obtained from Natural England. Where a non-licensed approach is deemed appropriate, a precautionary working methods statement in relation to great crested newts will be implemented during the works within RMA 13.
- 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 RMA, the c. 0.39ha parcel of modified grassland retained within 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 two attenuation/SuDS basins to the south-eastern and south-western extent of RMA 13 will increase aquatic opportunities within the RMA, supporting great crested newts during their breeding life stages and creating additional foraging opportunities. The SuDS will be planted with native marginal vegetation to encourage an assemblage of aquatic invertebrates, thereby increasing foraging opportunities.
- 4.39 Formally identified strategic landscape buffers together with retained and created ponds will continue to provide appropriate habitat for great crested newt within the wider area of the Phase 2 scheme.

Additional compensatory ponds have been included within the Hillside area of development, to compensate for the loss of suitable great crested newt habitat within Phase 2 of the development.

Reptiles

- 4.40 No reptiles have been identified within RMA 13. However, suitable reptile habitat in the form of hedgerow bases is present, in association with hedgerow H1.
- 4.41 Update surveys across Phase 2 are proposed in 2026, the results of which may stipulate amendments to any mitigation stated herein.
- 4.42 Given that suitable habitat is to be cleared to facilitate the development of RMA 13, a Reptile Mitigation Strategy is required to avoid the killing/injury of reptiles during any habitat manipulation carried out during pre-commencing or during the construction phase. The scope of this should be agreed with the LPA but should include:
- A toolbox talk prior to the commencement of works within RMA 13 which is to include details of precautionary measures outlined within the Reptile Mitigation Strategy and what to do should reptiles be found during the works.
 - The timing of works, which is to be undertaken outside nesting bird season (March to August inclusive) and outside the hibernation period (November to February) for reptiles.
- 4.43 The provision of neutral grassland, a SuDS feature, and retained modified grassland and wildflower planting in the ancient woodland buffer will provide suitable terrestrial habitat for reptiles post-development. Additional features including the provision of log piles will be implemented into the proposals to provide opportunities for reptiles post-development.
- 4.44 
- 4.45 Prior to the commencement of works within the RM area, a pre-commencement check carried out by a suitably qualified ecologist will

[REDACTED]

4.46 [REDACTED]

• [REDACTED]

4.47 [REDACTED]

Birds

- 4.48 Hedgerows and mature trees within RMA 13 provide suitable habitats for foraging and nesting birds.
- 4.49 Habitat clearance of nesting bird habitat will be subject to mitigation measures to avoid impacts to nesting species as detailed within the Phase 2 EMMP (Derek Finnie Associates, 2026) including the avoidance of vegetation clearance during typical the nesting season (March to August inclusive).
- 4.50 Habitat creation in the form of specimen tree planting, building mounted bird nesting boxes, the provision of SuDS features and areas of neutral grassland and wildflowers, will aim to provide foraging and nesting opportunities for a range of species.

Invertebrates

- 4.51 Aside from the loss of an 15m of hedgerow H1, the development of RMA 13 may provide suitable invertebrate habitats through the creation of SuDS features and neutral grassland planting.
- 4.52 Update surveys will be conducted in Spring 2026 to ascertain the likelihood of important invertebrate assemblages within Phase 2, including RMA 13. The results of these surveys will be used to determine the need for any species-specific mitigation measures.

5.0 ENHANCEMENT AND MANAGEMENT PRESCRIPTIONS

Protected Species

5.1 As discussed above and indicated by the landscape proposals (David Jarvis Associates, June 2026) the following will be implemented into the post-development design to mitigate for the loss of habitat with the potential to support protected species:

- Bat boxes installed upon constructed units, totalling 100 boxes.
- Native shrub planting along the ancient woodland edge to bolster and buffer the woodland from the residential area.
- Wildflower and neutral grassland planting to provide foraging and commuting opportunities post-development.
- Installation of log piles to support invertebrates, reptiles and amphibians
- Bird boxes integrated into building design to provide alternative nesting opportunities, totalling 120 boxes.
- Installation of SUDs basins with marginal aquatic and wetland meadow planting.

5.2 See Appendix D for the Mitigation and Enhancement Plan detailing the positioning of the above provisions.

5.3 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.

5.4



5.5 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

- 5.6 Ancient woodland at Castle Copse adjacent to RMA 13 to the east will be protected from impacts associated with the construction and operation phases of the development.

Objectives

- 5.7 To maintain and enhance existing biodiversity and green ecological corridors throughout RMA13 and the wider Site. To manage and enhance a mosaic of habitat types that will ensure future longevity. To ensure health and safety requirements to all publicly accessible habitats and to prevent the spread of invasive species.
- 5.8 To prevent degradation of trees and ancient woodland ground flora through recreational disturbance or pollution.

Management Prescriptions

- 5.9 An ancient woodland buffer zone, of at least 15m from the woodland edge, will be maintained throughout the construction and operation phases. No development within the ancient woodland buffer zone will be permitted.
- 5.10 Woodland edge tree management will generally be non-intervention unless require cutting back for health and safety considerations, in which case arboricultural advice will be sought.
- 5.11 Native shrub/thicket planting will be provided along the ancient woodland edge.
- 5.12 Precautionary measures will be employed during construction, including the use of tree protection fencing to demarcate the 15m buffer zone with dustproof sheeting affixed, will be detailed within the CEMP.

Wildflower Planting and Neutral Grassland

- 5.13 As indicated by the RM13 General Arrangement M Plan (David Jarvis Associates Ltd, May, 2026) areas of species rich wetland meadow are proposed within the SuDs features and meadow grassland is proposed to the south-east and south-west extent of RMA 13, around the SuDS features and within the ancient woodland buffer to the east of RMA13.
- 5.14 A locally appropriate nectar-rich wildflower seed-mix will be 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.
- 5.15 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

- 5.16 To provide suitable opportunities for a range of protected species.
- 5.17 To promote the occupation of the proposed SuDS feature by wildlife by creating suitable terrestrial habitat adjacent.

Management Prescriptions

- 5.18 The detailed landscape proposals set out formal planting for each development parcel. 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 comprising only native species.
- 5.19 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 LEMP for RMA 13 will be adhered to, to include the follow as a minimum:
 - Biannual cuts in mid-July and September.
 - 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.
- 5.20 Log piles will be installed in this habitat parcel to increase the likelihood of occupation by amphibians, reptiles, and invertebrates.
- 5.21 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.

- 5.22 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

- 5.23 Aside from the anticipated losses or pruning of trees, mature trees associated with the hedgerows onsite will be retained.
- 5.24 Individual trees are proposed throughout the developed area, including upon road verges and car park edges.

Objectives

- 5.25 Appropriate protection measures to preserve the health of retained mature trees.
- 5.26 New tree and shrub planting to provide structure, colour and seasonal interest and create an attractive setting for the new development and soften the built environment.
- 5.27 Select suitable species, where appropriate, to maximise benefits for wildlife.

Management Prescriptions

- 5.28 Prior to construction, protective features in line with BS 5837:2012 will be installed to demarcate the root protection area (RPA) of each retained mature tree.
- 5.29 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.
- 5.30 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.
- 5.31 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.
- 5.32 Avoid the use of peat-based composts and minimise the use of the pesticides in the implementation and maintenance of any landscape scheme.
- 5.33 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.

- 5.34 Re-firm trees in ground after strong winds, frost heave or other disturbances.
- 5.35 Trees should be routinely inspected for pests and diseases.
- 5.36 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.
- 5.37 Maintain a mulch layer at the base of all trees and to all shrub beds by regular topping up to a depth of 75mm.

Native Hedgerows

Retained Hedgerows

- 5.38 Hedgerow H1 will be retained accounting for minor losses for access.
- 5.39 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

- 5.40 To protect and enhance existing linear habitat features for local wildlife, including bats.
- 5.41 To maintain the screening value of existing hedgerows.

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 Where possible, the height of each trim should be increased by about 10cm high (and wide) compared to the previous cut.

- 5.47 Dead wood will be kept on site to form log piles within the woodlands and thicket areas to form habitat that can be used by saprophytic organisms and hibernating fauna.

Non Native Hedgerows

New Hedgerows

- 5.48 Hedgerow planting is proposed throughout the development, including to the peripheries of residential roads, car parking areas, and gardens. Planting will comprise ornamental and cultivar species .
- 5.49 Pedestrian/cycle routes that run adjacent to existing vegetation will be reinforced with additional tree and shrub planting to provide green corridors linking areas within the Site and the wider area.

Objectives

- 5.50 To provide screening, structure and visual interest within the proposed landscape scheme.

Management Prescriptions

- 5.51 New planting of hedgerows will be conducted into well-prepared ground.
- 5.52 New hedgerows will be monitored annually for good health with failed transplants replaced as appropriate.
- 5.53 Lateral growth of new hedgerows should be pruned annually in October in initial years after planting to encourage bushy growth. Once established, hedgerows will be managed with an annual cut in January or February.

Aquatic Habitats

Proposed Sustainable Urban Drainage Systems (SuDS)/Swales

- 5.54 Two attenuation basins are proposed within RMA 13, situated to the south-east and south-west. These will attenuate flows before releasing back into the wider drainage system at a controlled rate. The attenuation basins will be planted with native aquatic and marginal vegetation.

Objectives

- 5.55 To maximise the multi-functional value of surface water attenuation features for biodiversity and amenity use.

Management Prescriptions

- 5.56 The basin will be seeded with a species rich wetland meadow grassland seed mix, such as Emorsgate EM8 Meadow Mixture for Wetland, to form grassland areas that provide opportunities for wildlife.

- 5.57 The grassland will be cut when the sward reaches 100mm and then monthly during the growing season or as required in year 1. In years 2-5 wildflower margins will be cut annually in July/early August (as a standard hay meadow cut). A summer cut is necessary to maintain a herb-rich sward in the long term. Arisings will be removed to prevent nutrient build-up and encourage less vigorous species to germinate/regrow.
- 5.58 Marginal pond vegetation will be monitored to ensure development of a diverse aquatic community of plants and to prevent dominance of more aggressive species. Vegetation may need to be cut to prevent the pond becoming clogged with plants or dead organic matter.
- 5.59 The SuDS features will be inspected at regular intervals, minimum every quarter or as required, for the presence of litter and general debris that may obstruct the water and/or provide pollutants to the water. Litter and debris should be removed by hand and taken off-site.
- 5.60 The SuDS feature will be inspected at regular intervals, minimum every quarter, for the presence of litter and general debris that may obstruct the water and/or provide pollutants to the water. Litter and debris should be removed by hand and taken off-site.
- 5.61 Additional management prescriptions are set out within the Phase 2 SuDS Management and Maintenance Plan (Glanville 2026) which should be viewed in conjunction with the above prescriptions.

Housing Parcels

Objectives

- 5.62 To maintain residential landscaping to provide an attractive setting for the new housing area.

Ecological Enhancements

- 5.63 To increase opportunities for local wildlife a minimum of 120 bird nest boxes will be erected on constructed units throughout the development as follows:
- 40 Vivara Pro Woodstone House Sparrow Nest Box
 - 25 Schwegler Brick Nest Boxes Type 24
 - 25 Manthorpe Swift Brick
 - 15 Ecosurv Smooth Brick Starling Box
 - 15 Schwegler Brick Nest Boxes Type 26
- 5.64 These will provide nesting opportunities for a range of birds such as tit species, house sparrow *Passer domesticus*, starling *Sturnus vulgaris*, and swift *Apus apus*.

- 5.65 In addition, to enhance the suitability of the Site for roosting bats, a minimum of 100 integrated bat roost units, such as the Habibat Built-in Bat Box 001, will be erected within the fabric of the proposed buildings. These will be erected at a height between 3 and 6m above ground level, where there is a clear flight line for bat access, such as on Site boundaries near retained unlit hedgerows, and should ideally be situated on a range of aspects.

Amenity Grass Areas/Verges

Objectives

- 5.66 To facilitate passive and active recreation onsite within amenity grassland associated with the residential development and provide an attractive setting for the residential area.

Management Prescriptions

- 5.67 Establish and maintain all amenity grassland areas/verges to a height of between 25mm and 35mm by cutting as necessary through the growing season. In practice, cuts every 2 – 3 weeks are likely to be required. Cuttings are to be removed at the first cut of the season, with arisings spread evenly over the cut area at all other times.
- 5.68 Where grass areas have become worn or have failed to establish, areas should be over-seeded with appropriate grass seed of a similar mix.

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), which should be viewed in conjunction with this EMMP.

Objectives

- 6.2 Prevent excessive illumination of potential wildlife habitat with particular regard to bats including commuting corridors, foraging areas and roost features.

Prescriptions

- 6.3 Lighting should be considered with regard to the Bat Conservation Trust's Bats and Lighting in the UK guidance. Products should be selected and sited to limit potential impacts on semi-natural habitats. 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 habitats to the RMA peripheries, north, east and west of the RMA area
 - 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 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 RMA 13:
- 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)
 - SuDS inspection
 - Inspection visits in Years 1 and 2 will ascertain the success of marginal vegetation planting
 - Hedgerow inspection
 - Walkover surveys in Years 1, 3 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
- 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	Species rich grassland, wildflower meadow, wet meadow 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	-	Inspect trees in year 2 and 12 and remove poor specimens through selective thinning. Inspection also after severe weather for damage.					
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.					
D	New Hedgerows	Allow developing hedges to attain planned height thereafter maintain with an annual cut.	-	Trim lateral growth.	Trim lateral growth.	Trim lateral growth.	Maintain height with annual cut in Jan – Feb.	Maintain height with annual cut in Jan – Feb.
		Maintain base of hedgerow free from weeds by application of 75mm layer of mulch. Top up annually and spot treat any weed growth.	Immediately following planting.	Top up mulch (Sept).	Top up mulch (Sept).	Top up mulch (Sept).	-	-
		Monitor and replace failed planting with appropriate species.	November – March.	-	-	-	-	-
E	SuDS	Remove litter from within basin. Clear inlets and outlets and inspect headwalls and banks for damage.	As required.	As required.	As required.	As required.	As required.	As required.

		Cut wet meadow areas and rake off arisings.	Cut @ 100mm and then every 6 weeks in year one.	Annual cut to 100mm in July / early August.	Annual cut to 100mm in July / early August.	Annual cut to 100mm in July / early August.	Annual cut to 100mm in July / early August.	Annual cut to 100mm in July / early August.
		Hand weed or spot spray perennial weeds / excessive growth.	As required.	As required.	As required.	As required.	As required.	As required.
		Marginal pond vegetation	-	-	-	-	-	Rotational clearance as required.
		Monitor growth of thicket and maintain at planned extents.	-	-	-	Biannually		Biannually
F	Amenity Grass	Cut to a height of 50mm, and then every two weeks (remove cuttings). Final cut after flowering to 50mm. Water as necessary during the summer.	First cut after mowing to a height of 25-50mm, and then every two weeks	Cut to a height of 25-50mm, with regular cuts throughout the growing season. Over sow as necessary following final cut and cuttings removed (annually)	Cut to a height of 25-50mm, with regular cuts throughout the growing season.	Cut to a height of 25-50mm, with regular cuts throughout the growing season.	Cut to a height of 25-50mm, with regular cuts throughout the growing season.	Cut to a height of 25-50mm, with regular cuts throughout the growing season.
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.					
		Maintain a layer of mulch to a depth of 75mm.	Annually.					
H	Ornamental Trees and Shrubs	Initial Planting	Maintain in accordance with good horticultural practice. Prune shrubs, hedges and herbaceous plants in order to maintain attractive form as appropriate to individual species. Carry out prescriptions for ornamental Tree and shrub planting as set out in Table 7.					

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

			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.		in changes to management regime. Species records to be submitted to Sussex Biodiversity Records Centre / Sussex Bat Group.
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Appendix A

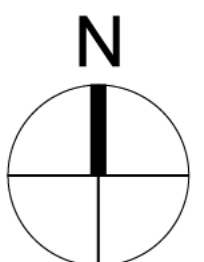
Phase 2 Reserved Matters Area Plan

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



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Project
Land North of Horsham

Description

**Reserved Matters Areas Plan
Phase 2**

Status
For Information Only

Scale	Drawn By	Date
1:2500@A1	AK	Feb 2026
Job Number	Drawing Number	Revision
34854	S22	E

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 13 (CSA/7937/116)



-  Phase 2 boundary
-  Modified grassland (g4)
-  Arable and horticulture (c1)
-  Native hedgerow with trees, associated with ditch (h2a 11, 50)
-  Native hedgerow associated with ditch (h2a 5)
-  Native species-rich hedgerow (h2a6)

0 25 50 m

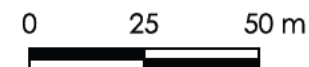


Appendix D

Mitigation and Enhancement Plan – RMA 13 (CSA/7937/117)



- Ancient Woodland buffer
- Native thicket/hedge planting
- Integrated bird boxes (120 total)
- Integrated bat boxes (100 total)





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