

# Mowbray

*Phase 2 ~  
Ecology Mitigation and  
Management Plan*

30 MARCH 2026



**Commissioned by**

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# Mowbray

*Phase 2 ~  
Ecology Mitigation and Management Plan*

30 MARCH 2026

Report Ref: DFA26001V2

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# 1. Introduction

## 1.1. Background

1.1.1. Derek Finnie Associates was commissioned by Legal & General (Strategic Land North Horsham) Ltd (L&G) to provide ecological advice in respect to the mixed-use development within their site previously referred to as Land North of Horsham, now known as Mowbray.

1.1.2. The site benefits from Outline Planning Permission (OPP) for a mixed-use strategic development to include housing (up to 2,750 dwellings), business park (up to 46,450 m<sup>2</sup>), retail, community centre, leisure facilities, education facilities, public open space landscaping and related infrastructure (Planning Ref: DC/16/1677). There are numerous Conditions attached to the OPP, with Condition 12 stating:

*“Pre-Commencement Condition: Prior to the commencement of the development (other than construction of the accesses hereby permitted) within any Phase or part thereof, an Ecological Mitigation and Management Plan (EMMP) for that Phase or part thereof (hereafter called the ‘Phase-Wide EMMP’) shall be submitted to and approved in writing by the Local Planning Authority. The Phase Wide EMMP shall incorporate the recommendations of Chapter 12 of the Environmental Statement dated July 2016 and its appendices, including the Outline Ecological Mitigation and Management Plan (dated December 2016), and Chapter 12 of the addendum to the Environmental Statement dated March 2017, as well as the updated Appendix 12.19c Bat Survey Report, dated July 2017 submitted with the application and any additional or amended recommendations arising from the up to date Ecological Surveys relevant to that Phase, 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. The development shall thereafter be carried out in accordance with the approved details.”*

1.1.3. The following document, therefore has been prepared to act as the Ecology Mitigation and Management Plan (EMMP) for Phase 2 of the wider Mowbray development. For consistency with other Phases, this EMMP is based extensively on the Phase 1 EMMP prepared by Bioscan (Bioscan Report No.E1585/EMMP/P1/R2/rev2, July 2020).

1.1.4. The Phase 2 area is depicted on Figure 1. It should be noted, however, that Phase 2B is being brought forward by a third party. Hence, whilst the overall aim and objectives will be applicable to Phase 2B, it will be up to the Phase developer to ensure compliance.

## 2. Aims and Objectives

### 2.1. Aim

2.1.1. The primary aim of this EMMP is to provide the mitigation and management to be enacted in perpetuity for the benefit of the ecology, landscape and surface water drainage features within Phase 2.

2.1.2. 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 Environmental Statement (dated July 2016) and its appendices, and the Environmental 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 dormouse mitigation strategy produced for Phase 2 (Derek Finnie Associates, Report Ref: DFA23002V4; Appendix 1);
- A great crested newt mitigation strategy produced for Phase 2 (Derek Finnie Associates, Report Ref: DFA25095; Appendix 2).

2.1.3. In summary these various drivers require or recommend that:

- Wildlife underpasses under roads are to be included in the scheme to assist in retaining existing commuting routes for great crested newts (and small mammals) through the application site;
- Derogation licences are required to be sought for works involving great crested newts, bats and hazel dormice 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 the 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] and birds.

- Dormouse compensation areas should be established and managed appropriately.

2.1.4. Based on the recommendations above, the key objectives of this EMMP are to:

- Ensure avoidance and mitigation measures consider the urbanising effects of the development on habitats and species and ensure their long-term protection and management post-construction;
- Ensure the habitats within the scheme are connected and permeable to allow species to pass through the site;
- Ensure the proposed planting (which will primarily comprise native species) will enhance the biodiversity and nature conservation interest of Phase 2;
- Provide a biodiversity resource which is valued by local residents, and which can deliver nature related education to residents and other visitors;
- Establish a programme of monitoring and reporting.

## 3. Previous Surveys and Baseline

### 3.1. Previous Surveys

- 3.1.1. The Phase 2 area of land, like the rest of the wider Mowbray development, has been subject to numerous ecological surveys commencing with a Phase 1 survey in 2010, followed by a more structured series of surveys from 2014 onwards; these were principally used to inform the original OPP (Bioscan; various reports, Colin Plant Associates). A summary of the previous surveys is presented in Table 1.

**Table 1.** Summary of Surveys

| Survey                     | Year                         |
|----------------------------|------------------------------|
| Habitat – Phase 1 survey   | 2010, 2014, 2016, 2018, 2023 |
| Great crested newt surveys | 2014, 2016, 2018, 2019, 2025 |
| Bat Activity Surveys       | 2014, 2015, 2023             |
| Bat tree roost assessment  | 2015                         |
| Dormouse                   | 2014, 2018, 2019, 2020       |
| ██████                     | ████████████████             |
| Reptiles                   | 2014, 2015, 2023             |
| Breeding birds             | 2014                         |
| Invertebrate               | 2015, 2016                   |

### 3.2. Baseline Conditions

- 3.2.1. A summary of the finding of the previous surveys is presented below.

#### Habitats

- 3.2.2. The Phase 2 land is characterised by arable fields in the main, delineated by native hedgerows, many of which are species rich. Bush Copse, which runs east to west more or less through the centre of the Phase is said to be ancient in origin, as is Castle Copse which is contiguous with part of the northern boundary of the Phase.
- 3.2.3. Chennells Brook also runs through the centre of the Phase, along the southern boundary of the bridle track known as Bush Lane.

### **Great crested newts**

- 3.2.4. The presence of great crested newts has been confirmed within two ponds inside the Phase 2 parcel boundary, namely P2<sup>1</sup> and P30 and within another three to the north of the parcel boundary, but within 250m. A maximum combined count of 11 newts from P2 and P30 was realised during the 2019 survey, suggesting there is a medium sized meta-population within the western/central area of Phase 2.
- 3.2.5. An additional three ponds towards the east of the Phase, P1, P25 and P29 all returned negative results in 2025, suggesting a continued absence of great crested newts in these three ponds.

### **Reptiles**

- 3.2.6. The reptile surveys conducted in 2014 and 2015 identified small populations of three reptiles across the wider site with slow worm, common lizard and grass snake. Within the Phase 2 land, only slow worms and common lizard were encountered, at low numbers, to the north of Bush Lane only; this area is covered by the works associated with Bailey Road Extension (see Section 4).

### **Bats**

#### Activity Surveys

- 3.2.7. Transect and automated bat surveys have been undertaken by Bioscan within the application site in 2011, 2014, 2015 and 2017. During these surveys, common pipistrelle was by far the most frequently recorded species, with fewer records of soprano pipistrelle, Myotis sp., noctule, serotine, Nathusius' pipistrelle, Daubenton's bat, Natterer's bat, long-eared bat and barbastelle.
- 3.2.8. Activity surveys and static surveys have been undertaken each month during the bat active session (May to September) across the Phase 2 survey area in 2022. The result of the 2022 surveys were consistent with previous surveys when considering the species encountered.

#### Bat tree roost assessment

The trees across the wider site were assessed by Bioscan in 2014, 2015 and 2016 for their potential to support bat roosts. This involved examining the trees from the ground using binoculars, and their potential to support roosting bats assessed based on the criteria present by BCT (2016).

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<sup>1</sup> Pond reference numbers follow those used in the *Great Crested Newt Mitigation Strategy* Bioscan Report No. E1585/GCN/R1/V2

### **Dormouse**

- 3.2.9. Dormouse have not been encountered within the Phase 2 land itself during the previous survey in 2022, but they have been noted from within the Sports Hub land which lies within 450m of the Phase 2 land.

[REDACTED]

[REDACTED]

[REDACTED]

### **Breeding Birds**

- 3.2.11. A breeding bird assemblage, typical of an urban fringe environment has been encountered with the wider Mowbray development.

## 4. Current Works

### 4.1. Bailey Road Extension

- 4.1.1. Whilst technically within the Phase 2 land, the mitigation works relating to Bailey Road extension are being undertaken prior to the submission and approval of this Phase wide EMMP with the prior consent of the HDC.
- 4.1.2. The land within the Bailey Road Extension is subject to reptile, great crested newt and dormouse mitigation during spring 2026.
- 4.1.3. Two ponds, P2 and P30, which had previously been shown to hold great crested newts, are to be removed to facilitate the construction of Bailey Road. Hence, the ponds and surrounding land is subject to a newt translocation under a Natural England licence (Ref: 2025-72835-EPS-MIT). Any and all amphibians encountered during these works will be transferred to the dedicated receptor site which is deemed to be the Hillside. On completion of these works the area covered by the licence (Figure 2) will be deemed to be newt free.
- 4.1.4. In additional, all suitable dormouse habitat that required removal to facilitate development is to be done so under a Natural England Licence (Ref: 2025-72928-EPS-MIT). No additional vegetation removal is predicted within the Bailey Road area, hence no additional mitigation is required.
- 4.1.5. As slow worm and common lizard have previously been encountered within this area, a translocation exercise will be undertaken, with reptiles being moved to the Hillside.

## 5. Avoidance, Mitigation & Compensation

### 5.1. Background

5.1.1. Since the project's inception, the designers have been evolving a detailed masterplan for the site. The production of the masterplan has been an iterative process, with input from the Project Ecologist to ensure that avoidance measures and ecological mitigation measures have been included within the scheme, as summarised:

- The ancient woodland (encircling P4), and a 15m buffer from the edge of this woodland, will be retained
- Retention of the majority of the hedgerows
- Retention of the majority of the woodland belts
- Retention of the majority of the mature trees

5.1.2. It is assessed that the impacts that cannot be avoided by design will be the removal of:

- Short sections of hedgerow, woodland belts and ditches/streams to allow for internal road circulation and footpath provision
- All the pasture farmland primarily for housing
- All the arable farmland primarily for housing
- Sections of road verge/field margin primarily for housing and road construction
- A small number of mature and maturing trees

### 5.2. Construction Phase Mitigation/Compensation

5.2.1. The following sections present the key measures that will be taken during construction to avoid, reduce or offset potential impacts upon key receptors within Phase 2 as a result of the scheme.

#### Hazel dormouse

5.2.2. During update survey in 2022, no dormouse were encountered within the Phase 2 area, although there is direct habitat connectivity to areas within Phase 1 and the Sports Hub where dormouse have previously been recorded. Further surveys will be undertaken in 2026 which will likely define the level of mitigation and compensation required for the RM specific mitigation throughout the Phase 2 works.

5.2.3. **Avoidance.** The masterplan has been designed to retain as much of the woodland and hedgerow resource as possible, minimising the potential impact upon any potential dormouse.

5.2.4. **Mitigation.** Currently, no mitigation is envisaged unless update survey find dormouse activity within areas of suitable habitat that would be lost within Phase 2. Where this occurs, full details of the mitigation measures to be taken for dormice will be provided within any subsequent derogation licence applications submitted to Natural England for the relevant areas.

5.2.5. **Compensation.** Where any suitable dormouse habitat has been identified for removal, it will be replaced with suitable alternative new planting at a ratio of 1:1.25.

#### Great crested newts

5.2.6. Surveys in 2025 returned negative eDNA test for ponds P1, P25 and P26. P19 was dry in 2025, whilst P2 and P30 are to be removed under licence as part of Bailey Road extension. NP1 was shown to contain newts in 2023.

5.2.7. Whilst the breeding ponds P2 and P30 are no longer present, newts that are associated with these ponds may still be present in suitable terrestrial habitat with 500m of the ponds previous location, effectively land with Sub Phase 2A and 2B.

5.2.8. **Avoidance.** No additional ponds known to contain great crested newts will be lost as a result of Phase 2 works. The scheme has sought to avoid area that are perceived to be good terrestrial habitat for newts.

5.2.9. **Mitigation.** The need for mitigation will be reviewed on a RMA by RMA basis, using up to date surveys for each area. Where mitigation is deemed appropriate, it will take either the form of a licence translocation exercise, or non-licensed method statement works, where the perceived level of impact is deemed to be low.

5.2.10. Where a translocation exercise is deemed necessary, it will be undertaken under a derogation licence issued by Natural England, It is envisaged that the Hillside will provide sufficient habitat to act as a receptor site.

5.2.11. Where a non-licenses method statement, involving habitat manipulation, is deemed appropriate, a detailed description, incorporating the specific of the relevant RMA, will be submitted with the phase species EMMP.

5.2.12. **Compensation.** Extensive newt habitat has been created within the Hillside which will offset the loss of any habitats within Phase 2.

#### Bats

5.2.13. A number of bat species have been recorded foraging within Phase 2 (including common pipistrelle, soprano pipistrelle, noctule, Nathusius' pipistrelle ), with higher levels of registration noted in areas of mature trees, hedgerows, and tree belts, particularly along the north boundary of the Phase.

- 5.2.14. The majority of the trees within Phase 2 (outside those within the retained woodlands) have been assessed for their suitability to support bat roosts, with some of these assessed to offer suitable bat roosting features. However, no bat roosts within the trees have been confirmed to date within Phase 2.
- 5.2.15. Confirmed roost were found within Owlscastle Barn, Owlscastle Farm and a single buildings at Benson's Farm Cottage. These roosts contain evidence of pipistrelle (Owlscastle Barn, Owlscastle Farm and Benson's Farm) and brown-long eared bats (Owlscastle Farm). These buildings will ultimately be demolished as part of the scheme, but the timings are currently unknown. Hence, update surveys will be required as part of the RM specific EMMP, as will dedicated mitigation scheme.
- 5.2.16. **Pre-commencement surveys.** Any trees proposed to be removed as part of the development will be subject to a pre-works inspection (by climbing if required) to check potential roost features for evidence of bats. In respect of the buildings, if these are to be demolished or modified then they will be re-inspected for evidence of bats prior to works commencing. Should evidence of bats be found in any tree or building, then a derogation licence from Natural England will be sought prior to removal/ works.
- 5.2.17. **Avoidance.** The masterplan has been designed to retain the majority of the hedgerows and tree belts to enable bats to continue foraging and commuting through and around the site. In addition, the majority of the mature trees within Phase 2 have been retained.
- 5.2.18. The lighting strategy for the Phase 1 development, as provided within the Design and Landscape Strategy (dated June 2020), states that for each sub-phase/development parcel the following measures should be taken:
- "Lighting units should be ecologically sensitive and should provide zero upward light pollution. Light spill should be minimised in identified wildlife corridors and ecologically sensitive areas to create appropriated dark zones with lighting restricted to low level downward directional bollard lights with carefully directed light outputs onto paths only. Precautionary and sensitive measures should be taken within and adjacent to identified ecological sensitive areas such as using low heat output lights, minimum spread lamps, downward directional and back light control systems".*
- 5.2.19. Therefore, the lighting strategies for each reserved matters area (pursuant to Condition 62) will be designed so as to minimise the impact of lighting on species such as bats, with this mainly taking the form of preventing light spillage onto retained and new hedgerows, mature trees, and the proposed SuDS features.
- 5.2.20. **Compensation.** To compensate for the loss of sections of hedgerows within Phase 2, the proposals incorporate new hedgerows wherever possible, connecting to retained hedgerows and woodlands, to ensure that connectivity is maintained within the wider landscape. Where

hedgerows are unavoidably breached by new roads, strategic tree planting ('hop-overs') will be included wherever possible and appropriate.

- 5.2.21. **Enhancements.** New habitat improvement and creation through the Phase will provide enhanced foraging opportunities for bats.
- 5.2.22. In addition, a range on new roosting opportunities will be provide through the installation of a range of bat boxes within retained trees, as well as giving consideration to the incorporation of bat tubes into a percentage of the proposed new dwellings.
- 5.2.23. The following boxes will be installed in suitable locations throughout Phase 2, which is commensurate with those installed in Phase 1:
- 10 Schwegler Bat Box 1FF or similar. To be provided on retained trees within the tree belts and woodlands to create new roosting opportunities for species such as pipistrelles and long-eared bats.
  - 10 Schwegler Bat Box 2F or similar. To be provided on retained trees within the tree belts and woodlands to create new roosting opportunities for species such as pipistrelles.
  - 10 Schwegler Bat Box 2FN or similar. To be provided on retained trees within the tree belts and woodlands to create new roosting opportunities for species such as pipistrelles.
  - 4no Vincent Pro Bat box or similar. To be provided on retained trees within the tree belts and woodlands to create new roosting opportunities for barbastelles.

#### Reptiles

- 5.2.24. No reptiles have been recorded from within Phase 2, outside of the area covered by the Bailey Road extension works. Hence currently, no additional avoidance or mitigation works are required. However, if ongoing surveys and monitoring works undertaken in advance of individual RMA EMMPs identifies population of reptiles, mitigation will be required.
- 5.2.25. Where low number of reptiles are encountered, a Reasonable Avoidance Method Statement involving habitat manipulation will be undertaken. However, where greater numbers of animals are encountered, consideration will be given to implementing a translocation exercise. If no suitable receptor site exists within the sub Phase EMMP area, reptiles will be moved to the Hillside.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

5.2.27.

5.2.28.

#### Birds

- 5.2.29. In respect of the birds that typically nest in more open environment, such as skylark, pre-commencement vegetation clearance will be aimed to be undertaken outside of the bird nesting season. Nevertheless, where works are proposed to take place at some point over the bird nesting season then regular cutting of the particular works area will be considered. This would comprise cutting, and then removing, the vegetation of the particular area in February/March with weekly cuts following this to ensure the vegetation does not exceed 5cm until either the end of the bird nesting season or until an experienced ecologist deems the area to offer little to no opportunities for birds to nest. In addition, 1m high canes with 0.75m length of barrier tape attached at the top (or similar), may be positioned at regular intervals through the area. The aim of these measures is to reduce the suitability of the area for birds to establish nests.
- 5.2.30. In the unlikely event that any active bird nests are encountered during the process of hedgerow/scrub removal they will be cordoned off to a distance of at least 5m, and monitored until such time as it can be confirmed that the chicks have fledged. Only then will vegetation removal be permitted to continue.
- 5.2.31. **Enhancements.** A total of 80 bird boxes will be provided within the Phase 2 development. These boxes will be sited in accordance with the requirements of the particular species, with a particular focus on the green edges of the Phase, near to the woodlands.

5.2.32. Additional building-mounted bird boxes will be installed at the time of construction on each sub-phase; the number and style will be determined with the subsequent EMMP for the particular sub-phase.

5.2.33. The 80 bird boxes to be included within the site are as follows:

- 20 house sparrow boxes. Ecosurv Sparrow Box or similar. To be installed on buildings at least 4m from the ground (ideally at eaves height), facing north or east to protect them from prevailing winds.
- 10 swift boxes. Schwegler 17 swift box or similar. To be installed on buildings at least 5m from the ground (ideally as high as possible, i.e. at eaves height), in shaded locations away from trees or other obstructions, and with clear airspace around them.
- 20 house martin nests. Slide out house martin nests or similar. To be installed on buildings at least 5m from the ground (ideally as high as possible, i.e. at eaves height), in shaded locations away from trees or other obstructions, and with clear airspace around them.
- 8 starling boxes. To be tree-mounted, at a height of at least 4m from the ground, within the woodland belts.
- 10 tit boxes. Bird brick houses ([www.birdbrickhouses.co.uk](http://www.birdbrickhouses.co.uk)) with 28mm entrance holes (suitable for great tits, but also useable by blue tits) or similar. To be installed on buildings at least 4m from the ground (ideally at eaves level), facing north or east to protect them from prevailing winds. To be scattered throughout the development to provide widespread individual nesting opportunities.
- 20 tit boxes. Schwegler 1B bird boxes (comprising 50% 26mm diameter hole type, and 50% 32mm hole type). To be tree-mounted, at a height of at least 4m from the ground. Of benefit for great tit, blue tit and coal tit, as well as roosting bats outside of the bird nesting season.
- 2 tawny owl box. To be tree-mounted, at a height of at least 4m from the ground, within the retained woodlands.

#### General Enhancements

5.2.34. Throughout Phase 2, landscaping improvements will incorporate ecological enhancements wherever possible, following the outline principles given below:

- Arboreal Connections. The masterplan design has sought to keep the width of the hedgerow breaks to a minimum wherever possible.

- Log Piles. Small log piles (with approximate dimensions of 0.5m long x 0.5m wide x 0.3m high) will aim to be provided approximately every five to ten metres within the retained hedgerows.
- Wet attenuation (SuDS) Ponds. Where possible, the attenuation ponds within the scheme will be constructed in accordance with the following specification:
  - Ponds to incorporate a range of depths (including shallow shelves) and scalloped edges in places to produce diverse wildlife habitat.
  - A fringe of marginal planting will encircle each pond. The planting list contains only UK native species, and is primarily based on species known to occur locally.
  - Addition of a log pile (approximate dimensions of 1 m length x 1 m width x 0.5m height) in proximity to each pond to provide habitat for invertebrates and amphibians.
- New habitats will incorporate native species wherever possible which will reflect the species found in the local area.

## 6. Update Surveys

### 6.1. Surveys

#### 6.1.1. Condition 14 of the outline consent states:

“up to date ecological surveys shall be carried out to provide up to date information regarding the potential of the area covered by Reserved Matters applications to support protected and notable species and inform the future design of measures that will be required to avoid, mitigate or compensate for impacts and to inform the Ecological Mitigation and Management Plan for that Reserved Matters application”.

#### 6.1.2. And continues:

“The scope of these surveys shall be agreed in advance with the LPA, and may include advanced surveys for rare bat species. The surveys shall be completed in accordance with the agreed scope prior to the submission of the EMMP for that Reserved Matters area and the results and associated reports appended to the Ecological Mitigation and Management Plan for that Reserved Matters area.”

#### 6.1.3. No specific period of time is provided within the condition to define when survey data should be ‘updated’. However, by reference to the BSI Biodiversity- Code of Practice for Planning and Development (BS 42020:2013) document, and CIEEM’s Advice Note on the Lifespan of Ecological Reports and Surveys it is considered that after approximately two to three years consideration should be given to update the survey information. Therefore, careful planning of ecological surveys is likely to be required to ensure that ecological survey windows are not missed and that there is sufficient time to scope the surveys with the LPA in advance of future reserved matters applications.

## 7. Management

### 7.1. Habitat Management

- 7.1.1. The following section provides the basis of the management to be carried out on site within the different habitats to ensure the maximum biodiversity gains can be achieved. It is envisaged that the information provided within this section will inform the eventual Landscape and Ecological Management Plans (LEMP) at the appropriate time (Planning Conditions 35 and 36 of the outline consent).

#### Pond Management

- 7.1.2. Each year from Year 2 onwards after the aquatic planting has established, all the waterbodies within the Phase 2 area will have 15-20% of their marginal vegetation resource cut (on a rotational basis) in order to promote structural variety. This would be carried out between September and November to minimise disruption to wildlife.

#### Wildflower meadows and wet grassland

- 7.1.3. Following the first growing season after creation, a cut will be taken in early spring and in late summer/early autumn at a height of approximately 10cm. The cut vegetation will be left on the grassland for no more than seven days to aid seed dispersal before removal to the designated composting area either on or off-site. If perennial weeds such as docks, nettles and ragwort start to become established then these will be spot treated (e.g. pulling) before they set seed.

#### Hedgerow Management

- 7.1.4. The hedgerows will be managed for the benefit of inter alia dormice, bats and brown hairstreak. This will involve the following:
- trimming of the hedgerows will not take place more than once every three years, and no more than one third of the hedgerows within Phase 2 in any one year. Trimming should take place in late January/February in order to avoid the nesting bird season and to ensure that berries and nuts are present for the benefit of inter alia foraging birds during the autumn and early winter.
  - Where possible, the height of each trim should be increased by about 10cm high (and wide) compared to the previous cut, to promote greater berry production on hawthorn, blackthorn and bramble.
  - Hedge laying, coppicing or more vigorous cutback of the hedgerows planted as part of the scheme will be considered after 10-15 years.

- Variations in the height of the hedgerow should be created aiming for approximately 65% of the length of each hedgerow to be between 2m and 3m high, and the remaining 35% between 3m and 5m high.
- The hedgerows will be checked annually up to five years after planting for any dead or dying plantings. Any losses will be replaced during the next planting season.

## 8. Monitoring

### 8.1. Ecological Monitoring

8.1.1. To ensure the maximum biodiversity gains for the site can be achieved, a programme of ecological monitoring will be carried out. The results from this monitoring will be used to determine future management of the site. The ecological monitoring programme will comprise the following:

- Bat activity surveys. Three bat activity surveys (broadly undertaken in spring, summer and autumn) of the Phase 2 area will be carried out during the first year of occupation (Year 1), and thereafter in Year 3 and 5 to assess the usage of the site by foraging and commuting bats.
- Bat boxes (tree mounted). These will be checked annually during Year 3 and Year 5 in November/December for evidence of bats by a licenced bat ecologist. Concurrently, the state of the boxes and brackets will be checked, and replaced if damaged or are showing signs of wear.
- Bird boxes (tree mounted). These will be cleared of nest debris annually for the first five years in November/December. Concurrently, the state of the boxes and brackets will be checked, and replaced if damaged or showing signs of wear.
- SuDS features. Walkover surveys of these features following their construction will be carried out, and then in Years 1 and 2 following this to ensure that the marginal planting has taken successfully (appropriate remedial action to be taken if not).
- Hedgerows. Walkover surveys in Years 1 and 5 after planting will be carried out to check how the hedgerow is developing, and appropriate remedial to be taken if plantings have failed or gaps in the feature occur.

8.1.2. The results of the above surveys will be used to inform the eventual LEMPs as appropriate. Appropriate remedial action will be taken in the event that any of the monitored features are assessed to not be in satisfactory condition and/or functioning as required.

### 8.2. Monitoring Report

8.2.1. An annual monitoring report covering Phase 2 will be submitted to the LPA for the first two years post occupation of the last unit.

8.2.2. When the annual monitoring report is required, the following will be incorporated into the walkover monitoring survey: new hedgerows and planting, dormouse box checks, SuDS features, wildlife tunnels, log piles, and checks of bat and bird boxes and bat lofts, and wildlife signage.



Legend

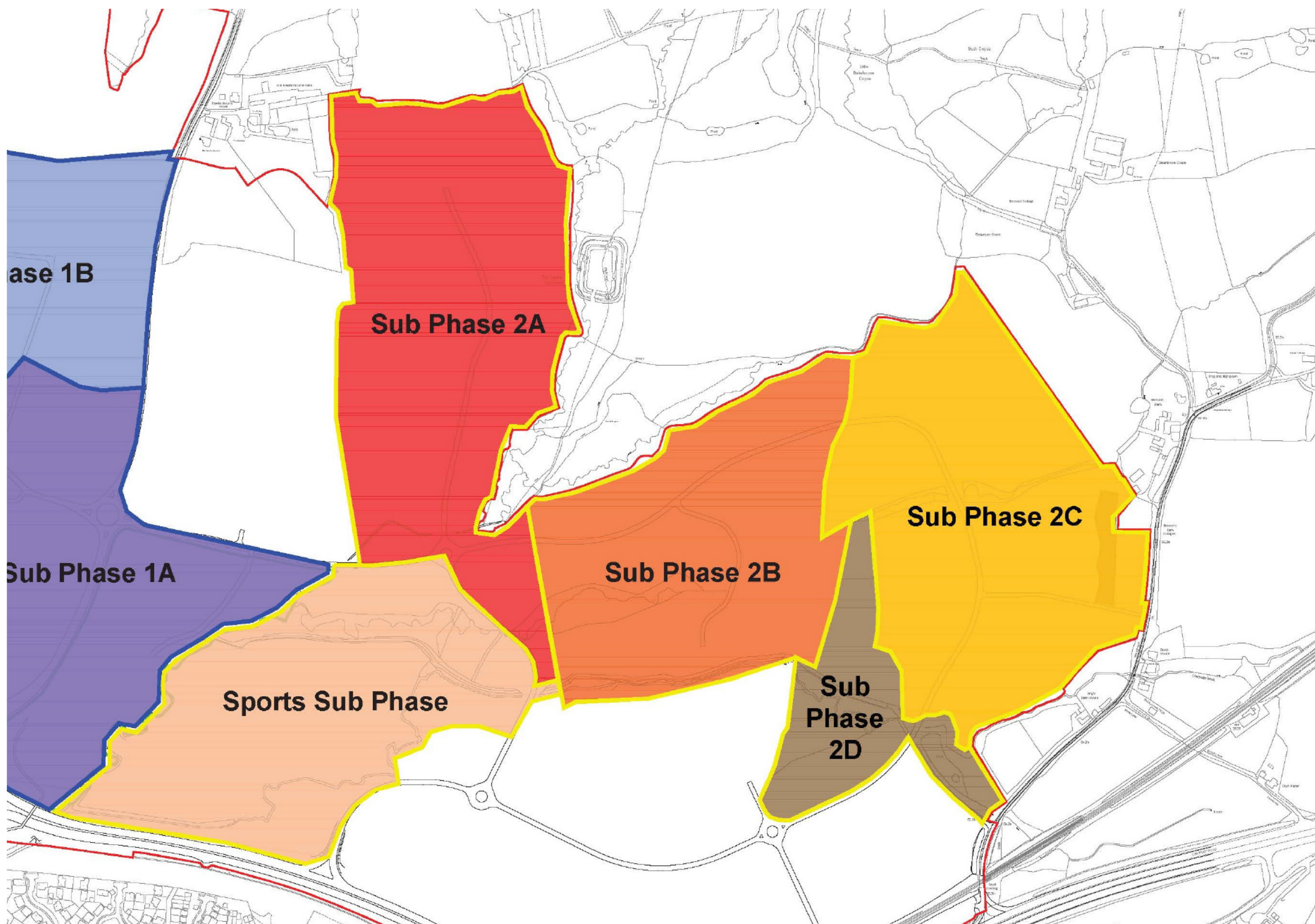
|                 |                              |
|-----------------|------------------------------|
| Drawing Number: | Figure 2                     |
| Title:          | Area of Completed Mitigation |
| Date:           | March 2026                   |
| Project:        | Mowbray Phase 2              |
| Client:         | L&G                          |



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## Legend

Drawing Number:  
Figure 1

Title:  
Phase 2 Area

Date:  
March 2026

Project:  
Mowbray Phase 2

Client:  
L&G

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## Appendix 1. Dormouse Mitigation Masterplan

# Land North of Horsham

## Dormouse Mitigation Masterplan

March 2026



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**COMMISSIONED BY**

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Station Road,  
Dorking  
RH4 1HJ

# **Land North of Horsham Dormouse Mitigation Masterplan**

**March 2026**

Report Ref: DFA23002V4

**Derek Finnie Associates Ltd**

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## **1 INTRODUCTION**

### **1.1 Background**

- 1.1.1 Derek Finnie Associates was commissioned by L & G Strategic Land North Horsham Ltd (L&G) to provide ecological advice in relation to a residential lead development on land north of the A246 in Horsham (the Site). The Site benefits from Outline Planning Permission with all matter reserved, except of access, for a mixed-use strategic development to include housing (up to 2,750 dwellings), business park (up to 46,450 m<sup>2</sup>), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure (Planning Ref: (DC/16/1677).
- 1.1.2 Given the scale of the development, the scheme will be brought forward in three main Phases, with several sub-phases contain within each of the main Phases. Phase 1 of the scheme is well underway.
- 1.1.3 L&G will principally be implementing the main infrastructure of the scheme, i.e. access roads and the installation of utilities, with development parcels being sold off to individual house builders. To ensure that there is consistency across the Site, in terms of ecological mitigation and enhancement, a Phase wide Ecology Mitigation and Management Plan is required to be prepared and submitted to HDC under Condition 13 of the OPP. To dates, an EMMP for Phase has been prepared and ands approved by HDC (Bioscan Report Ref: E1585/EMMP/P1/R2/rev2).
- 1.1.4 Survey work undertaken to inform the outline planning permission identified a population of dormouse, centred around the Rusper Road junction towards the centre of the Site. Whilst the principles relating to dormouse mitigation are considered within the EMMP for Phase 1, no specific site mitigation strategy or master plan was produced.
- 1.1.5 To date, three separate derogation licences relating to dormouse have been issued by Natural England covering works related to the main access into the Site, as well as works associated with the new school and supermarket.

## **2 THE SCHEME**

### **2.1 Site Description**

- 2.1.1 The Site covers approximately 230ha of land to the north of Horsham (Figure 1), which comprises predominantly agricultural land delineated by mature hedgerows with the occasional patch of broad-leaved woodland. Channels Brook runs east to west through the southern central area of the Site. A Phase 1 map, produced by Bioscan as part of the information to inform the OPP is reproduced at Appendix xx.

### **2.2 Dormouse Distribution**

- 2.2.1 Dormouse surveys have been undertaken in 2014, 2018, 2019 and 2022. The location of dormouse nests encountered in 2014, 2018 and 2019 are shown on Figure 1. No dormouse nests were encountered during nest tube surveys conducted in 2022, however nests were noted in clearance work in February 2024 and September 2024, indicating dormouse are still present within the Site as a whole.
- 2.2.2 The Site is a large-scale development, covering approximately 3km by 1km. It is believed that dormouse derogation licence applications for each sub-Phase throughout such an extensive area of land, especially for applications remote from the current distribution of dormice on the site are unwarranted. During the initial dormouse licence application submitted to Natural England in August 2019 it was proposed that dormouse licence applications will only be sought for sub-phases/reserved matters applications where suitable habitat is located within approximately 450m of the confirmed dormouse records on the site. Based on current research this distance is considered suitable to take into account the maximum ranges of dormice within hedgerows. In their response to the licence application Natural England did not raise issues with this approach. Hence, the approach has been adopted within this masterplan.

### **2.3 Actions Undertaken to date**

- 2.3.1 Dormouse habitat has been removed, under five separate licences, to allow the main site access work to be undertaken. Throughout these works a total of 8100m<sup>2</sup> and 321m of hedgerow has been removed. This has been compensated for by the planting of 8500m<sup>2</sup> of new scrub and 240m of hedgerow (Figure 1).
- 2.3.2 During the works in October 2019, 3 dormice were safely moved in nest tubes out of the works areas and into the dormouse compensation area. No other dormouse have been encountered during the clearance works.
- 2.3.3 Going forward, within the remaining works for Phase 2, it is envisaged that approximately an additional 2570m<sup>2</sup> of suitable dormouse habitat will require removal to facilitate the development, principally through the removal of small sections hedgerow to allow for road access. This is covered under the current February 2026 licence for Bailey Road extension. With the exception of the necessary removal of a small a section of hedgerow for the Employment Land, no further impacts on dormouse are anticipated.

## **2.4 Habitat Compensation**

- 2.4.1 Within the Phase 2 area of the scheme, a total of over 10800m<sup>2</sup> has been identified for additional compensation planting, which in terms of area exceeds that proposed for removal. The compensation areas all have good connectivity to areas of existing dormouse habitat (Figure 1).
- 2.4.2 The compensation planting will comprise a mixture of hazel, honeysuckle and bramble, with lesser amounts of hawthorn, blackthorn and holly to provide some diversity. The majority of the planting has been undertaken in suitable planting periods since 2023, in advance of much of the proposed works. This will ensure that there is always a net increase in the amount of suitable habitat. The area next to Bailey Road will be planted in Oct/Nov 2026.

## **2.5 Management**

- 2.5.1 As the compensation habitat becomes established, it will be subject to a rotational coppicing regime, with a cut being taken every 7 to 10 years. This will ensure a good range of age classes are always present within the Site.
- 2.5.2 The management areas are shown on Figure 1 and include all existing and proposed compensation planting. Initially, the planting and initial management will be undertaken by L&G, with the long-term management being undertaken by a Management Company.

## **2.6 Long term security**

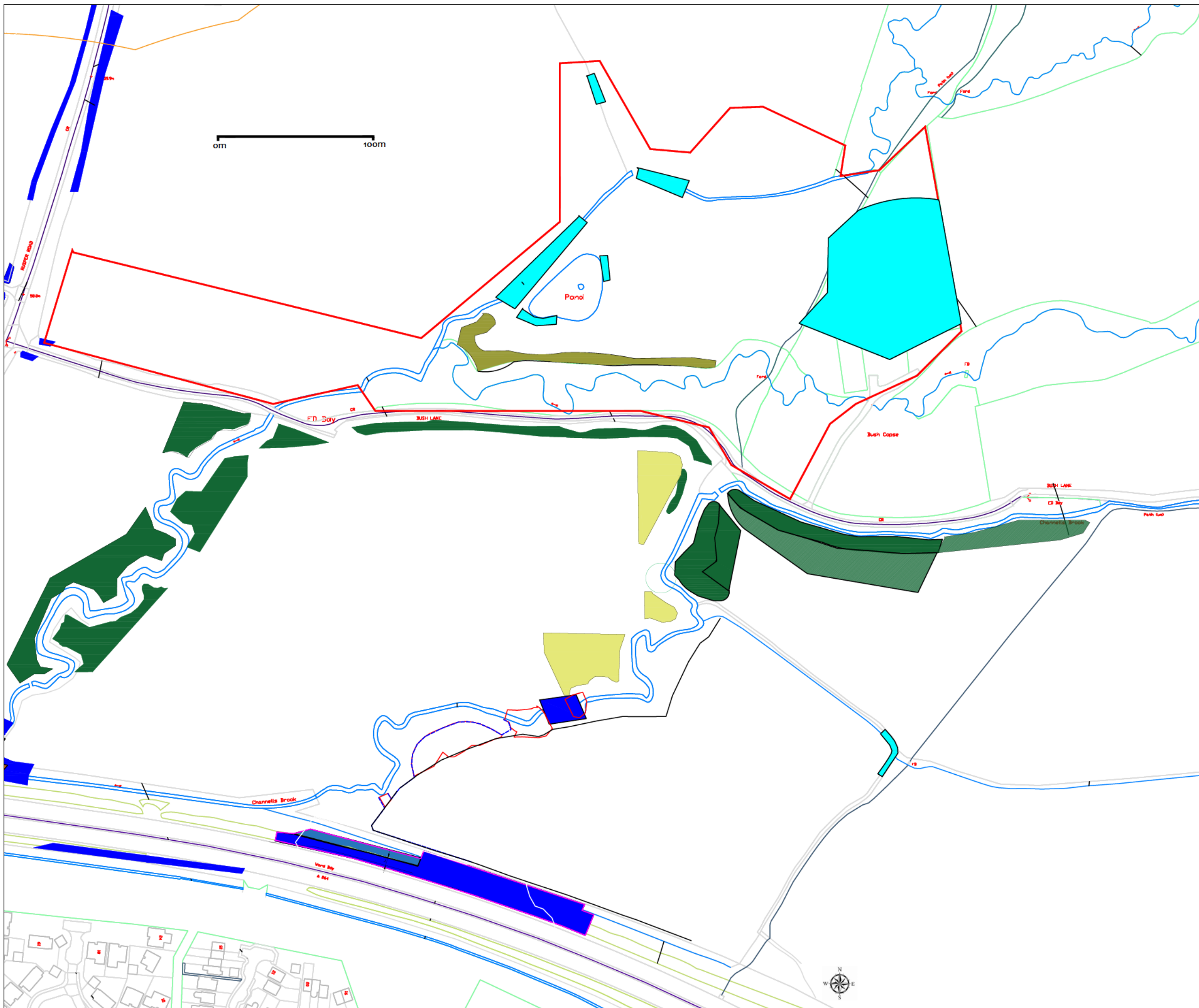
- 2.6.1 Each area of compensation planting will be subject to an Ecology Mitigation and Management Plan, which is required under the outline planning permission. Once agreed with the Planning Authority, the EMMP will be implemented in perpetuity, thus ensuring the long-term security of the compensation planting.

## **2.7 Additional Future Works**

- 2.7.1 Based on the current knowledge of dormouse distribution within the Site, which is based on numerous surveys between 2014 and 2022, it is not envisaged that any additional works within the wider site will impact upon dormouse or dormouse habitat. However, if future surveys detect additional evidence elsewhere within the site, future amendments to this strategy may be required.

## **2.8 Monitoring**

- 2.8.1 On-going monitoring of the population will be undertaken on a regular basis as required by the outline planning permission. This will be supplemented by specific area monitoring as required by individual licences. To date, nest box checks have been the chosen method. However, this has yielded negative results. It is proposed going forward that footprint surveys will be undertaken as it is possible sufficient nesting opportunities are available within the wider site which reduces the preference for using nest boxes.



## Legend

- Planting completed
- To be planted Oct/Nov 26
- To be planted winter 26/27
- Previous clearance
- Proposed clearance

Planting areas shown are indicative only

Drawing Number:

Figure 1

Title:

Compensation Planting

Date:

2nd March 2026

Project:

North Horsahm

Client:

L&G



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## Appendix 2. Newt Mitigation Strategy

# Mowbray Phase II

## Newt Mitigation Strategy

**December 2025**



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# **Mowbray Phase II**

## **Newt Mitigation Strategy**

**December 2025**

Report Ref: DFA25095

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## **1 INTRODUCTION**

### **1.1 Background**

- 1.1.1 Derek Finnie Associates was commissioned by Legal & General (Strategic Land North Horsham) Ltd (L&G) to provide ecological advice in relation to their wider development at Mowbray, a mixed use strategic development including housing (up to 2,750 dwellings), business park (up to 46,450 m<sup>2</sup>), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure.
- 1.1.2 The wider site is known to support great crested newts, with several breeding ponds being identified throughout the numerous years of surveys the Site has been subject to, these are summarised in Figure 1. From the onset it was identified that the scheme approved under the outline permission (Ref: DC/16/1677) had the potential to result in a negative impact upon the newt population across the wider site. Hence it was deemed appropriate to design and implement a site wide mitigation strategy presented in a masterplan which would be brought forward under several EPSM licences issued by Natural England (Bioscan Report Ref: E1585/GCN/R1/V2, reproduced as Appendix 1).
- 1.1.3 However, as the scheme has evolved and detailed designs of specific areas have developed, it has been necessary to update and adapt the original agreed Mitigation Strategy. The following document, therefore, presents amendments to the previous site wide Masterplan and should be read in conjunction with the previous Masterplan.

## **2**      **KNOWN NEWT POPULATION**

### **2.1**      **Previous Surveys**

- 2.1.1      As part of the Site's promotion through the local plan and the subsequent outline planning application, numerous surveys have been undertaken on ponds within and immediately adjacent to the Mowbray site. Follow up eDNA testing as also been undertaken. The results of the survey are summarised on Figure 1.
- 2.1.2      As can be seen there a moderate sized population of great crested newts spread across the Mowbray site, centred on the ponds within the central area. The ponds towards the east of the Site are known to contain population of fish, which may explain the lack of positive newt records.

### **3 PREVIOUS STRATEGY**

#### **3.1 Exclusion**

- 3.1.1 The newt mitigation strategy employed throughout the Phase 1 area was based upon the principle of excluding amphibians from works areas, whilst improving retained habitat and creating new habitats. Under three separate EPSM licences (Figure 2), newts were excluded through the installation of fencing, with newts within the specific works areas being caught and translocated to a terrestrial habitat nearby, which was designated as the receptor site for that specific phase.
- 3.1.2 To date, throughout the Phase 1 works, no breeding sites have been lost to the development. Hence, the mitigation and enhancement has been focused on terrestrial habitats, ensuring retained areas are connected to one another as well as areas of wider terrestrial habitats. New waterbodies were identified within the Site wide masterplan, but very few were specifically designed for great crested newts.

## **4 UPDATED MITIGATION**

### **4.1 Rationale**

4.1.1 The previous mitigation strategy (Appendix 1) sought to retain the newt population associated with Pond P2 in situ. However, it has become evident during the detailed design of the road that the pond itself could not be retained entirely. The potential for keeping some of the pond in place, directly adjacent to the road, was assessed.

4.1.2 On balance, however, it was considered that moving the population to the Hillside area presented the best long term option for the local population. Here, a total of eight new ponds will be created amongst areas of rough grassland, adjacent to extensive area of ancient woodland. This represent good quality habitat which will be secured in perpetuity.

### **4.2 Hillside (Receptor Site)**

4.2.1 The Hillside areas covers approximately 6.6ha of previous arable land which now forms part of the wider green infrastructure within the Mowbray development. During early 2024, five of the eight ponds were dug, with the surrounding land being sown with wildflower meadows; the scrub, hedgerows and new trees planting was also undertaken. The remaining the ponds and habitat creation will be brought forward in 2027.

4.2.2 A long term management plan for the Hillside has been prepared (attached as Appendix 2).

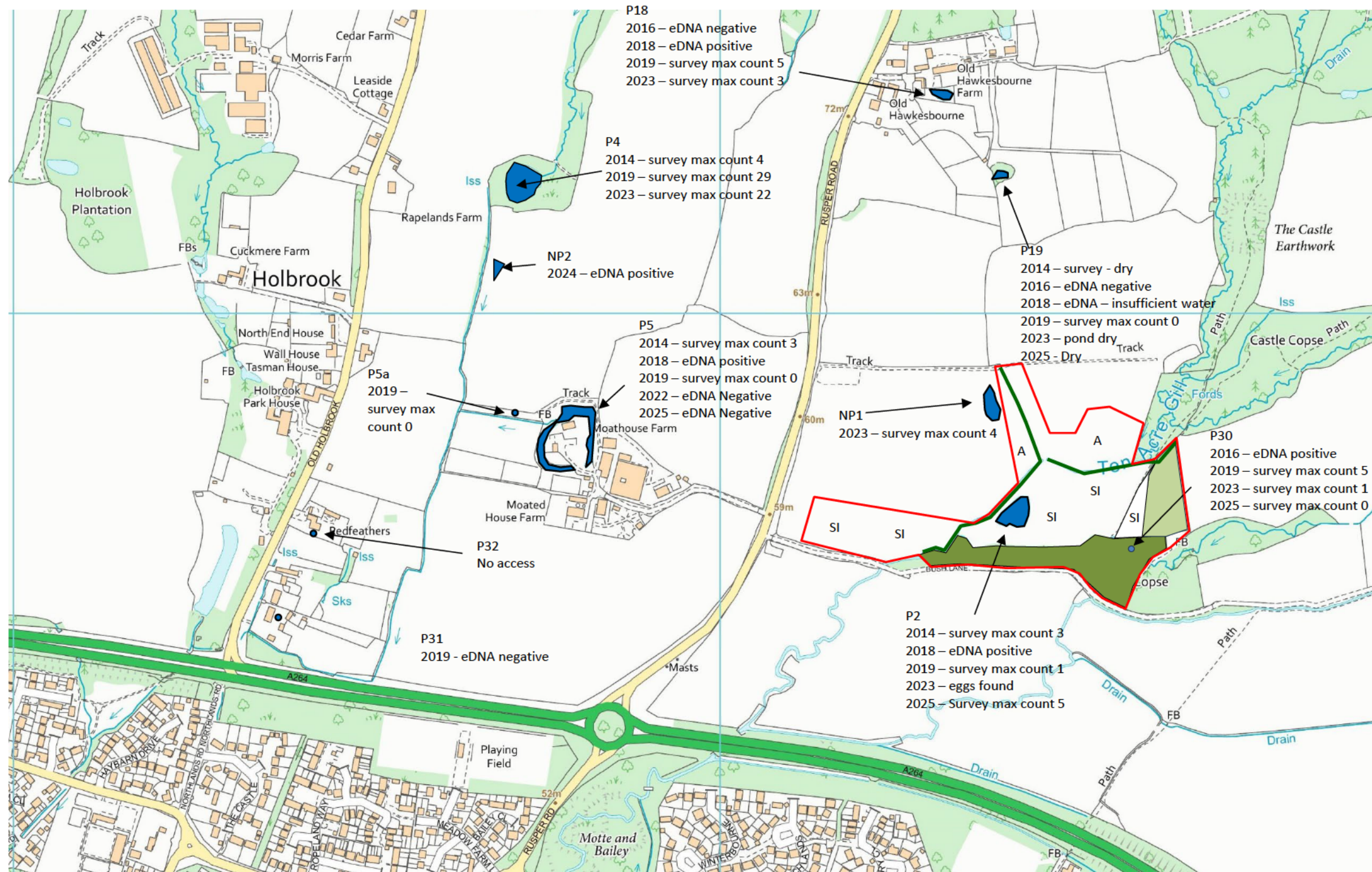
## **5 FUTURE LICENCES**

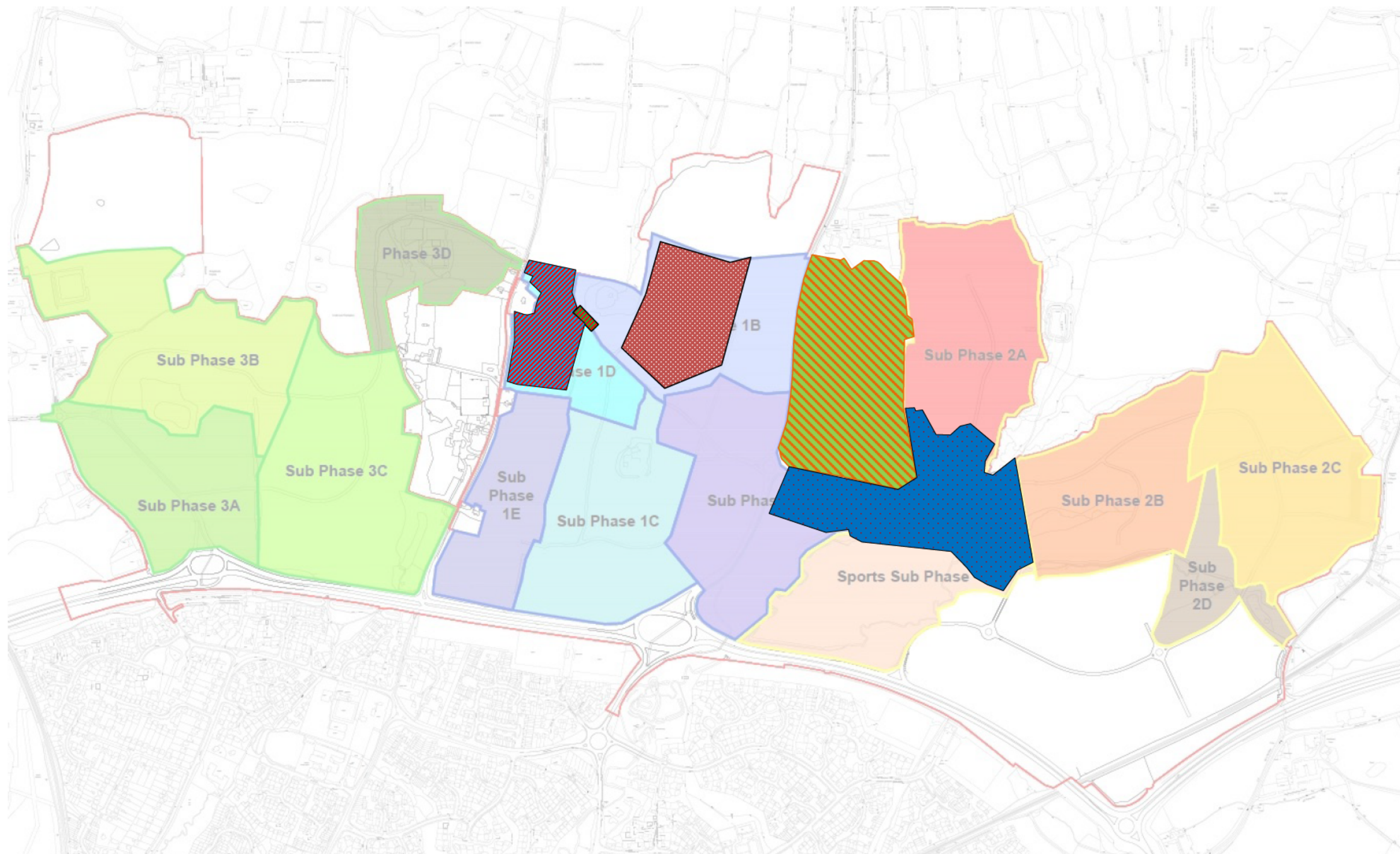
### **5.1 Phase 2**

- 5.1.1 No further licenses are likely to be required for the remainder of Phase 2 works. The ponds to the east (P1, P24 & P29) have been shown not to hold great crested newts.
- 5.1.2 However, an area immediately adjacent to the area covered under the current licence is being brought forward by a separate developer who is some years off submitting Reserve Matters applications. Their proposed approach to newts is unknown, but may require a separate EPSM. If this is the case, it is envisaged that their mitigation scheme will be designed in parallel with the current scheme and will complement the Phase 2 enhancements. L&G have committed to work with the other developer to ensure both mitigation strategies are compatible and complement one another.

### **5.2 Phase 3**

- 5.2.1 Phase 3 land, which lies to the west of Phase 1, will likely need several EPSM licences when it comes forward for development, although there is no timescale for this as yet; it will very much depend on market forces. It is envisaged that the Hillside will have sufficient capacity to act as receptor site for much of the Phase 3 development.





**Legend:**

- Area covered by current application
- Area covered by 2025-70502-EPS-MIT
- Area covered by 2019-44385-EPS-MIT
- Area covered by 2021-54851-EPS-MIT
- Area covered by WML-OR136

0m  500m



**Drawing No:** Figure B2

**Title:** Nearby GCN Schemes

**Date:** December 2025

**Project:** Phase II Newt Staregy

**Client:** L & G



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**Derek Finnie Associates** offers over 30 years of professional ecological expertise to a wide range of clients, principally within the development arena, but also offering advice to the public and voluntary sectors. Based in Wokingham within the Thames Valley, we are ideally located to provide services to developers within the south and south-east of England.

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