

From: Clare Bartlett <C.Bartlett@batchellermonkhouse.com>
Sent: 16 December 2025 15:05:26 UTC+00:00
To: "Nicola.Pettifer" <Nicola.Pettifer@horsham.gov.uk>
Subject: FW: Tilletts Lane Reptiles


Hi Nicola

Please find below the Ecologist's advice regarding reptiles which confirms there will be adequate habitat on site to support retention.

Kind regards

Clare

Clare Bartlett MRTPI PISEP
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From: Natalie Arscott <natalie@aewc.co.uk>
Sent: 16 December 2025 13:45
To: Clare Bartlett <C.Bartlett@batchellermonkhouse.com>
Subject: Tilletts Lane Reptiles

Hi Clare,

Regarding reptile mitigation for the proposed development at Tilletts Lane -

I consider the best approach to be keeping the reptiles on-site as opposed to off-site translocation. The long-term success of off-site reptile translocations is often poor with high post-release mortality, and therefore this approach should be avoided where possible.

Suitable reptile habitat on the site is currently limited to the boundary hedgerows and scrub, and a narrow strip of thicker grassland bordering these features. The central field areas are unsuitable, with one of the fields being arable and the other an open field of short-sward grassland with no structural variation. Despite the small area of suitable habitat, reptiles are clearly thriving in these densely vegetated boundaries, with an exceptional population of slow

worms being recorded. Our reptile survey extended into the adjacent field to the north which continued to show high numbers of reptiles, and therefore it is likely that the population is spread throughout the boundaries of the fields adjoining the site.

Plans include retention of all boundary hedgerows other than two sections for access roads. The majority of the belt of bramble scrub along the southern boundary is to be retained in addition to the scrub and grassland along the western boundary. As such, direct impacts to the areas that reptiles are using will be limited to small areas of habitat. The plans include a large area of open space along the western boundary which will be enhanced, the inclusion of a habitat buffer to the north of the northern hedgerow which will be enhanced and remain largely undisturbed, as well as new areas of habitat in the southeast corners of both fields and a new hedgerow along the southern boundary. As such, in the long-term there will be a greater area of suitable habitat available for reptiles than there is pre-development, and these areas will be managed in accordance with a management plan which will ensure a suitable habitat structure. Once established, reptiles will also have the option of using any private gardens that support suitable habitat. There will be continued habitat connectivity to the adjoining fields to the north, which offer almost identical habitat, throughout the works period, and therefore reptiles will be able to utilise these areas more heavily if required during periods of disturbance whilst works are ongoing.

Overall it is considered that the reptile population will be able to be successfully supported on-site both during and post-development, and this option has a higher likelihood of a positive outcome than an off-site translocation would.

Kind regards,

Natalie

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