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HIGHWOOD, HORSHAM - PHASE 8, 10 - 13

[illegible]

CONDITION 10: WATER VOLE

[illegible]

[illegible]

[illegible]

[illegible]

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Greengage Response

[illegible]

[illegible]

[illegible]

CONDITION 13: REPTILE TRANSLOCATION

[illegible]

[illegible]

Greengage Response

[illegible]

(*Lacerta vivipara*) and slow worm (*Anguis fragilis*) was identified, predominantly on Phases 10 and 11. Detailed results from this survey along with a mitigation strategy have been prepared and are provided in Appendix B.

We hope you find this letter acceptable and that it addresses the requirements of Condition 10 and 13. If you have any queries regarding the enclosed or require any further information, please do not hesitate to contact us.

Yours sincerely

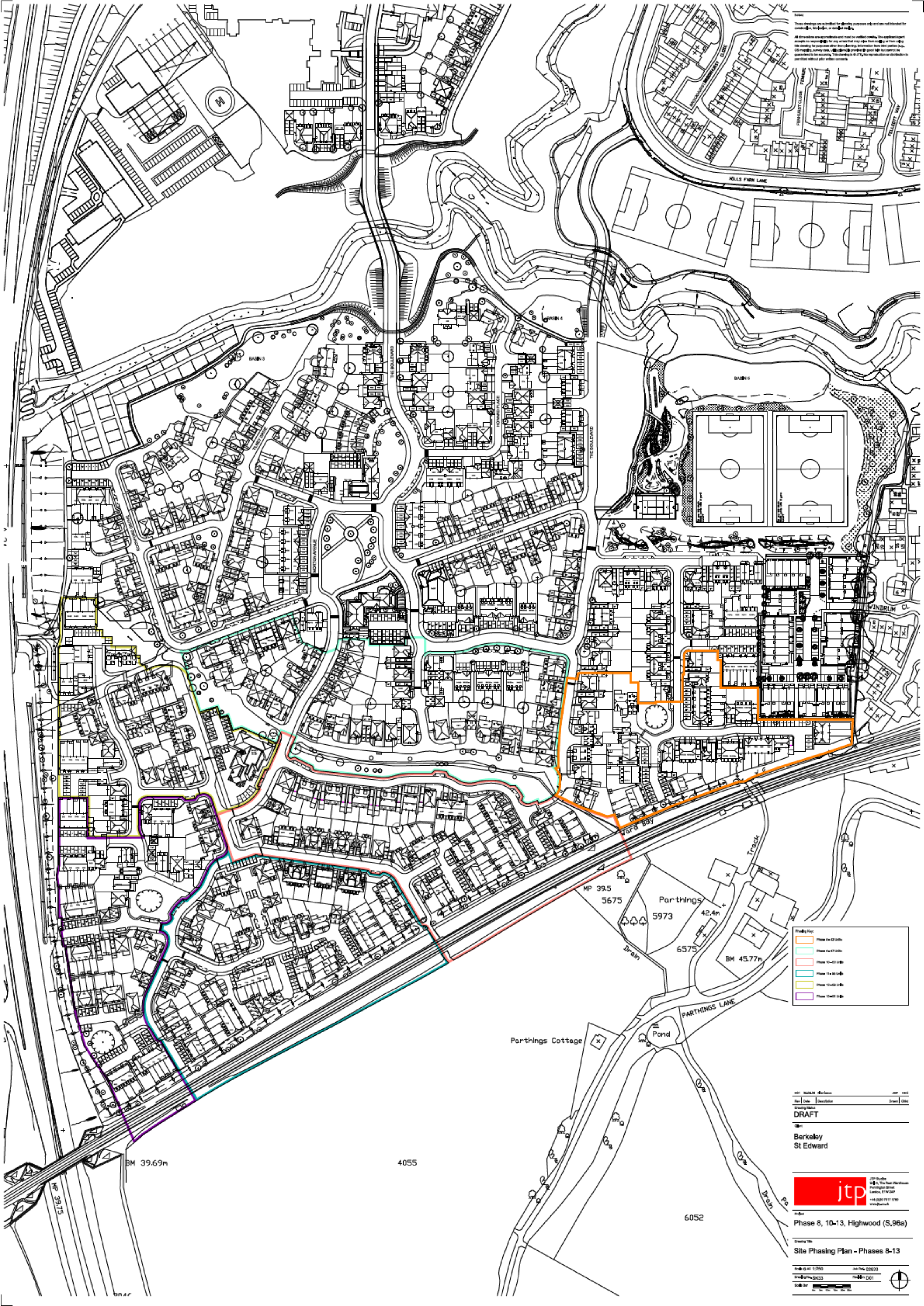
[redacted]

Mike Harris
Director
T: 07825 437883
E: michael.harris@greengage-env.com
For and on behalf of Greengage Environmental Ltd

Encl.

- Appendix A Site Plan Showing Phase Locations and Boundaries
- Appendix B Reptile Survey Report (September 2026)

APPENDIX A SITE PLAN SHOWING PHASE LOCATIONS AND BOUNDARIES



Notes:

These drawings are submitted for planning purposes only and are not intended for construction, fabrication, or detailed design.

All dimensions are approximate and must be verified onsite. The applicant/agent accepts no responsibility for any errors that may arise from scaling or from using this drawing for purposes other than planning. Information from third parties (e.g. OS mapping, survey data, utility plans) is provided in good faith but cannot be guaranteed to be accurate. This drawing is © JTP. No reproduction or distribution is permitted without prior written consent.

Phasing Key:

🟧	Phase 8 – 42 Units
▭	Phase 9 – 47 Units
🟥	Phase 10 – 60 Units
▭	Phase 11 – 38 Units
🟨	Phase 12 – 69 Units
🟪	Phase 13 – 61 Units

Rev	Date	Description	Drawn	Chkd
D01	20.08.20	Final Issue	JTP	DBC

Drawing Status
DRAFT

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St Edward

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Project
Phase 8, 10-13, Highwood (S.96a)

Drawing Title
Site Phasing Plan - Phases 8-13

Scale @ A1 1:750
Job No. 02633
Drawing No. SK33
Revision D01
Scale Bar
0m 5m 10m 15m 20m 25m

APPENDIX B REPTILE SURVEY REPORT AND MITIGATION STRATEGY (SEPTEMBER 2026)

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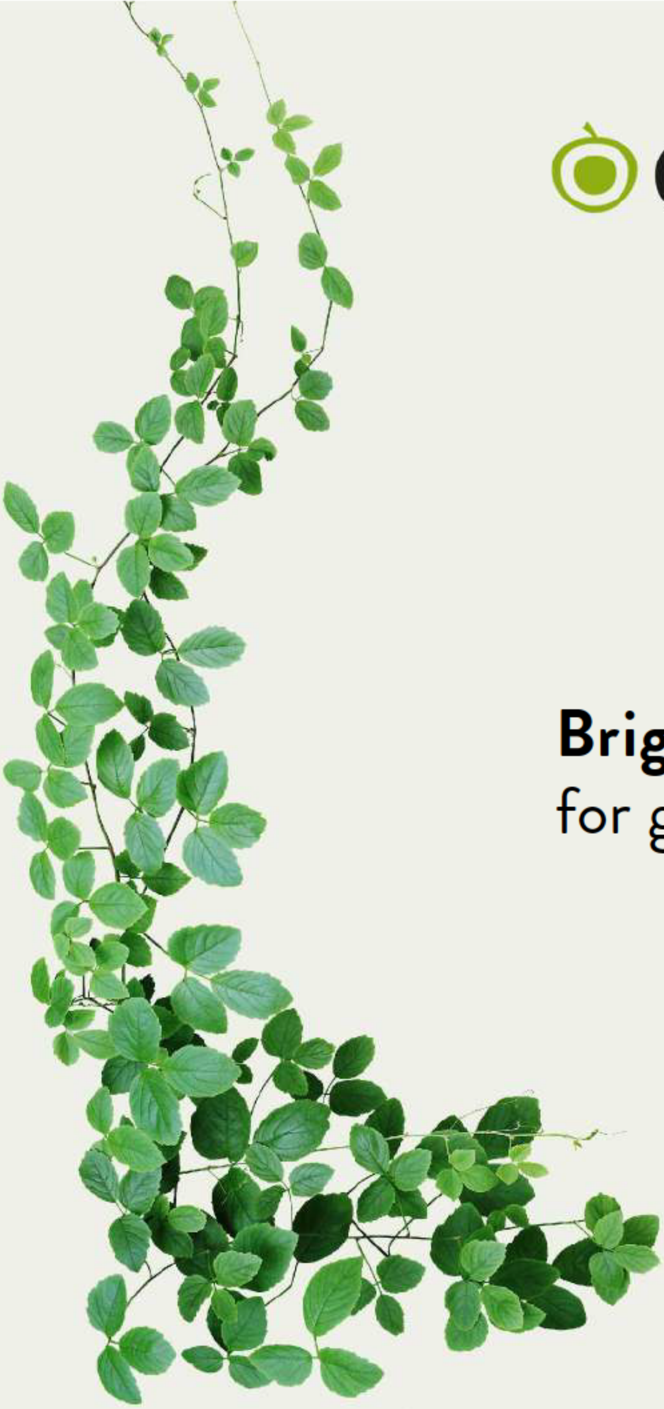
Greengage

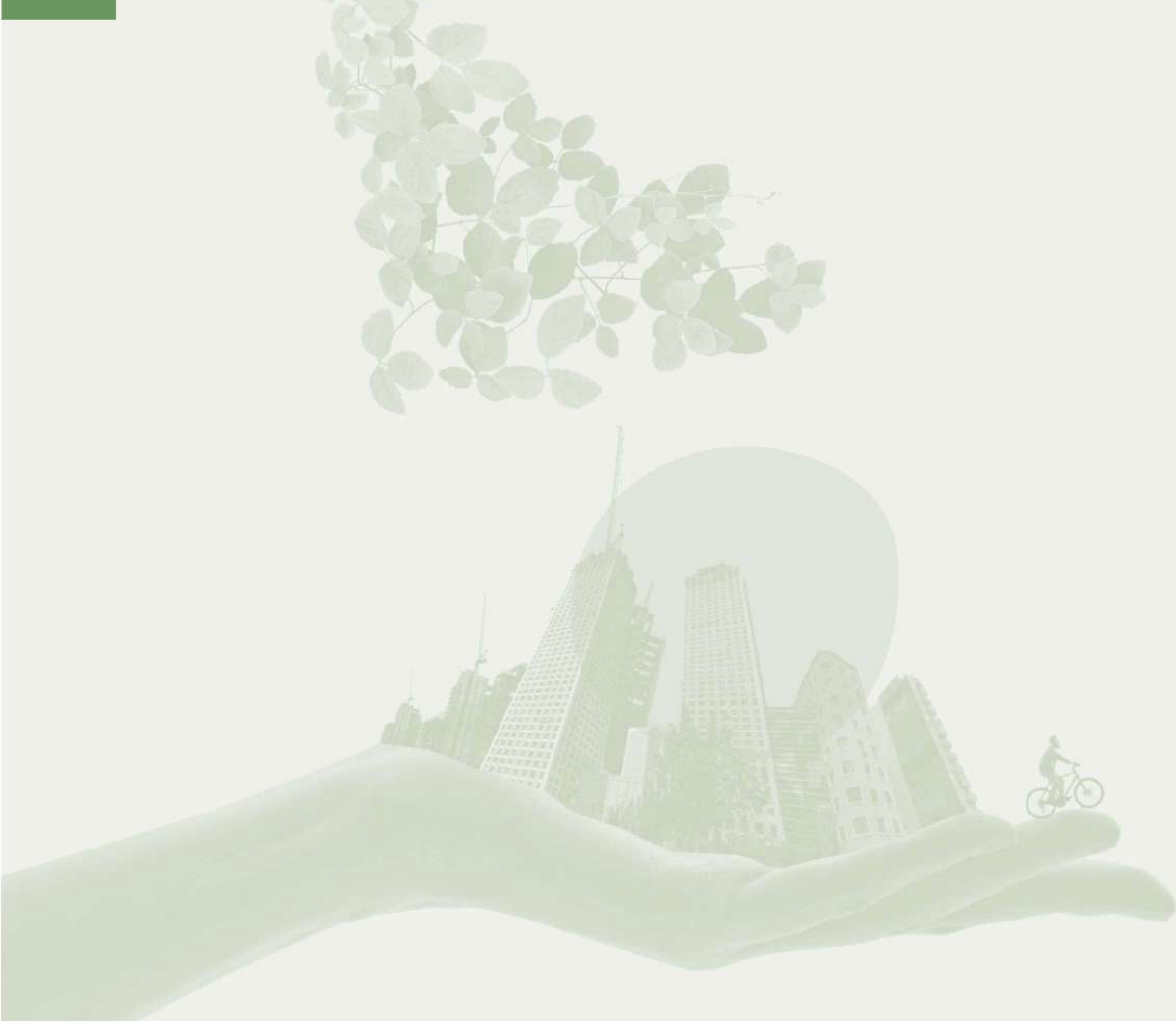


# **Brighter strategies**
for greener projects

Client: Berkeley Homes (Southern) Ltd
Project: Highwood Phase 8, 10 - 13
Report: Reptile Survey and Mitigation Strategy

QUALITY ASSURANCE

Issue/Revision:	Draft	Final
Date:	September 2026	September 2026
Comments:		
Prepared by:	Mike Harris	Mike Harris
Authorised by:	Charlotte Hammond	Charlotte Hammond
File Reference:	554408MJH14sep26DV01_Reptile.docx	554408MJH14sep26FV05_Reptile_Ph8, 10-13.docx



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APPENDIX E REPTILE MITIGATION STRATEGY PLAN
REFERENCES

Tables

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1.0 EXECUTIVE SUMMARY

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2.0 INTRODUCTION

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2.1 SITE DESCRIPTION

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2.2 PRELIMINARY ECOLOGICAL APPRAISAL

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3.0 METHODOLOGY

3.1 DESK-BASED REVIEW

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3.2 SITE VISIT

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Timing and conditions

The seven site visits were conducted between 7th September 2026 and 22nd September 2026. Site visits to the site were made between 08:00 and 12:00, or 13:00 and 15:00 when weather conditions were favourable, in accordance with the Froglife Guidelines[4],[5], where possible. Some of the afternoon visits were undertaken later than the 13.00 - 15.00 time, although they were undertaken in suitable conditions and reptiles were recorded on each occasion. Therefore, surveys outside of the above times was not considered a constraint.

Weather during the site visits was conducive for surveying for reptiles, often being sunny, dry and warm, although some days were overcast. Froglife Guidelines[4] recommend that ideal temperatures for reptile surveys are between 9oC and 20oC. Temperatures ranged from approximately 16oC to 21oC during the survey period.

Table 3.1 below details the site visit dates, timings, and conditions.

Table 3.1 Survey visit dates, timing, and weather conditions

Date	Sitey visit (V)	Surveyor (Initials)	Time		Temperature oC		Cloud	Rain	Wind
			Start	End	Start	End			
07/09/26	V1	VM	08:00	10:00	18	19	100%	None	Light
10/09/26	V2	VM	15:00	17:00	17	18	100%	None	Light
13/09/26	V3	VM	14:50	16:30	21	18	100%	Light	Light
15/09/26	V4	VM	09:30	11:30	16	19	30%	None	None
18/09/26	V5	VM	09:30	11:30	16	18	50%	None	Light
20/09/26	V6	VM	09:15	11:15	18	19	80%	None	Light
22/09/26	V7	VM	9:00	10:30	15	18	0%	None	None

3.3 COMPENTENCIES

The survey was completed by Victora Mercia who has a first class BSc degree in Zoology (Hons) and a Masters in Ecology, Conservation and Evolution (MRes). Victoria has six years of experience in ecological field surveys, is a qualifying member of CIEEM and holds her GCN Class 1 licence.

The report was written by Mike Harris, Director. Mike has a Bachelor's degree in Environmental Biology (BSc Hons), a Natural England Great Crested Newt Licence and Dormouse Licence, is a Chartered Environmentalist (CEnv) and Full member of CIEEM. Mike has over 25 years' experience in ecological surveying and has undertaken and managed numerous ecological surveys and assessments.

The report was reviewed and verified by Charlotte Hammond, Associate. Charlotte has an undergraduate degree in Geography (BSc Hons), postgraduate degrees in Environmental Bioscience in a Changing Climate (MSc) and Landscape Architecture (MA). Charlotte is an Associate member of

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3.4 CONSTRAINTS

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4.0 RESULTS

4.1 DESK-BASED REVIEW

As outlined within Section 2.2, 20no. records of three reptile species (common lizard, slow worm and grass snake) were supplied within the data search. The records spanned from 2016 to 2026 and the closest was 0.5km from the site. It is also noted that reptiles have previously been recorded on the wider site and that a reptile translocation was completed prior to the construction of Phases 1- 7.

4.2 PRESENCE/LIKELY ABSENCE SURVEY

Reptiles were confirmed as present through the undertaking of the reptile survey. In total, 84no. reptiles were recorded over the seven visits. This comprised 57no. viviparous lizards (10no. male, 10no. female and 37no. juvenile) and 27no. slow worms (5no. male, 18no. female and 4no. juvenile).

Reptiles were mainly recorded within Phase 10 and Phase 11, with only the occasional record of a reptile in Phase 13. No reptiles were recorded within Phase 12. Detailed results are provided in Appendix B and approximate location of these records is shown on Figure C1 in Appendix C.

A total peak adult count of 7no. common lizard and 5no. slow worm was recorded on 20th September and 13th September respectively. Full results are provided in Appendix C and the approximate locations of the reptile presence is shown on Figure D1 in Appendix D.

In accordance with the Key Reptile Register Classification System (see Table 4.1) the populations of common lizard and slow worm are classified as 'good'.

Table 4.1 Key Reptile Register Scoring System [6]

	Low Population Score 1	Good Population Score 2	Exceptional Population Score 3
Grass snake	<5	5-10	>10
Adder	<5	5-10	>10
Slow worm	<5	5-20	>20
Common lizard	<5	5-20	>20

Recommendations for mitigation are provided below to mitigate risks to injuring and killing reptiles during the proposed development.

5.0 MITIGATION & RECOMMENDATIONS

5.1 GENERAL

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- N' wp' rt…t' &u&p&trt – ' &xtD&
- R p~p x' &u&t – xt &t' rx vD&
- c p––x v&u&t t~ –…t' &p tp&' s&t~rp x' &u&t – xt &' &trt – ' &p tpD&
- Mt r xt&tp rw&u&t t~ –…t' &p tpD&' s&
- V p' pvt…t' &u&trt – ' &p tp6&

5.2 ENHANCEMENT OF RECEPTOR SITE

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- L' ' px & sxx p~&zt~&' &t&' …&wt&p…t&.t p&' – p x' &u&t – xt &p &w' t&' &t& p' ~rp tsD&p' s&
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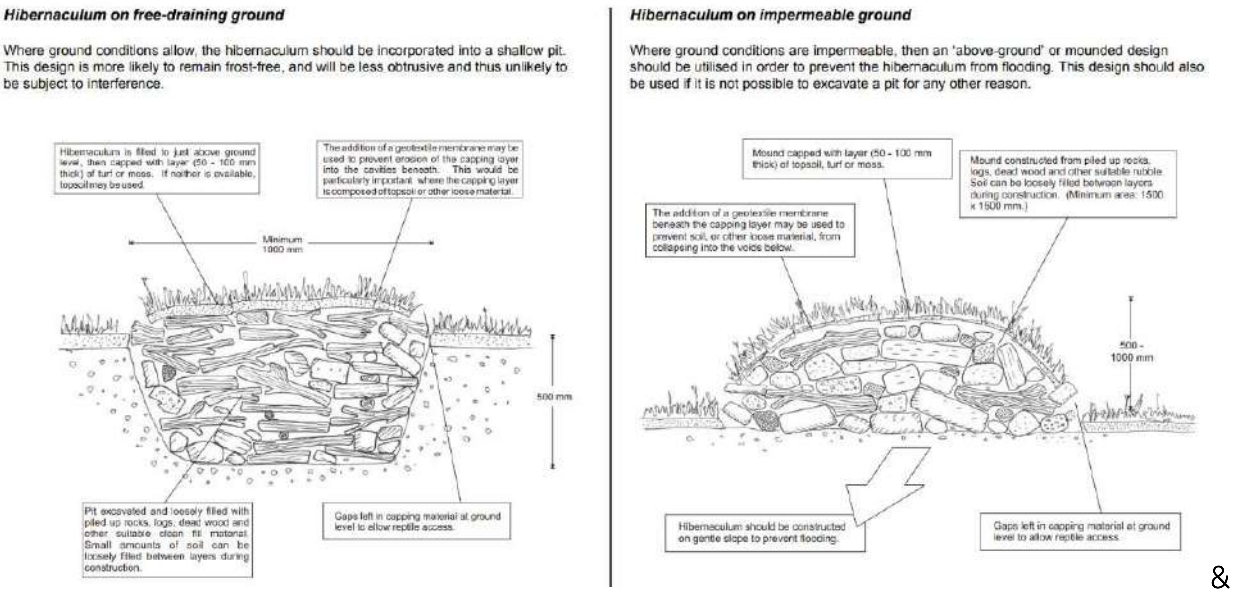

Hibernaculum on free-draining ground

Where ground conditions allow, the hibernaculum should be incorporated into a shallow pit. This design is more likely to remain frost-free, and will be less obtrusive and thus unlikely to be subject to interference.

Hibernaculum on impermeable ground

Where ground conditions are impermeable, then an 'above-ground' or mounded design should be utilised in order to prevent the hibernaculum from flooding. This design should also be used if it is not possible to excavate a pit for any other reason.

Hibernaculum is filled to just above ground level, then capped with layer (50 - 100 mm thick) of turf or moss. If neither is available, topsoil may be used.
The addition of a geotextile membrane may be used to prevent erosion of the capping layer into the cavities beneath. This would be particularly important where the capping layer is composed of topsoil or other loose material.
Minimum 1000 mm
500 mm
Pit excavated and loosely filled with piled up rocks, logs, dead wood and other suitable clean fill material. Small amounts of soil can be loosely filled between layers during construction.
Gaps left in capping material at ground level to allow reptile access.
Mound capped with layer (50 - 100 mm thick) of topsoil, turf or moss.
Mound constructed from piled up rocks, logs, dead wood and other suitable rubble. Soil can be loosely filled between layers during construction. (Minimum area: 1500 x 1500 mm.)
The addition of a geotextile membrane beneath the capping layer may be used to prevent soil, or other loose material, from collapsing into the voids below.
500 - 1000 mm
Hibernaculum should be constructed on gentle slope to prevent flooding.
Gaps left in capping material at ground level to allow reptile access.

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5.3 INSTALLATION OF REPTILE FENCING

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t p~&–prts&' xx' &t &' 6&wt&''st'&' &x-&t& &p &A88……& &t'v w6&

Y'rt&wt&wtt x v&'s&' & t&&' xx' &wt&'x&prz ux-&&'&t&t–prts&xw&wt& u&' ' ps & &
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t-x..x p t&' &p– & &…–&'&' w&st &u&wt&t'rt6&wt&t…' ts& u&'s&'x&x-&' &t&
r'…–pr ts&-x &'&prz ux-x v6&

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J'& p…–t&t–xt5–''u&t'rt&t w'& &' xsts&t-~ 4&pzt'&'…&wt&P tp & t ts&Wt &
Vxwp x' &P xst-x t 6&

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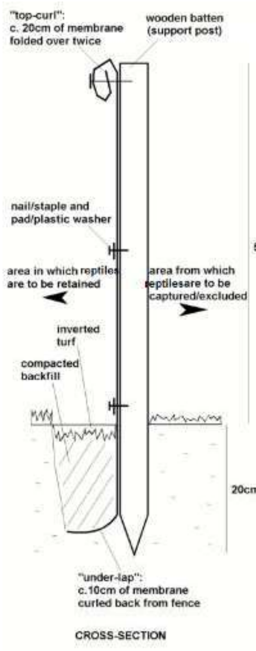
"top-curl":
c. 20cm of membrane folded over twice
wooden batten (support post)
nail/staple and pad/plastic washer
area in which reptiles are to be retained
area from which reptilesare to be captured/excluded
50cm
inverted turf
compacted backfill
20cm
"under-lap":
c.10cm of membrane curled back from fence
CROSS-SECTION

[illegible]

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5.4 REPTILE TRAPPING AND TRANSLOCATION

[illegible]

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5.5 DESTRUCTIVE SEARCH

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- Uk +t&~ sD&'s&&
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5.6 MONITORING AND MANAGEMENT OF RECEPTOR AREA

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6.0 SUMMARY & CONCLUSION

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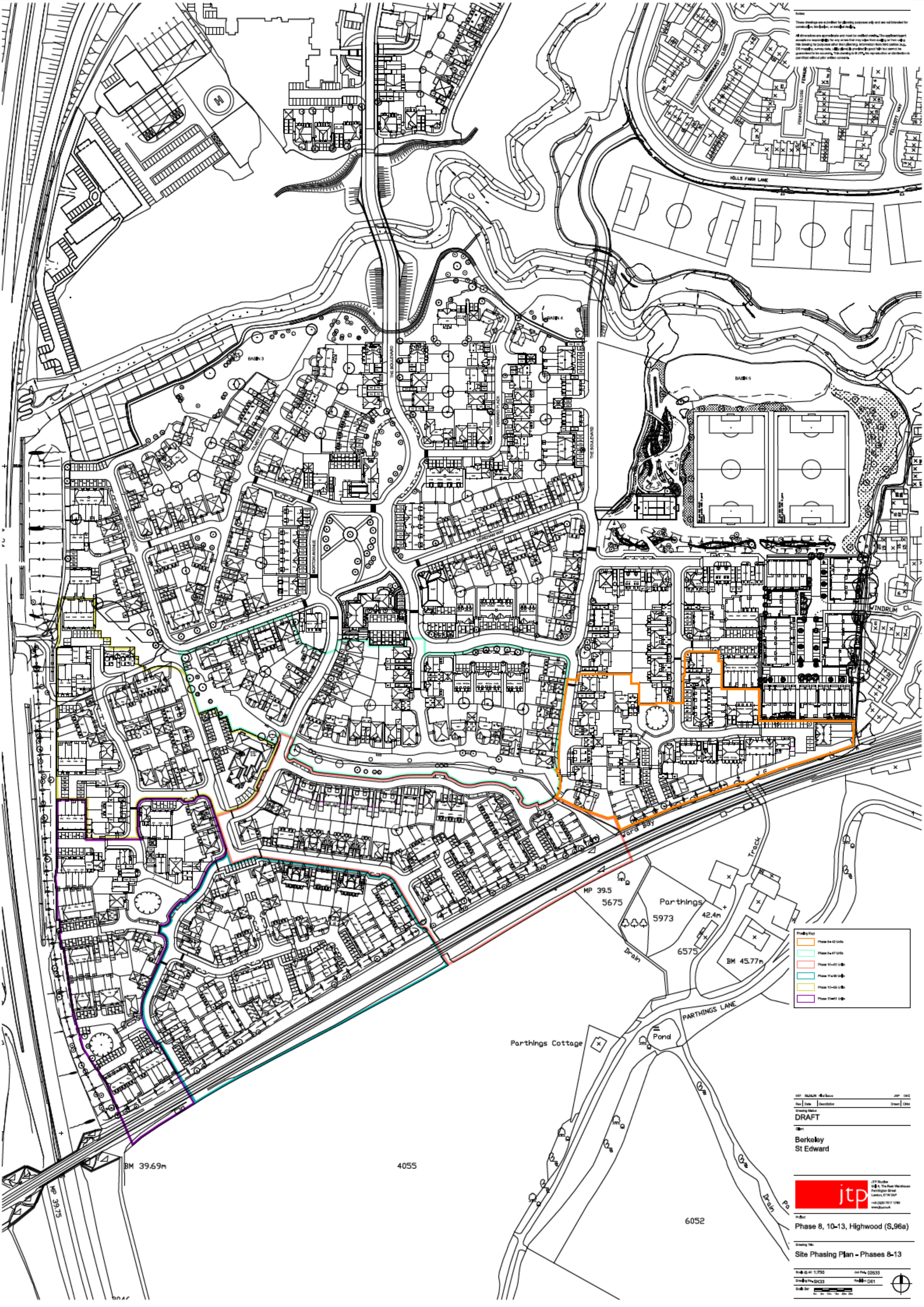
APPENDIX A LOCATION OF PHASES 8 - 13



Notes:

These drawings are submitted for planning purposes only and are not intended for construction, fabrication, or detailed design.

All dimensions are approximate and must be verified on site. The applicant/agent accepts no responsibility for any errors that may arise from scaling or from using this drawing for purpose other than planning. Information from third parties (e.g. OS mapping, survey data, utility plans) is provided in good faith but cannot be guaranteed to be accurate. This drawing is © JTP. No reproduction or distribution is permitted without prior written consent.

Phasing Key:

- 🟧 Phase 8 - 42 Units
- 🟦 Phase 9 - 47 Units
- 🟥 Phase 10 - 60 Units
- 🟦 Phase 11 - 38 Units
- 🟨 Phase 12 - 69 Units
- 🟪 Phase 13 - 61 Units

Rev	Date	Description	Drawn	Chkd
001	30.09.20	Final Issue	JTP	DBC

Drawing Status
DRAFT

Client
Berkeley
St Edward

JTP Studios
Unit 3, The Rum Warehouse
Pennington Street
London, E1W 2AP

+44 (0)20 7017 1780
www.jtp.co.uk

Project
Phase 8, 10-13, Highwood (S.96a)

Drawing Title
Site Phasing Plan - Phases 8-13

Scale @ A1 1:750
Job Ref. 02633
Drawing No. SK33
Revision D01
Scale Bar 0m 5m 10m 15m 20m 25m

APPENDIX B REPTILE SURVEY RESULTS

Table B.1 Reptile Survey Results by Visit

Species	Visit 1			Visit 2			Visit 3			Visit 4			Visit 5			Visit 6			Visit 7		
	M	F	J	M	F	J	M	F	J	M	F	J	M	F	J	M	F	J	M	F	J
Viviparous Lizard	2	3	0	2	1	8	1	1	10	0	0	8	2	1	0	3	4	9	0	0	2
Total Adults	5			3			2			0			3			7			0		
Slow Worm	0	0	0	1	3	1	0	5	2	0	3	0	3	1	1	0	3	0	1	3	0
Total Adults	0			4			5			3			4			3			4		

M = Male

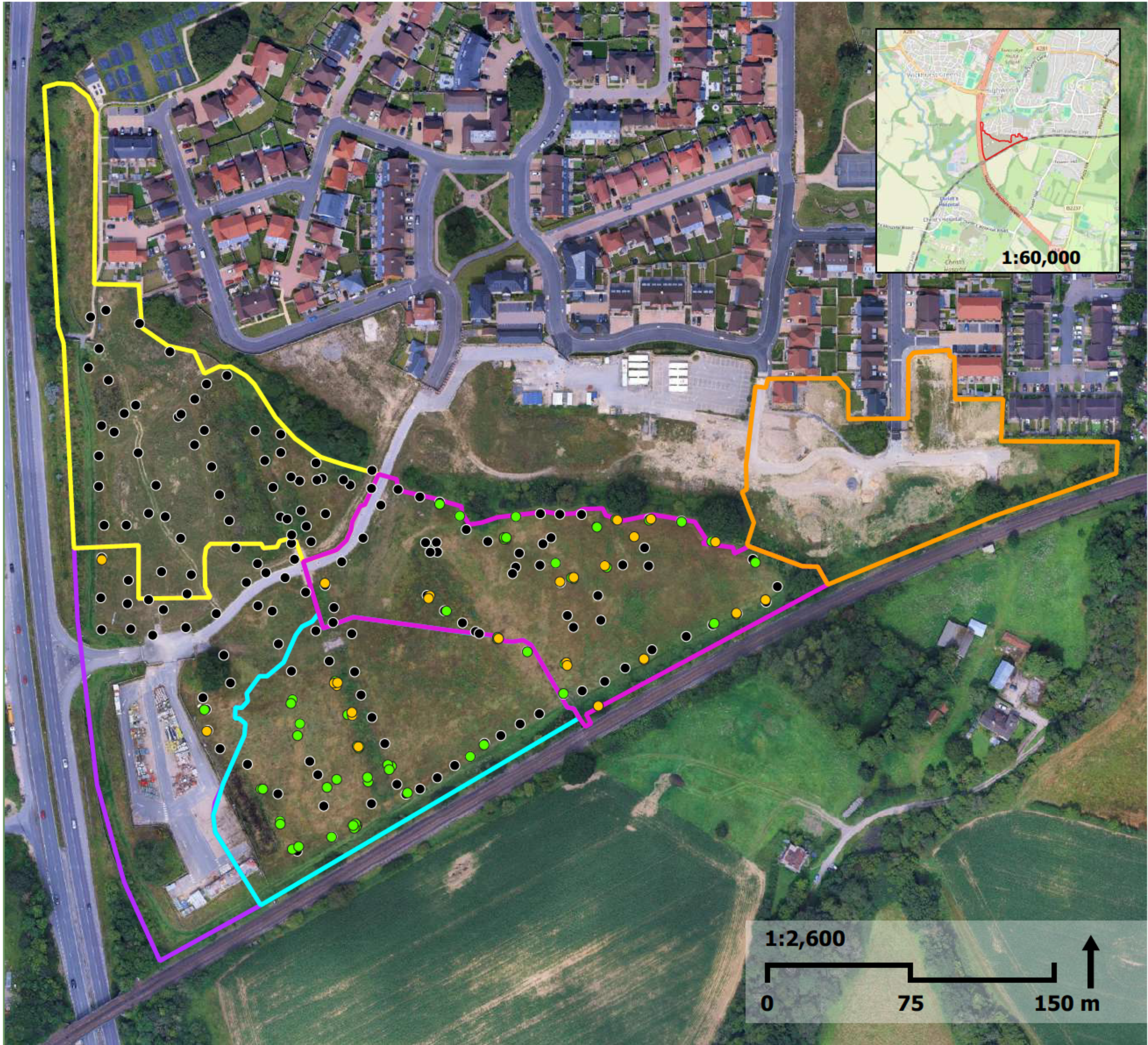
F - Femail

J = Juvenile

APPENDIX C APPROXIMATE LOCATIONS OF REPTILES

HIGHWOOD PHASE 8, 10-13

- 🟧 Phase 8
- 🟪 Phase 10
- 🟦 Phase 11
- 🟨 Phase 12
- 🟪 Phase13
- ● Common Lizard Observation
- ● Slow Worm Observation
- ● Mat deployment



Title: Figure B.1 Reptile Survey Results

Drawn by: MH
Date: 23/09/2026

Reviewed by: MJH
Date: 23/09/2026

Project number: 554408
Sources: Google Satellite Imagery, ESRI World Topo

Greengage

APPENDIX D LEGISLATION AND PLANNING POLICY

D.1 LEGISLATION

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[illegible]

[illegible]

[illegible]

D.2 POLICY

[illegible]

[illegible]

[illegible]

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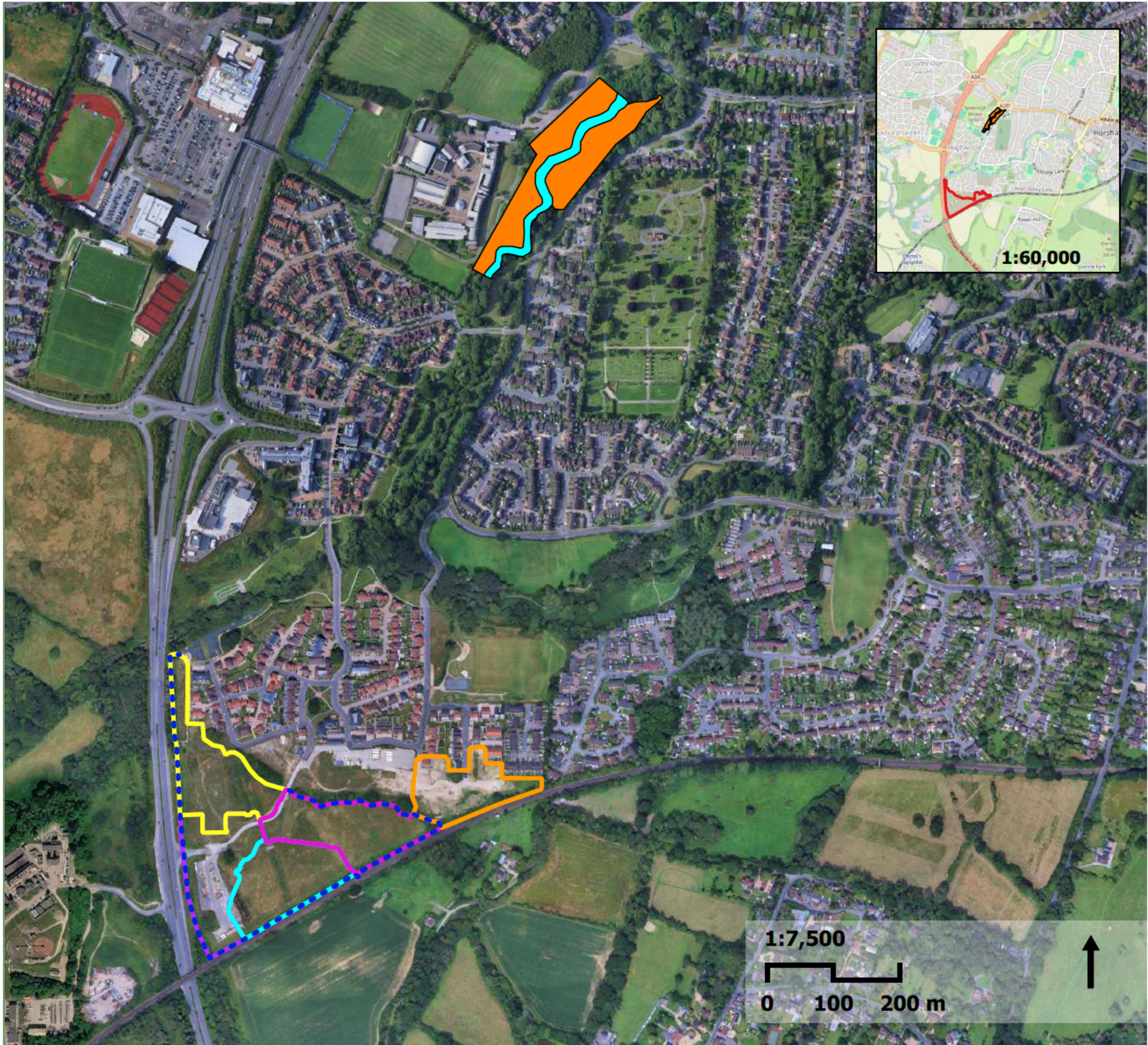
r’‘ xst px’‘&i &wt&~p‘‘x‘v& ’rt & t&’ &wt&WZZO6&

&

APPENDIX E REPTILE MITIGATION STRATEGY PLAN

HIGHWOOD

- □ Phase 8
- □ Phase 10
- □ Phase 11
- □ Phase 12
- □ Phase13
- ■ Proposed Receptor Site
- - - Reptile Exclusion Fence



Title: Figure E.1 Reptile Mitigation Strategy

Drawn by: MH
Date: 29/09/2026

Reviewed by: MJH
Date: 29/09/2026

Project number: 554408
Sources: Google Satellite Imagery, ESRI World Topo

Greengage

Key

Additional Land Parcel = 2.4 ha

REF	DATE	REVISION

DEVELOPMENT
Phase 4
Alford Road
Cranleigh

DRAWING TITLE
Site Layout

Berkeley
Designed for life

Berkeley Homes (Southern) Limited
Berkeley House, Bay Tree Avenue
Leatherhead
Surrey, KT22 7UE
Tel: (01372) 370400

DRAWN	CHECKED
ML	RW
DATE	SCALE
Sep. 2026	1:1000@A1

DRG No.	REV.
S821-PH1-1-001	

REFERENCES

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[10] (j _(W z z 6(2;HG;3J(I y "z(v y(S yz(Px (;HG;&i hd 6a y &(

[11] (j _(W z z 6(2;HHC3J(i z(S z v (2c v v (Z vw v 6(0x8(g z" v ;HHC(c &AF;E&i hd 6a y &(

[12] (j _(W z z 6(2A: ;: 3J(i z(S z v ("(Z vw v (v y(h zx z (g z" v (A: ;: (c &CH &i hd 6a y &(

;B(Wd k 8 _&2A: AE3&c v v (e v "(e x (V v z &p zr(P v vwz(v I(199 8' 8 9' yv xz9 v v 7 v "7 x 7" v z (