

Reptile Survey Report

Land at Anscombe Woods Crescent,
Haywards Heath, West Sussex, RH16 4UU



Date: October 2025

Revision: Original

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1 Summary

| | |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site | Land at Anscombe Woods Crescent, Haywards Heath, West Sussex, RH16 4UJ |
| OS Grid Ref. | TQ 33468 22746 |
| Client | Homes (Haywards Heath) Limited |
| Purpose | To support a full planning application |
| Dates of surveys | Felts laid out: 15 th August 2025 Surveys: 1 st September, 4 th September, 18 th September, 24 th September, 26 th September, 2 nd October and 6 th October 2025 |
| Author | Caitlin Laver BSc (Hons) MSc ACIEEM, Ecologist |
| Approved by | Claire Munn BSc (Hons) MSc MCIEEM, Principal Ecologist |

| Reptile Survey Summary | Dates / Details |
|---------------------------------|------------------------------------------------------------------------------------------------------------|
| Survey Results | No reptiles were found within the site. |
| Avoidance / Mitigation Proposed | No avoidance or mitigation measures are required. |
| Conclusion | The development can proceed with no impacts to reptiles as they are currently likely absent from the site. |

2 Introduction

2.1 Background

South East Ecology Ltd. was commissioned by Homes (Haywards Heath) Limited to undertake reptile presence / likely absence surveys at Land at Anscombe Woods Crescent, Haywards Heath, West Sussex, RH16 4UJ, herein referred to as 'the site' (Figure 2.1). This report will support a planning application for the construction of eight residential dwellings with associated parking and landscaping.

2.2 Site Location & Description

The site is located in the town of Haywards Heath, at central Ordnance Survey Grid Reference TQ 33468 22746. The site totals 0.57ha, comprising other neutral grassland, lowland mixed deciduous woodland, native hedgerows, bramble, willow and mixed scrub and developed land. Figure 2.1 shows an aerial image of the habitats surrounding the site.

Figure 2.1: Site location (red line) showing surrounding landscape (GoogleEarth, 2025)



2.3 Development Proposal

The proposed development includes the construction of eight residential dwellings with parking areas (**Figure 2.3**). This will require the loss of all of the grassland and scrub in the south of the site. The ancient woodland, its 15m buffer zone and hedgerows will be retained outside of private curtilages.

Figure 2.2: Existing site plan, showing red line boundary used for this assessment (MAGiC Maps, 2025)

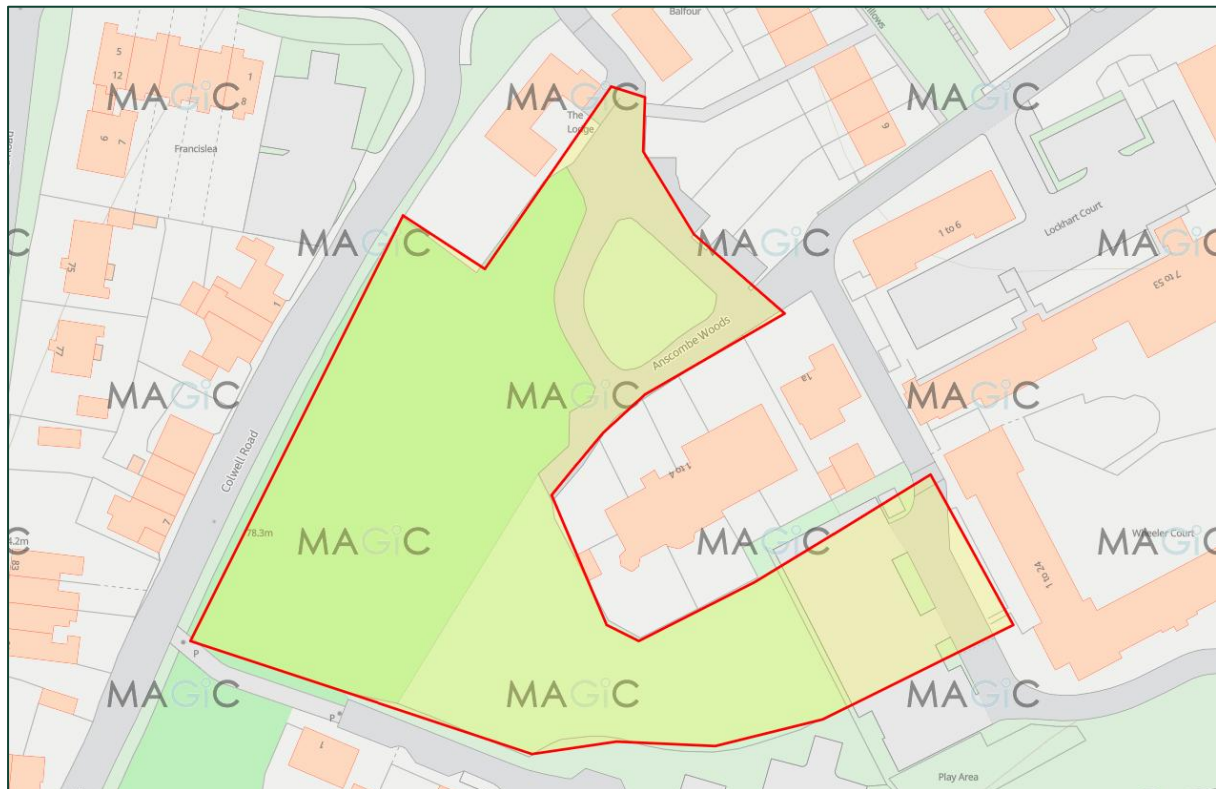


Figure 2.3: Proposed development plan (STA Associates, 2024)



2.4 Scope of Assessment

The reptile surveys fulfil the requirements of national and local planning policies and to advise on compliance with UK wildlife legislation (**Appendix 1**).

2.5 Objectives

The objectives of this reptile report are to:

- Identify and describe all potentially significant ecological effects on reptiles associated with the proposed development;
- Set out the avoidance and/or mitigation measures required to ensure compliance with nature conservation legislation and to address any potentially significant ecological effects on reptiles;
- If present, identify how mitigation measures will / could be secured; and
- Provide an assessment of the significance of any residual effects.

3 Methodology

3.1 Surveyor

The reptile surveys were carried out and report written by suitably experienced Ecologist Caitlin Laver, who has been a practising ecologist in England since 2022. Caitlin is an Associate member of the Chartered Institute of Ecology and Environmental Management (CIEEM) and therefore subject to the CIEEM Professional Code of Conduct.

This report was reviewed by Principal Ecologist Claire Munn, who has been a practising ecologist in south-east England since 2008. Claire is also a Full member of the CIEEM and therefore subject to the CIEEM Professional Code of Conduct.

3.2 Presence / Likely Absence Surveys

Twenty six felt mats and corrugated Onduline sheets measuring at least 0.5m x 0.5m, were placed across all suitable reptile habitat on-site on the 15th August 2025 (**Appendix 2**). This equates to a density of 46 refuges / ha, which exceeds the minimum density recommended in standard guidance (JNCC, 2003; Froglife, 1999).

The refuges were left undisturbed for at least two weeks before the survey commenced to allow any reptiles that may be present time to find them.

Reptile activity depends on the weather conditions. The air temperature, wind, rain, and cloud cover were therefore recorded during each survey visit. Seven survey visits took place between 1st September – 6th October 2025, in conditions suitable for reptiles to be active. Specifically, the surveys were conducted during temperatures of 12 - 18°C, and in dry conditions with no / little wind (**Table 3.1**). Surveys were not conducted on consecutive days so as to avoid disturbance of the refugia impacting their use by reptiles.

The reptile survey was undertaken by Caitlin Laver, Ecologist, who has 3 years' experience of undertaking reptile surveys.

The ecologist slowly approached each refuge and searched for reptiles basking on top and sheltering beneath. The habitat between the refuges was also checked for reptiles during each survey visit. The species, life stage, and sex were recorded where possible upon each reptile sighting.

Table 3.1: Reptile survey dates and weather conditions.

| Survey Visit | Date (2025) and Time | Weather Conditions |
|--------------|-----------------------------------|------------------------------------------------------------|
| Refuges laid | 15 th August, 08:00 | 18°C, 20% cloud, Beaufort 1, dry |
| 1 | 1 st September, 15:00 | 17°C, 100% cloud, Beaufort 2, dry but following rain |
| 2 | 4 th September, 09:00 | 16°C, 100% cloud, Beaufort 2, dry but between rain showers |
| 3 | 18 th September, 11:00 | 18°C, 80% cloud, Beaufort 3, dry |
| 4 | 24 th September, 10:30 | 13°C, 100% cloud, Beaufort 2, dry |
| 5 | 26 th September, 10:00 | 14°C, 80% cloud, Beaufort 2, dry |
| 6 | 2 nd October, 16:00 | 15°C, 100% cloud, Beaufort 1, dry |
| 7 | 6 th October, 10:00 | 15°C, 20% cloud, Beaufort 1, dry |

3.3 Limitations and Assumptions

The surveys were undertaken in optimal conditions between 1st September and 6th October 2025. Whilst the optimal survey period typically ends in September, suitable weather conditions persisted into the first week of October, so this is not seen as a limitation.

The survey represents a valid assessment of the site's reptile status. The results of this survey will remain valid for one year (i.e. until October 2026), assuming the site conditions remain unchanged during this time.

4 Results and Evaluation

The following section presents the results of the reptile presence / likely absence survey.

4.1 Presence / Likely Absence Surveys

No reptiles were recorded during the surveys. Reptiles are therefore likely absent from the site.

Table 4.1: Reptile survey results

| Survey Visit | Date (2025) | Location of Reptiles | Reptile Records |
|------------------|----------------------------|----------------------|-----------------|
| 1 | 1 st September | N/A | - |
| 2 | 4 th September | N/A | - |
| 3 | 18 th September | N/A | - |
| 4 | 24 th September | N/A | - |
| 5 | 26 th September | N/A | - |
| 6 | 2 nd October | N/A | - |
| 7 | 6 th October | N/A | - |
| Peak Adult Count | | | 0 |

5 Impact Assessment

No reptiles were recorded during the reptile surveys and therefore, the site is unlikely to support reptiles.

No impacts to reptiles are expected. No further action is required.

6 Conclusion

The development can proceed with no impact to reptiles expected. No further action for reptiles is required.

7 References

Froglife, 1999. Froglife Advice Sheet 10 Reptile Survey: An Introduction to Planning, Conducting and Interpreting Surveys for Snake and Lizard Conservation. Peterborough: Froglife.

JNCC, 2003. Herpetofauna Workers' Manual. Peterborough: JNCC.

8 Appendix 1 Legislation & Planning Policies

Table A10.1: Relevant Protected Species Legislation

| Species | Relevant Legislation | Level of Protection |
|----------------------------------------------------------|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Reptiles (adder, grass snake, common lizard & slow-worm) | Partially protected under Schedule 5 of the Wildlife and Countryside Act, 1981 (as amended). | <p>It is an offence to:</p> <ul style="list-style-type: none"> intentionally kill or injure these animals. sell, offer for sale, advertise for sale, possess or transport for the purposes of selling any live or dead animals or part of these animals. |

9 Appendix 2 Reptile Survey Refugia Map

