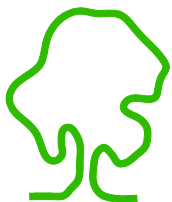


PHILLIP AND JULIE HARRIS

**LAND ADJOINING EVERGREEN, LONDON ROAD,
HASOCKS, WEST SUSSEX, BN6 9NA**

Reptile Survey Report

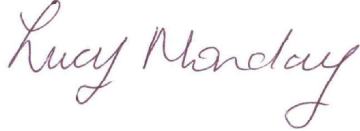
June 2026



eas ltd

Environmental Assessment Services Ltd

REPORT DATA SHEET

Requirement	Data
Report Ref	893/SDR/Evergreen/Reptile
Date	June 2026
Client	Phillip and Julie Harris
Report type	Reptile Survey
Purpose	Planning
Revisions	N/A
Prepared by	Lucy Monday BSc (Hons), ACIEEM Signed 
Approved by	Eur Ing Malcolm McKemey BSc (Hons), CEng, CEnv, MICE, MIEAust, MCIWEM, MIEEnvSc Signed 

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Reptile Survey Report

June 2026

CONTENTS

- 1. INTRODUCTION**
- 2. BACKGROUND**
- 3. SURVEY METHODOLOGY**
 - 3.1 Habitat assessment**
 - 3.2 Record data**
 - 3.3 Site surveying**
- 4. RESULTS**
 - 4.1 Habitat assessment results**
 - 4.2 Record data results**
 - 4.3 Site survey results**
- 5. CONCLUSIONS**
- 6. RECOMMENDATIONS**
- 7. RECEPTOR SITE**

APPENDIX

- A. FIGURES**
 - Figure 1: Block and Site Plan
 - Figure 2: Proposed Site Plan
- B. RESULTS**
 - Table 1: Results
 - Table 2: Weather conditions
 - Refugia Map

PHILLIP AND JULIE HARRIS

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Reptile Survey Report

June 2026

1. INTRODUCTION

- 1.1 All British reptiles are protected from killing or injury under Section 9(1) of the Wildlife and Countryside Act, 1981 (as amended). Environmental Assessment Services Limited were appointed by the site owners, Mr & Mrs Harris, to undertake a reptile survey on land to the north of their dwelling, known as Evergreen, located to the east of London Road, in Hassocks, West Sussex.
- 1.2 A Preliminary Ecological Appraisal (undertaken by Urban Edge Environmental Consulting in December 2025, updated March 2026) identified suitable habitat within the site that has the potential to support reptile species. Therefore, further reptile surveys have been recommended to confirm their presence or absence prior to development.
- 1.3 The aim of the reptile survey and assessment is to identify what, if any, reptiles occupy the site. This will help inform the planning application process and ensure that the appropriate mitigation measures are implemented if required.

2. BACKGROUND

- 2.1 The site is located to the north of an existing residential property known as Evergreen, to east of London Road, which extends north of the village of Hassocks. The Ordnance Survey map reference for the centre of the site is TQ 30307 16722. See Appendix A; Figure 1 for Existing Site Plan.
- 2.2 The site (as existing) comprises the western half of a small field / paddock which has been used for grazing in the past. The site has been subject to a Preliminary Ecological Appraisal which identified the site to have potential to support reptiles.
- 2.3 It is proposed to construct three No. detached residential dwellings with surround garden areas, and parking and access from London Road. This will result in the loss of suitable reptile habitat, and development works may pose a risk to any reptiles which may use the site. See Appendix A; Figure 2 for Proposed Development Plans.

3. SURVEY METHODOLOGY

Habitat assessment, record data and site surveying have been used to assess the site's suitability for reptiles, to identify what species are present within the local area and to identify what species, if any, are using the site. The methodology for these three aspects of the assessment is detailed below.

3.1 Habitat Assessment

- 3.1.1 The British Geological Survey map has been used to identify the underlying geology to give an indication of the likely soil conditions at the site. Soil conditions, in part, affect drainage and burrowing activity. This is of relevance as, for example, soils prone to water logging limit underground hibernation sites and hard ground conditions limit burrowing potential.
- 3.1.2 Habitat (i.e. vegetation, ground conditions, aspect) within the site has been assessed to identify the presence of hibernacula features, ground cover, basking areas, likely food sources and other features of the immediate landscape associated with reptile populations.
- 3.1.3 Land adjacent to the site has been assessed for its potential suitability for reptiles, as this is likely to impact any populations that may use the site. Connectivity (i.e. how easily reptiles can move about) between the site, adjacent habitats and other potentially suitable reptile habitats within the local area has also been assessed.

3.2 Record Data

- 3.2.1 Record data was obtained from the Sussex Biodiversity Record Centre (SxBRC) as part of the Preliminary Ecological Appraisal. The SxBRC collate record data from observations and surveying undertaken in Sussex. Where data is provided to the records centre, these records provide an insight into the species existing within the local area. The search included a circle with a radius of 1 km surrounding the site.

3.3 Site Surveying

- 3.3.1 Reptiles are active in the UK between mid-March and late-September/early October (depending on weather conditions). Outside of this time, most species are in a hibernation state, known as brumation.
- 3.3.2 During prolonged, very hot, dry weather, (often seen in July and August) reptiles retreat to shaded areas to regulate their body temperature. Therefore, activity reduces which results in lower numbers of observations. Surveying is often halted during this period if/when weather conditions for surveying are sub-optimal, as data recorded during this time is not likely to be representative of the actual population present. Surveying can usually recommence in late August/ early-September as appropriate.
- 3.3.3 Reptile surveying has been undertaken according to the most recent professional guidance and in accordance with the HGBI guidelines (Ref1) and Froglife Advice Sheet 10 (Ref 2).

3.3.4 Two survey methods have been employed at the site:

- Visual Encounter Surveys (VES)

On all site visits a regular route was walked looking for any reptiles not using the artificial refugia.

This type of assessment is considered more useful for those reptile species less likely to use the underside of the refugia, such as viviparous lizard, grass snakes and adder. The more overgrown areas of the site were less suitable for this type of assessment, requiring a second survey method.

- Artificial Refugia Surveys (ARS)

Reptiles are ectothermic and require a warm surface on which contact can be made to warm their bodies and regulate their internal body temperature. Artificial refugia, comprising tins and felts, which warm quickly in sunny weather, were used to attract reptiles where they could be easily found.

10 artificial refugia (comprising a of five tins and five felts) were located within locations considered suitable for reptile use (i.e. a sunny location, within suitable vegetative cover where they are not likely to be disturbed by people and their activities) throughout the site.

The refugia were laid out on 26 March 2026 and left for 13 days before the first check to allow reptiles to find and start to use the tins and felts. The refugia were subsequently checked during suitable weather conditions on non-consecutive days through April and into June.

4. RESULTS

4.1 Habitat Assessment Results

- 4.1.1 According to the British Geological Survey Online, the site lies on Weald Clay (mudstone), with no superficial geology recorded within the proposed development area, but with alluvium-clay, silt, sand and gravel deposits within the wider eastern half of the field associated with the adjacent watercourse to the east. This geology may be susceptible water logging.
- 4.1.2 The site, as existing, comprises the western half of an existing paddock, which is presently mown regularly but which has been used for grazing (including sheep and pigs) in the past. A strip of tall, uncut sward lies along the western and northern boundaries of the site, and there is an area of bramble scrub with a tumbled down large tin shed located within the northwest corner of the site. It is these latter habitats (i.e. tall sward and bramble scrub, together with scattered tin) which is conserved to offer good potential foraging and shelter for reptiles.

- 4.1.3 The wider field to the east of the site is maintained in the same way as the wider site and offers the same habitat in the same condition but lies adjacent to a watercourse which meanders along the eastern boundary. Land to the east of the watercourse is presently being redeveloped for residential use.
- 4.1.4 Adjacent habitat comprises the garden area of Evergreen to the south of the site which includes a vegetable patch, formal garden and an overgrown composting area adjacent to the southeast corner of the site. To the west of the site lies a narrow strip of grassland flanked by a pedestrian and cycle path, and the London Road (a significant barrier to migration). Land to the north of the site comprises pasture beyond which is a small commercial garden centre.
- 4.1.5 Key features within the site include the tall sward along the northern boundary of the site which is unshaded and retains in the sun all through the day. The western boundary receives sun in the morning but is then significantly shaded by a line of trees in the afternoon, which is likely to reduce its suitability compared to the northern boundary, where vegetation and conditions are considered better. There is a tumbled down tin barn on the northern boundary strip together with an adjacent heap of grass cuttings (which are regularly topped up), the latter notably a potential egg-laying site and/or overwintering habitat.
- 4.1.6 There is no public access to the site.

4.2 Record Data Results

- 4.2.1 Sussex Biodiversity Record Centre holds a significant number of records for slow-worm and grass snake, together with three records of viviparous lizard for sites in close proximity to the study site. There is also one record for adder on land to the west, in Hurstpierpoint, however, this location is considered isolated from the study site.

4.3 Site Survey Results

- 4.3.1 A total of seven survey visits were completed during the current survey season between 8 April and 8 June 2026.
- 4.3.2 A single grass snake was recorded on 30 April and again on 8 May using a felt within the tall sward adjacent to the northern boundary of the site, and an adult male slow-worm was observed on 30 April using a felt, again along the northern boundary. On the 8 June a single juvenile slow-worm was found to be using a tin on the northern boundary.
- 4.3.3 No other reptiles were observed during these checks. See Appendix B Table 1 for the survey dates and results and Table 2 for the weather conditions recorded at the time of each survey visit.

5. CONCLUSIONS

- 5.1 Slow-worm and grass snake have been frequently recorded within 1 km of the site, and there are a small number of records for common lizard and adder.
- 5.2 Surveying confirmed the presence of a (singular) grass snake, believed to be the same individual, observed in the same location on two separate days and two slow-worms (one adult male and one juvenile) at the site. Given the very low number of observations, it is considered that the site supports a very low population of slow-worm and a low population of grass snake which use the site as part of their wider habitat.
- 5.3 Slow-worms are the most common reptile species in the British Isles. Loss of suitable habitat in recent decades is considered likely to be one of the key factors in population declines. Less is known about the conservation status of grass snakes. Whilst it is thought that grass snakes are still relatively abundant in some areas, the loss of egg-laying and foraging sites is likely to have resulted in severe declines.
- 5.4 Grass snakes are more mobile than the other reptile species, often covering several kilometres during an active season, and are not likely to be reliant on just this site. The pile of grass cuttings located towards the northwest corner of the site may offer a suitable egg-laying feature. If used, this feature would raise the importance of the site for this species.
- 5.5 Slow-worms usually have smaller home ranges, probably only several hundred square meters, making an existing population more reliant on existing areas of good habitat. Whilst the size of the site is fairly small, it offers some good habitat for slow-worm along the northern margin.
- 5.6 The proposed development will result in the loss of grassland and scrub, which offers shelter and foraging habitat to slow-worms and grass snakes. The development will also result in the loss of the grass cuttings heap within the northwest corner of the site, which could be used for overwintering and possibly for egg-laying by grass snake.
- 5.7 The site is to be redeveloped for residential use, which will result in a change of habitat type, a decrease in suitable habitat area and an increase in disturbance. Pets may also be introduced to the site, which could predate on reptiles both on site and within habitat on adjacent land.
- 5.8 Given the low number of observations, it is **not** considered likely that this site is of high importance to local reptile populations. However, the development will result in a loss of suitable habitat used by grass snake and slow-worm, which should be compensated for (locally, where possible). Protection measures will also be required to ensure that no reptiles are harmed during the redevelopment of the site.

6. RECOMMENDATIONS

6.1 The following recommendations are given:

- An alternative receptor site will need to be identified and agreed for the receipt of reptiles translocated from the development (donor) site. The receptor site should be as close to the development site as possible, and habitat enhancements should be delivered at the receptor site to compensate for the loss of habitat within the proposed development site.
- A series of capture and relocation sessions for a small population of grass snake and slow-worm in accordance with current best practice will be required prior to the redevelopment of the site.
- Reptile exclusion fencing should be erected prior to development (including the capture sessions), and should remain in place, in good working order, for the duration of the development works.
- The grass cuttings heap should be deconstructed by hand in the spring, prior to egg laying and outside of the hibernation period. This work should be overseen by an ecological watching brief, with all advice adhered to as appropriate.
- Should any reptiles be identified on site during the active development works, those appointed to undertake the translocation works should be contacted to provide advice and relocate any reptiles trapped within the bounds of the exclusion fencing.

7. RECEPTOR SITE

- 7.1 Discussions have been held with the site owners regarding a potential receptor site for the reptiles which will need to be relocated prior to the redevelopment of the site. It is advised that reptiles are retained ideally on site or within the immediate vicinity where adequate protection and permanent suitable habitat connected to surrounding suitable habitat (and not isolated) can be provided.
- 7.2 In this case, land immediately east of the proposed development site (i.e. the wider field / paddock) is not to be developed and is to be retained by the current owners of the adjacent Evergreen Cottage site (i.e. the applicant).
- 7.3 The applicant has confirmed that they would like to use the adjacent land as a receptor site, and are willing to enhance and manage the site for the benefit of reptiles (and other wildlife).
- 7.4 It has been agreed that the cutting regime for the grassland will be altered to provide a mosaic of long and short sward across the full area of the eastern section of the site which will be fenced off from the adjacent development site prior to the

commencement of development works in order to maintain and protect the habitat within the eastern section of the field (i.e. the proposed receptor site).

- 7.5 In addition to grassland enhancements, three mixed brash and grass cutting piles are to be created within sunny locations within the receptor site. These are to be topped up through the growth season with grass cuttings from the site.
- 7.6 This habitat is to be sectioned off and enhanced should the proposal be granted planning permission. Translocation of the reptiles from the development area will not be commenced until the habitat has been enhanced and checked by a suitably experience ecologist.
- 7.7 The reptile translocation will only take place, should planning permission be granted, by a suitably experience ecologist. The scheme of enhancements and translocation scope should be agreed by the Council and an appropriate pre-commencement planning condition applied for the protection of reptiles confirmed to be present within the site.

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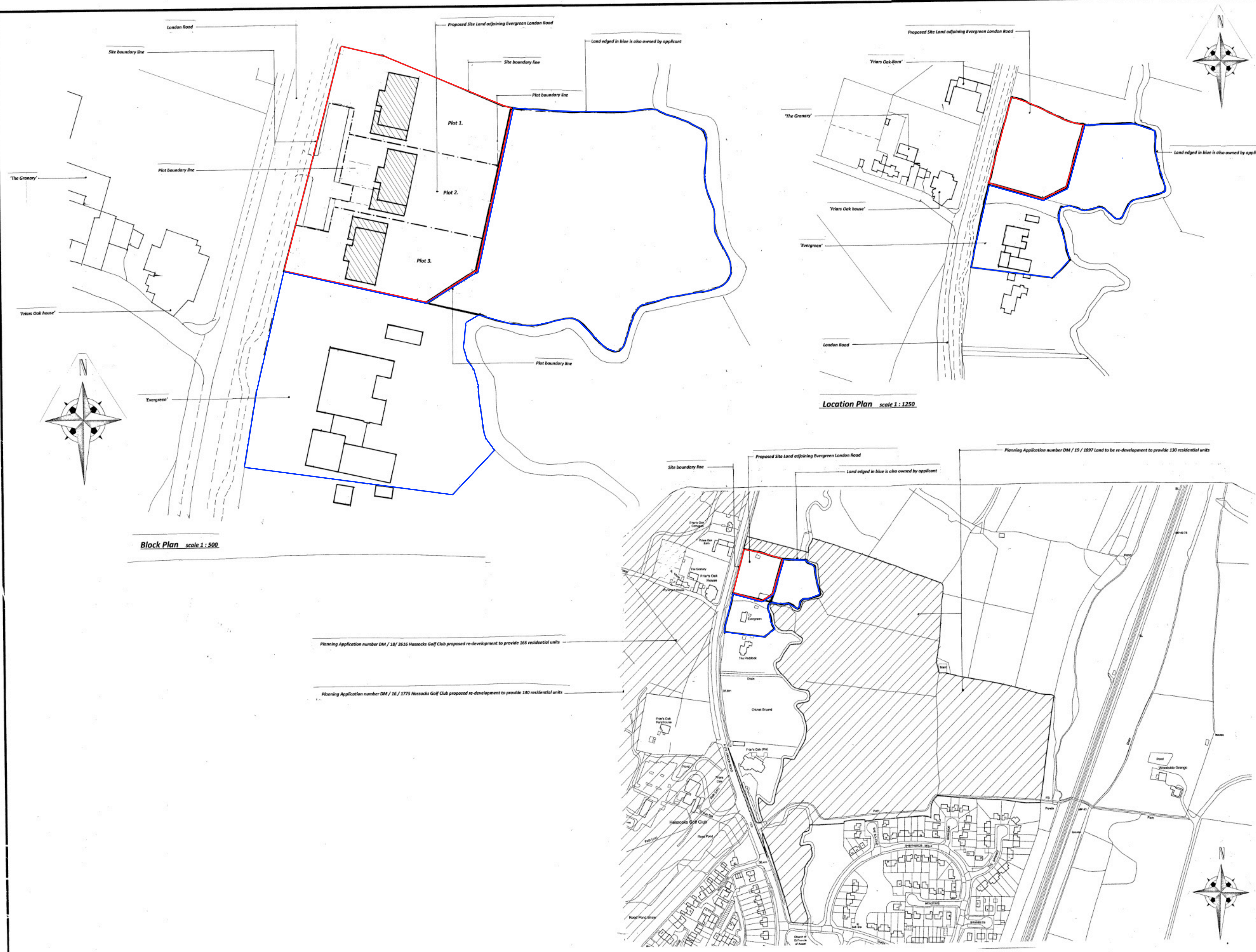
References:

- 1 Herpetofauna Groups of Britain and Ireland (1998) Evaluating local mitigation/translocation programmes: Maintaining Best Practice and lawful standards. HGBI advisory notes for Amphibian and Reptile Groups (ARGs) HGBI, c/o Froglife, Halesworth. Unpubl.
- 2 Froglife (1999) Reptile survey: an introduction to planning, conducting and interpreting surveys for snake and lizard conservation. Froglife Advice Sheet 10. Froglife, Halesworth

APPENDIX A: FIGURES

Figure 1: Block and Site Plan

Figure 2: Proposed Site Plan



Notes:

- 1/ This drawing is the copyright of SDR Designs Architectural Services and cannot be reproduced without written authority.
- 2/ This drawing should be considered preliminary, as it may form part of a planning application and / or be subject to Building Regulation Approval. No building work should commence until the relevant approvals as required by law have been obtained.
- 3/ This drawing, if appropriate, should be read in conjunction with the Structural Engineers Drawings and calculations and the Building Regulations Specification. Any discrepancies found between associated documentation should be notified immediately in writing to SDR Designs Architectural Services for clarification prior to any building work and / or any off-site fabrication work being carried out.
- 4/ Whilst every effort has been made to identify existing visible underground drainage / services, it is the contractor's responsibility to ensure a survey is carried out to verify and identify any underground drainage / services prior to the carrying out of any excavation work.
- 5/ Whilst every effort has been made to ensure dimensions are correct, it is the contractor's responsibility to check all dimensions on site prior to any building work and / or any off-site fabrication work being carried out.
- 6/ All works are to be carried out in accordance with current Building Regulations, British Standards, Codes of Practice, manufacturers recommendations and to the approval of the inspecting building control officer, including the issuance of all requisite notices and the provision of appropriate certificates of testing and commissioning on completion.
- 7/ It is the clients responsibility to employ a Primary Contractor and to ensure all building work is carried out in compliance with current Construction Design and Management (CDM 2015) Regulations and current Health and Safety Legislation.
- 8/ The client should ensure that their Buildings / Contents Insurance company is notified of the relevant building works being undertaken on their property.
- 9/ The contractor is to ensure that the completed building is exactly as dimensioned and a completion certificate is issued by The Local Authority Building Control Department.

Date	Revisions

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Client
Harris Hassocks Limited.

Job Title
Proposed erection of 3 detached dwellings.
(4/5 bedroom units with en-suite to master bedroom, utility room
Kitchen / dining area's living room, study / home office and cloakroom).
On land adjoining "Evergreen"
London Road.
Hassocks.
BN6 9NA.
West Sussex.

Drawing Title
Site Layout Plan(indicating other planning applications with
close proximity), **Location Plan** (indication site position)
and **Block Plan** (indicating individual building plots).

Scale
1:1250, 1:500 & 1:2500 @ A1.

Date
February 2026.

Drawn
SLW.

EXISTING / PROPOSED INFORMATION

Drg. No.
OPA 1872026 / 01.

Rev.

B: RESULTS

Table 1: Results

Table 2: Weather Conditions

Refugia Map

Evergreen, Hassocks: Reptile Survey

Table 1: Results

Date	Grass snake			Slow-worm			Common lizard			Adder			Notes
	Male	Female	Sub adult	Male	Female	Sub adult	Male	Female	Sub adult	Male	Female	Juv.	
6/4/2026	-	-	-	-	-	-	-	-	-	-	-	-	Visited twice. Once in the morning and once in the afternoon.
23/4/2026	-	-	-	-	-	-	-	-	-	-	-	-	
30/4/2026	1*	-	-	1	-	-	-	-	-	-	-	-	*Sex not determined. Separate refugia on northern boundary.
8/5/2026	1*	-	-	-	-	-	-	-	-	-	-	-	Felt refugia on northern boundary.
22/5/26	-	-	-	-	-	-	-	-	-	-	-	-	
1/6/26	-	-	-	-	-	-	-	-	-	-	-	-	
8/6/26	-	-	-	-	-	1	-	-	-	-	-	-	Under tin on northern boundary.

*sex not determined

10x Refugia set 26 March 2026

Table 2: Weather condition

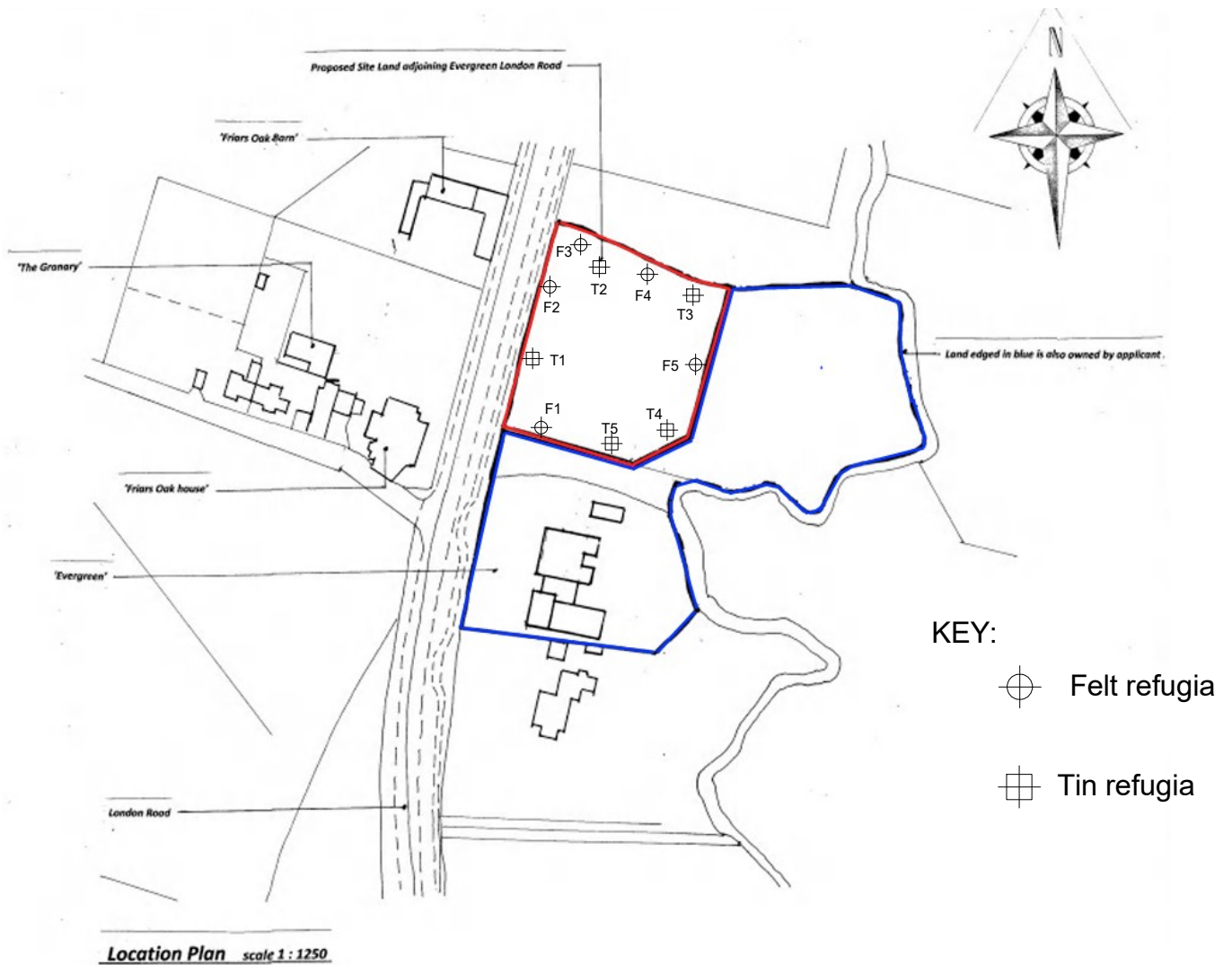
Date	Time	Ground condition	Could cover (%)	Max. Temp. (°C)	Rainfall (previous 24 hours)	Notes
6/4/2026	9:00	Lightly damp	0	16	None	Visited twice
	14:30	Dry	0	16	None	
23/4/26	15:00	Dry	0	18	None	
30/4/2026	9:00	Dry	0	16	None	
8/5/2026	15:00	Dry	50	18	None	
22/5/26	17:30	Dry	0	18	None	
1/6/26	9:45	Dry	70	16	None	
8/6/26	9:45	Damp	100	16	Yes	

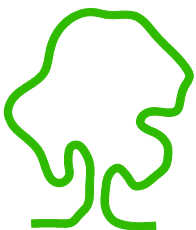
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Reptile Refugia Map

June 2026





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