



## Reptile Survey 2022

Land South of Bolney Road, Ansty, West  
Sussex

---

## Contents

<b>1.0</b>	<b>INTRODUCTION .....</b>	<b>3</b>
	BACKGROUND .....	3
	SITE CONTEXT AND STATUS .....	3
<b>2.0</b>	<b>REPTILE SURVEY METHODOLOGY .....</b>	<b>5</b>
<b>3.0</b>	<b>PREVIOUS REPTILE SURVEYS .....</b>	<b>ERROR! BOOKMARK NOT DEFINED.</b>
<b>4.0</b>	<b>REPTILE RESULTS .....</b>	<b>6</b>
<b>5.0</b>	<b>DISCUSSION .....</b>	<b>7</b>
<b>5.0</b>	<b>CONCLUSIONS .....</b>	<b>8</b>
<b>6.0</b>	<b>REFERENCES .....</b>	<b>8</b>

**LIABILITIES:**

Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living animals and plants are capable of migration/establishing and whilst such species may not have been located during the survey duration, their presence may be found on a site at a later date.

The recommendations contained within this document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document, or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to or during works.

## **1.0 Introduction**

### **Background**

- 1.1 The Ecology Partnership was commissioned by Devine Homes to undertake an assessment of reptiles on land south of Bolney Road, Ansty, West Sussex. This is one of the specialist surveys identified as needed during the Preliminary Ecological Assessment (The Ecology Partnership, 2022) for the project.
- 1.2 This report presents the results of The Ecology Partnership's surveys in and around the site, which aims specifically to assess how reptiles are using the site between April and June 2022.

### **Site Context and Status**

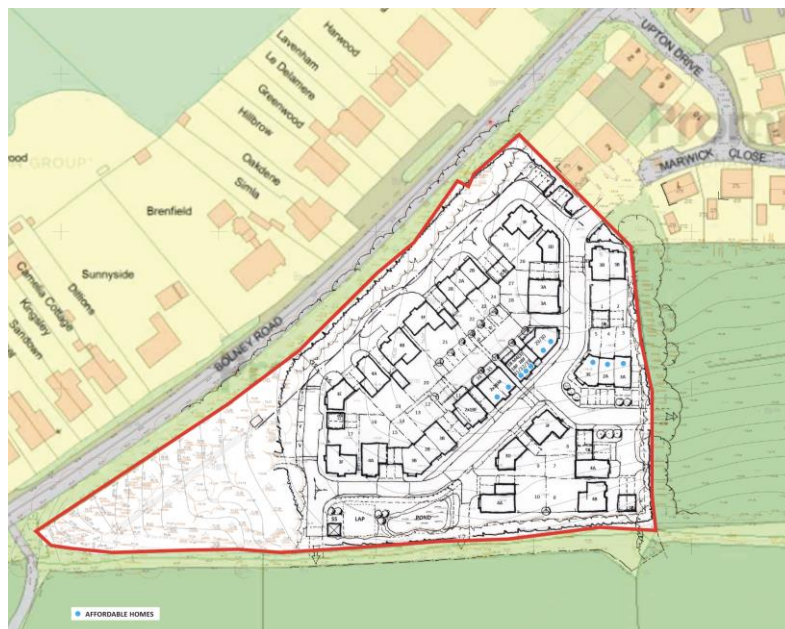
- 1.3 The site comprises three fields of modified grassland bounded by treelines and a small block of woodland. There is also an area of private garden with a vegetable plot and a small, dilapidated building used for storage. The site is approximately 2.9ha and located on the southern edge of Ansty village, with Bolney Road to the north-west and Cuckfield Road to the east (TQ 29030 23109). The immediate surrounding area comprises residential areas to the north, east and west, with arable fields to the south. In the wider area there are numerous large blocks of woodland to north-west, south, and west with arable land and connecting hedgerows in between.
- 1.4 The approximate red line boundary of the survey area and the blue line boundary of the development area are shown in figure 1.



**Figure 1: Survey boundary (red line) and development area (blue line).**  
 Satellite imagery obtained from Google Earth Pro on 08/02/2022

**Description of the Proposed Development**

- 1.5 The masterplan for the site indicates development on the western half of the red line boundary. The plan includes 28 units and an access road on the northern boundary with the existing housing development, however, it should be noted that these are early illustrative proposals and are likely to change.



**Figure 2: Development Masterplan for Relevant Legislation**

- 
- 1.6 The assessment also takes into consideration nature conservation and wildlife legislation including, but not limited to, the Wildlife and Countryside Act 1981 (as amended), the Natural Environment and Rural Communities (NERC) Act 2006 and the Conservation of Habitats and Species Regulations 2010.
- 1.7 The protection afforded to these widespread reptile species is through part of Section 9 of the Wildlife and Countryside Act 1981, as amended. This is usually interpreted, through Natural England's standing advice<sup>1</sup> and related documents (ARC 2010) as the need for developers to survey potentially suitable habitats, following standard methods to determine presence/absence and, if present, the population size class (HGBI 1998, Sewell *et al.* 2013), which helps guide mitigation to provide reasonable effort to avoid killing or injury to any reptile.
- 1.8 The report has been produced with reference to current guidelines for preliminary ecological appraisal (CIEEM 2017) and in accordance with BS 42020:2013 Biodiversity – Code of Practice for Planning and Development.

## **2.0 Reptile Survey Methodology**

- 2.1 Prior to the commencement of the survey, the site was set up with artificial refugia (roofing felts) for reptiles on 24<sup>th</sup> March 2022. Refugia were placed in areas of suitable habitat on site using the surveyor's professional judgement. The refugia were left in place for a bedding-in period of at least 7 days prior to the commencement of the survey.
- 2.2 The timing and number of surveys completed were based on guidelines produced by Froglife (1999). A total of seven survey visits were carried out to check the refugia for the presence of reptiles. Visits were only carried out if the weather conditions were suitable for locating reptiles. On each visit to the site one circuit to check all refugia was carried out and a visual search was made of suitable habitat between the refugia. Surveys were planned to be completed over the months of July to August, which are optimal for the three most likely species of reptiles (slow-worms, common lizards and grass snakes).

---

<sup>1</sup> <https://www.gov.uk/guidance/reptiles-protection-surveys-and-licences>

2.3 The density of refugia for the c2.9ha of suitable habitat surveyed over the course of the seven visits, exceeded the recommended 10/ha of suitable habitat (Froglife 1999).

### 3.0 Previous Surveys

3.1 The western field which borders Bolney Road was surveyed by Southern Ecological Solutions between April and July 2016. These surveys did not record any reptiles on this area of the site.

### 4.0 Results

4.1 The results of the survey are summarised in Table 1. No reptiles were recorded on any visit.

*Table 1: Reptile survey results 2022*

Visit	Date	Temperature (°C)	Weather	Reptile numbers
Refugia set-up	23 <sup>rd</sup> March 2022	-	-	-
1	8 <sup>th</sup> April 2022	9	100% cloud cover, 1 wind	-
2	14 <sup>th</sup> April 2022	15	100% cloud cover, 1 wind	-
3	27 <sup>th</sup> April 2022	12	80% cloud, 1 wind	-
4	4 <sup>th</sup> May 2022	15	100% cloud, 1 wind, light spitting rain	-
5	17 <sup>th</sup> May 2022	22	90% cloud cover, 0 wind	-
6	24 <sup>th</sup> May 2022	15	70% cloud cover, 1 wind	-
7	7 <sup>th</sup> June 2022	14	50% cloud cover, 0 wind	-

## 5.0 Discussion

5.1 No species of reptile were found on site. The presence of reptiles cannot be definitively ruled out, as the generally lower population densities increases the probability of a “false negative”; the species present, but not detected. However, due to the absence of any records in this survey it is likely that the site does not support a reptile population.

### Enhancement Strategy

5.2 The site could be enhanced through the use of wildflower mixes to increase the biodiversity of the newly created public open spaces, this will enhance the ecological value of the site for a range of important invertebrates. Vegetation on the margins of the site should be left unmanaged to provide areas of suitable habitat for reptiles, newts, as well as invertebrates.

5.3 It is recommended that log piles and hibernacula be created in areas that are not being developed, including in the northeast, northwest and southwest corners of the site (see Figure 2). The new log piles should be created from any trees that are set to be removed as part of the proposals. Planting around the newly created log piles with species such as honeysuckle or clematis can also add value.



*Figure 2: Log piles and hibernacula can be created within the edges of the site or in the retained habitats on site*

5.4 The creation of compost heaps will also provide good habitats for reptiles, especially for breeding. Compost heaps will be made using arisings from clearance works and ongoing grassland management on the site. These can be placed next to or near the newly created log piles on site.

**6.0 Conclusions**

- 6.1 No reptiles were identified on site during the 7 site visits between April and June 2022. The absence of reptiles cannot be guaranteed however the likelihood of the site supporting a significant population is negligible. The site is not considered to be constrained by this protected species.
- 6.2 General enhancements for the site relating to reptiles have been outlined within this report.

---

**References**

ARC. 2010. *Guidance on Building Development (England) With Respect to Amphibians and Reptiles*. Amphibian and Reptile Conservation.

Froglife. (1999) *Reptile survey: An introduction to planning, conducting and interpreting surveys for snake and lizard conservation*. *Froglife Advice Sheet 10*. Froglife, Halesworth.

Gent, T. & Gibson, S. eds. (1998) *Herpetofauna Workers Manual*. Joint Nature Conservation Committee, Peterborough.

HGBI (1998) *Evaluating local mitigation/translocation programmes: Maintaining Best Practices and Lawful Standards*. HGBI advisory notes for Amphibian and Reptile Groups (ARGs). Herpetofauna Groups of Britain and Ireland, c/o Froglife, Halesworth.

Sewell, D. *et al.* 2013. *Survey protocols for the British Herpetofauna*. Amphibian and Reptile Conservation.

Southern Ecological Solutions (2017) *Phase 2 Ecological Surveys & Assessment*. Bolney Road, Ansty, West Sussex

The Ecology Partnership (2022) *Land South of Bolney Road, Ansty, West Sussex*. Preliminary Ecological Appraisal

**Internet resources:**

Google Maps: [www.maps.google.co.uk](http://www.maps.google.co.uk)

Magic Maps: [www.magic.gov.uk](http://www.magic.gov.uk)

**The Ecology Partnership**

Thorncroft Manor

Thorncroft Drive

Leatherhead

Surrey

KT22 8JB

Tel: 01372 364 133

[www.ecologypartnership.com](http://www.ecologypartnership.com)

Approved by: Alexia Tamblyn MA (Oxon) MSc CEcol CEnv MCIEEM FRGS,

Managing Director

Date: 17/11/2022