



Land at 37 Barfield Park, Lancing

Reptile Presence/Likely Absence Survey

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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 were commissioned by The Community Stadium Ltd to undertake a reptile presence/likely absence survey for the Land at 37 Barfield Park, Lancing, BN15 9DF, hereafter referred to as 'site'.
- 1.2 This report presents the results of the reptile surveys on site in 2025, which aim specifically to provide a current understanding of the population of reptile species onsite.
- 1.3 This report comprises:
- Introduction, including the legislative and planning context (Section 1);
 - Assessment methodology (Section 2);
 - Results of reptile surveys (Section 3);
 - Discussion and recommendations (Section 4);
 - Conclusions (Section 5).

Site Context and Status

- 1.4 The site is characterised by other neutral grassland, with parcels of bramble scrub, modified grassland, mixed scrub and a hedgerow running along the northern boundary. The site totals c. 0.14ha, situated to the north-east of Lancing (central grid reference: TQ 18859 04938). The immediate surrounding area consists of residential dwellings and the Brighton & Hove Albion training ground complex to the east. The site occupies a corner plot at the north-eastern corner of Barfield Park, whilst the northern boundary runs alongside Mash Barn Lane, a road that provides access to the adjacent training ground from the A2025.
- 1.5 The red line boundary of the site and the immediate surroundings are displayed in Figure 1.



Figure 1: The site red line boundary and immediate surroundings

Description of Proposed Development

- 1.6 The current proposals for the site involve the construction of a medical centre, with two flats located above with associated parking spaces and landscaping.

Legislation

- 1.7 In the UK, there are six native reptile species. There are four more widespread species which are; adder (*Vipera berus*), grass snake (*Natrix helvetica*), common lizard (*Zootoca vivipara*) and slow worm (*Anguis fragilis*). There are two rarer species, which are restricted to habitat such as sandy heathland which are; smooth snake (*Coronella austriaca*) and sand lizard (*Lacerta agilis*).
- 1.8 The widespread reptiles are protected under the Wildlife and Countryside Act 1981 (as amended) against intentional killing and injuring and the sale of a wild reptile or any part of such animal. The rare reptiles also receive legal protection under the Conservation of Habitats and Species Regulations 2010 against deliberate injury, killing, capture or disturbance of a rare reptile and damage or obstruction of any place used for shelter or protection.

- 1.9 All six reptile species are also listed as species of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006, which means local authorities have a legal duty to take their conservation into account.

2.0 Methodology

- 2.1 A terrestrial survey of the site for reptiles was carried out over seven survey visits between 5th September to 26th September 2025. Prior to the commencement of the survey, the site was set up with artificial refugia (roofing felt) for reptiles on 29th August 2025 for a period of bedding in, with mats placed in areas of suitable reptile habitat. The approximate mat locations are marked in yellow in Figure 2, placed within areas of overgrown grassland and adjacent to scrub.
- 2.2 The modified grassland to the east of site was not surveyed due to the short sward nature of the grass with regular disturbance within the wider Brighton and Hove Training Grounds. This grassland was not considered suitable for reptilesgrassland and is under a regular management regime, this section is currently separated from the site by a large fence.



Figure 2: Approximate locations of the reptile mats during the survey (yellow dotted lines) on site (red line)

- 2.3 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. Visits were carried out at a variety of times during the day to take any potential diurnal variation in activity into account. On each visit to the site, a minimum of one circuit to check all refugia was carried out. The timing and number of surveys completed were based on guidelines produced by Froglife (1999) and Gent and Gibson (1998).
- 2.4 In the event that reptiles were found on site, the size of the reptile population can be estimated using the Froglife (1999) scoring system. This assumes a density of 10 refugia per hectare of suitable habitat. A population size class assessment, which is based on the number of adults recorded in one survey visit, can be made using Table 1.

Table 1: Population class assessment categories (Froglife 1999)

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

3.0 Results

- 3.1 Table 2 below documents the timings, weather conditions, and results of the reptile survey visits.

Table 2: Reptile survey results

Visit number	Date	Conditions	Results
1	05/09/2025	Temperature: 14°C Cloud cover: 1 Oktas Wind: 1 Beau Precipitation: None	None
2	10/09/2025	Temperature: 14°C Cloud cover: 6 Oktas Wind: 2 Beau Precipitation: None	1 Adult female slow worm, 1 Juvenile slow worm
3	12/09/2025	Temperature: 15°C Cloud cover: 0 Oktas Wind: 1 Beau Precipitation: None	2 Adult female slow worms, 1 Juvenile slow worm

4	15/09/2025	Temperature: 17°C Cloud cover: 6 Oktas Wind: 3 Beau Precipitation: None	1 Adult male slow worm, 13 Adult female slow worms, 9 Juvenile slow worms
5	19/09/2025	Temperature: 17°C Cloud cover: 1 Okta Wind: 0 Beau Precipitation: None	9 Adult female slow worms, 7 Juvenile slow worms
6	23/09/2025	Temperature: 10°C Cloud cover: 1 Okta Wind: 2 Beau Precipitation: None	2 Adult female slow worms, 1 Juvenile slow worm
7	26/09/2025	Temperature: 14°C Cloud cover: 7 Oktas Wind: 1 Beau Precipitation: None	7 Adult female slow worms, 6 Juvenile slow worms
			Peak Count: 14 Adult slow worms (15/09/2025)

- 3.2 Peak counts are taken from adult individuals present, with juveniles discounted from final counts. Over 7 visits, the peak count recorded was 14 adult slow worms (15/09/2025).
- 3.3 According to the Froglife criteria, it is considered that the site supports a 'good' population of slow worm (Table 1).
- 3.4 Figure 3 displays the locations of the reptiles observed onsite during the survey period, slow worms were identified across site.



Figure 3: Spatial results across all surveys

4.0 Discussion

- 4.1 A reptile presence/likely absence survey was undertaken within areas of suitable habitat within the red-line boundary of the site between 5th to 26th September 2025.
- 4.2 The size of the reptile population can be assessed using the Froglife (1999) scoring system. This system assumes a density of 10 refugia per hectare of suitable habitat. Approximately 20 reptile mats were established across site which exceeds the recommended density. Refugia were established within areas of suitable habitat, particularly areas within grassland and adjacent to scrub within the site.
- 4.3 Peak counts are taken from adult individuals present, with juveniles discounted from final counts. A peak count of 14 adult slow worms was recorded on site, which is classed as a 'good' population.
- 4.4 For a site to be classified as a 'key reptile site', the site must meet one of the following criteria outlined by Froglife (1999):
- Supports three or more reptile species.
 - Supports two snake species.

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- Supports an exceptional population of one species (Table 1)
 - Supports an assemblage of species scoring at least four (Table 1)
 - Does not satisfy the above but is of particular importance due to local rarity (e.g. in the East Midlands of England, adders are very rare so even “low” populations should be designated as Key Sites).
- 4.5 Evidence of a ‘good’ population of slow worms was found on site, with no evidence indicating presence of any other reptile species. Therefore, the site does not meet the criteria of a ‘key reptile site’.
- 4.6 Although the site does not meet the criteria for a ‘key reptile site’, due to the presence of slow worms it is recommended that an appropriate mitigation strategy be followed to ensure that individuals are not harmed on site during works. It is anticipated that the site will be reprofiled and landscaped as part of works, with the site isolated from optimum suitable habitat, a translocation is considered appropriate. As such, a reptile translocation effort should take place on the habitats to be impacted by the proposals, with the reptiles captured and moved to a safe area established off site. This will help ensure that no reptiles are harmed during the proposals. New Monks Nature Reserve is proposed as the receptor site for this translocation, this will need to be agreed prior to any works commencing on site.

Reptile Translocation

- 4.7 Considered in more detail, the mitigation procedure itself would be as follows:
- Set up reptile exclusion zones covering the parts of the development footprint containing reptile habitat. The zones should each consist of a continuous and unbroken reptile exclusion fence facing outwards (see Figure 4) that will remain in place until development work is finished and within which vehicle access and ground clearance will only take place once the area is cleared of reptiles.
 - The fence needs to include all areas of suitable reptile habitat within the site that will in the course of the development be disturbed by the passage of vehicles and machinery, removal of vegetation, stripping of top soil or on-site storage of materials. With the site small in size, this is likely to be the entire site, apart from the

existing area of mown grass present within the current curtilage of the training ground which is considered unsuitable.

- With the exclusion fencing set up, the areas inside which require trapping can be trapped intensively for reptiles. Artificial refugia would be set out in a density of at least 50 refugia per hectare of suitable habitat (HGBI guidelines 1998) and allowed to bed in. Trapping will take place in optimal weather conditions, between April and October inclusive and for a period of a minimum initial period of 30 days after which 5 consecutive no capture days must be achieved to complete the process or unless deemed appropriate by the project ecologist where very low catch rates persist.
- The reptile fencing will need to be monitored during site works by an ecologist to ensure it remains fit for purpose.
- As the final stage of the translocation process, any natural reptile refugia within development areas will need to be dismantled by hand or using sensitive machine work under close supervision of an ecologist. using an excavator and toothed digger under the supervision of an ecologist.
- Any reptiles found should be transferred to the designated receptor areas and released.

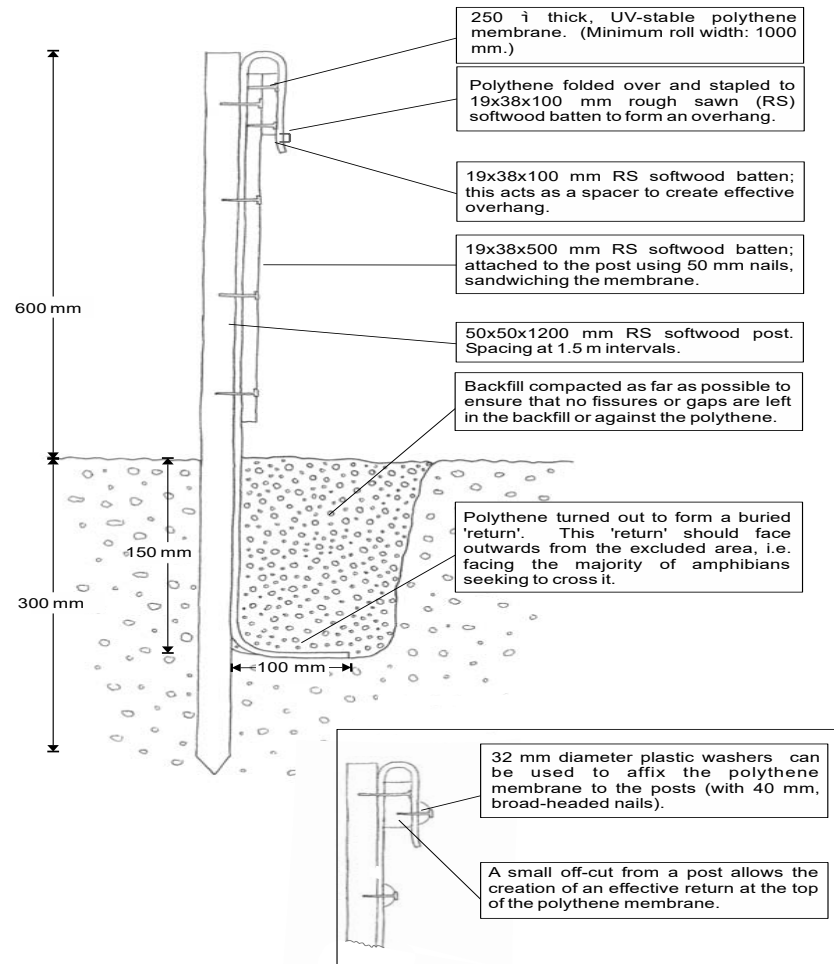


Figure 4: Fence line standards

4.8 After the translocation process has been completed, the vegetation can be removed under ecological supervision as follows:

- Rough grassland or mixed scrub/grassland habitats will need sensitive clearance under ecological supervision to remove any remaining reptiles. This should be done considering the breeding bird season and undertaken when reptiles are active (March – October in suitable conditions). The process entails first a 'sensitive strim' to around 150mm followed by a visual inspection and fingertip search by an ecologist. This is followed by the final cut of the vegetation close to ground level.
- Final clearance works and sensitive soil removal will also be carried out under the supervision of an ecologist. This would normally be done using a toothed bucket to scrape the vegetation and topsoil surface, under observation by an ecologist, in order to locate and safely remove any reptiles hiding in the topsoil and any remaining vegetation.

- The reptile exclusion fence can be removed once the development has been completed.

Proposed Receptor Site

- 4.9 The proposed receptor site for translocated reptiles is New Monks Nature Reserve c. 550m east of site. This is under the management of Brighton and Hove Albion Football Club. Multiple hibernacula including gabion and log piles were established during the development of New Monks Nature Reserve in 2021.
- 4.10 A walkover of the New Monks was conducted on 11th February 2026 by Chris Jennings BSc (Hons) MSc MCIEEM and Sophie Baker BSc (Hons) MSc. The surveyors noted the permanent reptile refugia already established across site. The areas of note were the areas of existing hibernacula established during the development of the New Monks Farm development. Considering the habitats onsite, an area to the south-west of the Nature Reserve was selected for the proposed reptile receptor area (Figure 5).
- 4.11 A previous reptile translocation was conducted for New Monks Nature Reserve in 2021 with the receptor sites located to the north-east, the closest being approximately 620m from the proposed translocation area. It is considered that due to the barriers of dispersal including roads and the extensive ditch network, that reptiles translocated previously are likely to have established within the north-east of site with very limited movement to the south wherein the proposed receptor area for this development is located. The proposed receptor site is also surrounded by ditches, meaning it is considered highly unlikely that the area would have an existing population of slow worms that could have populated the site from the wider surrounding land located locally.



Figure 5: Proposed receptor site at New Monks Nature Reserve including established hibernacula and proposed gibbon



Figure 6: Proposed reptile receptor site looking south west

- 4.12 The proposed receptor area to the south-west of New Monks Nature Reserve, is approximately 0.66ha in size, considerably larger than the proposed development site (0.14ha), and is set within a much larger country park. An additional refugia should be established onsite prior to the translocation, a proposed gabion hibernaculum has been indicated in Figure 5. This proposed gabion basket should be back-filled with clean brick rubble/timber and soil/turf capped to create a frost-free hollow. The feature should be at least 2m x 2m and a minimum of 0.5m tall. Although it is considered highly unlikely that the site supports a significant population of reptiles, the additional hibernacula will raise the carrying capacity of the site and should be installed prior to the translocation works.



Figure 7: Existing gabion hibernacula to be recreated with an additional hibernacula proposed

- 4.13 Additionally, the grassland within this proposed area should be left as a long sward, this should be agreed prior to any works commencing. Any cutting on site should follow the existing management of the wildflower areas of the country park which run through the receptor area. The vegetation should not be cut below 100mm in height, to ensure that reptiles are protected during the process.

5.0 Conclusions

- 5.1 Reptile presence/likely absence surveys were undertaken within areas of suitable habitat on site between 5th to 26th September 2025 within an optimum survey month.
- 5.2 The reptile survey found a 'good' population of slow worm, with a peak count of 14 slow worms. To ensure no reptiles are harmed by the development, a reptile mitigation strategy has been outlined within this report involving a reptile translocation to move reptiles away from the development area.
- 5.3 New Monks Nature Reserve, located to the east of site, is proposed as the receptor area within the south-west of the wider nature reserve. Prior to the commencement of the translocation, a new gabion hibernacula will be installed within the receptor site.

6.0 References

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.

Herpetofauna Groups of Britain and Ireland (1998) *Evaluating local mitigation/translocation programmes: maintaining best practice and lawful standards*. HGBI advisory notes for local reptile groups (ARGs).

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Issue 2 Date: 16/07/2026