



**L I Z A R D**

Landscape Design and Ecology

## **REPTILE SURVEY REPORT**

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**Land Adj. to Lyne House, Links Road, Worthing**

On behalf of: Creating Spaces Ltd.

|                   |                                               |                           |                                  |                               |
|-------------------|-----------------------------------------------|---------------------------|----------------------------------|-------------------------------|
| <b>Client:</b>    | Creating Spaces Ltd.                          |                           |                                  |                               |
| <b>Project:</b>   | Land Adj. to Lyne House, Links Road, Worthing |                           |                                  |                               |
| <b>Reference:</b> | LLD3865-ECO-REP-002-00-Reptile                |                           |                                  |                               |
| <b>Revision:</b>  | <b>Date:</b>                                  | <b>Author</b>             | <b>Proof</b>                     | <b>Approved</b>               |
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**Validity:**

This report is valid for 18 months from the date of the site visit. If works have not commenced by this date, an updated site visit should be carried out by a suitably qualified ecologist to assess any changes in the habitats present on site, and to inform a review of the conclusions and recommendations made.



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## SUMMARY

Lizard Landscape Design and Ecology has been commissioned by Creating Spaces Ltd. to complete a reptile presence / absence and population assessment of Land Adj. to Lyne House, Links Road, Worthing (*Central Grid Reference: TQ 13408 06009* – *hereafter referred to as 'the site'*).

11 no. artificial reptile refugia (*roofing felt; 1.0 x 0.50 m*) were laid out in all suitable habitat on the 13<sup>th</sup> of May 2026. Refugia were allowed to bed-in for 18 days prior to survey visits beginning on the 1<sup>st</sup> of June 2026.

7no. Survey visits were completed between the 1<sup>st</sup> of June and the 3<sup>rd</sup> of July 2026. The results of the survey recorded a peak count of 1no. slow worm *Anguis fragilis* and 1no. common lizard *Zootoca vivipara* on site, and 1no. juvenile grass snake *Natrix helvetica* indicating a small breeding population on site.

To ensure the protection of reptile species on site, installation of reptile fencing along the southern boundary of the site and phased clearance in a north to south direction must be completed under the supervision of a suitably qualified ecologist, in suitable weather conditions. The implementation of these mitigation measures will ensure that that no reptiles are harmed and the development proceeds in accordance with The Wildlife and Countryside Act 1981 (as amended).

## 1.0 INTRODUCTION

- 1.1 Lizard Landscape Design and Ecology has been commissioned by Creating Spaces Ltd. to complete a reptile presence / absence and population assessment of Land Adj. to Lyne House, Links Road, Worthing (*Central Grid Reference: TQ 13408 06009 – hereafter referred to as ‘the site’*).
- 1.2 The site was subject to a Preliminary Ecological Appraisal in May 2026 which found suitable reptile habitat on the site and adjacent land in the form of grassland and areas of scrub and ruderal vegetation. As much of this habitat is likely to require removal to facilitate proposals a full reptile survey was recommended to assess the presence / absence of reptiles on site.
- 1.3 This report has been compiled in accordance with current guidelines, including British Standard 42020:2013 Biodiversity. Code of Practice for Planning and Development, 2013 and CIEEM, 2017 and 2018.

### **Site Information**

- 1.4 The site covers an area of c. 0.10 hectare (ha<sup>2</sup>) and consists of a triangular shaped plot comprising part of a residential garden. The site is bound by residential properties and associated gardens to the north, south, east and west. The site lies within the South Downs National Park (SDNP).

### **Surrounding Landscape**

- 1.5 The site is located within a semi-rural setting within the South Downs National Park. Worthing Golf Club lies adjacent to Links Road c.70m east of the site. The main A24 road lies c. 190m to the west of the site. The Iron Age hill fort Cissbury Ring SSSI lies c. 2km north and the town of Worthing is located c. 3.3km southeast of the site. Land to the north is primarily open, undeveloped chalk downland and green space. The site consists of freely draining lime-rich loamy soils.
- 1.6 The surrounding landscape is suitable for common UK reptile species, however no suitable habitat for sand lizard *Lacerta agilis* or smooth snake *Coronella austriaca* exists in the vicinity.

### **Development Proposals**

- 1.7 It is understood that the proposals are for the development of 1no. residential

dwelling with associated access and parking. The existing Leylandii tree line is proposed for removal, and the existing mature copper beech tree will be retained and protected throughout the development period.

### ***Scope of the Survey***

1.8 The aim of the reptile survey has been to:

- Determine whether reptiles exist on site;
- Provide an assessment of the distribution and population of reptiles within the site, if present; and
- Provide a mitigation strategy to ensure reckless killing / injury of reptiles is avoided, such that works would comply with *The Wildlife and Countryside Act (1981) (as amended)* and net gains for reptiles are achieved.

## 2.0 LEGISLATION

2.1 All species of UK reptile are listed under Schedule 5 Wildlife and Countryside Act 1981 (as amended). Reptiles are afforded protection under section 9(1) and section 9(5) against intentional killing or injuring, offering for sale, transport for sale or advertisement of any live or dead reptile. All UK reptile species are also recognised as species of principal importance under Section 41 of the Natural Environment and Rural Communities Act 2006, meaning that local authorities must take into account the conservation of reptiles when assessing a planning application.

2.2 Smooth Snake and Sand Lizard receive additional protection under The Conservation of Habitats and Species Regulations 2017 (as amended) which makes it an offence to kill, injure, capture or disturb them; damage or destroy their habitat; or to possess or trade in them.

### ***Licensing***

2.3 If a site is found to support Smooth Snake or Sand Lizard and disturbance or removal or habitat is unavoidable, a license will be required from Natural England to allow work to proceed.

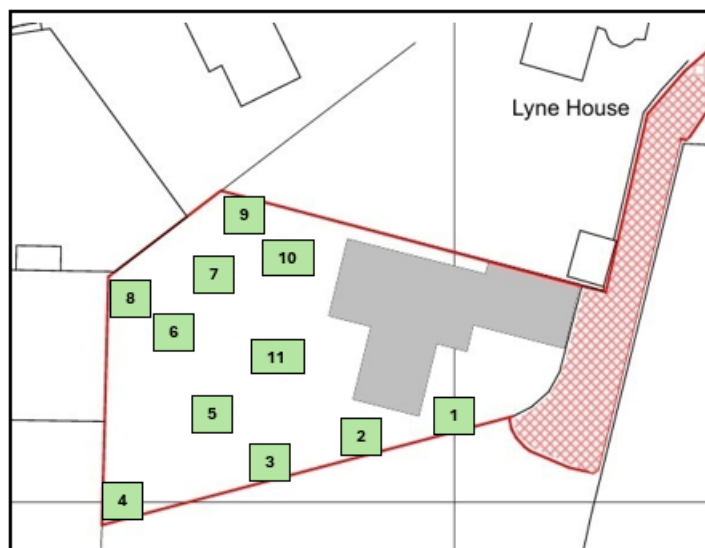
2.4 A license must show that there is no satisfactory alternative to the works proposed, and that they are for reasons of health and safety or overriding reasons of public interest. Licenses are only issued once planning permission has been granted.

2.5 There is no formal licensing requirement for sites which support only common UK reptile species (slow worm *Anguis fragilis*, common lizard *Zootoca vivipara*, adder *Vipera berus* or grass snake *Natrix helvetica*).

### 3.0 METHODOLOGY

#### 3.1 Field Survey

- 3.1.1 11 no. artificial reptile refugia (*roofing felt; 1.0 x 0.50 m*) were laid out in all suitable habitat on the 13<sup>th</sup> of May 2026. Refugia were allowed to bed-in for 18 days prior to survey visits beginning on the 1<sup>st</sup> of June 2026. The locations of artificial reptile refugia are detailed within *Figure No. 01*.



**Figure No. 01 – Location of Reptile Refugia**

- 3.1.2 A total of 7 no. site visits were conducted, where the number, species, age and sex of the reptile's present were recorded. Debris piles on-site considered suitable as reptile refugia were checked during the surveys, and repeated walkovers of the site were used to search for active reptiles.
- 3.1.3 Surveys were undertaken during recommended times (*08:00–11:00 and 16:00–18:30*) with suitable weather conditions for surveying reptiles wherever possible (*guidelines recommend temperatures 9–18°C*).

**Table No. 01 – Weather Conditions during Surveys**

| <b>Survey</b> | <b>Date of Visit</b> | <b>Time</b> | <b>Temp.</b> | <b>Weather Conditions</b> |
|---------------|----------------------|-------------|--------------|---------------------------|
| 1             | 01/06/2026           | 08:45       | 17°C         | Dry, WF2, 80% cloud       |
| 2             | 05/06/2026           | 10:30       | 16°C         | Dry, WF2, 100% cloud      |
| 3             | 10/06/2026           | 09:45       | 15°C         | Dry, WF, 20% cloud        |
| 4             | 15/06/2026           | 09:15       | 17°C         | Dry, WF3, 80% cloud       |
| 5             | 18/06/2026           | 09:15       | 16°C         | Dry, WF1, 100% cloud      |
| 6             | 29/06/2026           | 08:00       | 14°C         | Dry, WF2, 5% cloud        |
| 7             | 03/07/2026           | 09:00       | 16°C         | Dry, WF1, 90% cloud       |

## 3.2 Population Assessment

- 3.2.1 Reptile populations were assessed in accordance with population level criteria as stated for the Key Reptile Site Register (*Froglife, 1999*). This system classifies populations of individual reptile species into three population categories assessing the importance of the population. These categories are based on the total number of adult animals observed during individual survey occasions and based upon a survey density of 10/Ha.

**Table No. 02 – Population Size Assessment**

| <b>Species</b> | <b>Low Population</b> | <b>Good Population</b> | <b>Exceptional Population</b> |
|----------------|-----------------------|------------------------|-------------------------------|
| Slow Worm      | <5                    | 5-20                   | >20                           |
| Common Lizard  | <5                    | 5-20                   | >20                           |
| Grass Snake    | <5                    | 5-10                   | >10                           |
| Adder          | <5                    | 5-10                   | >10                           |

### **3.3 Details of Surveyors**

3.3.1 The reptile survey was undertaken by the following ecologists, all of which have experience undertaking both reptile surveys and reptile translocation:

- Jen Gibbons (JG) – Assistant Ecologist, 1 years' survey experience.
- Sam Douglas (SD) – Consultant Ecologist, 1 years' survey experience.
- Eleanor Salkeld (ES) – Assistant Ecologist, 1 years' survey experience.
- Lourise Catibog (LC) – Assistant Ecologist, 1 years' survey experience.
- Will Brand (WB) – Assistant Ecologist, 2 years' experience.

### **3.4 Constraints and Limitations**

3.4.1 3no. refugia were found to have been removed prior to commencement of the surveys. Given the low number of refugia removed, and the remaining mats still present in suitable habitat exceeded the recommended baseline density of 10 refugia per hectare, it was considered that is unlikely to have resulted in a significant impact on the results.

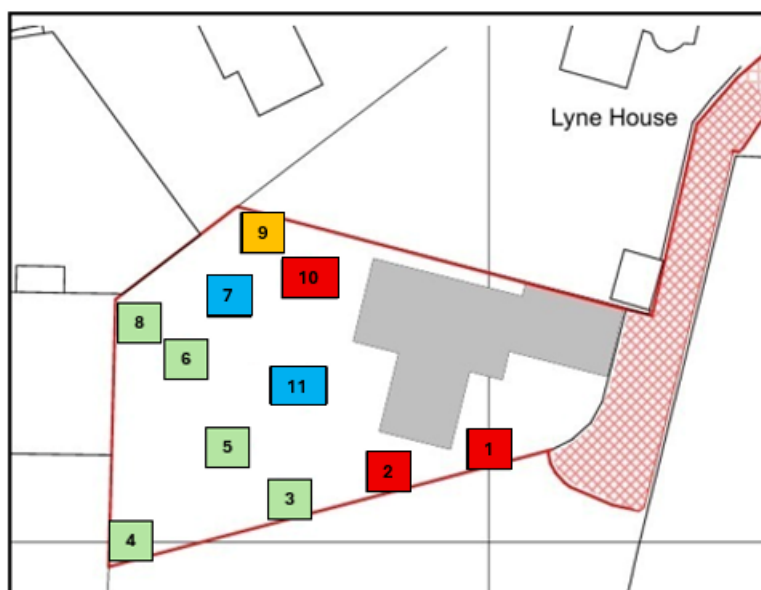
## 4.0 RESULTS

- 4.1 The results of the survey recorded a peak count of 1no. adult slow worm and 1no. adult common lizard on site. A summary of each visit is detailed below:

**Table No. 03 – Summary of Results**

| Survey | Date of Visit | Results                                     |
|--------|---------------|---------------------------------------------|
| 1      | 01/06/2026    | 1no. slow worm                              |
| 2      | 05/06/2026    | 1no. slow worm                              |
| 3      | 10/06/2026    | 1no. common lizard                          |
| 4      | 15/06/2026    | None                                        |
| 5      | 18/06/2026    | 1no. slow worm, 1no. grass snake (juvenile) |
| 6      | 29/06/2026    | None                                        |
| 7      | 03/07/2026    | 1no. slow worm                              |

- 4.2 The results indicate a low population of slow worm and low population of common lizard. Reptiles were widely distributed across the northern and central section of the site.



**Figure No. 02 – Location of Reptile Sightings (red=mats missing, orange = common lizard and grass snake, blue = slow worm)**

- 4.3 A peak count of 1no. juvenile grass snake were found during the surveys, indicative of a small breeding population on site.

## 5.0 EVALUATION AND MITIGATION

### 5.1 Impacts

- 5.1.1 Without some form of mitigation there is a risk that development could result in the killing or injuring of reptiles, contrary to The Wildlife and Countryside Act 1981 (*as amended*), and loss of areas of suitable reptile habitat.

### 5.2 Mitigation

- 5.2.1 Reptiles were found across the central and northern section of the site. As a large area of this habitat would be lost during enabling and construction works, to ensure that works proceed in accordance with the protection afforded reptiles under The Wildlife and Countryside Act 1981 (*as amended*), the following mitigation is required:
- One-way reptile fencing is to be installed at a 45degree angle along the southern boundary prior to any clearance. Fencing is to be standard construction and installed outside the hibernation season (eg avoiding Nov – Feb inclusive), during suitable weather conditions (+9degrees, sunny) and under ecological supervision.
  - A phased vegetation clearance from north to south must be completed between April and October during suitable weather conditions, under the supervision of a suitably qualified ecologist. This shall involve grassland being cut to no lower than 150mm, and the area being left for 24 hours after which the area shall be subject to a fingertip search before the final cut which shall reduce the sward height to <50mm.
  - Any reptiles found during the clearance shall be caught and released into adjacent retained habitat along the southern boundary of the site.
  - Grassland within the construction zone is to be maintained at <50mm and reptile fencing must remain in situ during construction to ensure reptiles do not recolonise the area. Fencing is to be checked on a weekly basis by the site manager and any repairs made as necessary. A log of all checks is to be kept and supplied to the project ecologist on completion of the works.
  - Once construction is complete the reptile fencing is to be removed to allow reptiles to re-colonise the grassland to the north. Fencing is to be

removed under ecological supervision and avoiding the hibernation period.

- The retained habitat should be prepared and seeded with an appropriate wildflower seed mix and left to grow into tussocks. Enhancement of this area should also include a log pile or hibernaculum to provide additional niches for the benefit of reptiles.

### **5.3 Management**

- 5.3.1 A suitable management plan should be in place to ensure the retention of suitable habitat within the site in perpetuity. Management should include rotational cutting of the grassland on a two-year cycle to prevent scrub encroachment whilst ensuring that areas of suitable habitat always remain present on site.

## 6.0 CONCLUSION

- 6.1 The site supports a low population of slow worm and low population of common lizard. A low number of juvenile grass snake was also recorded, indicative of a small breeding population.
- 6.2 The proposals shall require the removal of reptile habitat to facilitate the scheme. The implementation of the above mitigation measures will ensure that no reptiles are harmed and the development proceeds in accordance with The Wildlife and Countryside Act 1981 (as amended).
- 6.3 Subject to a supervised phased clearance, the scheme shall have no significant impact upon the local reptile population.

## 7.0 REFERENCES

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

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.

Joint Nature Conservation Committee. (1998). *Herpetofauna Worker's Manual*. (Gent, T. and Gibson, S. eds) JNCC: Peterborough.