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BAYLEY PADDOCK, MILL LANE, LITTLEWORTH
HORSHAM RH13 8JU

Reptile Survey

September 2026

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Environmental Assessment Services Ltd

REPORT DATA SHEET

Requirement	Data
Report Ref	900/Brett/BayleyPaddock/ReptileSurvey
Date	September 2026
Client	Delcraven
Report type	Reptile Survey
Purpose	Planning submission
Revisions	N/A
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Reptile Survey

September 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 Mr Wayne Bayley of Delcraven, to undertake a reptile survey at Bayley Paddock in Littleworth, in relation to the proposed development of the site.

1.2 The aim of the reptile survey and assessment is to identify what, if any, reptiles occupy the site. This information is to be used to provide further guidance relating to the proposed development of the land.

2. BACKGROUND

2.1 The site comprises an irregular shaped plot of land behind existing residential properties fronting onto Mill Lane (to the north) and Littleworth Lane (to the east). The Ordnance Survey map reference for the approximate centre of the site is TQ 19028 20226. See Appendix A for the existing and proposed site plans.

2.2 The site is to be developed as three individual residential plots, each with a single dwelling. Plot 1 has been developed and is complete. No further consideration is given regarding this plot in the current report. Plot 2 is being developed. Plot 2 was considered to have little potential to support reptiles, limited to the eastern boundary of the site (which has been excluded from the development zone for the protection of this habitat and species which may use it), and a small isolated stand of bramble adjacent to the access which was cleared by hand prior to the survey commencing. Plot 3 located to the south of the site was considered to have moderate potential to support the more common reptile species including viviparous lizard (*Zootoca vivipara*), slow-worm (*Anguis* fragilis) and grass snake (*Natrix helvetica*).

2.3 Further surveying for reptiles was recommended in the Preliminary Ecological Appraisal prepared for the site in June 2024, and a condition of planning approval was applied to the planning consent as follows:

Condition 4 states; *No development shall commence until a Presence/Absence Survey and Assessment for Reptiles has been submitted to and approved in writing by the local planning authority. This shall include, but not be limited to, a presence/absence survey and assessment, mitigation measures, and enhancement*

measures where necessary. The approved details shall be implemented before first occupation of the development hereby permitted and shall be maintained thereafter.

2.4 A subsequent site assessment was made in October 2025 following receipt of planning permission and a variation of Condition 4 was sought by the developer on the following basis:

- Development may not commence on Plot 3 until further surveying has been completed as, it is considered likely that, the full extent of the plot holds some potential for use by reptiles, and development could not proceed without putting reptiles at risk of harm, if present.

- However, the majority of Plot 2, including the existing grassland and access route, is considered to have low potential for use by reptiles. Potential habitat being limited to the eastern and southern boundaries only.

It was concluded that, where appropriate protection measures are implemented, the development may commence within Plot 2 (only) without putting reptiles at significant risk of harm. The protection measures required for development to commence on Plot 2 were set out within section 4 of the report titled Condition 4: Reptiles – Phased Development (dated October 2025).

2.5 The following report presents the findings and recommendations of the reptile survey completed during the active season within Plot 3.

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 suitably reptile habitats within the local area have 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). During prolonged, very hot, dry weather, (often seen in July and August) activity reduces, resulting 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.

3.3.2 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).

3.3.3 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 cold-blooded and require a warm surface on which contact can be made to warm their bodies. Artificial refugia, comprising tins and felts, which warm quickly in sunny weather, were used to attract reptiles where they could be easily found.

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

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The refugia were laid out on 9 September 2024 and left for 7 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.

4. RESULTS

4.1 Habitat Assessment Results

4.1.1 According to the British Geological Survey Online, the site lies on Wealden Clay Formation. This geology is susceptible to water logging and has limited burrowing potential. In such areas, above ground hibernacula which include loose earth bunds, log and brash piles, dense vegetation and other structures which provide protection from frost during winter are particularly important.

4.1.2 The majority of the site comprises short, mown lawn, of limited potential for reptiles, however, there is suitable boundary habitat which offers basking, foraging, shelter and hibernation potential within the site. Neighbouring land comprises gardens, also likely to support similar habitat which may support reptiles.

4.1.3 There is a loose earth bund which extends east from the access point into Plot 3 along the northern boundary of the Plot. This bund is considered likely to offer hibernation potential within the site, and a suitable basking area during the active season which is not subject to shading.

4.1.4 Within the northeast corner of the site is a storage area with bramble scrub. This area offers shelter and foraging potential for reptiles, and stored items offer basking areas close to vegetative cover. The southeast corner comprises bramble scrub extending from the site boundaries into the lawn area. This area is shaded by the adjacent fencing and shed, limiting potential for basking.

4.1.5 The southern boundary of the site comprises a narrow strip of longer grass and encroaching bramble scrub. While this strip provides vegetative cover and potential for foraging, basking potential is reduced due to shading from the fence.

4.1.6 The western end of the plot is occupied by young trees / scrub with little ground cover. This area of the site is not considered likely to be used by reptiles.

4.2 Record Data Results

4.2.1 Sussex Biodiversity Record Centre holds 32 records for reptiles recorded within 1 km of the site. Of these, five are for slow-worm, one is for adder, two are for common / viviparous lizard and 24 are for grass snake, most recently recorded in 2015. Grass snake having been recorded previously on Littleworth Lane (the road to the north of the site).

4.2.2 Of the species recorded within the wider area, the site is considered to offer suitable habitat for / be most likely to support slow-worm, grass snake and viviparous lizard.

4.3 Site Survey Results

4.3.1 A total of seven survey visits were completed during the current survey season (late March and September), with two visits made in each April, May and September (key survey periods). There have been a number of recorded heatwaves during this season. Surveying avoided these periods and was spread out across the season to gain a good understanding of how the site may be use by reptiles.

4.3.2 Both grass snake and slow-worm were recorded on site during the survey period. A single grass snake was recorded on two occasions using refugia placed on the bund adjacent to the northern boundary of Plot 3. Slow-worm were recorded on site during 5 of the 7 visits. Males, females and sub-adults were all recorded with a peak count of 9 individuals, including 6 adults. Slow-worms were mostly observed on the bund beneath the two refugia placed in this area but were also recorded in the northeast corner of the and adjacent to the southern boundary of the site.

4.3.3 No reptiles were observed within the area to the west of the plot entrance.

4.3.4 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, grass snake, common lizard and adder have been recorded within 1 km of the site. Most recent recording is for grass snake (also the most frequently recorded reptile species in the area) recorded in 2015.

5.2 Surveying confirmed the presence of grass snake, with a peak count of one, and slow-worm with a peak count of nine (six adults).

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 Based on surveying results this season, the site is thought to support a small/low population of grass snake and a medium/good population of slow-worm.

5.5 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. No habitat likely to offer suitable egg laying potential was observed on site and no neonates / juveniles were observed, but the site is used by at least one individual grass snake during the active season and may also be used to hibernate (over winter) on the site. In this case, the site is considered to be of lower, but not negligible, importance for grass snake. Mitigation including protection, retention of habitat (if possible) and compensation for habitat loss will be required for grass snake in this case.

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5.6 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. It is likely that the population observed on site are reliant on the site and adjacent gardens. The site offers basking, foraging, shelter and hibernacula which should continue to be provided on site post development to support this species in the area.

5.7 The proposed development is likely to result in the loss of most / if not all of the habitat used by reptiles on site. Where mitigation (including the exclusion of reptiles during development) is not implemented prior to development, it is considered that there is a high chance of direct harm to reptiles. Mitigation will be required for the protection of reptiles in this case. See protection recommendations in section 6.1 below.

5.8 The site is to be developed for a single residential dwelling with surrounding garden. In this case, compensation should be included with the site to compensate for the loss of habitat during development. See on site compensation recommendations in section 6.2 below.

5.9 Where appropriate protection and compensation measures are implemented as part of the site's development, it is considered that reptiles may continue to use the site post development. Both grass snake and slow-worm are known to use garden habitats. Gardens can provide a variety of habitat needs within a relatively small area, making good garden habitats of particular benefit to slow-worms which have relatively small home ranges. Grass snake may visit garden ponds to feed on amphibians and fish prey, and both grass snake and slow-worm make use of compost heaps.

6. RECOMMENDATIONS

6.1 The following protection recommendations are given:

i. Prior to the start of development works within Plot 3 a receptor site will need to be secured and a reptile translocation (taking reptiles from the development 'donor' site and releasing them on the receptor site) completed.

- The receptor site should be as close to the development site as possible, and habitat enhancements should be delivered at the receptor site to ensure that sufficient habitat and food sources are available to support any existing population and the translocated reptiles.

ii. A series of capture and relocation sessions for a small population of grass snake and medium population of slow-worm (in accordance with current best practice) will be required prior to the redevelopment of the site.

- Reptile exclusion fencing should be erected to prevent the movement of reptiles into / out of the site prior to commencing the translocation, and should remain in place, in good working order, for the duration of the translocation and following development works.

iii. 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.

6.2 The following onsite compensation recommendations are given:

a) Where possible, the earth bund along the northern boundary of the site should be retained. This feature provides basking, foraging and hibernation potential within the site.

b) An open composting unit for garden vegetation (cut grass etc) should be provided adjacent to the northern boundary of the site where it will not be shaded.

7. RECEPTOR SITE ASSESSMENT

7.1 A receptor site has been offered by the site owner, which is under his ownership and which would not be suitable for future development (due to the location, value of the habitat, lack of existing development and other factors). The proposed receptor site comprises an old orchard with some newer planting located approximately 8.5 km north of the donor site, on land off Winterpit Lane, Horsham.

7.2 The receptor site area is approximately 0.25 hectares (the donor site being 0.15 ha), located within a rural area with neighbouring fields, ponds and a watercourse. The site and surround habitat is considered suitable for reptiles including slow-worm and grass snake.

7.3 The proposed receptor site was assessed on 3 September 2026. The site comprises an old orchard with notable old specimens, together with newer planting in typical row layouts. The site is on a south facing slope. It appears that there has been a general lack of recent maintenance of the site. The grassland present has a tall sward and bramble has become established across much of the grassland. Photographs of the proposed receptor site are provided in Appendix C.

7.4 There are presently no hibernation features or potential egg laying features within the orchard, however, it does include good foraging and shelter. Given the small number of individuals to be translocated from the donor site, it is not considered likely that overcrowding and resource competition will be significantly impacted at the receptor site. However, hibernation features will need to be provided, and an egg laying feature would offer suitable enhancement.

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8. RECEPTOR SITE ENHANCEMENT

8.1 The following recommendations are made for the enhancement of the proposed receptor site, prior to the receipt of reptiles from the donor site:

i. A purpose made hibernaculum is to be created within the orchard. An illustration of the proposed hibernaculum is provided in Appendix D.

ii. An egg laying feature is to be provided within the orchard. This is to comprise an open composting unit to be topped up with grass cuttings and pruned material from the site each grown season.

iii. A maintenance plan is to be implemented to enhance and maintain the habitat within the orchard. Provided in Appendix D.

8.2 The above habitat enhancement measures are to be created on site over the autumn and winter of 2026/2027 in readiness for the translocation of reptiles in spring/summer 2027.

8.3 Where the above habitat creation, enhancements and ongoing management of the orchard are implemented. It is deemed likely that the translocation of reptiles from the donor to the receptor site will be successful.

☆ ☆ ☆ ☆ ☆ ☆ ☆

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

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APPENDIX A: Site Plans



Location Plan
Scale 1:1250

10cm = 250 Metres at scale 1:2500
10cm = 125 Metres at scale 1:1250

10cm = 50 Metres at scale 1:500
10cm = 25 Metres at scale 1:250

10cm = 10 Metres at scale 1:100
10cm = 5 Metres at scale 1:50

The Drawings supporting this application have been produced to be handled and viewed electronically and are best viewed on screen to see fine detail that may not appear on printed versions depending on the type of printer used and the size of print etc, for which Brett Incorporated Ltd accepts no liability.

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Client: Delcraven Ltd

Project: Land at Bayley Paddock, Mill Lane, Littleworth

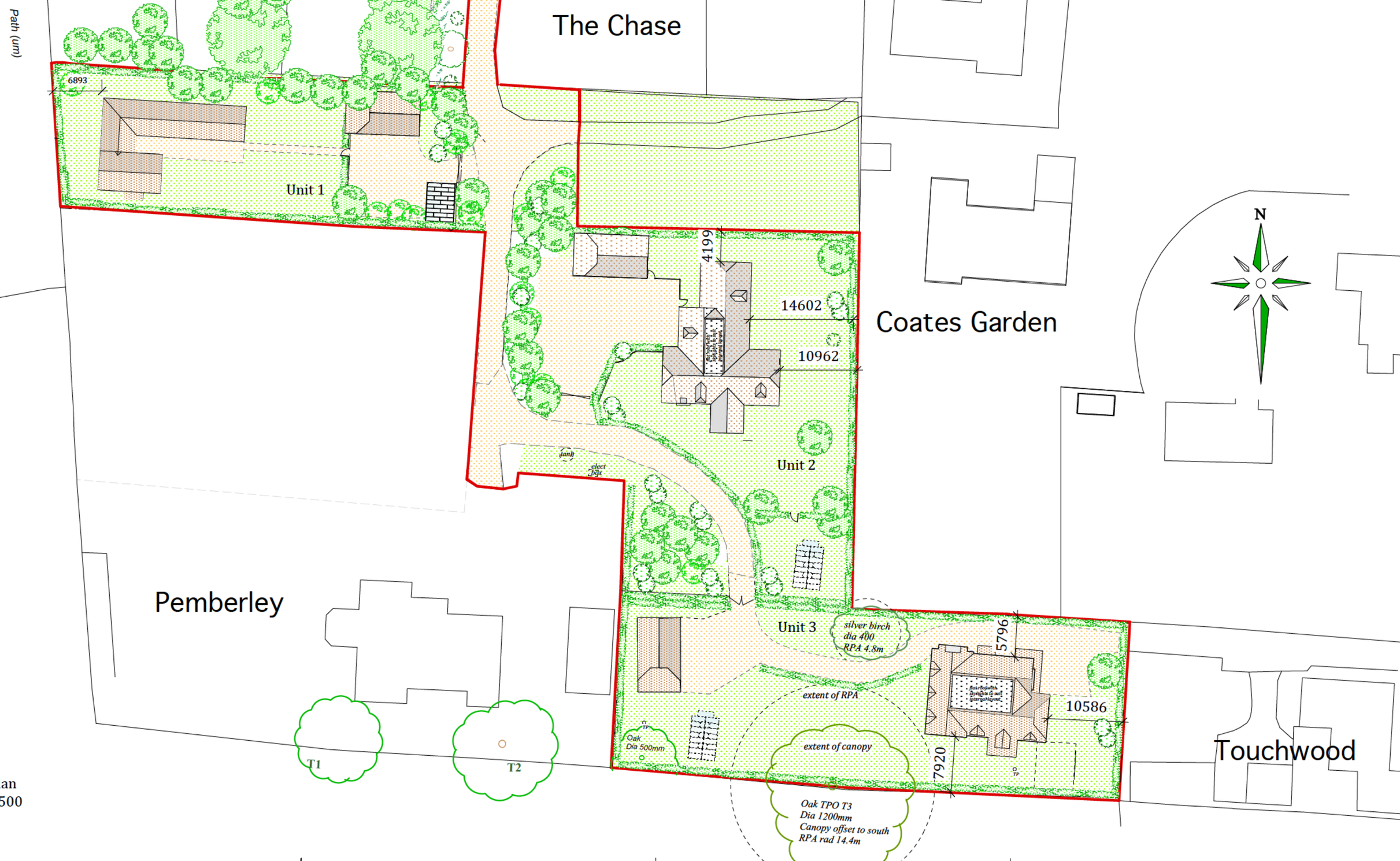
Drawing: Location Plan

Drg No: 0939/83/EAS Base Plan March 2024

Scales: 1:1250 **Original Plan Size A3** Drawn: Gonzo

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Block Plan
Scale 1:500

10cm = 250 Metres at scale 1:2500
10cm = 125 Metres at scale 1:1250

10cm = 50 Metres at scale 1:500
10cm = 25 Metres at scale 1:250

10cm = 10 Metres at scale 1:100
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Client: Delcraven Ltd		Drg No: 0939.80/02	Date: May 2023
Project: Alterations to stables to form a dwelling and erection of two new dwellings on land south of Mill Lane, Littleworth		Scales: 1:500	**Original Plan Size A3** Drawn:Gonzo
Drawing: Block Plan	This drawing is the copyright of Brett Incorporated Limited. The contractor should check all dimensions on site. No dimensions are to be scaled from this drawing. It is the contractor's responsibility to ensure that all works are in compliance with the current statutory requirements. Unless otherwise stated, this drawing has been prepared for the purposes applied for.	Any Ordnance Survey plan on this document has been reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office. Crown copyright of Brett Incorporated Limited, 18 Seal Road, Selsey, Chichester, W's st Sussex PO20 0HW Licence No: LIC0793	

APPENDIX B: Refugia Layout and Survey Results

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Refugia Layout

Refugia - 5x Tin and 5x Felt



Not to scale

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Bayley Paddocks, Littleworth: Reptile Survey

Table 1: Results

Date	Grass snake			Slow worm			Common lizard			Notes
	Male	Female	Sub adult	Male	Female	Sub adult	Male	Female	Sub adult	
9/4/26	-	-	-	1	-	-	-	-	-	Tin NE corner of site
23/4/26	1*	-	-	-	-	-	-	-	-	Felt on N bank
8/5/26	-	-	-	2	4	3	-	-	-	2 felts on N bank
21/5/26	1*	-	-	2	2	1	-	-	-	2 felts on N bank & felt W of shed.
30/06/26	-	-	-	1	-	-	-	-	-	Felt southern boundary west of shed
3/9/26	-	-	-	1	-	1	-	-	-	2 felts on south side of site
9/9/26	-	-	-	-	-	-	-	-	-	-

* Sex not determined

10x Refugia set 26 March 2026 (density 66.6 per ha)

Table 2: Weather conditions

Date	Time	Ground condition	Could cover (%)	Max. Temp. (°C)	Rainfall (previous 24 hours)	Notes
9/4/26	5:15	dry	70	19	None	
23/4/26	14:30	dry	0	16	None	
8/5/26	14:45	dry	50	18	None	
21/5/26	12:15	dry	0	18	None	
30/06/26	9:45	dry	0	18	None	
3/9/26	9:15	dry	50	15	Yes	
9/9/26	9:45	damp	50	15	Yes	

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APPENDIX C: Receptor Site Photographs

Holme Farm Orchard – Site Assessment – Photographs taken 03/09/2026





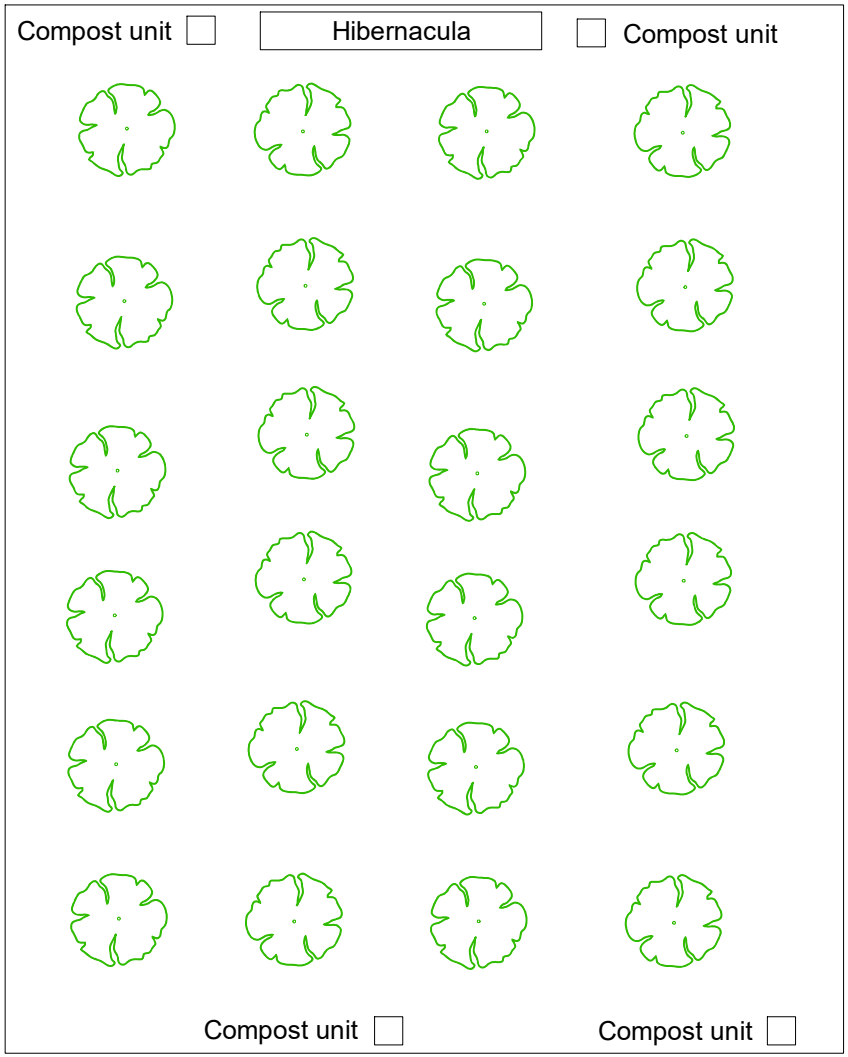








APPENDIX D: Receptor Site Enhancement Plan



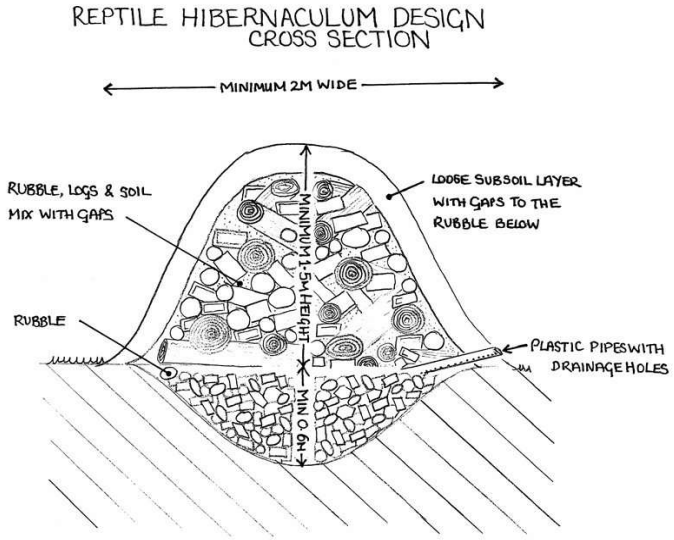
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ORCHARD AT HOLME FARM ORCHARD,
WINTERPIT LANE, MANNINGS HEATH, HORSHAM

Reptile Enhancement Measures

Hibernacula x 1
- measuring 2 m by 15 m

Compost unit x 4
- measuring 2 m by 2 m



COMPOST UNITS



ORCHARD AT HOLME FARM ORCHARD, WINTERPIT LANE, MANNINGS HEATH, HORSHAM

Reptile Receptor Site - Maintenance Plan

The aims of the maintenance plan:

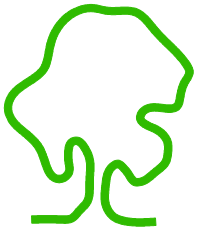
- Enhance and maintain a species rich grassland between the trees with varying sward length.
- Retain deadwood onsite to encourage invertebrates (food source).
- Maintain purpose made hibernaculum and egg laying unit.

Actions:

- Reduce (but not totally remove) bramble from the site. Some bramble stands towards the orchard boundaries should be retained as they provide foraging and shelter.
- Cut or graze the grassland to promote flower diversity and to provide areas of differing sward length.
    - Two cuts are recommended – one earlier in the year to reduce weeds and competitive grasses, and a late cut in August / September after the desired flowering plants have flowered, ripened and set.
    - All cuttings are to be removed and placed in the composting units on site (created as egg laying features for grass snake).
- Encourage and support vegetation growth on the northside of the reptile hibernaculum by retaining vegetation and reduce / limit plant growth on the southside of the hibernaculum (remove herbaceous plants and brambles, and keep any grass to a short sward).

Timing:

- Maintenance activities to be undertaken twice a year:
    - Early season – when the ground is not waterlogged or frozen (~May).
    - Late season – once flowering plants have set seed (August / September).



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