

**Woolbro Group and Morris
Investment**

**Land West of Station Road,
Lingfield**
**Outline Reptile Mitigation
Strategy**

Final report
Prepared by LUC



Woolbro Group and Morris Investment

Land West of Station Road, Lingfield
Outline Reptile Mitigation Strategy

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Chapter 1

Introduction

1.1 In August 2017, LUC was appointed by Woolbro Group and Morris Investment to undertake an Ecological Appraisal of an area of land comprising several pastoral field enclosures in Lingfield, Surrey (hereafter referred to as 'the Site'). The appraisal was required to inform a planning application to develop housing at the Site and comprised a desk study, an Extended Phase 1 Habitat survey and protected species surveys were completed.

1.2 Updated surveys were completed in 2020 and 2022 to ensure that evolving scheme design was based on up to date information.

1.3 The Site supports an 'exceptional' breeding population of common lizard and 'low' breeding population of grass snake. Survey results indicated that reptile species largely occur along the central hedgerow with lower numbers also recorded in the southeast and northern edges of the Site. Grassland habitats were largely unsuitable for supporting reptiles due to regular management through mowing and a subsequent lack of sward height and structural diversity.

1.4 This report provides an outline reptile mitigation strategy to address predicted impacts upon reptiles as a result of proposed development at the site.

1.5 The primary purpose of this document is to set out the broad principles for mitigation and to provide a framework which ensures that mitigation of impacts is deliverable in principle.

1.6 This is a working document and will be refined and updated as detailed mitigation options are agreed. It is proposed that detailed mitigation proposals will be agreed with the council as part of planning condition.

1.7 This report has been prepared for the exclusive use of Woolbro Group and Morris Investment. No part of this report should be considered as legal advice.

Proposals

1.8 The scheme is provided in **Appendix A**. Ecological findings were used to inform ongoing scheme design as part of an iterative process, enabling potential impacts to be avoided and minimised wherever possible through sensitive design. This includes the protection and retention of key ecological corridors within the Site, including tree lines and the

majority of hedgerows, while focusing the development footprint to areas of regularly mown species-poor improved grassland.

Site Description

1.9 The Site is located at the southeast edge of Lingfield (central grid reference TQ 39176 43643), in Tandridge District, Surrey. The Site comprised several field enclosures characterised by agriculturally improved grasslands typically enclosed and separated by hedgerows with occasional trees.

1.10 The Site is bordered to the south by the B2028 and to the southeast by Station Road. The northwest of the Site is bordered by several large private gardens and the Church Graveyard, comprising a mosaic of scrub, grasslands and broadleaved woodland. The Site is enclosed to the north, southwest, east and west by private residential dwellings and gardens.

Policy and Legal Considerations

1.11 This report has been prepared in accordance with relevant legislation and policy. Further detail is provided in **Appendix B**. The primary documents of relevance are outlined below:

- The Wildlife and Countryside Act of 1981 (as amended)
- The Countryside and Rights of Way Act (CRoW Act), 2000 (as amended)
- The Natural Environment and Rural Communities Act 2006 (NERC Act)
- The National Planning Policy Framework (July 2021)

Chapter 2

Methodology

Desk Study

2.1 A desk study was completed as part of the Ecological Appraisal. To provide additional background to the appraisal and to highlight likely features or species groups of interest, a study of available biological records was undertaken to identify existing records of reptiles. A search of the following resources was also undertaken, within a 2km radius from the centre of the Site.

- Multi-Agency Geographical Information for the Countryside¹ (MAGIC) for designated sites and ancient woodland
- Ordnance Survey (OS) mapping.
- Aerial photography.
- Surrey Nature Partnership River Biodiversity Opportunity Area Policy Statements²

2.2 The absence of a species from biological records cannot be taken to represent actual absence. Species distribution patterns should be interpreted with caution as they may reflect survey/reporting effort rather than actual distribution.

Habitat Assessment

2.3 The Extended Phase 1 Habitat Survey and subsequent update walkovers in 2020 and 2022 included a general assessment of the suitability of habitats for reptiles within the Site. Suitability was based on professional judgement, by reviewing several factors including the potential for foraging, sheltering, and overwintering, habitat connectivity and the presence of possible barriers to movement.

2.4 Central areas of grassland were considered unsuitable for supporting permanent populations of reptile at the time of survey because they were regularly mown and lack the structural diversity typically required to support reptiles.

Nevertheless, patches of grassland in central areas were considered likely to approach suitable habitat for reptiles in the short term and therefore such areas were included in the reptile survey in accordance with a precautionary approach.

Field Survey

2.5 A reptile survey was carried out between September and October 2017, an updated surveys in April to September 2022 with due consideration of best practice guidelines^{3,4}.

2.6 On 20th September 2017, 82 artificial refugia (comprising roofing felt mats of approximately 1m x 0.5m) were placed across the Site within habitats considered to be of greatest suitability for reptiles. This included rough grassland, tall herb and ruderal vegetation including bracken, and the edges of scrub and hedgerows. Optimal habitats were typically located at field boundaries where reduced management had allowed a suitable habitat structure to establish. Nevertheless, it was also necessary to establish whether reptiles were present within the wider grassland, and therefore, despite its relatively low suitability, areas of grasslands where the sward length was approaching a suitable condition were also sample. The locations of the refugia are illustrated in **Figure C.1, Appendix C**.

2.7 On 24th March 2022, 130 artificial refugia (comprising roofing felt mats of approximately 1m x 0.5m) were placed across the Site, as above, within habitats considered to be of greatest suitability for reptiles. The locations of the refugia are illustrated in **Figure C.2, Appendix C**.

2.8 Artificial refugia were left for a period of 6 days to allow reptiles to become accustomed to them. The refugia were then checked on nine occasions in suitable weather conditions throughout September and October.

2.9 Suitable weather conditions are generally considered to be dry sunny spells after rainfall or periods of intermittent sunshine on warmer days, with temperatures between 10°C

¹ Defra. *Magic Map*. [Online]. Defra, Hampshire. Accessed 24 January 2022. Available at: <https://magic.defra.gov.uk/>

² Surrey Nature Partnership (September 2019) Biodiversity Opportunity Areas. Appendix 9: River Biodiversity Opportunity Area Policy Statements

³ Herptofauna Groups of Britain and Ireland (1998) *Evaluating Mitigation/Translocation Programmes: Maintaining best practice and*

lawful standards. HGBI advisory notes for Amphibian and Reptile Groups 9ARGs)

⁴ Froglife (1999) *Reptile Survey: an introduction to planning, conducting and interpreting surveys for snake and lizard conservation. Froglife Advice Sheet 10*, Halesworth.

and 17°C. Further details including survey dates and weather conditions are provided in **Tables C.1, C.2 and C.3, Appendix C.**

Chapter 3

Results

Desk Study

3.1 Biological records identified the presence of common lizard within 2km of the Site. The Lingfield Nature Reserves, located c. 0.5km to the northwest of the Site are known to support common lizard and grass snake.

Habitats Assessment

3.2 Habitats within the Site which were considered suitable for supporting reptiles included the edge of hedgerows and scrub, often where taller grassland and ruderal vegetation such as bracken had established. The majority of grassland within the Site was considered of low suitability for supporting reptiles because it was structurally poor, being short in sward height and lacking a 'thatch' layer or varied topography. Indeed, a review of aerial photography indicates that the grassland has been historical been regularly mown. Patches of grassland were recorded in central field locations where the sward was developing a taller and more structurally diverse sward, and was subsequently approaching more suitable conditions for supporting reptiles. These areas were relatively isolated from more suitable habitat but were surveyed in line with a precautionary approach.

Field Survey

3.3 The surveys confirmed the presence of **exceptional** common lizard and **low** grass snake population within the Site. Reptile survey findings are shown in **Figure C.3** in **Appendix C**.

3.4 In summary, the presence of common lizard and grass snake within the Site was restricted to the edges of hedgerows. The large proportion of records were associated with the central hedgerow (**Location G** in **Figure C.1**).

3.5 Lower numbers of common lizard were also recorded along hedgerows in the east and north of the Site. The grass snake records were also in the central hedgerow, east and north of the Site. The surveys confirmed the presence of both male and female adult lizards and juveniles, confirming that the Site is likely to support a permanent breeding population of common lizard. Also, the survey confirmed the presence of

adult and juvenile grass snake, thus the site is likely to support a permanent breeding population of common lizard. No common lizard or grass snake were recorded in grassland habitats and given the short sward and regularly mown condition of grassland habitat within the Site it is considered unsuitable for supporting reptiles at the present time.

3.6 Results for the reptile refugia checks are summarised in **Table 3.1**, below. These show the maximum numbers of adult reptiles found during any one survey, with the maximum number of juveniles recorded during any one survey is shown in parentheses within the table for information. The locations of reptiles are shown in **Figures C.1 - C.3** in **Appendix C** and raw data is included in **Tables C.1 and C.2, Appendix C**.

Table 3.1: Summary of reptile survey data

Year	Grass snake <i>Natrix natrix</i>	Common lizard <i>Zootoca vivipara</i>
2017	0	9 (2)
2022	3 (2)	22 (20)

Chapter 4

Outline Mitigation Strategy

4.1 Legislation afforded to reptiles is summarised in **Appendix B**.

4.2 The Site supports an exceptional population of common lizard and low population of grass snake. Survey results indicated that this species largely occurs along the central hedgerow with lower numbers also recorded in the southeast and northern edges of the Site. Grassland habitats were not considered suitable for supporting reptiles due to regular management through mowing and a subsequent lack of sward height and structural diversity.

4.3 The scheme design will result in the localised loss of habitat occupied by common lizard and grass snake, and some areas of suitable reptile habitat which are to be retained are likely to become increasingly isolated from other areas of suitable habitat in the wider landscape. It is estimated that c.0.3ha of suitable habitat for common lizard and grass snake will be lost or affected as a result of the proposed scheme. As a result, mitigation will be required to protect and conserve common lizard and grass snake in the long term. The recommended outline mitigation requirements for common lizard and grass snake are provided below and it is likely that a detailed mitigation strategy could be provided as a planning condition.

Population Assessment

4.4 A total of 16 reptile survey visits have been completed at the Site to date. Best practice guidance recommends a minimum of 7 visits to establish presence or probable absence of reptile species at a site.

4.5 A total of 20 survey visits is normally required to accurately estimate population size and inform detailed mitigation requirements, such as the minimum number of trapping days required to capture and translocate a population. Nevertheless, the survey data gathered to date, together with professional judgement and interpretation of the Site conditions, is considered sufficient to identify the outline approach likely to be required to inform the planning application and to ensure that avoidance and mitigation of impacts for common lizard and grass snake at the Site can be provided, as described below.

Broad principles

4.6 Following completion of the reptile surveys, the scheme design was updated to retain the central hedgerow, thereby considerably reducing the likelihood of development works resulting in the killing and injury of common lizard and grass snakes. Nevertheless, hedgerows in the southeast of the Site, where low numbers of common lizard and grass snake were recorded, are scheduled for removal, and the ecological connectivity of the central hedgerow described above is likely to be reduced.

4.7 A suitable mitigation strategy is required to ensure that reptiles are not killed or injured, and that the common lizard and grass snake populations are protected and maintained in perpetuity. The two broad options for mitigation are:

1. To capture, exclude and translocate lizards to a suitable receptor site located within the Site,
2. To capture, exclude and translocate lizards to a suitable receptor site located offsite.

Onsite Mitigation

4.8 Onsite mitigation utilising greenspace is likely to represent the preferred approach because it avoids the requirement to identify, acquire, and prepare a suitable offsite receptor, and also avoids the need for additional reptile surveys to establish the feasibility of using such a site. As a result, the approach outlined below relates to onsite mitigation only.

4.9 The provision of an onsite receptor site for common lizard will need to meet the following key criteria:

- **Size** - The Site supports approximately 0.3ha of habitat suitable for supporting common lizard. Therefore, a receptor site should comprise a similar or greater area to ensure that it is large enough to maintain an equal or great lizard population.
- **Connectivity** - Any receptor site should ideally be connected to other areas of semi-natural habitat in the wider area via suitable movement corridors such as hedgerows and rough grassland, to avoid isolation and fragmentation of populations. Provided habitat connectivity with areas of semi-natural habitat to the northwest of the Site is likely to be particularly favourable.
- **Shape and composition** – Ideally, a receptor area would comprise a single area of continuous and connected habitat, rather than several areas of smaller because populations in larger blocks are typically more resilient to edge effects associated with human disturbance and pet predation.

- **Habitat suitability** – A receptor site will need to support habitat of optimal suitability for common lizard. This typically includes the presence of rough grasslands with a varied structural diversity to provide opportunities for feeding, basking and sheltering. The presence of shelter features including log piles and patches or edges of scrub vegetation are also important for providing opportunities for shelter and basking. One or more bespoke hibernacula, where common lizard can successfully overwinter would also be required. The establishment of suitable habitat is a key requirement of a receptor area prior to the introduction of lizards.
- **Favourable Management** – A receptor site will need to be managed for the benefit of common lizard in perpetuity. Detailed management prescriptions would expect to be submitted as part of a detailed mitigation strategy but in summary would be expected to provide details of grassland cutting regimes, selective clearance and control of scrub and trees, and maintenance of key habitat features such as log piles and hibernacula.

Offsite Mitigation

4.10 Offsite mitigation could represent a viable option if the a suitable receptor site locally was identified. However, this option is more complex, requiring increased effort to deliver successfully, and may therefore represent a less preferable option.

Outline Approach to Capture, Exclusion and Translocation

4.11 A programme of capture, exclusion and translocation will be required to mitigate for potential impacts to common lizard. The preferred approach is outlined below in chronological order.

Preparation of a Receptor Area

4.12 A suitable receptor which complies with the above requirements would be provided. This would likely require habitat creation works including grassland seeding and provision of features such as log piles and hibernacula. Design of the receptor site would need to be appropriately informed by a suitably qualified ecologist experienced in reptile mitigation design. The receptor area would be temporarily enclosed by reptile exclusion fencing during the development phase to prevent common lizards returning to construction areas.

Initial Habitat Manipulation

4.13 Areas of low suitability for supporting common lizard, but where their absence cannot be guaranteed, for example dense areas of tall ruderal vegetation in shaded locations, or peripheral patches of grassland developing a longer sward, would be gradually strimmed or mown in a directional manner over a period of days during suitably warm weather conditions when reptiles are active. This would ensure that common lizards are restricted to optimal habitats (e.g. along hedgerows) prior to the next stage commencing.

Erection of Reptile Exclusion Fencing

4.14 Suitable temporary reptile fencing would be erected around areas containing lizards. The fencing would be made of non-climbable material (e.g. polythene) and erected in accordance with current best practice guidelines. The exclusion fencing will be erected to provide several separate compartments.

Provision of Refugia

4.15 A high density of refugia will be provided within each compartment to aid reptile capture. Refugia should ideally comprise a range of materials including corrugated onduline, carpet tiles, and bitumen roofing felt.

Reptile Capture and Removal

4.16 Reptiles would be captured by hand and safely and immediately removed to the receptor area. Capture would be undertaken during suitably warm weather conditions between April-October inclusive and would be completed by ecologists experienced in reptile capture and handling.

Habitat Manipulation

4.17 Following an initial period of capture, habitat manipulation would be utilised to gradually reduce the extent of suitable habitat within each compartment and thereby increase the rate at which reptiles are located under refugia.

Habitat Destruction

4.18 After a suitable period of no capture within a given compartment, habitat destruction would be completed in line with a precaution working method and under the supervision of an ecologist to ensure any remaining common lizard are captured and safely relocated.

Removal of Fencing

4.19 With the exception of the boundaries of the receptor area, areas of retained habitat, and the wider construction

area, fencing of internal compartments would be removed enabling construction works to commence.

Summary

4.20 The proposed development will result in the loss of approximately 0.3 Ha of habitat suitable for supporting common lizard and grass snake.

4.21 The majority of suitable habitat is represented by the southern edge of hedgerows and scrub. Regular mowing of grassland field enclosures at the site prevents existing reptile populations from expanding further.

4.22 The proposed development will include areas of public green space which exceed the 0.3ha of reptile habitat to be lost.

4.23 Successful mitigation on site will require the available greenspace to provide a suitable receptor for receiving displaced reptiles whilst also potentially serving other, potentially competing needs, including recreation and use by domestic pets.

4.24 Reptiles will require habitats to be structurally diverse, comprising an appropriate mosaic of scrub, grasslands of varied heights, and the inclusion of features which can provide shelter and limit the potential adverse effect of predation and disturbance, such as log and brash piles,

4.25 On-site mitigation is considered feasible in principle, but detailed design of greenspace will need to be carefully considered together with a commitment for appropriate management and monitoring in perpetuity to ensure existing reptile populations can be successfully preserved.

4.26 Offsite mitigation is also a viable option but will depend on the ability to identify a suitable receptor site, and the ability to create and manage such a site in perpetuity.

4.27 The purpose of this outline strategy is to provide a basis upon which detailed reptile mitigation proposals can be agreed and delivered through an appropriate planning mechanism.

Appendix A

Proposed Scheme

LD\UK-NA02\DATA\LOBS\7324_STATIONROAD_LINGFIELD\PLANNING\APPLICATION\CDRAWINGS\7324_LANDSCAPE STRATEGY PLAN PDF OVERLAY.DWG

Continuation of tree avenue planting provides legibility and allows views over footpath and public open space

Tree avenue continues to Northern parcel providing legibility

Swale areas with marginal planting contributing to biodiversity

Avenue of trees framing views to church

'Village green'
More formal green area framed with planting













Avenue planting framing views to Oasthouse

Parkland planting drawing Lingfield Park into site

Retention of existing boundary hedgerows and enhancement with new planting where required

SUDS attenuation basin with appropriate wet / marginal planting contributing to biodiversity

LEGEND

-  Site boundary
-  Existing vegetation retained
-  Existing hedgerow retained
-  Proposed tree (indicative)
-  Existing footpath
-  Indicative SUDS with wet wildflower planting
-  Indicative LEAP location
-  Public open space
-  Wildflower planting with mown paths as appropriate
-  Proposed footpath
-  Development parcels (including private gardens)
-  Proposed hedgerow planting

A	Layout updates	BC	30/06/2022
REV.	DESCRIPTION	APP.	DATE

LDĀDESIGN

PROJECT TITLE
LAND AT THE OLD COTTAGE,
STATION ROAD, LINGFIELD

DRAWING TITLE
Landscape Strategy Plan

ISSUED BY	Oxford	T: 01865 887 050
DATE	June 2022	DRAWN TB
SCALE@A3	1:2,000	CHECKED BC
STATUS	Final	APPROVED BC

DWG. NO 7324_100

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.
© LDA Design Consulting Ltd. Quality Assured to BS EN ISO 9001 : 2015
Sources Ordnance Survey



Appendix B

Policy and Legal Considerations

The Wildlife and Countryside Act 1981 (as amended) forms the key piece of UK legislation relating to the protection of habitats and species.

Species and Habitats of Principal Importance for Conservation in England and Wales are species which are targeted for conservation. The government has a duty to ensure that involved parties take reasonable practice steps to further the conservation of such species under Section 41 of the Natural Environment and Rural Communities Act 2006. In addition, the Act places a biodiversity duty on public authorities who 'must, in exercising their functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity' (Section 40 [1]). Criteria for selection of national priority habitats and species in the UK include international threat and marked national decline.

The National Planning Policy Framework (MHCLG June 2019) states (Section 15) that the planning system should identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks; promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of UK Priority Species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

It also states that local planning authorities should refuse planning on the following principles:

If significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated, or, as a last resort, compensated for;

If development is on land within or outside a Site of Special Scientific Interest (SSSI), and is likely to have an adverse effect on it (the exception being where the benefits of the development in the location proposed clearly outweigh its likely impact);

If development results in the loss or deterioration of irreplaceable habitats, such as ancient woodland and ancient or veteran trees (unless there are wholly exceptional reasons and a suitable compensation strategy exists).

Additionally, the NPPF states that development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

Tandridge District Core Strategy (adopted October 2008)

Policy CSP 17: Biodiversity

Development proposals should protect biodiversity and provide for the maintenance, enhancement, restoration and, if possible, expansion of biodiversity, by aiming to restore or create suitable semi-natural habitats and ecological networks to sustain wildlife in accordance with the aims of the Surrey Biodiversity Action Plan.

The Council will seek to enhance biodiversity by supporting the work of the Downlands Countryside Management Project and by supporting Local Nature Reserves and Community Wildlife Areas.

Reptiles

All UK reptiles and amphibians are legally protected from intentional and reckless killing and injury under the Wildlife and Countryside Act 1981 (as amended).

Appendix C

Reptile Survey Results

- **Figure C.1: Reptile Survey Plan 2017**
- **Figure C.2: Reptile Survey Plan 2022**
- **Figure C.3: Reptile Locations 2022**
- **Table C.1: Environmental Conditions During Reptile Surveys 2017**
- **Table C.2: Reptile Survey Results 2017**
- **Table C.3: Reptile Survey Results 2022**

Figure C.1: Reptile Survey 2017



- Site boundary
- Common lizard recorded
- Reptile refugia



Map scale 1:1,600 @ A3

Figure C.2: Reptile refugia locations 2022



- Site boundary
- Reptile refugia



Map scale 1:1,700 @ A3

Figure C.3: Reptile locations 2022



- Site boundary
- Species
 - Grass snake
 - Common lizard

Table C.1: Environmental Conditions During Reptile Surveys

Date	Start time	Temperature	Conditions	Surveyor
26/09/2017	10.30	17°C	Warm, dry and sunny. No breeze. 10% cloud cover	AC
28/09/2017	11.50	16°C	Partly cloudy with sunny intervals. Dry and still. Warm surface on tiles.	NB
03/10/2017	11.45	14-15°C	Mostly sunny with cloudy intervals. Still and dry under foot. Very light breeze.	NB
04/10/2017	13.30	14°C	Warm, dry with sunny spells. 60% cloud cover.	AC
06/10/2017	13.30	14-15°C	Partly cloudy, light breeze, dry under foot, mats warm	NB
11/10/2017	13.35	10°C	Cloudy with occasional sunny interval. Medium wind and wet under foot.	NB
13/10/2017	14.40	17°C	Overcast but dry and warm. Sunny spells and light breeze.	NB
16/10/2017	11.08	19°C	Sunny intervals with light breeze. Dry under foot.	NB
27/10/2017	11.50	15°C	Clear. No wind and mostly dry under foot. Warm mats.	NB

Appendix C
Reptile Survey Results

Land West of Station Road, Lingfield
March 2023

Table C.2 Reptile Survey Results 2017

Ref	No. Refugia	Max Counts of Common Lizard by Survey Date																		Max daily adult count by location		
		26/09/17		28/09/17		03/10/17		04/10/17		06/10/17		11/10/17		13/10/17		16/10/17		27/10/17				
		Adult	Juv	Adult	Juv	Adult	Juv	Adult	Juv	Adult	Juv	Adult	Juv	Adult	Juv	Adult	Juv	Adult	Juv			
A	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B	5	0	0	2	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
C	10	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
D	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
E	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
F	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
G	10	4	1	0	0	6	1	2	0	2	1	1	0	0	1	1	0	0	0	0	0	6
H	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
I	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
J	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
K	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
L	20	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0
Max adult count		4		2		9		2		2		1		0		1		0				

Appendix C
 Reptile Survey Results

Land West of Station Road, Lingfield
 March 2023

Table C.3: Reptile Survey Results 2022

Survey number / or incidental record	Date	Surveyor	Survey Information		Species recorded				
			Time	Weather Conditions	Grass Snake	Adder	Common Lizard	Slow Worm	Location
Incidental	24/03/22	KR	N/A	N/A	0	0	3 Adult	0	TQ3905443745, TQ3916143643, TQ3913043640
1	21/04/22	TH / RWH	16:00 – 18:00	18c, sun with clouds, light breeze	2 juveniles	0	13 adult, 9 sub-adult, 1 juvenile	0	TQ3909143769, TQ3913943813, TQ3915443812, TQ3915143814, TQ3917643802, TQ3902543737, TQ3907843647, TQ3910643648, TQ3914743642, TQ3916243645, TQ3918443631, TQ3915943638, TQ3913043640, TQ3909143646, TQ3907943645, TQ3907843642, TQ3934543517, TQ3933843518, TQ3932843526, TQ3926643581, TQ3924543619, TQ3919043693, TQ3918543730
2	04/05/22	TH	10:00 – 12:00	16c, mostly cloudy with light breeze	3 adult, 1 sub-adult.	0	4 adult male, 4 adult female, 20 sub-adult	0	TQ3912743756, TQ3909043770, TQ3908743767, TQ3909443786, TQ3909543778, TQ3915443812, TQ3918243726, TQ3918943700, TQ3925443614, TQ3929543545, TQ3932443523, TQ3906543645, TQ3907443643, TQ3913143642, TQ3916143641, TQ3914543647, TQ3913243646, TQ3910843651, TQ3907043648, TQ3901343712, TQ3902043735, TQ3910343741, TQ3911443737, TQ3914543817

Appendix C
Reptile Survey Results

Land West of Station Road, Lingfield
March 2023

Survey number / or incidental record	Date	Surveyor	Survey Information		Species recorded				
			Time	Weather Conditions	Grass Snake	Adder	Common Lizard	Slow Worm	Location
3	08/06/22	TH / RWH	16:00 - 18:00	18c, full sun, strong breeze	1 adult, 2 sub-adult	0	12 adult, 2 male adult, 8 female adult, 9 sub-adult	0	TQ3910243741, TQ3908143648, TQ3909443649, TQ3913343643, TQ3914943645, TQ3912043646, TQ3916143637, TQ3914343640, TQ3912843641, TQ3910943641, TQ3908543642, TQ3906243641, TQ3929343443, TQ3932943526, TQ3931843524, TQ3927243558, TQ3925743611, TQ3926843607, TQ3911943804, TQ3913943813, TQ3914843808, TQ3917443800, TQ3918743782, TQ3918843764
4	13/06/22	TH	10:00 – 12:00	18c, sun with clouds, light breeze	1 juvenile	0	3 adult male, 3 adult female, 2 sub-adult	0	TQ3925643611, TQ3927643605, TQ3906243641, TQ3909643644, TQ3915443644, TQ3909143650, TQ3907743641, TQ3902143682, TQ3914843819, TQ3933943511
5	31/08/22	TH / SR	10:00 – 12:00	20c, sun with cloud, strong breeze	0	0	5 adult, 1 male adult, 1 female adult, 8 sub-adult	0	TQ3925543610, TQ3905743643, TQ3914343638, TQ3915443635, TQ3919343679, TQ3903943727, TQ3914843811, TQ3908643768, TQ3909343641, TQ3909343644, TQ3907843641, TQ3906243641, TQ3903943636, TQ3925843611, TQ3933343521
6	27/09/22	RWH	14:00 – 16:00	15c, overcast, light rain towards end of survey	0	0	2 adult male, 3 juvenile	0	TQ3910743641, TQ3906343642, TQ3918843702

Appendix C
 Reptile Survey Results

Land West of Station Road, Lingfield
 March 2023

Survey number / or incidental record	Date	Surveyor	Survey Information		Species recorded				
			Time	Weather Conditions	Grass Snake	Adder	Common Lizard	Slow Worm	Location
7	30/09/22	RWH / RG	15:00 - 17:00	18c, sun with clouds, light breeze	1 juvenile	0	2 adult, 3 adult male, 4 adult female, 3 juvenile	0	TQ3927043587, TQ3932843522, TQ3909343641, TQ3911543643, TQ3912843742, TQ3911743738, TQ3911443739, TQ3912743740, TQ3917443800, TQ3915243807, TQ3918143797

Appendix C
Reptile Survey Results

Land West of Station Road, Lingfield
March 2023