



Reptile Survey Report

Land at Stoney Wood Quarter,
Barnet

August 2026

Reptile Survey Report

Land at Stoney Wood Quarter, Barnet

20/08/2026

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Non-technical Summary

Following submission of the planning application, a reptile survey was requested by the local planning authority to support the application at Stoney Wood Quarter, Barnet.

Phlorum Ltd was commissioned by Stoney Wood Property Developments Ltd to undertake a reptile survey which was carried out at Stoney Wood Quarter, Barnet, NW7 3HP during May and June 2026, to establish the status of this species group within the site and to provide information on their presence/absence and distribution.

Version (V2) has been produced to update the recommendations and text.

Version (V3) has been produced to amend the text and details of precautionary working measures.

This version (V4) has been produced to amend the text and details of precautionary working measures.

Design proposals for the site are for *“Redevelopment of the site to provide new buildings up to six stories in height, comprising up to 463 residential units (Use Class C3), with ancillary flexible amenity and commercial facilities (Use Class E), along with hard and soft landscaping, new public squares and playspace and associated residential amenity, car and cycle parking, waste and recycling storage, plant and other infrastructure”*. The survey area extended over approximately 0.2 hectares (ha), the site boundary extends over 1.7ha.

The main findings of the surveys are as follows:

-  The Preliminary Ecological Appraisal (Phlorum, 2025) assessed that the habitats on-site offered **moderate** potential to support populations of reptiles.
-  A series of seven site visits were conducted during May and June 2026 to survey the area for reptiles.
-  The survey identified a **good** population of slow worm (*Anguis fragilis*) and **one** grass snake (*Natrix helvetica*) within the site during the reptile survey.
-  As the majority of the site is hardstanding, and the surrounding area to the northwest, north and northeast offers suitable habitat for reptiles and, provided that a controlled vegetation clearance is carried out, it **is not** considered that reptiles pose a constraint to works at this site. This should be carried out under the supervision of a suitably experienced ecologist.

Further information regarding site enhancement is provided in the recommendations section of the report.

1. Introduction

Background

- 1.1 Phlorum Limited was commissioned by Stoney Wood Property Developments Ltd to carry out reptile surveys prior to development at Stoney Wood Quarter, Barnet, NW7 3HP (hereafter referred to as "the site").
- 1.2 The reptile survey follows on from a Preliminary Ecological Appraisal (Phlorum, 2025) which identified potentially suitable habitat for this species within the site. The report assessed the potential for reptiles to be on the site as moderate.
- 1.3 This report provides an assessment of the status of reptiles on the site, providing information on their presence/likely absence and distribution. Potential impacts of the proposed development are identified and measured to mitigate the effects of the development on reptiles are discussed in outline.
- 1.4 Development proposals for the site are for *""Redevelopment of the site to provide new buildings up to six stories in height, comprising up to 463 residential units (Use Class C3), with ancillary flexible amenity and commercial facilities (Use Class E), along with hard and soft landscaping, new public squares and playspace and associated residential amenity, car and cycle parking, waste and recycling storage, plant and other infrastructure."*

Site Description

- 1.5 The site is located in the London Borough of Barnet. The site is located adjacent to The Fairway and east of the M1. A large part of the site is dedicated to a car park. Within the site and immediately adjacent to the north is woodland, with several waterbodies present in the immediate and wider surroundings and greenspaces including golf courses. The site is bound to the east by a school and its grounds and residential and urban areas to the south and west, and major and minor roads. In the wider surroundings is urban land, fragmented woodland and greenspaces, and the wider city of London.
- 1.6 The site comprised other lowland mixed deciduous woodland (UK priority habitat), developed land sealed surface, artificial unvegetated, unsealed surface, modified grassland with children's play space, individual urban trees, line of trees, non-native and ornamental hedgerow, native hedgerow (non-priority), other neutral grassland, and other neutral grassland with earth banks and ruderal and ephemeral.
- 1.7 The habitats suitable for reptiles are largely located in a small area of neutral grassland at the north of the site which is bound by the onsite and offsite woodland.

- 1.8 The National Grid Reference for the centre of the site is TQ 20590 93480. The survey area extended over approximately 0.2 hectares (ha), the site boundary extends over 1.7ha.

2. Methodology

Data Search

- 2.1 Records for reptiles from within a 2km radius of the site were obtained from the local records centre, Greenspace information for Greater London (GiGL, 2025).
- 2.2 A review of the site on Google Earth images to show the current land use and surroundings was carried out (Google Earth, 2026).

Personnel

- 2.3 The survey was led by suitably qualified ecologist, Amber Howie (BSc (Hons), CIEEM (QCIEEM), who holds a Bat Level 1 Survey Class Licence CL17 (Ref:2025-12638-CL17-BAT) and a Great Crested Newt Level 1 Survey Class License (Ref:2025-80368-SCI-CL08) with over 3 years' experience in undertaking a range of ecological surveys and protected species surveys including reptile surveys.
- 2.4 The survey results and assessment was reviewed by Paul Carter (BSc (Hons), MBA and MCIEEM), an ecologist with over 20 years of experience of managing landscaping and ecology projects, and by the project director Richard Schofield (BSc (Hons), MSc, CSJK, MCIEEM, MISEP (formerly MIEMA), CEnv), with over twenty years of experience in managing projects.

Reptile Survey

Presence / Absence Survey

- 2.5 The survey protocol followed accepted standards for reptile surveys as set out in Froglife (1999), Hill et al (2005) and English Nature (2004).
- 2.6 The survey involved a combination of visually searching for reptiles (direct observation) and the use of artificial refugia.
- 2.7 On the 14th April 2026, artificial refugia were placed around the site throughout areas of suitable reptile habitat.
- 2.8 Potentially suitable reptile habitat within the survey area was restricted to a small area towards the north of the site, which was approximately 0.2ha, and consisted of areas of suitable habitat types including areas of long, semi-improved grassland and around the woodland edge. The remainder of the site is covered in hardstanding and was not included within the scope of the survey.
- 2.9 Refugia comprised individual 0.5m² (approximately) sections of roofing felt. These were laid out at approximately 5m intervals around the site. A total of 50 refugia were used. A high density of refugia was used to maximise the likelihood of encountering reptiles and to assess the likely estimated population size.

- 2.10 A total of seven survey visits were undertaken commencing a minimum of two weeks after the refugia had been set out, the surveys were completed during May and June 2026. No checks were undertaken during April and Early May due to sub-optimal weather and temperature conditions.
- 2.11 Refugia were checked during appropriate weather conditions, that is, where temperatures ranged between 9°C and 20°C, with little rain or wind. Visits were carried out, where possible, between the hours of 08.30-11.00 or 16.00-18.30, which are the optimum times for recording reptiles, although the time of day varied slightly according to weather conditions.

Population Size Estimate

- 2.12 An assessment of the reptile population size is based on Froglife (1999) guidance which requires a minimum of 20 repeat survey visits. Population sizes are then assigned to one of three categories (Low, Good or Exceptional) based on the peak count of individuals for each species across all the visits (Table 1).
- 2.13 It should be noted that seven visits were carried out on site, but at a far higher density as detailed below. The population assessment for the proposed development site is thus an estimate based on the peak count of individuals for each species across all of the seven visits
- 2.14 The Froglife population assessments are typically based on a relatively low survey effort with a maximum of 10 refuge sheets per 1ha. In contrast the surveys undertaken at the site employed a high-intensity methodology, with 50 refugia deployed across the 0.2ha of suitable habitat, therefore maximising the chance of encounters. The refugia density employed during the survey equates to roughly 25 times the maximum density of 10 refuge sheets per hectare on which population assessments are typically based.
- 2.15 While the Froglife guidance refers to a minimum of 20 repeat visits, that effort is predicated on the much lower standard refugia density. The seven visits undertaken, at the intensive density employed and within the optimal season and suitable weather, are considered to provide a greater overall survey effort.
- 2.16 Therefore, it is considered that the survey data collected at the site during the surveys will be more robust and likely to result in a higher number of encounters, enabling a population estimate to be taken from the adult peak count.

Table 1: Population Score (Froglife, 1999) (the figures refer to the maximum number of adults seen by one person in one day)

Species	Low Population	Good Population	Exceptional Population
Adder	<5	5-10	>10
Grass Snake	<5	5-10	>10
Common Lizard	<5	5-20	>20

Species	Low Population	Good Population	Exceptional Population
Slow Worm	<5	5-20	>20

Constraints

Data Search Constraints

- 2.17 It is important to note that, even where data is held, a lack of records for a defined geographical area does not necessarily mean that there is a lack of ecological interest; the area may be simply under-recorded.

Reptile Survey Constraints

- 2.18 Reptile surveys can be undertaken between March to October, in the active period for reptiles, in suitable weather conditions; however, the optimum months for survey are April, May, June and September (Froglife, 1999).
- 2.19 The survey was carried out within the recommended survey period in suitable weather conditions and was considered sufficiently rigorous to determine the presence/likely absence and distribution of reptiles within the proposed development site at that time.

3. Results

Data Search

- 3.1 The UK includes six native reptiles which includes three snakes; common adder (*Vipera berus*), grass snake (*Natrix helvetica*), smooth snake (*Coronella austriaca*) and three lizards (slow worm (*Anguis fragilis*), common lizard (*Zootaca vivpara*) and sand lizard (*Lacerta agilis*)).
- 3.2 The data search showed records of slow worm (*Anguis fragilis*) within 1km of the site within the past 15 years.
- 3.3 Aerial photographs and OS maps show the site to be predominantly a mix of developed land and areas of grassland and woodland.
- 3.4 A review of the site on Google Earth images to show the current land use and surroundings was carried out (Google Earth, 2026).



Image 1; The Google Earth satellite image shows the approximate site boundary in red. The image shows that the large majority of the site is urban and hardstanding and a small area is suitable for reptiles. The area to the north shows green spacer and widespread suitable habitat within proximity of the site (GoogleEarth, 2026).

- 3.5 The Preliminary Ecological Appraisal (Phlorum, 2025) reported that the site comprised other lowland mixed deciduous woodland (UK priority habitat), developed land sealed surface, artificial unvegetated, unsealed surface, modified grassland with children's play space, individual urban trees, line of trees, non-native and ornamental hedgerow, native hedgerow (non-priority), other neutral grassland, and other neutral grassland with earth banks and ruderal and ephemeral.

- 3.6 The immediate surrounding land consists of woodland, streams, the adjacent SINC and golf course grounds, a large waterbody to the north and west, residential streets to the south and a school to the east.
- 3.7 The habitats suitable for reptiles are largely located in a small area of neutral grassland at the north of the site which is bound by the onsite and offsite woodland and concrete car parks.
- 3.8 Overall, it was considered that the site offered **moderate** potential for supporting populations of reptile species.

Presence / Absence Survey

- 3.9 The survey found slow worm (*Anguis fragilis*) and grass snake (*Natrix helvetica*) within the site. The adult peak count was 11 slow worms recorded on the seventh survey and 1 grass snake found on visits five and seven. The table below represents the three most common species/species found during the survey.

Table 2: Summary of reptile survey results (with adult peak counts in red).

Date	Slow Worm		Common Lizard		Grass Snake	
	Adult	Juvenile	Adult	Juvenile	Adult	Juvenile
26/05/2026	1	4	-	-	-	-
01/06/2026	10	4	-	-	-	-
03/06/2026	5	2	-	-	-	-
05/06/2026	5	2	-	-	-	-
10/06/2026	6	4	-	-	-	1
12/06/2026	7	6	-	-	-	-
16/06/2026	11	11	-	-	-	1

Population Size Assessment

- 3.10 The adult peak count of eleven slow worm equates to a **good** population for this species based on current guidance (Froglife, 1999).

- 3.11 There was no adult peak count for grass snake found during the reptile survey to enable a population estimate for this species based on current guidance (Froglife, 1999).
- 3.12 The true population size is more difficult to estimate although guidance from Froglife (1999) suggests that peak counts from refuge surveys encounter only c.10% of individuals, albeit with a much lower sampling effort than employed here.
- 3.13 Due to the large density of 50 refugia in 0.2ha of suitable habitat employed at the site during the surveys, we consider that the peak adult count is indicative of the true population size at the site.
- 3.14 Population assessments are typically based on a relatively low survey effort with a maximum of 10 refuge sheets per ha, in contrast to a density of 50 refuge sheets per 0.2ha as employed at the site, and therefore it is considered likely that the survey data is more robust and sufficient to estimate the population based on the adult peak count.

4. Discussion and Recommendations

Discussion

- 4.1 The proposed development is for *"Redevelopment of the site to provide new buildings up to six stories in height, comprising up to 463 residential units (Use Class C3), with ancillary flexible amenity and commercial facilities (Use Class E), along with hard and soft landscaping, new public squares and playspace and associated residential amenity, car and cycle parking, waste and recycling storage, plant and other infrastructure."* The Preliminary Ecological Appraisal (Phlorum, 2025) identified potentially suitable habitat for reptiles within the site.
- 4.2 A reptile survey was carried out during optimum survey conditions following approved guidance.
- 4.3 The survey identified slow worm (*Anguis fragilis*) and grass snake (*Natrix helvetica*) within the site during the reptile survey.
- 4.4 Slow worms were recorded on site across all seven survey visits.
- 4.5 One juvenile grass snake was recorded on site on two of the seven survey visits.
- 4.6 The habitats suitable for reptiles are largely located in a small area of neutral grassland measuring 0.2ha at the north of the site which is bound by the onsite and offsite woodland.
- 4.7 The majority of the site is hardstanding as shown in Image 1. There is suitable habitat for reptiles within close proximity to the site boundary, including the vegetated gardens to the northwest the onsite and offsite woodland to the north, and the Mill Hill SINC to the north and northeast.
- 4.8 As a result, it is considered that provided a controlled clearance of the vegetation on site is carefully carried out reptiles **will not** pose a constraint to development. This precautionary /controlled clearance should be supervised by an ecological watching brief and work slowly towards a receptor area/offsite suitable habitat. Provided this is carried out then this controlled clearance should be sufficient to safeguard this protected species group and it is considered unnecessary to carry out a 70 days translocation process. Particularly as the offsite woodland adjacent to the site will be a suitable receptor area for them.

Recommendations

- 4.9 A **good** population of slow worm (*Anguis fragilis*) and **one** grass snake (*Natrix helvetica*) were found within the site during the reptile survey. Because of the site consisting largely of hardstanding and the surrounding area offering suitable habitat for reptiles, it is considered that reptiles will not pose a constraint to development, provided that controlled clearance of this site is carried out. It is therefore not required to mitigate for them in the development other than by employing a precautionary approach to site clearance and providing enhancement for them in the development. The woodland edges will be enhanced with new planting post development and the woodland habitats along the northern boundary's will be retained and enhanced where suitable.
- 4.10 The proposed development is considered to have a relatively low impact on any reptile populations present. It is therefore felt that a precautionary approach to vegetation clearance should be sufficient to safeguard this protected species group. This would involve vegetation clearance to be carried out in stages in order to avoid any potential impacts on reptiles. This work should be supervised by a suitably experienced ecologist

Working Method Statement

- 4.11 A working method statement should be produced to guide works throughout the project and should remain on site with the site foreman for reference during works.
- 4.12 The document will detail all precautionary working methods along with continued management plans. Details of post works mitigation should also be included to ensure the habitat remains optimal for widespread reptiles.
- 4.13 Mitigation measures could include, but not be limited to, log pile and hibernacula creation, grassland seed planting and native planting.

Precautionary Approach

- 4.14 Before the construction phase of the development, a destructive search of any suitable refugia, and if required gradual vegetation clearance will be carried out under supervision of a suitably qualified ecologist. This will serve to displace any reptiles present and deter individuals from the area by removing any cover opportunities prior to works taking place. This must be carried out in the active period for reptiles taken to run between March and October inclusive.
-  In the first phase, if present all standing vegetation around the site will be reduced in height to approximately 200mm above ground level. Vegetation will be cleared using hand tools, such as chainsaws and trimmers. All cut vegetation will be removed from the site.
 -  The second phase will then be undertaken the following day. Vegetation will be cut to ground level using the same method as above.

- 4.15 For the duration of the construction phase, any vegetation within the working area particularly around the development footprint will be managed at ground level. Areas are to be trimmed on a regular basis in an outwardly direction from the working area to ensure reptiles are discouraged from entering the site. Any spoil or aggregate piles will not be left in situ for more than two days without being fenced off to prevent any reptiles from using them as refugia.
- 4.16 If any reptiles are encountered during the works, individuals will be carefully relocated to suitable cover outside the working area.
- 4.17 As long as this methodology is followed it is considered unlikely that any reptiles will use the site prior to works taking place, and this approach ensures that any reptiles remain out of the development footprint.

Habitat Enhancement

- 4.18 New development offers the opportunity for habitat enhancement in accordance with national planning policy. A series of measures are outlined below which could be incorporated into the design scheme.

Landscape Planting

- 4.19 Wildlife planting could be incorporated into the landscape proposals for both boundary habitat and any newly created amenity areas to increase species diversity post works.
- 4.20 Planting should include a high proportion of native species and include areas of shrubs and grassland. For grassland areas, sowing suitable wildflower seed mixes (Emorsgate or similar) is recommended. Species should be carefully selected to ensure they are suitable for the area.

Log Piles

- 4.21 Log piles or rockeries could also be incorporated into the landscape proposals. These should be oriented to maximise their daily exposure to the sun, with the longest side facing south. The log piles should be made from neatly stacked wood, locally sourced where possible, and stacked approximately 1m in height, either in a pyramidal shape, or cuboid shape (bound with wire to prevent breaking apart over time) or stacked against mature trees.
- 4.22 Log piles are ideal environments for reptiles: used for hibernation and as a refuge from predators. The dead wood also supports a diverse invertebrate fauna; a food source for a range of species including reptiles, amphibians, and birds.

Hibernacula

- 4.23 Hibernacula are normally under-ground chambers that amphibians and reptiles can hibernate in over winter. These can be made sunken into the ground, or as raised mound in areas where digging into the ground is not possible, or the ground conditions are impermeable. They are made from a variety of items such as wood, logs, dead wood, rocks, hardcore and other suitable types of rubble. Soil is then cover over the area and a gap provided at the base to enable amphibians and reptiles to enter.

5. Conclusions

- 5.1 The survey site is located at Stoney Wood Quarter, Barnet, NW7 3HP. The survey area extended over approximately 0.2 hectares (ha), the site boundary extends over 1.7ha. Habitats to be impacted by the development proposals include other lowland mixed deciduous woodland (UK priority habitat), developed land sealed surface, artificial unvegetated, unsealed surface, modified grassland with children's play space, individual urban trees, line of trees, non-native and ornamental hedgerow, native hedgerow (non-priority), other neutral grassland and other neutral grassland with earth banks and ruderal and ephemeral.
- 5.2 The reptile survey identified a **good** population of slow worm (*Anguis fragilis*) and **one** grass snake (*Natrix helvetica*) within the site during the reptile survey within the site. However, because the surrounding area also offers suitable habitat for reptiles, it is considered that provided a **controlled vegetation clearance** is carried out, reptiles **will not** pose a constraint to development.

6. References

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- 🌿 Natural England (2011) *Technical Information Note TIN102. Reptile Mitigation Guidelines*. Peterborough: Natural England.
- 🌿 Phlorum (2025). *Preliminary Ecological Appraisal for Land at Stoney Wood*,

Figures and Appendices

Appendix A

Reptile Survey Map



Figure 1 - Reptile Survey map for Land at Stoney Wood Quarter, Barnet

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Appendix B

Legislation

This section contains information pertaining to the legislation and planning policy applicable in Britain. This information is not applicable to Northern Ireland, the Republic of Ireland the Isle of Man or the Channel Islands. Information contained in the following appendix is provided for guidance only.

Species

The objective of the EC Habitats Directive¹ is to conserve plants and animals which are considered to be rare across Europe. The Directive is transposed into UK law by The Conservation of Habitats and Species Regulations 2017 (as amended) (formerly The Conservation (Natural Habitats, &c.) Regulations 2010 (as amended) and The Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007 (as amended).

The Wildlife and Countryside Act 1981 (as amended) implements the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and also implements the obligations set out for species protection from the Council Directive 2009/147/EC (formerly 79/409/EEC) on the Conservation of Wild Birds (EC Birds Directive) in Great Britain.

Various amendments have been made since the Wildlife & Countryside Act came into force in 1981. Further details pertaining to alterations of the Act can be found on the following website: www.opsi.gov.uk. Key amendments have been made through the Countryside and Rights of Way (CRoW) Act (2000) (as amended) and Nature Conservation (Scotland) Act 2004.

There are a number of other legislative Acts affording protection to species and habitats. These include

-  Countryside and Rights of Way (CRoW) Act 2000
-  Deer Act 1991
-  Natural Environment & Rural Communities (NERC) Act 2006
-  Protection of Badgers Act 1992
-  Wild Mammals (Protection) Act 1996

Herpetofauna (Reptiles and Amphibians)

The following species receive full protection under The Conservation of Habitats and Species Regulations 2010 (as amended) through their inclusion on Schedule 2.

-  Sand lizard (*Lacerta agilis*);
-  Smooth snake (*Coronella austriaca*);
-  Natterjack toad (*Epidalea calamita*);
-  Great crested newt (*Triturus cristatus*); and
-  Pool frog (*Pelophylax lessonae*).

Under this legislation, Regulation 41 prohibits:

¹ Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora

- 🐸 deliberate killing, injuring or capturing of species listed on Schedule 2;
- 🐸 deliberate disturbance of any Schedule 2 species as to impair their ability:
 - (i) to survive, breed, or reproduce, or to rear or nurture young; and
 - (ii) to hibernate or migrate.
- 🐸 deliberate disturbance of any Schedule 2 species as to affect significantly the local distribution or abundance of the species;
- 🐸 deliberate taking or destroying of the eggs of a Schedule 2 species;
- 🐸 damage or destruction of a breeding site or resting place; and
- 🐸 keeping, transporting, selling, exchanging or offering for sale whether live or dead or of any part of a species.

With the exception of the pool frog, these species are also currently listed on Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Under this Act, they are additionally protected from:

- 🐸 intentional or reckless disturbance (at any level);
- 🐸 intentional or reckless obstruction of access to any place of shelter or protection; and
- 🐸 selling, offering or exposing for sale, possession or transporting for purpose of sale.

Other native species of herpetofauna are protected solely under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended). These species include:

- 🐸 Adder (*Vipera berus*);
- 🐸 Grass snake (*Natrix helvetica*);
- 🐸 Common lizard (*Zootoca vivipara*); and
- 🐸 Slow-worm (*Anguis fragilis*).

Under this legislation, for these species it is prohibited under Section 9(1) & (5) to:

- 🐸 intentionally (or recklessly in Scotland) kill or injure these species; or
- 🐸 sell, offer or expose for sale, possess or transport for purpose of sale these species, or any part thereof.

The following species are listed in respect to Section 9(5) of Schedule 5 of the Wildlife & Countryside Act 1981 (as amended) which only affords them protection against sale, offering or exposing for sale, possession or transport for the purpose of sale:

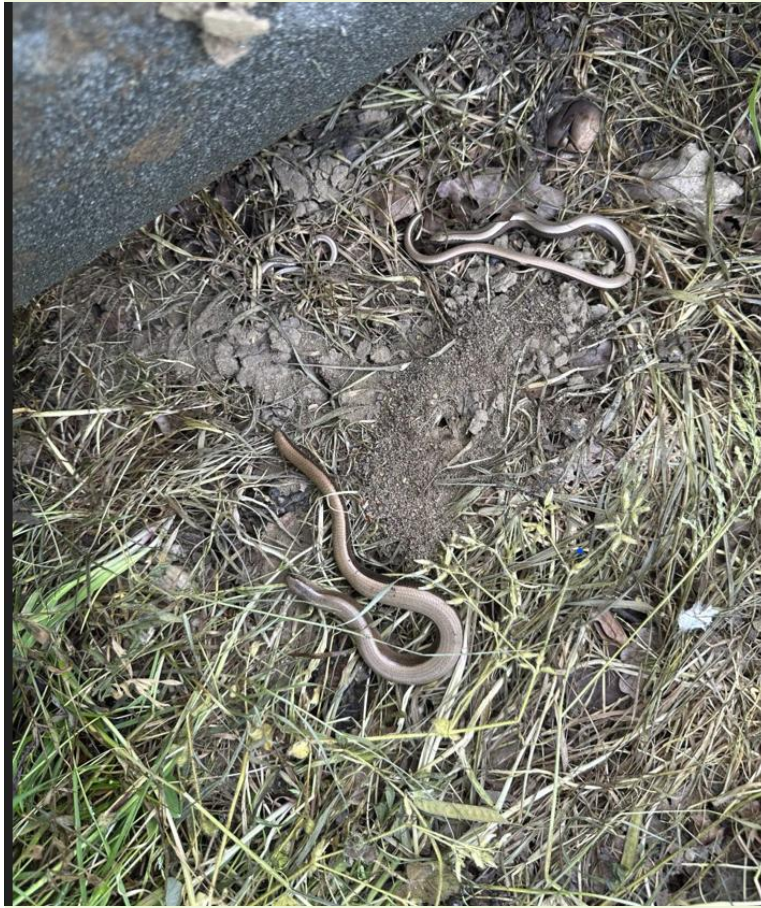
- 🐸 Common frog (*Rana temporaria*);
- 🐸 Common toad (*Bufo bufo*);
- 🐸 Smooth newt (*Lissotriton vulgaris*); and
- 🐸 Palmate newt (*L. helveticus*).

Appendix C

Photographs

Feature	Photograph of Feature
Image shows the vegetation when the reptile refugia was laid	
Adult and juvenile slow worms were recorded on site on all seven survey visits (image from survey 2)	

Adult, sub adult and juvenile slow worms were recorded on site on all seven survey visits (image from survey 4)



Adult, sub adult and juvenile slow worms were recorded on site on all seven survey visits (image from survey 5)



Grass snake present on survey 7



Adult females were present on the site (image from survey 7)



Image from survey 7



Multiple matts had several individuals under (image taken from survey 7 which had the highest number of sightings of all the surveys)



Appendix D

Full Survey Data

[illegible]

