

Fasset

**Land east of Langstone Technology
Park, Langstone Road, Havant**

**Reptile Presence / Likely Absence
Survey Report**

July 2012

The Loft, St Clair's Farm, Wickham Road, Droxford, Hants, SO32 3PW

Tel: 01489 872929

Email: ecology@wyg.com

Document Control

Project: Land East of Langstone Technology Park, Langstone Road, Havant

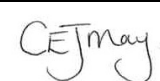
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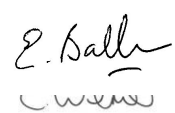
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Prepared by:	Emily Hare Assistant Ecologist	Signed:	
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Checked by:	Clare May Senior Ecologist	Signed:	
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Verified by:	Dr Eleanor Ballard Principal Ecologist and Claire Wilmer Regional Director	Signed:	
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1	July 2012	Issue
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Executive Summary

Contents	Summary
Site location	The site is centred at OS grid reference SU715057 and is an area of 1.05 ha. The site is located adjacent to Langstone Technology (LTP) Park just off the junction of the A27 and A3023 Langstone Road, and is surrounded by residential and industrial areas. The site comprises rank grassland and tall ruderal habitats with some plantation broadleaf woodland along the boundary with the A27, and some areas of scrub around the peripheries of the site.
Previous reports/surveys	An Extended Phase 1 Habitat Survey Report was completed in November 2011 by WYG and recommended that reptile presence/likely absence reptile surveys were completed for the site.
Results	No reptiles were recorded on the site between 30th April and 20th June 2012. Furthermore, no other fauna such as amphibians were recorded during the reptile survey. The weather conditions during this period were optimal for reptile survey, therefore the confidence in these results is high.
Recommendations	There are no further recommendations for the land to the east of Langstone Technology Park with regards to reptiles and it is considered that the development can proceed with no further constraints in relation to reptiles. In the unlikely event that reptiles are encountered during works at the site, all works should cease immediately until a suitably qualified ecologist has been contacted for advice.



1.0 Introduction

1.1 Background

WYG Environment was commissioned by Fasset to undertake a reptile presence/likely absence survey at the land to the east of Langstone Technology Park (hereafter referred to as 'the site'), following the recommendation made within the WYG (2011) Extended Phase One Habitat survey with the aim of identifying potential ecological constraints to development.

The client also commissioned reptile presence/likely absence surveys at a nearby receptor site, centred on OS grid reference SU715051.

1.2 Site Location

The site is known locally as Bosmere Field, and was a playing field for Bosmere Junior School until 1999. The site is centred at OS grid reference SU715057 and has an area of 1.05 ha. The A27 and A27 / A3023 junction form the northern boundary of the site, with the A3023 Langstone Road running down the eastern site boundary. The access road to Langstone Technology Park (LTP) runs along the southern boundary of the site, while the western boundary is the Lavant Stream, with Langstone Technology Park beyond. All surrounding areas are built up, either residential or industrial.

The site comprises rank grassland and tall ruderal habitats with some plantation broadleaf woodland along the boundary with the A27, and some areas of scrub around the peripheries of the site.

1.3 Proposed Work

The proposed works are understood to comprise the construction of a hotel and associated car parking. A buffer will be maintained to the stream, and all mature trees are understood to be retained within the final development.

1.4 Survey Objectives

The preliminary ecological appraisal carried out by WYG in September 2011 identified the potential for reptiles to occur on site. The aims of the current survey and report presented herein were to:

- Determine the presence or likely absence of reptiles at the site;



- Determine the presence or likely absence of reptiles at the receptor site;
- Determine the population size class of reptiles if confirmed to be present;
- Provide an appraisal of the implications created by the potential presence of reptiles at the site;
- Establish if any potential effects on reptiles resulting from the development are permissible;
- Ensure that the required level of survey work and information is present to inform a method statement, should one be necessary; and
- Provide preliminary advice on mitigation strategies against any adverse affects on local reptile population(s) which may arise as a result of the proposed development.

1.5 Legislation

All six species of reptiles native to the UK are protected under the Wildlife and Countryside Act 1981 (as amended) and benefit from various levels of protection. The adder (*Vipera berus*), grass snake (*Natrix natrix*), slow-worm (*Anguis fragilis*) and common lizard (*Zootoca vivipara*) receive partial or full protection under Section 9 of the Wildlife and Countryside Act 1981 (as amended). This legislation makes it an offence to:

- Intentionally or recklessly kill or injure these animals; and
- Sell, offer for sale, possess or transport for the purpose of sale or publish advertisement to buy or sell individual reptiles.

The smooth snake (*Coronella austriaca*) and sand lizard (*Lacerta agilis*) are listed in Annex IVa of the EC Habitat and Species Directive and in Annex II of the Bern Convention. They are also listed in Schedule 5 of Section 9 of the Wildlife and Countryside Act 1981 (as amended) and in Schedule 2 of the Conservation Regulations 2010. As a result it is an offence to:

- Intentionally or recklessly kill or injure these animals;
- Deliberately disturb these animals;
- Take or destroy their eggs;



- Damage, destroy or disturb or impede access to breeding or shelter sites used by these species; and
- Sell, offer for sale, possess or transport for the purpose of sale or publish advertisement to buy or sell individual reptiles.



2.0 Methods

2.1 Desk Based Study

A review of available ecological information and relevant environmental databases on the internet using the National Biodiversity Network (NBN) was undertaken for the site and general environs. The area of search was taken as 2km, which is the standard search area required by most local authorities. This provided the overall ecological context for the site and surrounding areas and potential basis for the reptile survey.

Site and species specific data was sourced through direct consultation with the Hampshire Biodiversity Information Centre (HBIC). HBIC provided information in relation to the presence of reptiles recorded as individual records e.g. sightings and evidence as well as records included in descriptions of designated sites and areas of particular regional, national or international importance.

The HBIC response is presented in Appendix B.

2.2 Site Survey

In accordance with the guidance outlined in the Herpetofauna Workers' Manual (Gent and Gibson 2003), Advice Sheet 10 – Reptile Survey (Froglife, 1999) and the Handbook of Biodiversity Methods: Survey, Evaluation and Monitoring (Hill *et al.*, 2005) surveys were undertaken to establish the presence or absence of reptile species. This involved seven visits during the months of April, May and June 2012 in suitable weather conditions.

Twenty five clearly numbered artificial refugia (sections of bituminised roofing felt approximately 0.5m²) were placed across the site in areas considered to have habitat suitable for reptiles (see Figure 1). The refugia were then left undisturbed on the site for a week prior to survey; to allow for reptiles on the site to find and utilize the artificial structures. Each refuge was then first checked for basking individuals from a distance before being slowly approached and searched for sheltering reptiles. Terrestrial habitat between artificial refugia was also searched for reptile species on each visit. The location of each reptile sighting was then recorded to allow for analysis of population distributions across the site.

As a guideline it is recommended that the optimal time to survey reptiles is between 8:30am to 11:00am and between 16:00pm and 18:30pm and when air temperature is between 9°C and 18°C. Strong rain and wind are deemed unsuitable (Froglife, 1999). As reptile activity is heavily dependent on weather conditions



the following conditions were recorded during each survey: air temperature, wind levels, rain levels, and the cloud cover.

3.0 Results

3.1 Desk Based Study

The data search from the NBN provided the following records for reptiles (see below).

Table 1: Reptile information from the desk based search

Date	Grid Ref	Location	Distance and Direction from site.	Reptile details
1960	SU70	Hayling Island	Approximately 2km S	Slow worm (<i>Anguis fragilis</i>)
1960	SU7201	Hayling Island	Approximately 2km S	Slow worm (<i>Anguis fragilis</i>)
1995	SU7201	Hayling Island	Approximately 2km S	Slow worm (<i>Anguis fragilis</i>)
1990	SU7101	Hayling Railway	Approximately 2km S	Slow worm (<i>Anguis fragilis</i>)
1995	SU7907	Chichester, West Ashling Road, Coboe Cottage	Approximately 8km SW	Grass snake (<i>Natrix natrix</i>)
1993	SU7609	Aldsworth	Approximately 7km NE	Grass snake (<i>Natrix natrix</i>)
1930	SU70	Hayling Island	Approximately 2km S	Adder (<i>Vipera berus</i>)
1990	SU7101	Hayling Railway	Approximately 2km S	Common lizard (<i>Zootoca vivipara</i>)

Consultation with HBIC provided the following records for reptiles (see below).

Table 2: Reptile information from the consultation

Date	Grid Ref	Distance (Km) and Direction from site.	Reptile details
2008	SU69560558	1.94 NW	Slow worm (<i>Anguis fragilis</i>)
2008	SU69720566	1.78 NW	Slow worm (<i>Anguis fragilis</i>)
2008	SU69910573	1.59 NW	Slow worm (<i>Anguis fragilis</i>)
2008	SU69910575	1.59 NW	Slow worm (<i>Anguis fragilis</i>)
2008	SU69990581	1.51 NW	Slow worm (<i>Anguis fragilis</i>)
2008	SU70000579	1.50 NW	Slow worm (<i>Anguis fragilis</i>)
2008	SU70010574	1.49 NW	Slow worm (<i>Anguis fragilis</i>)
2008	SU70010577	1.49 NW	Slow worm (<i>Anguis fragilis</i>)
2008	SU70040583	1.47 NW	Slow worm (<i>Anguis fragilis</i>)
2008	SU70090582	1.42 NW	Slow worm (<i>Anguis fragilis</i>)
2008	SU70100581	1.40 NW	Slow worm (<i>Anguis fragilis</i>)
2008	SU70180588	1.33 NW	Slow worm (<i>Anguis fragilis</i>)
2008	SU70250587	1.26 NW	Slow worm (<i>Anguis fragilis</i>)
2008	SU70330590	1.19 NW	Slow worm (<i>Anguis fragilis</i>)
2008	SU70380593	1.14 NW	Slow worm (<i>Anguis fragilis</i>)
2008	SU70440597	1.09 NW	Slow worm (<i>Anguis fragilis</i>)



Date	Grid Ref	Distance (Km) and Direction from site.	Reptile details
2008	SU70640599	0.91 NW	Slow worm (<i>Anguis fragilis</i>)
2008	SU70660599	0.89 NW	Slow worm (<i>Anguis fragilis</i>)
2008	SU70760599	0.79 NW	Slow worm (<i>Anguis fragilis</i>)
2008	SU70760600	0.80 NW	Slow worm (<i>Anguis fragilis</i>)
2008	SU70850599	0.71 NW	Slow worm (<i>Anguis fragilis</i>)
1999	SU721053	0.72 SE	Grass snake (<i>Natrix natrix</i>)
1999	SU722055	0.73 SE	Grass snake (<i>Natrix natrix</i>)
1999	SU730070	1.98 NE	Grass snake (<i>Natrix natrix</i>)
1999	SU730070	1.98 NE	Adder (<i>Vipera berus</i>)

The closest records to the site are given in bold text.

3.2 Site Survey

3.2.1 Weather Conditions the land to the east Langstone Technology Park and the receptor site

Table 3: Survey Weather Conditions

Survey	Date	Time	Air Temperature (°C)	Rain	Cloud Cover
1	30/04/2012	13:40	14.5	No	50%
2	14/05/2012	11:20	12.9	No	95%
3	16/05/2012	12:35	12.5	No	85%
4	22/05/2012	10:30	18.0	No	0%
5	13/06/2012	11:35	15.1	No	100%
6	18/06/2012	10:00	16.0	No	60%
7	20/06/2012	09:00	18.0	No	0%

3.2.2 Survey Results

Table 4: Site Survey Results for the Land to the east of Langstone Technology Park

Survey	Date	Records		
		Species	Adult	Juvenile
1	30/04/2012	0	0	0
2	14/05/2012	0	0	0
3	16/05/2012	0	0	0
4	22/05/2012	0	0	0
5	13/06/2012	0	0	0



Survey	Date	Records		
		Species	Adult	Juvenile
6	18/06/2012	0	0	0
7	20/06/2012	0	0	0

No reptiles were recorded at either the proposed development site itself or the receptor site.



4.0 Ecological Constraints, Impacts and Recommendations

No reptiles were recorded at the development site between 30th April and 20th June 2012 despite the habitats on site being assessed as having potential for reptiles. Mats were laid out at a density of approximately 25 mats per hectare across the 1.05 hectare site which is above the Froglife (1999) guideline amount of 10 per hectare. Furthermore, no other fauna such as amphibians were recorded during the reptile survey. The weather conditions during this period were optimal to survey for reptiles. Therefore the confidence in these results is high.

A possible reason for the lack of reptiles is that this site is largely disconnected from the surrounding environment by hardstanding (e.g. roads), and that as the site has only become suitable for reptiles in the last few years, they have not yet moved onto the site. However, due to the suitable habitat within the site boundary for reptiles, the results of this survey will remain valid for two years only.

The proposed works are therefore considered unlikely to affect reptiles as they were not found to be present on the site. Therefore **no further survey or mitigation for reptiles is required**. The receptor site would have been a suitable translocation site however this is not needed as no reptiles were recorded within the development site.

In the unlikely event that reptiles are encountered during works at the site, all works should cease immediately until a suitably qualified ecologist has been contacted for advice.



5.0 References

- Eds. Hill, D.A., Fasham, M., Tucker, G., Shewry, M. & Shaw, P. (2005) Handbook of Survey Methods: Survey, Evaluation and Monitoring. Cambridge University Press, UK.
- Froglife (1999) Advice Sheet 10: Reptile Survey
- Gent, T. & Gibson, S. (2003) Herpetofauna Workers' Manual. JNCC.
- WYG (2012) Land east of Langstone Technology Park, Langstone Road, Havant: Extended Phase 1 Habitat Survey Report



Appendices



Appendix A – Report Conditions



Report Conditions

Land East of Langstone Technology Park - Reptile Presence / Likely Absence

This report is produced solely for the benefit of Fasset, and no liability is accepted for any reliance placed on it by any other party unless specifically agreed in writing otherwise.

This report is prepared for the proposed uses stated in the report and should not be used in a different context without reference to WYG Environment. In time improved practices, fresh information or amended legislation may necessitate a re-assessment. Opinions and information provided in this report are on the basis of WYG using due skill and care in the preparation of the report.

This report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections. Environmental conditions can vary and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times.

This report is limited to those aspects reported on, within the scope and limits agreed with the client under our appointment. It is necessarily restricted and no liability is accepted for any other aspect. It is based on the information sources indicated in the report. Some of the opinions are based on unconfirmed data and information and are presented as the best obtained within the scope for this report.

Reliance has been placed on the documents and information supplied to WYG Environment by others but no independent verification of these has been made and no warranty is given on them. No liability is accepted or warranty given in relation to the performance, reliability, standing etc of any products, services, organisations or companies referred to in this report.

Whilst skill and care have been used, no investigative method can eliminate the possibility of obtaining partially imprecise, incomplete or not fully representative information. Any monitoring or survey work undertaken as part of the commission will have been subject to limitations, including for example timescale, seasonal and weather related conditions.

Although care is taken to select monitoring and survey periods that are typical of the environmental conditions being measured, within the overall reporting programme constraints, measured conditions may not be fully representative of the actual conditions. Any predictive or modelling work, undertaken as part of the commission will be subject to limitations including the representativeness of data used by the model and the assumptions inherent within the approach used. Actual environmental conditions are typically more complex and variable than the investigative, predictive and modelling approaches indicate in practice, and the output of such approaches cannot be relied upon as a comprehensive or accurate indicator of future conditions.

The potential influence of our assessment and report on other aspects of any development or future planning requires evaluation by other involved parties. The performance of environmental protection measures, e.g. of buildings and other structures in relation to acoustics, vibration, noise mitigation, and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. WYG accept no liability for issues with performance arising from such factors.



Appendix B – Desk Based Study Information

Protected and Notable Species Records

Search Area: **2km Search Radius of Langstone Road, Havant SU715057**

Date: **14 October 2011**

HBIC Ref: **3165**

See this [Legislation Explanatory Document](#) for a document explaining notable species statuses and legislation.

HBIC has its own extensive database of habitat and higher plant data for the County. In addition, HBIC hold copies of datasets belonging to partner organisations. Through data exchange agreements with these organisations HBIC is provided with regular database updates and can supply species information on their behalf. HBIC currently holds copies of the following datasets:

- Botanical Society of the British Isles' (BSBI) vascular plant database for Hampshire
- Butterfly Conservation's butterfly and moth database for Hampshire
- Hampshire Ornithological Society (HOS) bird records
- Hampshire Bat Group (HBG) Records of bat roost visits and sightings
- Data administered by the Hampshire Wildlife Trust (HWT) on behalf of the species recording groups below:
 - Hampshire Amphibian and Reptile Group (HARG)
 - Hampshire Mammal Group (HMG) (excluding records for bats and badgers)
- UK Bees, Wasps and Ants Recording Society (BWARS) trial dataset records for Hampshire

It is important that these species recording groups (where relevant to the data provided) are acknowledged in any document produced by the data requester where data is incorporated into the document, as a matter of course.

The following are Protected and notable species records from the above datasets within the search area recorded in the last 15 years:

Taxon Name	Common Name	Status	Grid Ref.	Location	First Year	Last Year	No. of Records	Max Count
<i>Amphibians & Reptiles</i>								
<i>Anguis fragilis</i>	Slow-worm	UKBAP	SU69560558	Hamble-le-rice	2008	2008	4	1
		NERC_s41	SU69720566	Hamble-le-rice	2008	2008	2	4
		WCA_s5p91(k)	SU69910573	Hamble-le-rice	2008	2008	4	2

sharing information about Hampshire's wildlife

The Hampshire Biodiversity Information Centre Partnership includes local authorities, government agencies, wildlife charities and biological recording groups.

Taxon Name	Common Name	Status	Grid Ref.	Location	First Year	Last Year	No. of Records	Max Count
			SU69910575	Hamble-le-rice	2008	2008	4	4
			SU69990581	Hamble-le-rice	2008	2008	1	1
			SU70000579	Hamble-le-rice	2008	2008	5	3
			SU70010574	Hamble-le-rice	2008	2008	1	1
			SU70010577	Hamble-le-rice	2008	2008	5	5
			SU70040583	Hamble-le-rice	2008	2008	1	1
			SU70090582	Hamble-le-rice	2008	2008	4	1
			SU70100581	Hamble-le-rice	2008	2008	1	1
			SU70180588	Hamble-le-rice	2008	2008	3	2
			SU70250587	Hamble-le-rice	2008	2008	1	1
			SU70330590	Hamble-le-rice	2008	2008	1	1
			SU70380593	Hamble-le-rice	2008	2008	4	2
			SU70440597	Hamble-le-rice	2008	2008	4	2
			SU70640599	Hamble-le-rice	2008	2008	4	2
			SU70660599	Hamble-le-rice	2008	2008	1	1
			SU70760599	Hamble-le-rice	2008	2008	2	1
			SU70760600	Hamble-le-rice	2008	2008	1	1
			SU70850599	Hamble-le-rice	2008	2008	2	2
<i>Natrix natrix</i>	Grass Snake	UKBAP NERC_s41 WCA_s5p91(k)	SU721053	The Old Farm House Havant	1999	1999	1	1
			SU722055	Havant Borough: Wade Lane, Havant	1999	1999	1	1
			SU730070	Havant Thicket	1999	1999	1	1
<i>Vipera berus</i>	Adder	UKBAP NERC_s41 WCA_s5p91(k)	SU730070	Havant Thicket	1999	1999	1	1
Birds								
<i>Acrocephalus scirpaceus</i>	Eurasian Reed Warbler	HBAP	SU6905	Lh Farlington Marshes	2006	2006	1	1
			SU7005	Lh Broadmarsh/bedhampton Shore	2003	2004	3	1
			SU7005	Lh Budds Farm Sewage Farm	2003	2007	13	2
			SU7007	Lh Bedhampton	2004	2004	2	2
			SU7103	Lh Hayling Oysterbeds	2001	2007	5	1

sharing information about Hampshire's wildlife

The Hampshire Biodiversity Information Centre Partnership includes local authorities, government agencies, wildlife charities and biological recording groups.

Slow worm (*Anguis fragilis*)

Site name	Gridref	Date Recorded	Date Accuracy	Sensitive	Recorder	Determiner	SPECIES	NBN_COMMENT	VICECOUNTY
Hayling Island	SU70	July, 1960	Month	N	Yalden, Dr D.W.	Unknown	9503 101		South Hampshire
Hayling Island	SU7201	1960	Year	N	Yalden, Dr D.W.	Unknown	9503 101		South Hampshire
Hayling Island	SU7201	Recorded before 1995	Before Year	N	BM(NH)	Unknown	9503 101	No date with record	South Hampshire
HAYLING RAILWAY	SU7101	1990	Year	N	Mary Swan's reptile records	Unknown	9503 101		South Hampshire

Grass snake (*Natrix natrix*)

Site name	Gridref	Date Recorded	Date Accuracy	Sensitive	Recorder	Determiner	SPECIES	VICECOUNTY
Chichester, West Ashling Road, Coboe Cottage	SU7907	1995	Year	N	Dey, D.	Unknown	9503 401	West Sussex
Aldsworth	SU7609	29/9/1993	Day	N	Dey, D.	Unknown	9503 401	West Sussex

Adder (*Vipera berus*)

Site name	Gridref	Date Recorded	Date Accuracy	Sensitive	Recorder	Determiner	SPECIES	VICECOUNTY
Chichester, West Ashling Road, Coboe Cottage	SU7907	1995	Year	N	Dey, D.	Unknown	9503 401	West Sussex
Aldsworth	SU7609	29/9/1993	Day	N	Dey, D.	Unknown	9503 401	West Sussex

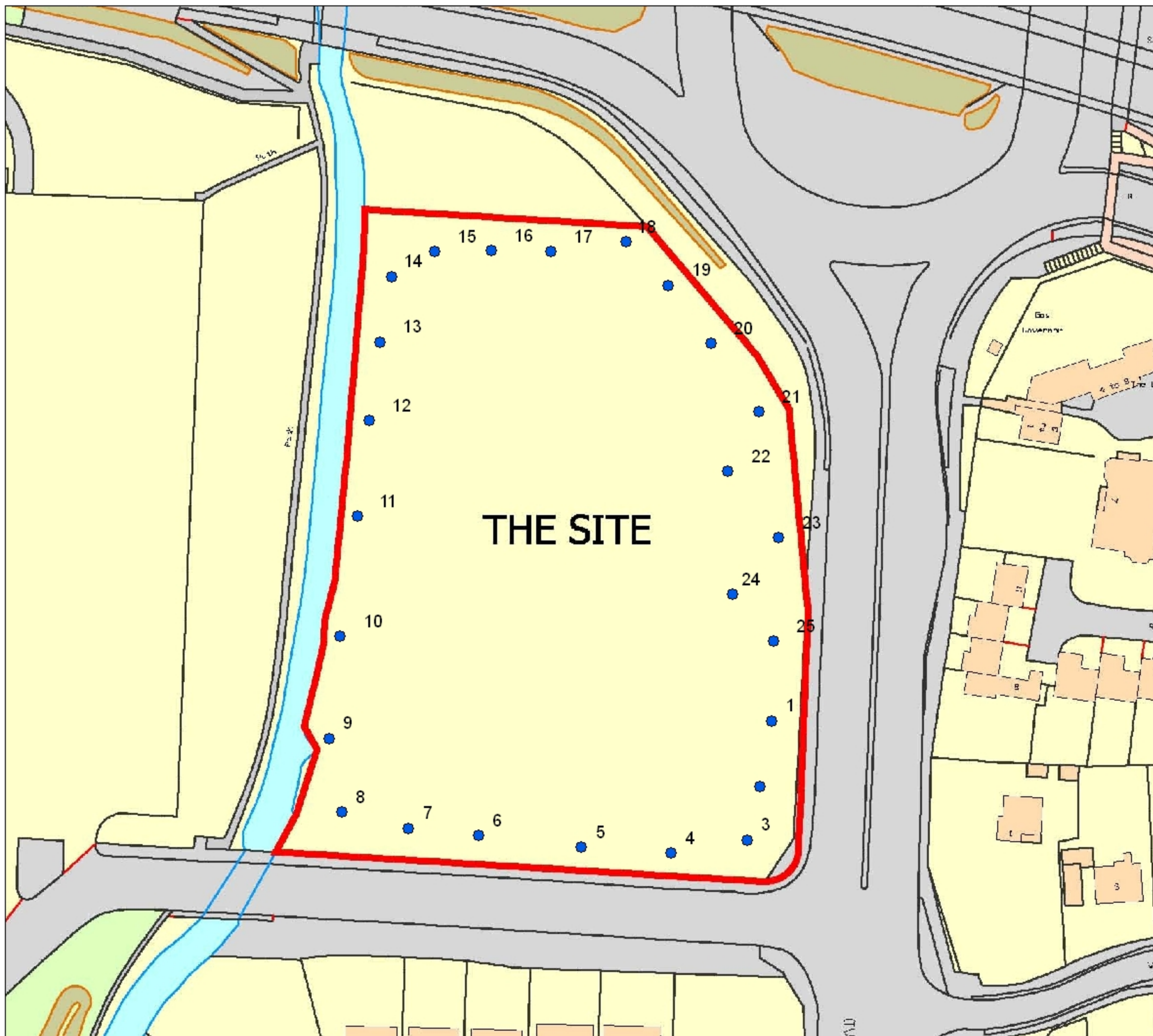


Common lizard (*Zootoca vivipara*)

Site name	Gridref	Date Recorded	Date Accuracy	Sensitive	Recorder	Determiner	SPECIES	VICECOUNTY
HAYLING RAILWAY	SU7101	1990	Year	N	Mary Swan's reptile records	Unknown	9503 304	South Hampshire



Appendix C – Figures



Legend

- Reptile mat
- Site boundary

0m 50m

The Loft, St Clair's Farm
 Wickham Road
 Droxford
 Hants
 SO32 3PW
 Tel: 01489 872929
 Fax: 01489 872939
 email: ecology@wyg.com



WYG Environment

Land to the east of Langstone
 Technology Park

Reptile Mat Locations on the site

Project No:		Office		Type		Drawing No.		Revision	
AD73328		45		94		Figure 1			

Base map provided by Head, Roberts & Associates

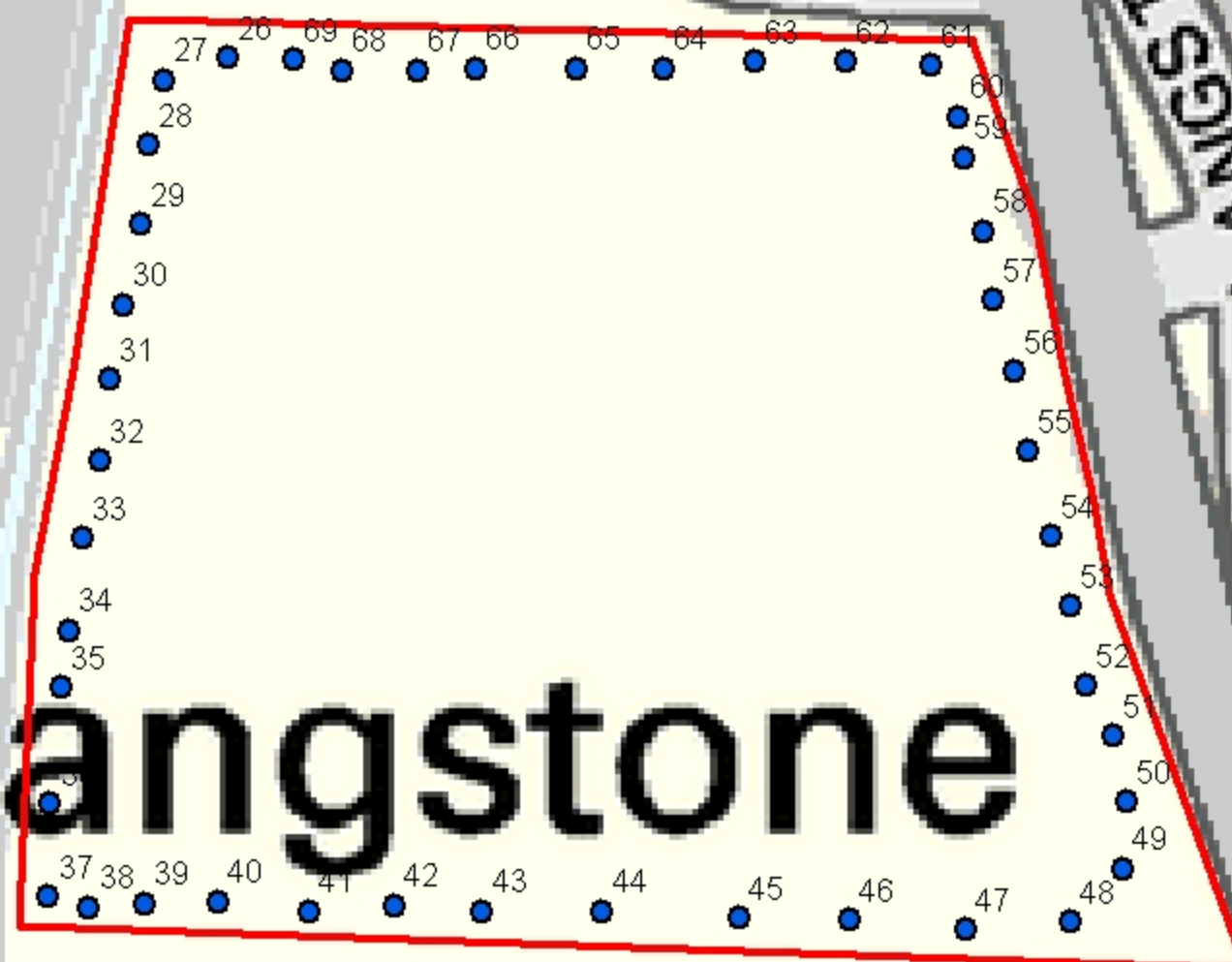
Langstone

Flint House



Legend

- Reptile mat
- Site boundary



The Loft, St Clair's Farm
Wickham Road
Droxford
Hants
SO32 3PW

Tel: 01489 872929
Fax: 01489 872939
email: ecology@wyg.com



WYG Environment

Land to the east of Langstone
Technology Park

Reptile Mat Locations on receptor site

Drawn by: Date:		Checked By: Date:		Approved By: Date:	
BH 02/07/12		CM 02/07/12		CM 02/07/12	
Project No:	Office	Type	Drawing No.	Revision	
A073328	45	94	Figure 2		

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