



Land at Windrush, High Road, Ashton Keynes, SN6
6NX

Reptile Survey



October 2025

All Ecology Ltd

Tel: 01453 374109

Email: info@allecology.co.uk

Web: www.allecology.co.uk

Document Control

Site: Land at Windrush, High Road, Ashton Keynes, SN6 6NX

Title: Reptile Survey

For: Partridge Homes (Cotswolds) Ltd

Project Number: 25128

Document Version: 1.0

Survey Date(s): September - October 2025

Document Date: 23rd October 2025

Version	Date	Version Details	Prepared by	Reviewed by	Approved by
1.0	23/10/25	-	DR	JG	JG



England and Wales Office

All Ecology Ltd,
Haw Street,
Coaley,
Dursley,
Gloucestershire,
GL11 5AY.

Scotland Office

All Ecology Ltd,
Achadh Nan Geadh,
Upper Kilchattan,
Colonsay,
PA61 7YR.

Tel: 01453 374109
Email: info@allecology.co.uk
Web: www.allecology.co.uk

All Ecology is the trading name of All Ecology Ltd. Registered in England and Wales, Company Number 8306310

Notice to Readers:

The results of the survey and assessment work undertaken by All Ecology are representative at the time of surveying.

Every endeavour has been made to identify the presence of protected species on site, where this falls within the agreed scope of works.

The flora and fauna detailed within this report are those noted during the field survey and from anecdotal evidence. It should not be viewed as a complete list of flora and fauna species that may frequent or exist on site at other times of the year.

Up to date standard methodologies have been used, which are accepted by Natural England and other statutory conservation bodies. No responsibility will be accepted where these methodologies fail to identify all species on-site.

All Ecology cannot take responsibility where Government, national bodies or industry subsequently modify standards.

All Ecology cannot accept responsibility for data collected from third parties.

Reference to sections or particular paragraphs of this document taken out of context may lead to misrepresentation.

Contents

Contents	1
1.0 Introduction	3
Background	3
Objectives and Aim	3
Site Location & Aerial Photograph	3
2.0 Legislation and Status	5
3.0 Methodology	6
Field Survey	6
Site Status Assessment	6
Limitations	7
4.0 Results	8
Field Survey	8
5.0 Evaluation	9
Presence/Absence	9
Population Size Class Assessment	9
Site Status Assessment	9
6.0 Impacts and Recommendations	10
Impacts	10
Further Surveys	10
Legal Compliance	10
Timing of Works	10
Care and Vigilance During Works	10
7.0 References	11
8.0 Plans	12

Plan 1- Reptile Survey Results	12
9.0 Appendices	13

1.0 Introduction

Background

- 1.1 In August 2025, All Ecology Ltd was commissioned to undertake a reptile survey of a site known as Land at Windrush, High Road, Ashton Keynes, SN6 6NX. The majority of the application site is hardstanding and buildings, with grassland, area of scrub, areas of ruderal/ephemeral and individual trees. The local area consists mostly of arable fields, small pockets of woodland and residential areas as well as the Cotswold Water Park.
- 1.2 The proposals for the site are to erect two new dwellings with associated gardens, access and driveways. This will involve removing the majority of the existing habitats, including the buildings, grassland, tall ruderal, area of scrub and the individual trees.
- 1.3 An Ecological Appraisal of the site was carried out by All Ecology in August 2025. This concluded that the site provided potential reptile habitat is present in the grassland, scrub and tall ruderal habitats where debris is also present. It was concluded that there was significant potential for reptiles to be present and a reptile survey was required.

Objectives and Aim

- 1.4 The aims and objectives of the field survey were as follows:
 - To establish presence/absence of species of reptiles.
 - To determine sex, distribution and size of reptile populations if confirmed as being present.
 - Which type of mitigation measures would need to be employed.

Site Location & Aerial Photograph

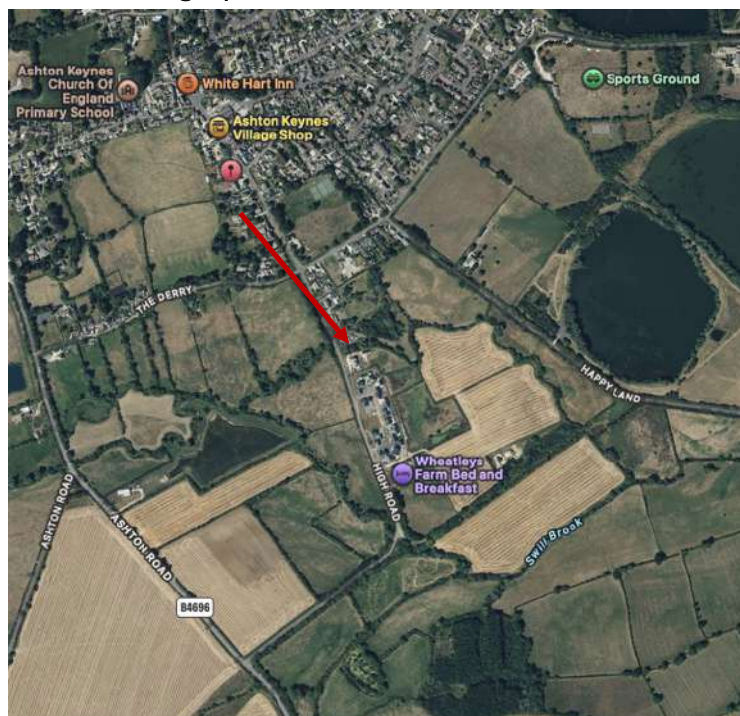


Figure 1: Site location plan.



Figure 2: Aerial view of the site.

2.0 Legislation and Status

- 2.1 The Smooth Snake and Sand Lizard are fully protected under Schedule 5 of The Wildlife and Countryside Act (1981). As such they receive full protection under Section 9 of this Act. This Act has been amended several times, most recently by the Countryside and Rights of Way Act 2000 which added 'or recklessly' to Section 9(4) (a) and (b). They also are protected under Regulation 39 of the Conservation Regulations 1994. Collectively these pieces of legislation mean that it is an offence to;
- intentionally kill, injure, disturb or take any individual of these species
 - intentionally take or destroy the eggs of any individual of these species
 - intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection by any individual of these species
 - intentionally or recklessly disturb any individual of these species while it is occupying a structure which it uses for that purpose
 - keep, transport, sell or exchange or offer for sale any individual of these species or anything derived from these species.
- 2.2 The other native species of reptiles (Common or Viviparous Lizard, Adder, Grass Snake and Slow Worm) are partially protected under Schedule 5 of The Wildlife and Countryside Act (1981), under part of Section 9(1) and all of Section 9(5). As such it is an offence to;
- intentionally kill or injure an individual of these species
 - transport for sale or exchange, or offer for sale or exchange alive or dead an individual or any part of an individual of these species.
- 2.3 The Conservation of Habitats and Species Regulations 2010 mean it is not a defence to show that the killing, capture or disturbance of a species covered by the Regulations or the destruction or damage of their breeding sites or resting places was the incidental and unavoidable result of a lawful activity.
- 2.4 The 2010 Regulations also extend the prohibition of possession and trade (including transport and exchange) of all species listed in Annex IV of the Habitats Directive 1992, even those species not native to Great Britain. This makes it an offence to possess, transport, sell or offer for sale a live or dead individual or any part derived from any individual of a species listed in Annex IV.
- 2.5 All native reptile species are NERC Priority Species (JNCC, 2017).

3.0 Methodology

Field Survey

- 3.1 Reptile survey equipment was set out in areas of potential habitat for reptiles on the 23rd August 2025. The equipment consists of artificial refuges made of roofing felt that is cut into 50 cm x 50 cm mats and Onduline corrugated black bitumen cut into 1 m x 50 cm sheets. The roofing felt is more suited to Slow-worms, and the Onduline sheets are often favoured by snakes. The refuges warm up quickly and retain the heat well, attracting reptiles. A total of 31 artificial refuges were laid in suitable habitat across the site. The refuges were numbered and their locations were mapped to record reptile distribution and approximate population density.
- 3.2 The refuges were placed around patches of dense and scattered scrub and areas of longer grassland and ruderal around the site, in places that receive direct sunlight for at least part of the day. The refuges were then left to bed down for at least 10 days. During this time, they develop favourable conditions (e.g. suitable humidity and temperature gradient) and the reptiles become more familiar with them. To assess presence or absence, the refuges were checked during seven visits from the 2nd September to the 6th October 2025 during suitable weather conditions. As reptiles were not recorded, additional survey effort to assess population size or distribution was not deemed necessary.

Site Status Assessment

- 3.3 Each survey visit may reveal only a small sample of the reptile population occurring on site, because the proportion of individuals recorded varies according to weather, time of year etc. It is extremely difficult to establish the size of the population on a site without substantial effort usually involving the capture, mark, recapture method. However, in most cases the precise size of the population is not required for an impact assessment and mitigation planning, and a basic assessment of the population based on peak counts can be made.
- 3.4 A mechanism known as the Key Reptile Site Register can be used to obtain a basic evaluation of the population size and importance of the site. It has been designed to identify and promote the safeguarding of important reptile sites with outstanding assemblages being the guiding principle in judging sites. This has not been specifically designed for use by consultants and is intended to be a rough guide only.

Survey assessment: Key Reptile Sites

The Key Reptile Site Register is a mechanism designed to promote the safeguard of important reptile sites. The criteria for site selection are given below, including a table which allows the classification of the relative size of reptile populations on the basis of survey counts. Compare your survey results with the criteria given below to obtain an objective evaluation of the importance of the reptile interest on your site.

To qualify for the Key Reptile Site Register, the site in question must meet at least one of the following criteria:

- (1) supports three or more reptile species
- (2) supports two snake species
- (3) supports an exceptional population of one species (see table)
- (4) supports an assemblage of species scoring at least 4 (see table)
- (5) does not satisfy 1-5 but which is of particular regional importance due to local rarity (e.g. in the East Midlands of England, adders are very rare so even "low" populations should be designated as Key Sites)

	Low population <i>Score 1</i>	Good population <i>Score 2</i>	Exceptional population <i>Score 3</i>
Adder	<5	5 - 10	>10
Grass snake	<5	5 - 10	>10
Common lizard	<5	5 - 20	>20
Slow-worm	<5	5 - 20	>20

Figures in the table refer to maximum number of adults seen by observation and/or under tins (placed at a density of up to 10 per hectare), by one person in one day.

Figure 1: Survey assessment: Key Reptile Sites (Froglife, 1999).

Limitations

- 3.5 There were no constraints to carrying out the reptile survey. The site was fully accessible and the survey took place in September and early October, which are considered to be optimal times of the year for surveying reptiles.
- 3.6 On days where temperatures exceeded 18 degrees, surveys were timed in the morning or evening to avoid the hottest parts of the day when the refuges are less suitable for reptiles.

4.0 Results

Field Survey

- 4.1 The full survey results and weather conditions can be found in Appendix 1.
- 4.2 No reptiles were recorded on site during the survey.
- 4.3 Common invertebrate species were found during the survey but no other species groups were recorded.

5.0 Evaluation

Presence/Absence

- 5.1 Although suitable habitat exists on site for reptiles, none were recorded during the survey and it is therefore likely that reptiles are absent from the site.

Population Size Class Assessment

- 5.2 As no reptiles were found during the seven days, the survey was not extended to a further eight days of survey.

Site Status Assessment

- 5.3 Reptiles are likely to be absent from the site. The site is therefore currently considered to be of negligible value to these species.

6.0 Impacts and Recommendations

Impacts

- 6.1 It has been determined that reptiles are likely to be absent and therefore no impacts are predicted.

Further Surveys

- 6.2 Further surveys would only be required if the works were delayed for two years or more. If this were to be the case a repeat reptile presence/absence survey would be recommended before work commenced to confirm that the status of the site remains the same as that described within this report.

Legal Compliance

- 6.3 Common Reptile species are partially protected under Schedule 5 of The Wildlife and Countryside Act (1981), under part of Section 9(1) and all of Section 9(5). This means that they are protected from killing or injury. Reptiles are likely to be absent from the site and as such contravention of this legislation is considered unlikely.

Timing of Works

- 6.4 As reptiles are likely to be absent from the site no recommendations for timing of works are given.

Care and Vigilance During Works

- 6.5 As suitable reptile habitat is present on site, all work should be carried out with care and vigilance for reptiles. In the event that a reptile is found during works, work should cease and an ecological consultant contacted for advice. Works should only be resumed once any recommendations have been implemented and the ecological consultant has granted authorisation to continue.

7.0 References

Countryside and Rights of Way Act 2000, (c.37), London: HMSO.

Edgar, P., Foster, J. and Baker, J. (2010). Reptile Habitat Management Handbook. Amphibian and Reptile Conservation, Bournemouth

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

Herpetofauna Groups of Britain and Ireland (1998). Evaluating Local Mitigation/Translocation Programmes: Maintaining Best Practice and Lawful Standards.

Hill D., Fasham M., Tucker G., Shrewry M. and Shaw P., 2005, Handbook of Biodiversity Methods, Survey, Evaluation and Monitoring, Cambridge University Press, Cambridge.

Gent, T. & Gibson, S. eds. (1998) Herpetofauna Workers' Manual. JNCC. Peterborough JNCC (2017).

The Conservation of Habitats and Species Regulations 2010, SI 2010/490. Wildlife and Countryside Act 1981 (and amendments), (c.69), London: HMSO

8.0 Plans

Plan 1- Reptile Survey Results



Key

Reptile Mat Locations —

9.0 Appendices

Appendix 1 – Reptile Survey Results (2025)

Survey number	Date	Time	Temp °C	Weather Conditions	Slow Worm			Common Lizard				Grass Snake	Adder	Total
					Adult Male	Adult Female	Juvenile	Adult Male	Adult Female	Unknown sex	Juvenile			
1	02/09/25	08:30	13	50% Cloud, No Wind	0	0	0	0	0	0	0	0	0	0
2	09/09/25	08:30	14	30% Cloud, Light wind	0	0	0	0	0	0	0	0	0	0
3	15/09/25	09:30	15	30% Cloud, Light wind	0	0	0	0	0	0	0	0	0	0
4	22/09/25	17:30	14	10% cloud cover, moderate wind	0	0	0	0	0	0	0	0	0	0
5	26/09/25	09:30	11	10% cloud cover, moderate wind	0	0	0	0	0	0	0	0	0	0
6	29/09/25	09:30	12	0% cloud, light wind	0	0	0	0	0	0	0	0	0	0
7	06/10/25	09:00	15	10% cloud, light wind	0	0	0	0	0	0	0	0	0	0