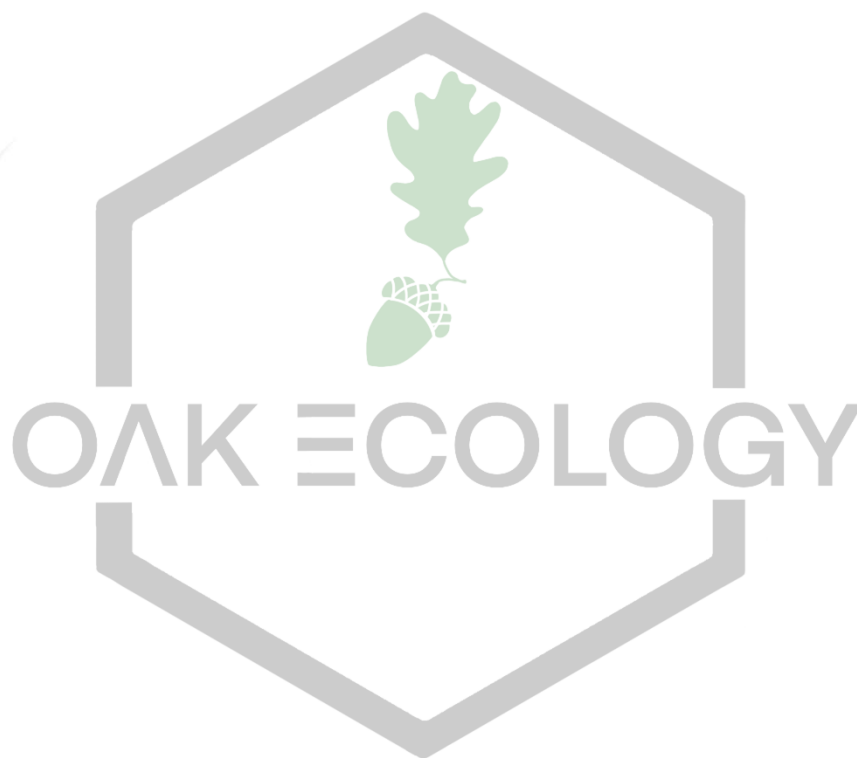


Pre-commencement Badger Check

Paddock View, Twycross Road, Sheepy Magna, Atherstone, CV9 3RT

V 1.0



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Document control

Title: Pre-commencement Badger Check

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Preparation of this document was produced using the information provided by the client.

Version	Author	Date issued	Summary of revision
Draft	Matthew Kirby	07/09/2026	Initial draft
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1. Introduction

1.1. Commission brief

Oak Ecology were commissioned to conduct a pre-commencement badge check of Paddock View, Twycross Road, Sheepy Magna, Atherstone, CV9 3RT (hereafter referred to as the “site”) to satisfy the condition below.

“Pre-commencement Badger Check - No development shall take place, including ground works or vegetation clearance, until an updated Badger survey has been submitted to and approved in writing by the Local Planning Authority. This survey is to be carried out within 3 months of the commencement of works on site, unless otherwise agreed. The survey shall include details on mitigation measures and licensing for Badgers if necessary. All works are to proceed strictly in accordance with the approved document.”

1.2. Site location

The site (centred at SK 32875 01898) consisted of a residential dwelling with associated landscaping and a small arable plot. The surrounding landscape was primarily arable and rural, with small areas of sub-urban developments in Sheepy Magna.



Figure 1: Red Line Boundary.



Figure 2: 1Km Buffer zone around site.

1.3. Proposed development

It is understood that the site would be subject to a planning application for an extension to the north of the existing building and alterations to the front access.

1.4. Scope of the survey

Badger Check:

- Walkover of the site plus a buffer zone around the site if access is permitted.
- Identify evidence of badgers on site. These can include setts, footprints, latrines, hair, and mammal paths.
- How recent is the badger activity.
- What, if any, mitigation measures are required.

1.5. Protection of Badgers act 1992

It is an offence to:

- Kill, injure, or take a badger (except under licence).
- Cruelly ill-treat a badger.
- Use certain prohibited firearms.
- Dig for a badger.
- Damage or destroy a badger sett or obstruct access to it.
- Disturb a badger sett.
- Cause a dog to enter a sett.
- Tag or mark any badger (except under licence).

2. Methodology

2.1. Surveyors and equipment

The site was attended by Matthew Kirby an ecologist with over 10 years' experience, on 7th September 2026.

2.2. Survey

The survey consisted of a site walkover, paying close attention to any potential mammal paths which may lead to footprints or setts.

Badger prints are easily identified by the five toes around the central pad, with the lack of webbing between the toes. Badgers often leave droppings in latrines as ways of marking territories. The entrance to a badger sett is usually more than 20cm in diameter and a sett would typically have more than one entrance. Badger sett entrances can sometimes be confused with fox dens; therefore additional evidence should be gathered to verify the species.

3. Results

3.1. Desk Study

A 5km search radius for badger records was conducted using NBN gateway. Due to the protection surrounding badgers, record coordinates are often generalised to 1km grids or higher. Meaning that the record could have originated anywhere within that grid.

18 records of badgers were identified, one of which did fall within 1km of the site and was identified as “Road Kill”.

3.1.1. Badger habitats

One designated site within the 1km search radius of the site was identified.

Sheepy Fields Site of Special Scientific Interest (SSSI) – A 5.3 Ha area of good quality neutral grassland. Abundant sweet vernal grass, crested dog’s tail, Yorkshire fog, and yellow oatgrass. Sheepy Fields SSSI was approximately 650m northeast of the site.

Three Priority Habitats Inventory (PHI) areas, and four areas in the National Forestry Index (NFI) were identified within a 1km search radius. The search identified deciduous woodland, lowland meadows, and traditional orchard. The NFI identified four woodland habitats: assumed woodland, broadleaved, mixed mainly broadleaved, and young trees.

An area of young trees was immediately adjacent of the west of the site. All other priority habitats were 250m or further from the site.

All of the habitats above would provide usable habitats for badgers.

3.2. Badgers on-site

No evidence of badger habitation was identified within the site boundary. The site was a part of a residential dwelling and had no suitable areas for setts. Access to the site was restricted by wire fencing along the field and young wooded area. Furthermore, more favourable, and less disturbed habitats were present in the within the surrounding landscape. There was no clear evidence to suggest badgers were foraging or commuting through the site. Although these activities can often leave little trace, and it does not rule out future use for foraging or commuting.

4. Conclusion and Recommendations

4.1. Conclusion

No evidence was present to suggest that badgers had utilised the site. The proximity of residential dwellings and consistent levels of disturbance would typically discourage any sett to be created too close. There are no foreseen impacts to badgers as a result of the proposed development.

Potential Offences	Risk
Injury or killing badgers	Negligible
Cruelty to badgers	Negligible
Interfering with setts	Negligible

4.2. Compensation and Mitigation

No licences or compensation are required to proceed with the development.

To further reduce risks to badgers and other mammals:

- Any open excavations should be covered overnight to prevent animals becoming trapped.
- Any materials or substances that could be harmful to the environment should be stored correctly.
- Avoid any nighttime working.
- Avoid any light spill during construction.

As part of the condition the works should commence within 3 months of this survey. Should the works take longer to commence or evidence of badgers is found on-site then an updated badger check would be required.

5. Photographs



Figure 3: Overview of the site.



Figure 4: Photo of the woodland, showing the wire fencing.



Figure 5: Photo showing the wire fence along the wooded area and field boundary