

Lockington Hall
Lockington
Derby
DE74 2RH

t: 01509 672772
e: mail@fpcr.co.uk
w: www.fpcr.co.uk

Our ref: 13223 / SFW

Mitesh Rathod
Jelson Homes

VIA EMAIL

25 June 2025

Dear Mitesh

LAND SOUTH OF MARKFIELD: PHASE 2, 3, 4 – UPDATED BADGER SURVEY

The following letter has been prepared by FPCR Environment & Design Ltd. on behalf of Jelson Ltd. and provides the result of a pre-commencement badger *Meles meles* survey undertaken on Phase 2, 3 and 4 of a development at Lower Grange Farm, Markfield in Leicestershire. The purposes of the survey are to provide an up-to-date baseline, and recommendations for mitigation, for the Phase to discharge Condition 14 of the full planning permission (20/01283/FUL), which states that:

'Condition 14 (Updated Badger Survey) - Within 3 months of any ground clearance of Phase 2, 3 and 4 of the development hereby approved, an updated Badger Survey for the relevant phase shall have been carried out on site and have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved survey and in accordance with any mitigation measures identified. In respect of Phase 1 the development shall be carried out in accordance with the approved survey and any mitigation measures identified through the Discharge of Condition decision reference 21/01467/DISCON and C15 Phase 1 Badger Update 19/1/22 received 26/1/22.'

Methodology

The badger survey was conducted on the 21st February 2025 by Sam Weston, an experienced surveyor with four years badger survey experience. The survey was conducted during clear and dry weather conditions, following the methods described in Harris *et al* (1989)¹, and included a search for evidence of the species occupation or use of the site as foraging habitat or as a commuting corridor. All phases of the site were surveyed to understand how badgers might be using the area. The survey was undertaken at the optimal time of year when vegetation is low and there is good visibility for the identification of field signs.

¹ Harris S, Cresswell P and Jefferies D (1989) Surveying Badgers, Mammal Society

Results

No evidence of badgers, or their setts, was recorded within any of the Phases or other wider areas of the site during the survey.

In 2023, a single disused sett (S1) was observed within a hedgerow, located within an agricultural rubbish pile. No evidence of this sett was found during this update survey, or of badger activity in the vicinity, and it is considered that this sett is no longer present.

A single badger footprint was noted approximately 130m west of the Phase 2 boundary, associated with a hedgerow with connectivity into the wider site.

Conclusion & Recommendations

The survey has confirmed that no badger setts are present within Phase 2, 3 or 4 or the surrounding area and as such badgers do not pose a constraint to the development of this Phase.

The identification of a badger footprint off-site to the west indicates that badgers are active in the area, and it is recommended that precautionary mitigation is implemented to ensure that badgers do not come to harm during construction works, and in line with best practice, working methods have been outlined below:

- The storage of topsoil or other 'soft' building materials on site must be given careful consideration. Badgers may use these mounds to create new setts. Any mounds should be kept to a minimum (where feasible) and will be subject to daily inspections by site staff/contractors (in the event that any signs of digging are observed within these mounds an ecologist will be contacted for further advice).
- In order to ensure that badgers do not get trapped in trenches associated with the construction of the site, construction work will ensure that a means of escape is left such as a gently sloping side or sturdy board to act as a bridge. All excavations should be inspected each morning to ensure no badgers have become trapped overnight, if a badger is found an ecologist must be contacted immediately for further advice.
- All chemicals to be safely stored within appropriate area.
- If works do not commence on the phase within 3 months of the current survey a further survey should be completed to confirm the continued absence of any active setts within the site.

Yours sincerely



Sam Weston

Ecologist

FPCR Environment & Design Ltd

sam.weston@fpcr.co.uk