

Badger Survey

Survey site:

Civic Centre Car Park, Cricket Field Road, Uxbridge UB8 1UW

Client:

London Borough of Hillingdon

Survey date:

July 2026

Project:

This report is prepared to inform a planning application with London Borough of Hillingdon. This proposal can be described as the Demolition of the existing multi-storey car park and redevelopment of the site to provide a 160-bed residential care home (Use Class C2) of up to 5 storeys and a basement with associated access, servicing, parking and landscaping works.

Survey legislation can be found in Appendix 4.

Ecological Survey Factor Conclusion, Impact or Recommendations	Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.
See Badger Survey Map in Appendix 1a, Habitat Map in Appendix 1b, Location plan in Appendix 2, Proposal plans in Appendix 3.	
<i>Scope of report</i>	The badger survey has been informed by a Preliminary Ecological Appraisal (PEA) completed by Arbtech (2026). The PEA found two mammal holes located in the south-eastern corner of the site within the wooded area next to B1. These holes were either a typical 'D' shape or large with the shape constrained by the trunk of root systems of a tree stump. Clear and well-worn mammal paths were identified leading across the woodland habitat, with gaps in the boundary fencing located close to the holes. This report describes the suitability of the habitats on the site for badgers and identifies any badger activity within the site and the surrounding 30m, where accessible. Where badger setts are present, these have been characterised in terms of sett type and current usage. It identifies possible constraints in relation to badgers as a result of the proposed development and summarises the requirements for further surveys and mitigation measures to inform subsequent mitigation proposals, achieve planning or other statutory consent and to comply with wildlife legislation. To achieve this, the following steps have been taken: • A field survey has been undertaken, including site inspection(s) and the deployment of camera traps to identify badger activity within the site and to assess the suitability of the site for badger. • An outline of potential impacts on badgers has been provided, based on the proposed development. • Recommendations in relation to further surveys and mitigation have been made, along with advice on the requirements for a badger development licence application if appropriate. • Opportunities for the enhancement of the site for badgers have been set out.
<i>Site location and context</i>	The site is located at National Grid Reference TQ 05691 83699 and has an area of approximately 0.74ha comprising one building, 18 scattered trees, other broadleaved woodland, modified grassland and developed land; sealed surface. The site is located in an urban setting, immediately surrounded by residential housing to the south and west, a park to the east and busy main road to the north. The site is dominated by B1, a multi-storey car park, surrounded by the aforementioned habitats. The woodland parcel is present along the northern and eastern boundaries. Whilst the eastern site boundary consists of a fence, there are numerous holes along potential access and the other sections of the site boundary are open access.

<i>Methodology</i>	The site survey was undertaken by James Marsh BA (Hons), MSc, Graduate Ecologist, accredited under Natural England Bat Licence - 2025-83880-CL18-BAT (class 2). Cameras were deployed between 8th and 29th July 2026. Two cameras were used and these were positioned to capture footage from any sett entrances or established mammal paths through the site and surrounding 30m. The locations of the cameras are shown on the badger survey plan in Appendix 1. Weekly visits were made during that period to collect data and survey for evidence of badger activity. This included a search for field signs of badgers and an inspection of any badger setts on the site and in the surrounding 30m, where accessible. The field signs searched for were as follows: Badger setts, bedding material, tracks and badger paths, scratching posts, badger hairs, signs of foraging, dung and latrines.		
<i>Field survey results</i> And Details of camera footage	Reference	Badger/Fox Activity and Observations	
	Hole 1	Holes 1 and 2 are identified as inactive holes in the southeastern corner of the site, located at National Grid Reference TQ 05735 83669 and TQ 05731 83667. A total of 2 suspected entrances were identified, neither of which were found to be utilised by badgers, foxes or other species during the site visits. All the sett entrances sit within the red line boundary in the southeastern corner of the site. A map showing the location of the holes can be found in Appendix 1a.	
		Hole 1 (Grid reference: TQ 05735 83669) Inactive – Foxes observed passing the holes with no mammals entering or leaving them observed throughout the survey.	

		Hole 2 (Grid reference: TQ 05731 83667) Inactive - Foxes were observed smelling and interacting with the holes but never entering or exiting				
	Position & Observations	Screenshots				
		Week 1	Week 2	Week 3		
		Hole 1 Recording across all weeks 15 th July to 29 th July 2026. Foxes were observed regularly commuting past hole 1 and interacting with it, but no foxes were observed entering or exiting it.	<i>No relevant footage recorded.</i>	<i>One fox observed sniffing hole 1, and commuting past. (18/07/2026; 06:05).</i> 	<i>One fox observed sniffing hole 1, and commuting past. (26/07/2026; 02:08).</i> 	
		Hole 2 Recording across all weeks 15 th July to 29 th July 2026. Foxes were observed	<i>No relevant footage recorded.</i>	<i>Fox observed commuting past hole 2 (19/07/2026, 06:08).</i>	<i>No relevant footage recorded.</i>	

	interacting minimally with hole 2, although no foxes were observed entering or exiting it.			
<i>Survey results summary</i>	Badgers were confirmed not to be present within the locality, no evidence of badger activity was associated with these holes and therefore these setts are concluded to be disused by badgers. Field signs A walkover of the site and adjacent surrounding during each visit identified no further evidence of badgers on site.			
<i>Foreseen Impacts</i>	Badger setts There are no impacts to badgers however, the construction activities will impact a habitat that is used by foxes and as such could cause death or injury to them if unmitigated for. Foraging and commuting habitat The proposed development will comprise of the partial removal of suitable badger habitat, in the form of woodland. This may result in the loss of foraging and commuting habitat for local badger populations, although due to the scale of the development and the habitat to be retained this site is unlikely to cause significant fragmentation of the local landscape or significantly reduce available resources. More extensive habitats are available in the surrounding landscape, reducing the impact of the development on local badgers.			
<i>Recommendations</i>	As a result of the surveys confirming an absence of badger presence within the development zone, a precautionary working method will be implemented during construction, including the following measures: • A pre-commencement badger walkover of the site should be carried out 3 months prior to construction, to check for any recent activity conclusive of badger presence. • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which badgers could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. In the unlikely event that a badger sett is identified, works must cease and advice must be sought from a suitably qualified ecologist.			

	If any hedgehogs or foxes are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.
<i>Enhancement measures</i>	To compensate for the loss of badger habitat the planting of fruit bearing trees, species rich grassland and native hedgerows are recommended to increase foraging and commuting opportunities for local badger populations.

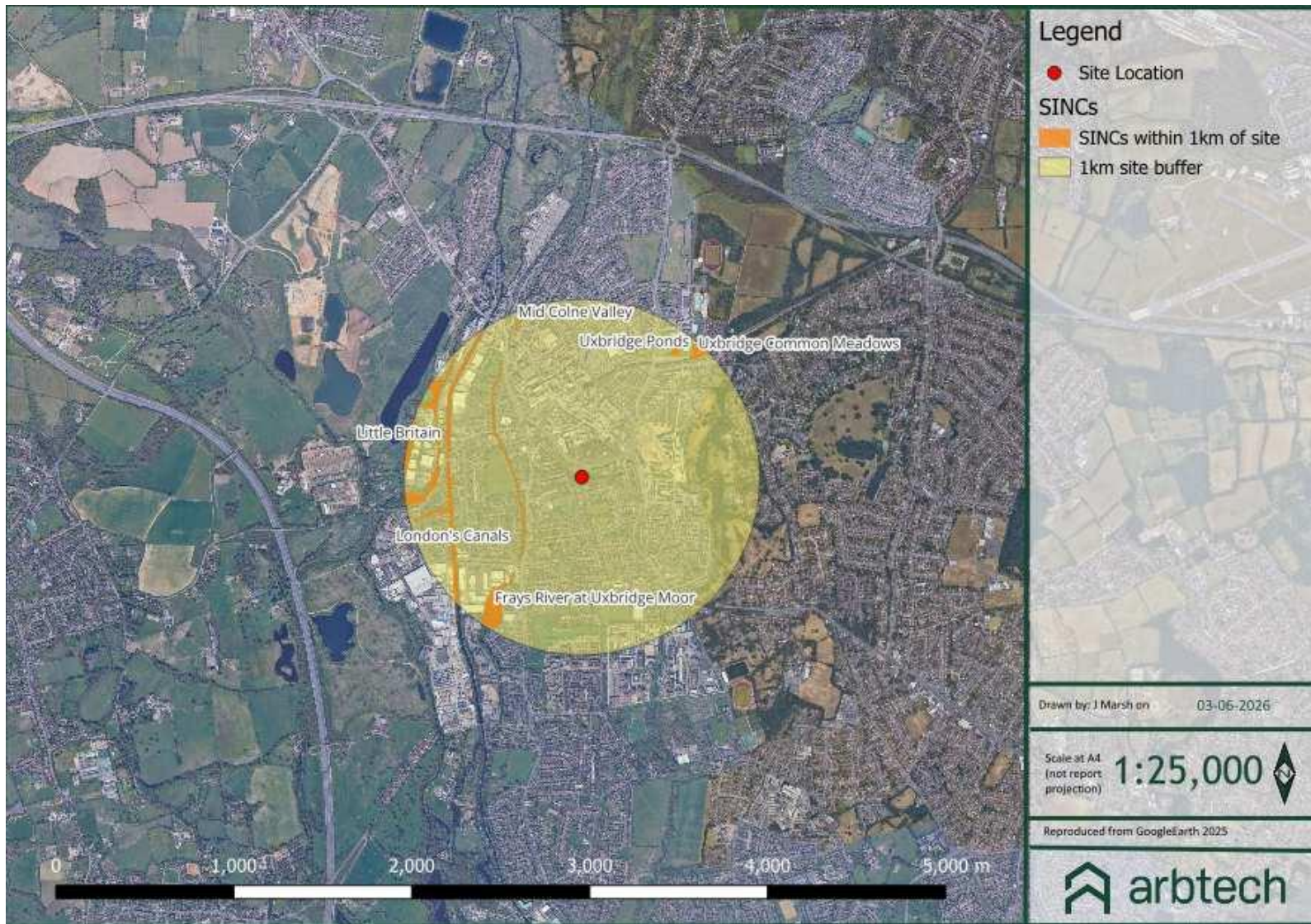
Appendix 1a: Badger Survey map



Appendix 1b: Habitats map



Appendix 2: Location map



Appendix 3: Proposed development plan



Appendix 4: Legislation and planning policy

LEGAL PROTECTION

Badgers are protected under the ***Protection of Badgers Act 1992*** under this Act it is an offence to:

- Intentionally capture, kill or injure a badger
- Damage, destroy or block access to their setts
- Disturb badgers in setts
- Treat a badger cruelly
- Deliberately send or intentionally allow a dog into a sett
- Bait or dig for badgers

It is also an offence if you:

- Have or sell a badger, or offer a live badger for sale
- Have or possess a dead badger or parts of a badger (if you got it illegally)
- Mark or attach a marking device to a badger

Activities that can harm/affect badgers include:

- Destroying or damaging their setts
- Noise, additional lighting or vibration
- Pile driving
- Quarry blasting
- Lighting fires
- Using chemicals
- Excavation
- Ploughing and harvesting crops
- Tree felling and timber extraction
- construction or repair of flood defences or watercourses

NATIONAL PLANNING POLICY

National Planning Policy Framework 2021

The National Planning Policy Framework promotes sustainable development. The Framework specifies the need for protection of designated sites and priority habitats and species. An emphasis is also made on the need for ecological infrastructure through protection, restoration and re-creation. The protection and recovery of priority species (considered likely to be those listed as UK Biodiversity Action Plan priority species) is also listed as a requirement of planning policy.

In determining a planning application, planning authorities should aim to conserve and enhance biodiversity by ensuring that: designated sites are protected from harm; there is appropriate mitigation or compensation where significant harm cannot be avoided; opportunities to incorporate biodiversity in and around developments are encouraged; and planning permission is refused for development resulting in the loss or deterioration of irreplaceable habitats including aged or veteran trees and also ancient woodland.

The Natural Environment and Rural Communities Act 2006 and the Biodiversity Duty

Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006, requires all public bodies to have regard to biodiversity conservation when carrying out their functions. This is commonly referred to as the 'biodiversity duty'.

Section 41 of the Act requires the Secretary of State to publish a list of habitats and species which are of 'principal importance for the conservation of biodiversity'. This list is intended to assist decision makers such as public bodies in implementing their duty under Section 40 of the Act. Under the Act these habitats and species are regarded as a material consideration in determining planning applications. A developer must show that their protection has been adequately addressed within a development proposal.

EFFECT OF LEGISLATION AND POLICY ON DEVELOPMENT WORKS

Licences are issued by the Statutory Nature Conservation Organisation (Natural England, Natural Resources Wales, Scottish Natural Heritage) for development operations likely to result in an offence. In most cases it should be possible to avoid disturbing badgers and damaging or blocking access to their sett. However, if this is unavoidable an application for a licence to interfere with a badger sett must be obtained.

A licence is usually not required to:

- Work with hand tools or machinery above or below ground close to a sett
- Clear vegetation near setts, including felling small trees or shrubs, provided they are not uprooted and don't block access to the sett
- Clear ditches and watercourses using hand tools or machinery

The Statutory Nature Conservation Organisation will consider the existing level of disturbance around a sett when deciding if you need a licence.

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Version control			
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Proof	0.2	Abby Pidgenson BSc (Hons) MSc, Principal Ecologist	02/10/2026
Final	1.0	Harry Brindle BSc (Hons), Consultant Ecologist	02/10/2026