



Unit 4, Langham Stables, Langham Lane, Lodsworth, Petworth, West Sussex, GU28 9BU.

Tel: 01798 861 800 - E-Mail: info@ecologyco-op.co.uk - Website: www.ecologyco-op.co.uk

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Ref: Planning Application 25/00846/OUT – WSBG objection

To whom it may concern,

I am writing to respond to the objection received from the West Surrey Badger Group to the development of land at Langley Bottom Farm.

The Ecology Co-op identified evidence of badger activity within the northern margin of the site in 2019 and contrary to the remarks in the objection letter, a repeat walkover of the site was undertaken in 2024 as set out in section 2.8 of the report, with findings confirmed in section 3.8.1.

Activity had previously been identified just inside the cultivated margin of the field (as shown in Figure 18 of the PEA report) and activity by badgers locally is acknowledged, with a further recommendation that an updated assessment is undertaken in consideration of the mobility of badgers and the potential for new sets or a change in activity to take place at any time between the assessment date and the commencement of construction, which would obviously only proceed subject to the approval of a further reserved matters application.

As illustrated within the EclA and supporting documents, the majority of the site comprises of cultivated arable land, of very low suitability for badger sett establishment as long as cultivation continues – indeed cultivation poses a risk to badger setts. Construction activity will be almost entirely within this cultivated landscape, with the exception of a small grassland area close to the site access point and green buffers have been provided between the development and the adjacent residential areas, with a further large buffer to the woodland positioned to the east.

It is not doubted that badgers continue to be active locally. Latrines are commonly used for territory marking purposes, most often on the edges of a clan's home range, rather than suggesting the presence of a nearby sett, however as the Ecology Co-op has not identified the presence of Setts within or adjacent to the red line boundary of the site, the proposed review and repeat assessment of the use of the site by badgers is considered an appropriate precaution for a future Reserved Matters application.

Kind regards,

Paul Whitby

BSc (Hons), Msc, MCIEEM, CEcol
Level 2 GCN survey licence holder
Tel: 01798861800
Email: paul@ecologyco-op.co.uk