Derbyshire
Wildlife Trust

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Derek Stafford
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For the attention of Laura Anthony

Your Ref: AVA/2021/1138
Our ref: DWTAVA1630a

12th July 2022

Dear Laura

Proposal: Proposal to sever the tie with the main farmhouse to create a separate dwelling including an extension
Location: Knob Farm Morley Park Road Belper Derbyshire DE56 0HQ
Application Ref No: AVA/2021/1138

With reference to the above application, I am responding as the Biodiversity Planning Officer responsible for work relating to the Service Level Agreement, which the Amber Valley Borough Council and the Trust have signed. The following comments are aimed at providing accurate and up to date information on the nature conservation issues associated with the proposed development.

Response

Further to our previous response (DWTAVA1630 / 30th March 2022) and the recommendations in the Preliminary Bat Roost Assessment, a Protected Species Report has now been submitted (Baker Consultants, June 2022). Following Best Practice Guidelines (Collins, 2016) two nocturnal surveys were conducted at a suitable time of year. No bats were recorded to emerge from the surveyed barn, although low levels of feeding and commuting activity were noted.



Overall, we advise that the assessment that has been carried out meets guidance within Circular 06/2005 and, as such, sufficient information regarding these protected species has been submitted to enable the Local Planning Authority to reach an informed decision in accordance with this Circular and to discharge its duty in response of the requirements of The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.

To safeguard the nesting bird activity on site and to achieve biodiversity net gain, we recommend the following conditions:

Nesting Birds

No stripping, demolition works or vegetation clearance shall take place between 1st March and 31st August inclusive, unless preceded by a nesting bird survey undertaken by a competent ecologist. If nesting birds are present, an appropriate exclusion zone will be implemented and monitored until the chicks have fledged. No works shall be undertaken within exclusion zones whilst nesting birds are present.

Lighting Plan

Prior to the installation of new lighting on site, a detailed lighting strategy shall be submitted to and approved in writing by the Local Planning Authority to safeguard nocturnal wildlife, including bats. This should provide details of the chosen luminaires, their locations and any variables such as timers, dimmers and passive infrared sensors. Guidelines detailing lighting strategy can be found in Guidance Note 08/18 – Bats and Artificial Lighting in the UK (BCT and ILP, 2018). Such approved measures will be implemented in full.

Biodiversity Enhancement Plan

Prior to building works commencing above foundation level, a bat and bird box plan shall be submitted to and approved in writing by the Local Planning. The plan shall include, as a minimum, the installation of an external bat box and external bird box, in a suitable location on the proposed dwelling. Such approved measures shall be implemented in full and maintained thereafter, with photographs of the measures in situ submitted to the LPA.

It is hoped that the information provided is helpful to the Council. If you require any further information or wish to discuss any of the comments made, please do not hesitate to contact me.

Yours sincerely,

[redacted]

Biodiversity Planning Assistant

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Endnote:

Please see our planning pages https://www.derbyshirewildlifetrust.org.uk/planning for ecological advice on submitting a planning application, finding an ecological consultant and information on mitigation and enhancement.