Derbyshire Wildlife Trust

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Derbyshire Wildlife Trust is registered in England and Wales, company number 715675
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Derek Stafford
Assistant Director of Planning & Regeneration
Amber Valley Borough Council
PO Box 18
Town Hall
Ripley, Derbyshire
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For the attention of Mark Penford

Our ref: DWTAVA1668

12/12/2022

Dear Mark

Ref.	**AVA/2022/0372**
Proposal	**Outline application with access to be agreed for demolition of glasshouses and domestic garage and the erection of 2 no two storey dwellings**
Location	**Land Adj 158 Crich Lane Crich Lane Belper Derbyshire**

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

We have reviewed the findings of the Preliminary Ecological Appraisal Report (Elite Ecology, September 2022). The report identified areas of proposed habitat loss or alteration. Although the site is small, and the habitats are more widespread and common habitat types their loss is still a



localised biodiversity impact. Some of these habitats are recognised by Defra and Natural England within the current Biodiversity Metric tools. The loss of these habitats should be quantified so that mitigation proposals can address the loss in line with the NPPF and Local Plan policies. We advise that a Biodiversity Net Gain Assessment using the Defra Metric Calculator Tool is undertaken to fully assess habitat loss/alteration. The Small Site Metric could be used in this case.

[redacted]

Bats

We have reviewed the Preliminary Bat Roost Assessment contained within the PEA report (Elite Ecology, September 2022) and support the recommendation for further nocturnal bat surveys, in line with best practice guidance and based on the level of bat roost potential identified.

Paragraph 99 of Circular 06/2005 states "*it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before planning permission is granted, otherwise all material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances*".

Surveys should be undertaken at the correct time of year by suitable qualified and experienced ecologists. The results should be submitted to the LPA, including a mitigation strategy as necessary.

Recommendations / Conditions

Once the results of the nocturnal bat surveys and a completed Biodiversity metric is available, we will be happy to provide further comments and advise on text for suitable conditions. It is likely that conditions for the production of a Construction & Environmental Management Plan (CEMP) will be required to detail mitigation measures for possible presence of breeding birds, hedgehogs and reptiles during the construction phase. In addition, a lighting scheme to avoid introduced lighting to retained bat commuting/foraging features and general biodiversity enhancements will be needed. If bats are found to be present during the additional surveys, mitigation measures will be needed and a protected species licence may be required from Natural England.

If you require any further information or wish to discuss any of the comments made, please do not hesitate to contact me.

Kind regards

J Wheeldon

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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.