Derbyshire Wildlife Trust

Sarah Brooks
Head of Planning
Amber Valley Borough Council
PO Box 18
Town Hall
Ripley, Derbyshire
DE5 3SZ

For the attention of Laura Anthony

Your Ref: AVA/2025/0534
Our ref: DWTAVA2142

18th September 2025

Dear Laura,

Proposal: Proposed Construction of an agricultural barn.

Location: Stand Farm Plaistow Green Road Matlock Derbyshire DE4 5GX

Application Ref No.: AVA/2025/0534

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 information submitted and it is understood that the application pertains to the development of an agricultural barn building.

Sandy Hill, Main Street, Middleton, Matlock, DE4 4LR
01773 881188 · enquiries@derbyshirewt.co.uk

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We have checked our Biological Records Database and can confirm the following:

- No records of protected species are present on or adjacent to site
- No notable habitats have been recorded to date on or adjacent to site
- The site is not covered by a statutory or non-statutory nature conservation designation

Based on the proposals and the information submitted, we advise that the application is considered low impact and unlikely to have a substantive adverse effect on biodiversity.

However, we note that the application form states that the development is exempt from mandatory biodiversity net gain under the de minimis exemption. However, after a review of the proposals, it is understood that the development will seek to clear approximately 30m² x 12m² of semi-natural habitat. It is our understanding that the development would not qualify as exempt and therefore a biodiversity net gain assessment.

The following applies to applications submitted after 12th February 2024 (2nd April 2024 for small sites):

- Unless exempt, all applications must include an Excel copy of the Statutory Metric or Statutory Small Sites Metric, including baseline habitat data as a minimum, along with a habitat plan in line with government guidance:https://www.gov.uk/guidance/biodiversity-net-gain-what-local-planning-authorities-should-do Note: We cannot accept any other versions of the metric, or other methods of displaying the metric (e.g. screen capture images)

- If post- development data is included within the metric, trading rules must be met except in exceptional circumstances (see section 3 of User Guide)

https://assets.publishing.service.gov.uk/media/65c60e0514b83c000ca715f3/The_Statutory_Biodiversity_Metric_-_User_Guide_.pdf In such cases, specific justification is required as to why Rule 4 has been applied. If the metric calculations predict less than 10% gain or unsatisfied trading rules, measures to address this should be explored by the applicant to provide the LPA with confidence that the required gains are achievable.

- The BNG hierarchy must be followed, with impacts to medium, high and very high distinctiveness habitats avoided in the first instance, then compensated for onsite where this is not possible. Offsite compensation should be considered once all onsite options have been explored, with statutory credits proposed as a last resort https://www.gov.uk/guidance/biodiversity-net-gain

We will be happy to provide additional comments and advice once a biodiversity net gain assessment has been completed.

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,

Holly Fowler

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