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/2025/0764
Our ref: DWTAVA2177

16th December 2025

Dear Laura,

Proposal: Outline planning permission, with all matters reserved except access, is sought for the replacement of the existing dwellinghouse and the construction of 3 no. additional dwellings

Location: Kalamunda Hob Hill Hazelwood Belper Derbyshire DE56 4AL

Application Ref No.: AVA/2025/0764

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 overleaf

Derbyshire Wildlife Trust Limited is a company registered in England and Wales with company number 715675. Registered charity number 222212. VAT registration number 509 4825 32

We have reviewed the submitted information, inclusive of the Ecological Impact Assessment & Biodiversity Net Gain Report (Eyebright Ecology, October 2025) and the Statutory Biodiversity Metric (Eyebright Ecology, October 2025). We have also consulted our Biological Records Database to inform our response.

It is understood that the application pertains to the replacement of a single dwelling and construction of three additional dwellings. The site comprises developed land sealed surface (dwelling), artificial unvegetated unsealed surface (driveway) and vegetated garden bound by native hedgerows. The majority of the site is considered to be of low ecological value; however, the boundary hedgerows are considered to be Habitats of Principal Importance (HPI) under the NERC Act and will be mostly retained.

We consider that the main constraints relating to the development pertain to roosting bats, nesting birds, hedgehogs and herptiles. It is noted that a Preliminary Bat Roost Assessment (PBRA) of the buildings was undertaken on 25th August 2025 following Good Practice Survey Guidelines (Collins, 2023).

The PBRA determined that Building B1 (Main dwelling) held 'Moderate' bat roosting potential whilst Building B2 (Garage) was assessed to hold 'Negligible' potential. Two subsequent dusk emergence surveys were undertaken on 25th August and 21st September 2025. The surveys concluded that B1 supports a common pipistrelle day roost and a soprano pipistrelle day roost. We note that the roosts may classify as mating or a night roost based on the results of the surveys. We support the need for a mitigation licence to be secured for works to commence lawfully.

We support the recommendations for best practice guidance to be implemented during site clearance and construction works in order to safeguard nesting birds, small mammals and common herptiles.

Biodiversity Net Gain (BNG)

We have reviewed the Biodiversity Net Gain Assessment and metric (Eyebright Ecology, October 2025). Proposals will result in the loss of vegetated garden, equating to a loss of -0.04 habitat units (-1.34%).

It is our understanding that the application does not qualify under any exemption, so a minimum of 10% net gain is required, in line with the Environment Act 2021. These losses cannot be offset within the site boundary and therefore an offsite option will be required.

Offsite options could comprise either the purchase of units from a local habitat bank or habitat creation / enhancement on offsite land owned by the applicant or a third party. Whilst full details of the chosen approach can be provided in a post-determination Gain Plan, if offsite land requires securing, a legal agreement is likely to be required at this stage. Alternatively. if a habitat bank purchase is likely, we typically advise the LPA to seek confirmation that the type and number of units can be delivered by the provider, to avoid delays later down the line when discharging the Gain Plan condition, however this is not mandatory.

Given that the onsite gains will be minor and restricted to private gardens, a Habitat Management and Monitoring Plan (HMMP) is considered disproportionate. A landscape plan could be secured by the LPA, and we would encourage the inclusion of native or beneficial garden planting, such as small trees and pollinator-friendly shrubs, where possible.

Conditions overleaf

Bat Roost Confirmed on Site

The demolition of the dwelling shall not take place until an appropriate bat licence has been obtained. Confirmation of this shall be submitted to the LPA. Upon receipt of a licence from Natural England, works shall proceed strictly in accordance with the approved mitigation, which should be based on the proposed measures outlined Ecological Impact Assessment & Biodiversity Net Gain Report (Eyebright Ecology, October 2025) and amended as necessary based on any correspondence with Natural England or update surveys. Such approved mitigation will be implemented in full in accordance with a timetable of works included within the licence and maintained thereafter.

Best practice measures

All works should be undertaken in a manner by which to safeguard common reptiles, amphibians, hedgehogs and nesting birds. Immediately prior to commencement, the footprint of works should be checked for any wildlife. If any active bird nest is discovered, works must be delayed until chicks have fledged. Active nests are protected by law.

Any scrub or shrubs requiring removal should be cut by hand to ground level and removed from the footprint of works so as not to create habitat piles. If common amphibians or reptiles are discovered, they should be allowed to move away freely or can be carefully collected with gloved hand and clean container and moved to an area of safety.

All excavations shall be covered overnight or else have an escape ramp installed to prevent entrapment of badgers, hedgehogs and other wildlife. All pipework greater than 150 mm shall be blanked off at the end of the day and chemicals shall be stored securely. Topsoil mounds shall be checked for badger activity prior

to removal or re-use. An ecologist shall be contacted if any evidence of badger activity is found within the application area during development.

Lighting

Prior to the installation of lighting fixtures, a detailed lighting strategy shall be submitted to and approved in writing by the LPA to safeguard bats and other nocturnal wildlife. This should provide details of the chosen luminaires, their locations and any mitigating features such as dimmers, PIR sensors and timers. Dependent on the scale of proposed lighting, a lux contour plan may be required to demonstrate acceptable levels of lightspill to any sensitive ecological zones/features. The Strategy should refer to Guidance Note 08/23 - Bats and Artificial Lighting at Night (BCT and ILP, 2023) and explain how proposals have been designed in compliance with this document. Such approved measures will be implemented in full.

Biodiversity Enhancements

The development shall be undertaken in accordance with the Mitigation and Enhancements Plan (Figure 6), as detailed in the Ecological Impact Assessment & Biodiversity Net Gain Report (Eyebright Ecology, October 2025). A statement of good practice including photographs should be submitted to the local planning authority prior to the discharge of this condition, demonstrating that the enhancements have been selected and installed in accordance with the above.

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.

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Yours sincerely,

Holly Fowler

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