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 Rebecca Godson

Your Ref: AVA/2025/0781
Our ref: DWTAVA2191

15th January 2026

Dear Rebecca,

Proposal: Agricultural storage building

Location: Brackley House Brackley Gate Morley Ilkeston Derbyshire DE7 6DJ

Application Ref No.: AVA/2025/0781

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 submitted information, inclusive of the Preliminary Ecological Appraisal (C.B.E Consulting, April 2025) and have the following comments and recommendations to make:

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 ecological information submitted, we advise that the application is considered low impact and unlikely to have a substantive adverse effect on biodiversity. We support the recommendation for works to be carried out under precautionary working measures in order to safeguard nesting birds, badger, hedgehog and common amphibians.

Biodiversity Net Gain (BNG)

The proposed agricultural storage building has a development footprint of 150m², which exceeds the 25m² de minimis threshold. The application form and ecological appraisal state that the development is exempt under the 'self-build and custom build' exemption. However, it is our understanding that the proposal does not meet the definition of self-build and custom housebuilding. We therefore recommend that the Council assesses the proposal against the Self-build and Custom Housebuilding Act (2015), to confirm whether mandatory Biodiversity Net Gain requirements apply.

Further comments and suggested planning conditions can be provided once the council has confirmed whether the BNG exemption applies.

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Wilder by nature

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

Holly Fowler BSc (Hons)
Biodiversity Planning Officer
planning@derbyshirewt.co.uk

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