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/2025/0679
Our ref: DWTAVA2162a

2nd February 2026

Dear Laura

Proposal: Conversion of the existing agricultural barns to provide holiday accommodation with ancillary training facility, demolition of Dutch barn and creating of associated parking.

Location: Chapel Farm Windley Lane Windley Belper Derbyshire DE56 2LP

Application Ref No.: AVA/2025/0679

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 revised plans for the application, and the requirement for two nocturnal bat surveys on Buildings TN1 and TN8 remains unchanged. These

surveys must be completed before the application can be determined. At this stage, we have no additional comments to provide.

We will be able to provide further advice and suitably worded conditions with regards to bats (including lighting), Biodiversity Net Gain, other protected/notable species, species enhancement and working best practice once we receive the results of the additional bat surveys as required.

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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