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/2025/0873
Our ref: DWTAVA2202

9th February 2026

Dear Laura,

Proposal: Proposed single storey holiday lodge and ground mounted pv panels (may affect the setting and character of the conservation area)

Location: Springhill Barn Cliffash Lane Idridgehay Belper Derbyshire DE56 2SE

Application Ref No.: AVA/2025/0873

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

The Trust wish to provide the following response with regards to the above application, as part of our Service Level Agreement, to provide planning advice to the LPA.

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

- 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

We do note that two records pertaining to brown long-eared bats are present within the site, however it is assumed that these are foraging and commuting records.

The site comprises modified grassland and an artificial unsealed surface considered to be of low ecological value. 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, due to the clearance of more than 25m² of semi-natural habitat, the application falls under mandatory biodiversity net gain.

Biodiversity Net Gain (BNG)

We have reviewed the submitted Biodiversity Net Gain Report (Eco-360, October 2025) and Small Sites Statutory Biodiversity Metric (Eco-360, November 2025).

The metric details that the site comprises of modified grassland and artificial, unvegetated unsealed surface. It appears that the site has experienced habitat degradation since April 2021, with modified grassland apparently cleared to create an access track. As a result, the current baseline should account for this degradation.

Once the baseline assessment has been corrected, the post-development recommendations should be recorded in the metric, showing how +10% net gain can be achieved.

We would be happy to comment on the revised BNG Assessment once complete.

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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