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/2026/0038
Our ref: DWTAVA2207

23rd January 2026

Dear Laura,

Proposal: Horse stables

Location: Boden Barn Lynam Road South Wingfield Alfreton Derbyshire DE55 7LS

Application Ref No.: AVA/2026/0038

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, and it is understood that the application pertains to construction of horse stables.

It is understood that the site at present comprises hardstanding and artificial unvegetated unsealed surface and modified grassland. It is noted that the eastern section of the site has degraded since January 2020, however, it is understood

that this is attributed to the construction of a single dwelling under a previous permitted development approval.

The proposed barn will be located on an existing area of modified grassland. The total area of habitat lost equates to 24.5m² and therefore falls under the de minims threshold.

In addition, any potential impacts on protected species arising from the proposal are regarded as minimal, and further assessment on this matter would be disproportionate. We consider the following condition appropriate to secure biodiversity enhancements at this site:

Biodiversity Enhancement Plan

Prior to building works commencing, a Biodiversity Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall indicate the locations and specifications of two or more of the following measures, which shall be implemented in full and maintained thereafter:

- 1x external woodcrete / woodstone bat box
- 1x integral bat brick
- 1x external woodcrete / woodstone bird box
- 1x integral universal nest brick
- 1x insect brick / house / tower
- Hedgehog gaps in fencing (130 mm x 130 mm)
- Native and wildlife-attracting planting i.e., trees, hedgerow, shrubs and / or herbaceous perennials to provides resources for pollinators, birds and other wildlife.

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.

Yours sincerely,

Holly Fowler

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