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/2025/0841
Our ref: DWTAVA2200

3rd February 2026

Dear Rebecca,

Proposal: Extensions and alterations to an existing agricultural building comprising the enclosure of an open bay, by way of the insertion of a roller shutter mechanism with fenestration surrounded by timber cladding (retrospective) and the addition of an extension (may affect the setting of a Listed Building)

Location: Dirty Lane End Cottage Storer Lane Ashleyhay Matlock Derbyshire DE4 4AHs

Application Ref No.: AVA/2025/0841

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

Sandy Hill, Main Street, Middleton, Matlock, DE4 4LR
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We have reviewed the submitted information, and it understood that the application pertains to a partial retrospective alterations to an existing agricultural building and extension.

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

- No records of protected species are present on or adjacent to the development area
- No notable habitats have been recorded to date on or adjacent to the development area
- The site is not covered by a statutory or non-statutory nature conservation designation

Furthermore, the site is exempt from mandatory biodiversity net gain under the de minimis exemption.

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. 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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Biodiversity Planning Lead (South)
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