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/2026/0090
Our ref: DWTAVA2219

11th March 2026

Dear Laura,

Proposal: Change of use and internal subdivision of the former bank to create a commercial unit and 3 residential flats, and the insertion of 5 new windows (may affect the setting of a listed building and character of the conservation area)

Location: National Westminster Bank Ltd 1 Chesterfield Road Alfreton Derbyshire DE55 7DT

Application Ref No.: AVA/2026/0090

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 note that the proposed development pertains to the change of use from a former bank to commercial unit and residential flats.

Sandy Hill, Main Street, Middleton, Matlock, DE4 4LR
01773 881188 · enquiries@derbyshirewt.co.uk

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It is understood that the development solely pertains internal works only. No external works such as repointing, re reroofing or extensions are proposed. We consider that a Preliminary Bat Roost Assessment (PBRA) or any other ecological surveys are required in this instance. However, if plans change, a PBRA will be necessary.

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:

Species Enhancement Plan

Prior to building works commencing, a Species Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority. Approved measures shall be implemented in full and maintained thereafter. The Plan shall clearly show positions, specifications and numbers of features, which will include (but are not limited to) the following:

- universal nest boxes at ratio of 1:1, in line with British Standard 42021:2022.
- externally mounted bat boxes

A statement of good practice including photographs should be submitted to the local planning authority prior to fully discharging 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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