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/2026/0157
Our ref: DWTAVA2226

15th April 2026

Dear Rebecca,

Proposal: Erection of single storey side extension to provide additional front of house floor space associated with existing public house / restaurant (may affect the character and appearance of the Conservation Area and setting of Listed Buildings)

Location: Elephant And Peacock Derby Road Milford Belper Derbyshire DE56 0QW

Application Ref No.: AVA/2026/0157

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 checked our Biological Records Database and can confirm the following:

- No records of protected species are present on or adjacent to site
- No notable habitats have been recorded to date on or adjacent to site

Sandy Hill, Main Street, Middleton, Matlock, DE4 4LR
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- 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.

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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