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/2026/0171
Our ref: DWTAVA2230

16th April 2026

Dear Rebecca,

Proposal: Change of use from industrial process and associated living accommodation to a nursery with associated internal and external alterations

Location: 124 Derby Road Ripley Derbyshire DE5 3HT

Application Ref No.: AVA/2026/0171

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 existing building will be converted to a nursery with associated internal and external alterations.

The plans show that the external or internal works will not involve any changes to the roof or loft space. In addition, a site visit carried out by the Trust in 2020

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

Derbyshire Wildlife Trust Limited is a company registered in England and Wales with company number 715675. Registered charity number 222212. VAT registration number 509 4825 32

concluded that there was a low likelihood of roosting bats being present or affected by the proposed works. The earlier proposals were similar in scope.

Furthermore, the site is exempt from mandatory biodiversity net gain. 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

Holly Fowler BSc (Hons)
Biodiversity Planning Lead (South)
planning@derbyshirewt.co.uk

Derbyshire Wildlife Trust Limited is a company registered in England and Wales with company number 715675. Registered charity number 222212. VAT registration number 509 4825 32