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/2025/0528
Our ref: DWTAVA2133d

10th June 2026

Dear Rebecca,

Proposal: Conversion of two outbuildings into ancillary accommodation (may affect the setting of a Listed Building)

Location: Firs Farm Nether Lane Hazelwood Belper Derbyshire DE56 4AP

Application Ref No.: AVA/2025/0528

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

Further to our response dated 1st May 2026, we have been made aware of revised plans for the scheme and a submitted Hibernation Survey Report prepared by Wildlife Consultants Limited (February 2026).

It is noted that two hibernation surveys were conducted on 5th and 10th February 2026. No hibernating bats were recorded during the surveys. Furthermore, as

stipulated previously, two nocturnal surveys were conducted on both barns on the 24th of July and 14th August 2025. No evidence of roosting bats was noted; however, common pipistrelle were recorded foraging in and out of Barn B.

We advise that sufficient information regarding bats has been submitted to enable the Local Planning Authority to reach an informed decision in accordance with Circular 06/2005 and to discharge its duty in respect of the requirements of the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.

Given the historic presence of bat droppings, the recorded foraging activity in Barn B, and the transient nature of bats, a soft-strip approach should be adopted during the works to reduce the residual risk of bats being present.

Conditions

Bats

Prior to any stripping or conversion works, a precautionary inspection of the buildings shall be undertaken by a suitably qualified ecologist to ensure roosting bats are not present. Particular attention shall be paid to the features previously identified in the Potential Roost Assessment (Wildlife Consultants Limited, July 2025). The ecologist shall remain present whilst the roof coverings, including eaves, barge boards and areas of hanging tiles are stripped by hand. If evidence of roosting bats is found, no works shall commence until a suitable mitigation strategy has been produced (including licensing where necessary) and been submitted to the LPA for approval. A short statement of compliance shall be submitted to the LPA upon completion of the soft strip works.

Lighting

Prior to the installation of lighting fixtures, a detailed lighting strategy shall be submitted to and approved in writing by the LPA to safeguard bats and other nocturnal wildlife. This should provide details of the chosen luminaires, their locations and any mitigating features such as dimmers, PIR sensors and timers. Dependent on the scale of proposed lighting, a lux contour plan may be required to demonstrate acceptable levels of lightspill to any sensitive ecological zones/features. The Strategy should refer to Guidance Note 08/23 - Bats and Artificial Lighting at Night (BCT and ILP, 2023) and explain how proposals have been designed in compliance with this document. Such approved measures will be implemented in full.

Bat and Bird Box Plan

Prior to building works commencing, a bat and bird box plan shall be submitted to and approved in writing by the LPA to compensate for the impacts of the development. This shall include details of appropriate swallow mitigation to compensate for the loss of nesting provision. Swallow cups are designed to be fitted internally within an open-fronted structure, such as a stable, carport, wood store etc. and not to external walls. Such approved measures shall be implemented in full and maintained thereafter.

A statement of good practice including photographs shall be submitted to the local planning authority to fully discharge this condition, demonstrating that the enhancements have been selected and installed in accordance with the approved Plan

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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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