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 Carol Grant

Your Ref: AVA/2026/0309
Our ref: DWTAVA1973-2

18th June 2026

Dear Carol,

Proposal: Variation of condition 3 (BNG self build) of AVA/2024/0589 for removal of self build status

Location: 34 Woodlands Lane Quarndon Derby Derbyshire DE22 5JU

Application Ref No.: AVA/2026/0309

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

Condition 3 – Self-build

We have reviewed the submitted information, and it is understood that the application pertains to the removal of the 'self-build' condition. The associated cover letter prepared by Eyebright Ecology (May 2026) outlines that less than 25m² of vegetated garden has been lost as a result of the development. Supplementary evidence has been provided that confirms the pre and post

development garden and hardstanding areas. We therefore advise that the development would have likely met the criteria for the de minimis exemption. Overall, we have no objections to the variation / removal of Condition 3.

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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