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/2026/0281
Our ref: DWTAVA2366

2nd July 2026

Dear Laura,

Proposal: Erection of single storey 2 bed self-build dwellinghouse

Location: The Croft Derby Road Swanwick Alfreton Derbyshire DE55 1AD

Application Ref No.: AVA/2026/0281

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 site
- No notable habitats have been recorded to date on or adjacent to site
- The site is not covered by a statutory or non-statutory nature conservation designation

Sandy Hill, Main Street, Middleton, Matlock, DE4 4LR
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Furthermore, the site is exempt from mandatory biodiversity net gain under the 'self-build' exemption. The council should be satisfied that the development meets the definition as stated in section 1(A1) of the Self-build and Custom Housebuilding Act 2015.

Based on the proposals and submitted information, we consider the application to be low impact and unlikely to result in a significant adverse effect on biodiversity. However, a single bat record relates to a roost at the adjacent property to the east. External lighting along the eastern boundary should therefore be limited to minimise disturbance to bats and other nocturnal wildlife.

We consider the following conditions appropriate:

Biodiversity Enhancement Plan

Prior to building works commencing, a Biodiversity Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall indicate the locations and specifications of two or more of the following measures, which shall be implemented in full and maintained thereafter:

- 1x external woodcrete / woodstone bat box
- 1x integral bat brick
- 1x external woodcrete / woodstone bird box
- 1x integral universal nest brick
- 1x insect brick / house / tower
- Hedgehog gaps in fencing (130 mm x 130 mm)
- Native and wildlife-attracting planting i.e., trees, hedgerow, shrubs and / or herbaceous perennials to provides resources for pollinators, birds and other wildlife.

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A statement of good practice including photographs should be submitted to the local planning authority prior to the discharge of this condition, demonstrating that the enhancements have been selected and installed in accordance with the above.

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. 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.

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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