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/2026/0350
Our ref: DWTAVA2375

21st July 2026

Dear Laura,

Proposal: Proposed change of use of premises from use Class B2 to Sui Generis comprising factory and service areas, warehouse and Factory Shop

Location: MEDEQUIP UNIT 3 ELITE CONSTRUCTION C N R LTD Wimsey Way Somercotes Alfreton Derbyshire DE55 4LS

Application Ref No.: AVA/2026/0350

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. Overall, we have no objections to the approval of the application.

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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Biodiversity Planning Lead (South)
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