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/2025/0843
Our ref: DWTAVA2359a

23rd July 2026

Dear Laura,

Proposal: Proposed stable conversion to form 2 no holiday flats

Location: The Granary Newlands Farm Newlands Road Riddings Alfreton Derbyshire DE55 4ER

Application Ref No.: AVA/2025/0843

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 9th June 2026, we have received a copy of the excel metric prepared by Morph Ecological Consultants (April 2026).

The metric appears to align with the conclusions made within the associated BNG report. No notable errors are present.

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Proposals result in a gain of +0.02 habitat units (+15.27%) and +0.01 hedgerow units (+12.37%). Trading rules have been met.

Given that the gains are unlikely to qualify as significant, a Habitat Management and Monitoring Plan (HMMP) is not strictly required. A detailed landscape plan and management schedule would be suitable for securing the on-site gains.

The statutory framework for biodiversity net gain requires a Biodiversity Gain Plan to be submitted and approved by the planning authority to discharge the mandatory biodiversity gain condition prior to the commencement of development.

Guidance for LPAs regarding Gain Plans can be found here: https://www.gov.uk/guidance/biodiversity-net-gain#para25 and the Gain Plan template is here: https://www.gov.uk/government/publications/biodiversity-gain-plan

Conditions

Nesting Birds

No building works shall take place between 1st March and 31st August inclusive, unless preceded by a nesting bird survey undertaken by a competent ecologist no more than 48 hours prior to clearance. If nesting birds are present, an appropriate exclusion zone will be implemented and monitored until the chicks have fledged. No works shall be undertaken within exclusion zones whilst nesting birds are present.

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.

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 and kestrel mitigation to compensate for the loss of nesting and perching provision. The swallow cups should 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.

Landscape Plan and Management Schedule

Given the limited extent of the proposed onsite habitats, the onsite gains are not considered significant and therefore a HMMP for these is not strictly required. A good quality landscape plan and management schedule may be sufficient to secure the gains.

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.

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Yours sincerely,

Holly Fowler

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Biodiversity Planning Lead (South)
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