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/2026/0485
Our ref: DWTAVA2392

20th August 2026

Dear Carol,

Proposal: Proposed conversion of existing stone building and two storey rear extension to form new self-build dwelling (application previously approved under AVA/2021/0293)

Location: Land Off Eden Bank Eden Bank Ambergate Belper Derbyshire

Application Ref No.: AVA/2026/0485

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 considered the relevant documents submitted as part of the planning application with particular reference to the following:

- Preliminary Bat Roost Assessment Report (Seeker Ecology, May 2026)
- Bat Survey Report (Seeker Ecology, July 2026)
- Design and Access Statement

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- Pre- and post-development plans

It is understood that the application pertains to the conversion of an existing stone building and two-storey extension to form a self-build dwelling. We previously provided comments on the approved application at the same site (AVA/2021/0293).

The ecological survey work has been undertaken to an acceptable standard and provides the Council with reasonable confidence that bats will not be impacted by the proposal. The building is suitable for birds to nest, and therefore measures will need to be in place to ensure that birds are not impacted. Furthermore, we acknowledge that the application is exempt from mandatory Biodiversity Net Gain (BNG).

Conditions

Nesting Birds

No building works or vegetation clearance 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.

Bat and Bird Boxes

Prior to building works commencing, a bat and bird box plan shall be submitted to and approved in writing by the LPA to achieve a net biodiversity gain, in accordance with the NPPF (2024). Integrated boxes should be favoured to provide long-lasting, discreet and secure nesting and roosting opportunities. Boxes shall

be attached at eaves level, with bird boxes avoiding south-facing elevations. Photographs of the boxes in situ shall be submitted to fully discharge the condition.

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.

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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