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/2026/0488
Our ref: DWTAVA2394

26th August 2026

Dear Laura,

Proposal: Outline application for a proposed self-build dwelling, with all matters reserved except for means of access (may affect the setting of a listed building)

Location: Land At Chestnut Farm Potters Lane Moorwood Moor Alfreton Derbyshire

Application Ref No.: AVA/2026/0488

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 reviewed the submitted information, inclusive of the Preliminary Ecological Appraisal Report prepared by Elton Ecology (July 2026) and have the following comments to make:

It is understood that the application pertains to the development of a single self-build dwelling on the Land at Chestnut Farm, Alfreton. The Ecological Appraisal presents the results of an extended UK Habitat Classification Survey undertaken in May 2026.

The application site comprises other neutral grassland bound by native hedgerows to the north, west and south. Two metal storage buildings are located to the south of the site. The habitats within the site are considered to be of local level importance. We support the recommendation to retain the boundary hedgerows and areas of other neutral grassland where possible.

We would advise that all retained trees and hedgerows should be protected from damage during construction by the erection of adequate temporary fencing, in line with BS5837, prior to the commencement of groundworks. This fencing should remain in place for the duration of construction as a condition of any permission. These details should be provided in an Arboricultural Method Statement.

The main species constraints relate to nesting birds, foraging and commuting bats, common herptiles and hedgehog. Given the small scale of the proposed development, further protected species surveys are considered to be disproportionate. However, we support the need for best practice working measures to be adhered to during site clearance and construction. Additionally, a sensitive lighting scheme should be secured via condition to ensure minimal disturbance to bats and other nocturnal wildlife.

We are unable to comment on the extent of impacts relating to badgers due to the redacted nature of the PEA. We advise that an unredacted version of the report is made available for review.

Furthermore, the development is exempt from mandatory Biodiversity Net Gain (BNG) under the 'self- build' exemption. However, the development should aim to

provide a measurable net gain where possible in accordance with the NPPF (2024). We advise that an integral swift brick and bat box would be appropriate, as well as ecologically beneficial landscaping and hedgehog highways.

Conditions

Best Practice Measures

The recommendations in Section 5 of the Preliminary Ecological Appraisal produced by Arcus dated July 2026 should be implemented in full.

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.

Species Enhancement Plan

Prior to building works commencing above foundation level, a Species Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority. Approved measures shall be implemented in full and maintained thereafter. The Plan shall clearly show positions, specifications and numbers of features, which will include (but are not limited to) the following:

- 1 x universal integrated nest brick / swift brick in new dwelling

- 1 x integral bat brick in new dwelling
- fencing gaps 130 mm x 130 mm to maintain connectivity for hedgehogs
- summary of ecologically beneficial landscaping (full details to be provided in Landscape Plans).

Prior to occupation, a statement of good practice including photographs should be submitted to the local planning authority to fully discharge this condition. This shall clearly demonstrate that the enhancements have been selected and installed in accordance with the above.

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

Holly Fowler BSc (Hons)
Biodiversity Planning Lead (South)
planning@derbyshirewt.co.uk