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/2026/0493
Our ref: DWTAVA2396

2nd September 2026

Dear Laura,

Proposal: Erection of a detached dwelling (self-build)

Location: Land To Rear Of Barncroft School Lane Heage Belper Derbyshire

Application Ref No.: AVA/2026/0493

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 documents, historic photographs of the existing structures and Derbyshire Biological Records Database. As such we consider that the proposals are unlikely to impact habitats or protected species. We advise that ecological surveys would be disproportionate in this instance. However, we would recommend the following conditions be added:

Lighting

Any lighting scheme should avoid introduced light in the vicinity of the adjacent buildings/habitats and new bat/bird boxes provided as biodiversity enhancement.

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. Guidelines can be found in Guidance Note 08/23 - Bats and Artificial Lighting at Night (BCT and ILP, 2023). Such approved measures will be implemented in full.

Breeding Birds

The buildings on site may support nesting birds. The active nests of all wild birds are protected under the Wildlife & Countryside Act 1981 (as amended). An active nest is one being built, containing eggs or chicks, or on which fledged chicks are still dependent. Therefore, no demolition should be undertaken between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check for active birds' nests immediately before the work is commenced. If any active nests are discovered, then these should be left undisturbed until the birds have fledged with an appropriate buffer surrounding the nest.

Biodiversity Enhancement Plan

Prior to the start of works, a Biodiversity Enhancement Plan should be submitted to, and approved in writing by, the Local Planning Authority. Approved measures could include those listed below and 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 integral nest box / swift brick in new dwelling

• 1 x integral bat box in new dwelling
• summary of ecologically beneficial landscaping including proposed native species hedgerow (full details to be provided in Landscape Plans).
Photographs of these features in situ shall be submitted to the LPA to discharge this condition, and the features shall be maintained in perpetuity.

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