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 Alex Shaw

Our ref: DWTAVA2361a
28th September 2026

Dear Alex,

Proposal: Partial demolition of flat roofed store to main dwelling, partial demolition and reconstruction to barn, internal and external alterations to the listed building, curtilage listed structures and setting

Location: Lea Hall Main Road Lea Matlock Derbyshire DE4 5GR

Application Ref No.: AVA/2026/0149

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 nature conservation issues associated with the proposed development.

Response

I have reviewed the amended plans and the Bat Survey Report prepared by Middleton Bell Ecology (September 2025). I note that the report states that the

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brown long-eared bat roost present in the large barn will be retained. I also note that a future phase of development includes a proposal to convert the large barn into a gym. The bat survey report recommends that a further two nocturnal surveys are undertaken to inform the required mitigation and licensing for future proposals to convert the Large Stone Barn (B3) into a gym.

I also note that in the conclusions of the report section 6.3.1 it states that 'a mitigation licence from Natural England will be required to proceed with the development of the Piggery and Large Stone Barn'.

It is slightly unclear whether the report is saying that a licence is needed for the large barn specifically in relation to this application or to the wider proposals for the site which include future phases (that include the conversion of the large barn into a gym).

On the basis that the current application does not include the conversion of the large barn direct impacts on the bat roost present in this building are unlikely and a licence should not be needed for this phase of the development.

If this is the case the conversion of the large barn into a gym will require a separate application and this will need to be supported by additional bat survey information as recommended in the Bat Survey Report.

Bat licence

The conversion of the piggery (B4) shall not take place until an appropriate bat licence has been granted by Natural England. Confirmation that a licence has been granted shall be submitted to the LPA to discharge this condition and works shall proceed in accordance with the mitigation detailed in the licence. Where

monitoring is a licence requirement, a copy of the results will be submitted to the LPA within three months of the monitoring surveys

The following conditions remain unchanged from our earlier letter dated 22nd June 2026.

Nesting Birds

No building works or tree, scrub or hedgerow 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 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 mitigation to compensate for the loss of nesting provision. The swallow cups should be fitted internally within an open-fronted structure, such as a stable, car-port, wood store etc. and not to external walls. Such approved measures shall be implemented in full and maintained thereafter.

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.

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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.

If you require any further information or wish to discuss any of the comments made, please do not hesitate to contact me.

Yours sincerely,

Kieron Huston

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