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 Alfia Cox

Our ref: DWTAVA2410
28th September 2026

Dear Alfia,

Proposal: Variation of condition 2 of AVA/2021/0451 to change now a number of the house types and parts of the site layout
Location: Lily Street Farm Derby Road Swanwick Alfreton Derbyshire
Application Ref No.: AVA/2026/0540

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

I note that the application relates originally to the Outline application granted in 2014 (AVA/2014/1154) and the subsequent Reserved Matters application (AVA/2021/0451).

Sandy Hill, Main Street, Middleton, Matlock, DE4 4LR
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In relation to the proposed changes to the landscaping I have reviewed the plans including the proposals for biodiversity (hedgerows, trees and habitat creation including SUDS). The proposals are acceptable in terms of species compositions and mixes.

In relation to ensuring that the development does not have an adverse impact on protected species and that any potential impacts are fully addressed through mitigation measures I note that there was no condition attached to the original Outline application for a Construction Environmental Management Plan for Biodiversity. A phased development of this type that spans several years (in this case more than a decade) should include a requirement for protected species surveys to be updated for each phase to ensure that all impacts are fully addressed in line with legislation and planning policy.

A programme of updated protected species surveys may well be in place, but if this is not the case, I recommend that the Council seeks to ensure that the applicant is made aware of the need for continued re-assessment and updates for protected species.

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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