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 Antony

Our ref: DWTAVA2403
29th September 2026

Dear Laura,

Proposal: Detached 2-bedroom dwelling
Location: 25 Sleetmoor Lane Somercotes Alfreton Derbyshire DE55 1RB
Application Ref No: AVA/2026/0530

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.

Comments

I have reviewed the biodiversity data and information available to DWT and the documents submitted with the planning application. We do not hold any information directly in relation to this site. The site does not have any nature conservation designations or species or habitat records associated with it.

In relation to biodiversity net gain the application was submitted after 6th August and falls below the 0.2 ha de minimis threshold and has no UK BAP priority habitat. On this basis the application is exempt from mandatory 10% BNG.

The proposed development possibly impacts a hedgerow or part of a hedgerow. The existing block plan includes a boundary hedgerow which is not shown on the proposed block plan suggesting that it will be removed. However, the application form says that no hedgerow is present on the site. The hedgerow is probably an ornamental hedge and can be seen on Google streetview. It is not clear whether the hedge is growing in the neighbouring property rather than the application site. However, there is likely to be an adverse impact on part of this hedgerow if the development is implemented.

Recommendations

Whilst the hedgerow is probably an ornamental hedge of low biodiversity value the LPA is advised to clarify with the applicant whether a hedgerow is present and the extent to which it is likely to be impacted. If a hedgerow is to be removed even partially, then a condition relating to breeding birds is recommended as below. The LPA may also seek to secure some compensatory planting for the loss of the hedge.

A condition is recommended to secure biodiversity enhancement (see below) as part of the development.

Conditions

Notwithstanding the above issue the following conditions are recommended (subject to further information on the hedgerow):

Nesting Birds

No 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.

Comments: The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act.

(Trees and scrub are likely to contain nesting birds between 1st March and 31st August inclusive. Trees and scrub are present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is certain that nesting birds are not present).

Species Enhancement

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:

- Two universal integrated nest bricks in line with British Standard 42021:2022.
- Planting native shrubs x 2

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.

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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