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 Rebecca Godson

Your Ref: AVA/2026/0285
Our ref: DWTAVA2385a

8th October 2026

Dear Rebecca,

Proposal: Change of use of existing barn space with single storey extension and associated external alterations to form short-term holiday let (Use Class C3)

Location: Flaxholme Farm 105 Derby Road Duffield Belper Derbyshire DE56 4FQ

Application Ref No.: AVA/2026/0285

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 Preliminary Bat Roost Assessment (Quick BNG, August 2026) and support the recommendation for two nocturnal bat surveys, in line with best practice guidance and based on the level of bat roost potential identified.

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Paragraph 99 of Circular 06/2005 states "*it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before planning permission is granted, otherwise all material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances*".

Surveys should be undertaken at the correct time of year by suitable qualified and experienced ecologists. The results should be submitted to the LPA, including a mitigation strategy as necessary.

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

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