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/2026/0573
Our ref: DWTAVA2421

14th October 2026

Dear Laura,

Proposal: Proposed single storey dwelling to rear of 34 High Street Riddings

Location: Land To Rear Of 34 High Street High Street Riddings Alfreton Derbyshire

Application Ref No.: AVA/2026/0573

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 information, inclusive of the Ecological Impact Assessment prepared by The Eco Surveyor (August 2026) and have the following comments and recommendations to make.

Derbyshire Wildlife Trust Limited is a company registered in England and Wales with company number 715675. Registered charity number 222212. VAT registration number 509 4825 32

It is understood that the application pertains to the development of a single-storey dwelling on a parcel of land to Rear of 34 High Street, Alfreton.

The Ecological Impact Assessment is informed by an extended Phase 1 Habitat survey undertaken on 12th and 19th July 2026. A full desk study has not been conducted to support the assumptions made.

Based on the proposals and the information submitted, we advise that the application is considered low impact and unlikely to have a substantive adverse effect on biodiversity. Furthermore, the site is exempt from mandatory biodiversity net gain under the 0.2ha area-based exemption.

We support the EIA recommendations for best practice site clearance measures to protect nesting birds. We also advise taking precautions to safeguard hibernating hedgehogs.

Conditions

Best practice measures

All works should be undertaken in a manner by which to safeguard hedgehogs and nesting birds. Immediately prior to commencement, the footprint of works should be checked for any wildlife. If any active bird nest is discovered, works must be delayed until chicks have fledged. Active nests are protected by law.

Site clearance shall be undertaken in a manner by which to safeguard hedgehogs. All rubble piles, leaf piles, compost heaps, dense vegetation and other general debris that could be used for shelter shall be carefully cleared by hand to a location such as a skip, other container or raised pallets. This shall be undertaken prior to machinery entering site and avoiding the core hibernation period (November-February). If a hedgehog is discovered during clearance, it shall be moved immediately and carefully with gloved hands to an area of shelter such as beneath adjacent hedgerow/bushes.

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Biodiversity Enhancements

The biodiversity enhancement measures relating to bird and bat boxes as detailed on drawing AD/131/03E shall be implemented in full. A statement of good practice including photographs shall be submitted to the local planning authority to fully discharge this condition, demonstrating that the enhancements have been selected and installed in accordance with the approved drawing.

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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