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/2026/0447
Our ref: DWTAVA2388a

22nd October 2026

Dear Rebecca,

Proposal: Three-storey mixed-use building comprising 2 commercial units (Use Class E) at ground floor level and 8 residential apartments (Use Class C3) on the upper floors

Location: 111 Station Road Langley Mill Derbyshire

Application Ref No.: AVA/2026/0447

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

Further to our response dated 17th August 2026, we have been made aware of BNG Strategy and Small Sites Metric (September 2026). Please find our updated comments below:

Sandy Hill, Main Street, Middleton, Matlock, DE4 4LR
01773 881188 · enquiries@derbyshirewt.co.uk

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Biodiversity Net Gain (BNG)

We have reviewed the BNG Strategy and Small Sites Metric (September 2026). We acknowledge that a retrospective baseline assessment has been conducted as the site was cleared at some time after 2022. The cut off for habitat degradation is 31st January 2020.

Proposals result in the loss of 135m² of modified grassland (retrospective). It is noted that due to the scale of the built development, that there is limited space to deliver a +10% net gain within the application site. A loss of -0.05 habitat units (-92.85%) is predicted. The applicant intends to offset the loss via the purchase of habitat units from a third-party provider such as a registered habitat bank.

Given that the required units are not significant, the details of the final offsetting strategy can be provided at the Gain Plan stage. A completed excel metric demonstrating a +10% net gain will be submitted alongside the Gain Plan.

Guidance for LPAs regarding Gain Plans can be found here: https://www.gov.uk/guidance/biodiversity-net-gain#para25 and the Gain Plan template is here: https://www.gov.uk/government/publications/biodiversity-gain-plan

Conditions

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. 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.

Biodiversity Enhancement Plan

Prior to building works commencing above foundation level, a Biodiversity 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:

- universal integral nest bricks / swift bricks at a ratio of 1:1 (8 x integral bricks total), in line with British Standard 42021:2022.
- 2 x integral bat boxes
- 2 x insect bricks
- summary of ecologically beneficial landscaping (full details to be provided in Landscape Plans).

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 Plan.

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

Holly Fowler BSc (Hons)
Biodiversity Planning Lead (South)
planning@derbyshirewt.co.uk