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 Carol Grant

Your Ref: AVA/2026/0497
Our ref: DWTAVA2397a

3rd November 2026

Dear Carol,

Proposal: Installation of Sewage Treatment Plant in relation to a new build residential property (AVA/2023/0713), including hardstanding area for maintenance vehicles, Klargester below ground tank, pump and sample chambers, power kiosk and below ground drainage field

Location: Quarry View Farnah Green Belper Derbyshire DE56 2UP

Application Ref No.: AVA/2026/0497

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 3rd September 2026, we have been made aware of additional plans for the scheme.

It is understood that the application pertains to the installation of a sewage treatment plant associated with an approved new build residential property. The

works will involve the creation of hardstanding, ground tank, pump, power kiosk and drainage field.

We still have concerns that the self-build BNG exemption does not apply to the application. The new area-based exemption was also not in force at the time of application submission. It is our understanding that mandatory BNG will apply in this instance unless sufficent information is provided that would confirm the application is exempt.

The following applies to applications submitted after 12th February 2024 (2nd April 2024 for small sites):

- Unless exempt, all applications must include an Excel copy of the Statutory Metric or Statutory Small Sites Metric, including baseline habitat data as a minimum, along with a habitat plan in line with government guidance: https://www.gov.uk/guidance/biodiversity-net-gain-what-local-planning-authorities-should-do. Note: We cannot accept any other versions of the metric, or other methods of displaying the metric (e.g. screen capture images)
- If post- development data is included within the metric, trading rules must be met except in exceptional circumstances (see section 3 of User Guide) https://assets.publishing.service.gov.uk/media/65c60e0514b83c000ca715f3/The_Statutory_Biodiversity_Metric_-_User_Guide_.pdf. In such cases, specific justification is required as to why Rule 4 has been applied. If the metric calculations predict less than 10% gain or unsatisfied trading rules, measures to address this should be explored by the applicant to provide the LPA with confidence that the required gains are achievable.
- The BNG hierarchy must be followed, with impacts to medium, high and very high distinctiveness habitats avoided in the first instance, then compensated for onsite where this is not possible. Offsite compensation

should be considered once all onsite options have been explored, with statutory credits proposed as a last resort https://www.gov.uk/guidance/biodiversity-net-gain.

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

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