



Derbyshire
Wildlife Trust

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 Derbyshire Wildlife Trust

Derbyshire Wildlife Trust is registered in
England and Wales, company number 715675
and is registered charity number 222212

Tony Sylvester
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South Derbyshire District Council
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For the attention of Tom Beardsmore

Your Ref: DMPA/2019/1151

Our ref: DWTSOU710

10th July 2020

Dear Tom

Proposal: Outline application (all matters except for layout and scale to be reserved) for the erection of a detached dwelling

Location: 27 Ashover Road, Newhall, Swadlincote, DE11 0YQ

Application Ref No: DMPA/2019/1151

Thank you for consulting the Derbyshire Wildlife Trust with regard to the above planning application. I am responding as the Biodiversity Planning Officer responsible for work relating to the Service Level Agreement, which South Derbyshire District 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.

We have consulted our database and we are not aware of any substantive nature conservation interest associated with the site or immediate surroundings.

Overall, we do not anticipate any adverse ecological impacts arising with the application provided that any tree/shrub removal takes account of any potential nesting birds which should be secured by either a planning condition or informative.

The development does provide opportunities to achieve a net gain for biodiversity in line with the National Planning Policy Framework and policy BNE3 of the South Derbyshire Local Plan. This would be most effectively achieved through the installation of integrated (inbuilt) features for roosting bats and nesting swifts at the apex of the south and west facing gables of the new property. We therefore recommend the following planning condition;

“As part of the reserved matters, a scheme of biodiversity enhancement to include, as a minimum, the incorporation of integrated (inbuilt) feature for roosting bats and nesting swifts within the new building shall be submitted to and approved in writing by the Local Planning Authority. The enhancement scheme shall be implemented in accordance with the agreed details as construction proceeds and completed prior to the first occupation of the development.”

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,

Trevor Taylor

Trevor Taylor ACIEEM
Biodiversity Planning Officer
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