



Derbyshire
Wildlife Trust

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England and Wales, company number 715675
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For the attention of Thomas Beardsmore

Your Ref: DMPA/2021/1142

Our ref: DWTSOU810

14th December 2021

Dear Thomas,

Proposal: Outline application (matters of access and layout to be considered now with matters of scale, appearance and landscaping reserved for later consideration) for the erection of one detached dwelling

Location: Land adjoining the Woodhaven, Lullington Road, Grangewood, Swadlincote, DE12 8BH

Application: DMPA/2021/1142

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.

The application seeks outline planning permission for the erection of one detached dwelling and is accompanied by a Phase 1 Habitat Survey report prepared by Wildlife Consultants Limited dated 8th June 2021. The report presents the results of a walkover survey undertaken on 8th June 2021. The survey identifies the site to comprise poor quality horse grazed agricultural grassland of low ecological value. On the basis of the submitted information we advise that this is likely to be an accurate assessment and that overall the proposed development should not directly impact upon any habitats of substantive nature conservation value at the site.

The report identifies the presence of two ponds within 100m of the application site and although the report indicates that a survey for great crested newts has been completed this would appear to be limited to the completion of a Habitat Suitability Index assessment rather than specific GCN presence/absence surveys including use of eDNA. However on the basis of the habitat descriptions provided in the report and the inclusion of site photographs we are of the view that the site does not provide optimum GCN terrestrial habitat. However there remains the risk that if GCN are present in the nearby ponds any animals travelling to and from the pond could be impacted during the works. As this risk is rather low we advise that this could be dealt with by way of an agreed method statement to be secured by a planning condition.

“No development, including preparatory works, shall commence until a Risk Assessment/Method Statement for amphibians, detailing Reasonable Avoidance Measures, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Risk Assessment/Method Statement.”

We advise that there are unlikely to be any other protected species issues arising with the application.

The proposed development does however provide opportunities to achieve a net gain for biodiversity in line with the objectives of the National Planning Policy Framework and policy BNE3 of the South Derbyshire Local Plan through the incorporation of bat roost features and native planting within the development. We therefore recommend the following planning condition;

“As part of the reserved matters, a scheme of biodiversity enhancement shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include, as a minimum, the incorporation of an integrated (inbuilt) feature within the development for roosting bats and native planting within the landscaping. 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 BSc Hons ACIEEM
Biodiversity Planning Officer