Derbyshire Wildlife Trust

Steffan Saunders
Planning Services Manager
South Derbyshire District Council
Civic Offices
Civic Way
Swadlincote
Derbyshire
DE11 0AH

**For the attention of the Case Officer**

Your Ref: DMOT/2026/0323
Our ref: DWTSOU1200-2

27th April 2026

Dear Sir / Madam

**Proposal: Approval of details required by Condition 19 (Soft Landscaping), Condition 34 (Species Enhancement Plan), Condition 35 (Proposed Materials), Condition 72 (Bat Survey), and Condition 73 (Habitat Management and Monitoring Plan) of permission ref. DMPA/2024/1654 relating to The erection of x9 dwellings, the retention of the existing farmhouse, and the conversion of existing farm buildings to comprise x5 dwellings at**

**Location: New House Farm, Etwall Road, Mickleover, Derby, DE3 0DN**

**Application: DMOT/2026/0323**

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 South Derbyshire District Council and the Trust have signed. The following comments are aimed at providing accurate and up to date information on nature conservation issues associated with the proposed development.

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**Response**

Condition 34 – Species Enhancement Plan

We have reviewed the Species Enhancement Plan prepared by FPCR (March 2026). The plan details the inclusion of 5 x integral bat boxes, 16 x integral swift bricks, 11 x hedgehog highways and 5 x insect towers.

The chosen enhancements and their locations are considered to be suitable. We have no objections to part a) of Condition 34.

To satisfy part b), a statement of good practice including photographs should be submitted to the local planning authority prior to the discharge of this condition, demonstrating that the enhancements have been selected and installed in accordance with the above. The enhancements should be implemented in accordance with the approved details and all features retained in that manner thereafter

Condition 72 – Bat Surveys

We have reviewed the submitted Updating Nocturnal & Hibernation Survey Letter Report prepared by FPCR (February 2026). The report details the findings from a single nocturnal survey undertaken in July 2025 and a single hibernation survey conducted in January 2026.

Building B1 recorded three bat emergences during the 2025 summer survey with similar species and roosting features as previously recorded in 2023. No evidence of hibernating bats was recorded during the 2026 survey. We support the recommendation that a Natural England European Protected Species Licence (EPSL) will be required to facilitate works. The mitigation measures as set out in the Bat Report (FPCR, October 2023) shall be strictly adhered to.

**Confirmation that a licence has been granted shall be submitted to the LPA and works shall proceed in accordance with the mitigation detailed in the licence.**

Condition 73 - HMMP

We have reviewed the submitted information and there appears to be no details relating to a HMMP report. Once information does become available then we would be happy to provide comments.

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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