



Derbyshire  
Wildlife Trust

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

**For the attention of Sarah Atherton**

Your Ref: DMOT/2026/0396

Our ref: DWTSOU993-1

12<sup>th</sup> May 2026

Dear Sarah,

**Proposal: The approval of details reserved by conditions 5 (WSI), 6 (Community Use Agreement), 7 (Management and Maintenance Plan), 9 (CEMP: Biodiversity), 10 (Landscape and Biodiversity Enhancement and Management Plan), 13 (Event Parking Plan), 15 (Lighting Strategy), 17 (Sustainable Energy Details), 22 (Species Enhancement Plan), 26 (Surface Water ), 27 (Tree Survey) of planning permission DMPA/2023/0700 for change of use of a field from agriculture to education and the creation of two 3G football pitches with the associated floodlighting and fencing, the erection of a changing room pavilion building with tiered spectator seating, the erection of four Padel Tennis courts (two covered), the relocation and extension of an existing groundman's maintenance shed and the creation of a new car park area with the associated lighting and EV charging points and improved vehicular access road at**

**Location: Repton School, Workshop Latham House, Tanners Lane, Repton, Derby, DE65 6FP**

**Application: DMOT/2026/0396**

Sandy Hill, Main Street, Middleton, Matlock, DE4 4LR

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**Wilder by nature**

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.

## **Response**

### Condition 10 – CEMP

We have reviewed the submitted Construction Environmental Management Plan (CEMP: Biodiversity) prepared by Eyebright Ecology (February 2026). The details in the CEMP are considered to be suitable and therefore we advise that Condition 10 can be discharged.

### Condition 11 – LBEMP

We have reviewed the Landscape Biodiversity Enhancement and Management Plan (LBEMP) prepared by Eyebright Ecology (February 2026).

We understand that the metric version approved with the full application is no longer valid. A revised metric has been submitted to reflect increased native tree planting and changes to the proposed hedgerows.

The LBEMP is acceptable in terms of the proposed habitat creation and enhancements. However, we recommend submitting the latest metric for review to confirm compliance.

### Condition 15 – Lighting

We have reviewed the Landscape Biodiversity Enhancement and Management Plan (LBEMP) prepared by Eyebright Ecology (February 2026) and the external lighting plans. It is understood that the lux levels have slightly increased since application

approval. However, it is noted that the areas receiving over 1 lux from floodlighting will occur only the first few hours after sunset during the winter months. We acknowledge that the proposed bat boxes have been relocated to areas with a lightspill of less than 1 lux. We advise that Condition 15 can be discharged.

#### Condition 22 – Species Enhancement Plan

We have reviewed the Landscape Biodiversity Enhancement and Management Plan (LBEMP) prepared by Eyebright Ecology (February 2026). It is noted that four bat boxes and six bird boxes are proposed throughout the site. We have no objections to the discharge of part a) of the condition.

Photographs of the features in situ should be provided to the LPA for approval in order to meet the requirements of part b).

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)

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