



Derbyshire
Wildlife Trust

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

For the attention of Caroline Burn

Your Ref: DMPA/2026/0174
Our ref: DWTSOU1371

4th June 2026

Dear Caroline,

Proposal: The extension of the existing main overflow car park at Calke Abbey complete with drainage, improved access and landscaping at

Location: Calke Abbey, Ticknall, Derby, DE73 7JF

Application: DMPA/2026/0174

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

To provide comments relate to the above planning application, the following documents have been reviewed:

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

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Wilder by nature

- Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment (Morph Ecological Consultants, May 2026)
- The Statutory Biodiversity Metric (Morph Ecological Consultants, May 2026)
- Arboricultural Impact Assessment (Bea Landscape Design Limited, May 2026)
- Arboricultural Method Statement (Bea Landscape Design Limited, May 2026)
- Soft Landscaping Plan - BEA-24-068-22, Revision P10 (Bea Landscape Design Limited, May 2026)

The Ecological Appraisal presents the results of an Extended Phase 1 Habitat Survey undertaken on 24th April 2025 with a further visit undertaken in May 2025. An additional survey visit was undertaken in January 2026 to survey the proposed route for drainage services.

The survey work has been informed by a full desk study which highlights that the application area lies ~25m south of Calke Park National Nature Reserve (NNR) and Site of Special Scientific Interest (SSSI).

It is understood that the proposals pertain to the hard surfacing of the existing main overflow car park with drainage, improved pedestrian access and landscaping. We note that spoil from the excavation works will be used to create a tapered mound to the south and east of the site to be sown with Emorsgate EM2 wildflower seed mix and planted with individual native trees.

The PEA states that the area of tussocky grassland will be retained, however it is our understanding that the grassland will be lost and reinstated to facilitate drainage works. It is advised that a CEMP should include detailed protection measures in relation to the SSSI and NNR during clearance works to avoid significant adverse effects.

We support the measures as outlined in the PEA relating to the protection of the NNR, SSSI and priority habitats alongside measures to safeguard protected species.

If any new external lighting is proposed as part of the proposal, we advise that a sensitive lighting scheme should be secured via condition to safeguard bats and other nocturnal wildlife.

Biodiversity Net Gain (BNG)

We have reviewed the submitted Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment which details that a gain of +0.87 habitat units (+18.89%) is achievable based on the landscaping proposals. No visible errors are present and trading rules are satisfied.

The statutory framework for biodiversity net gain requires a Biodiversity Gain Plan to be submitted and approved by the planning authority to discharge the mandatory biodiversity gain condition prior to the commencement of development.

Guidance for LPAs regarding Gain Plans can be found here: <https://www.gov.uk/guidance/biodiversity-net-gain#para25> and the Gain Plan template is here: <https://www.gov.uk/government/publications/biodiversity-gain-plan>

Conditions

Construction Environmental Management Plan: Biodiversity (CEMP)

No development shall take place (including demolition, ground works, vegetation clearance and movement of plant, machinery and materials) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and

approved in writing by the local planning authority. The CEMP (Biodiversity) shall be produced by an ecologist and shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of “biodiversity protection zones”.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction.
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Lighting

Prior to the installation of lighting fixtures, a detailed lighting strategy shall be submitted to and approved in writing by the LPA to safeguard bats and other nocturnal wildlife. This should provide details of the chosen luminaires, their locations and any mitigating features such as dimmers, PIR sensors and timers. Dependent on the scale of proposed lighting, a lux contour plan may be required to demonstrate acceptable levels of lightspill to any sensitive ecological zones/features. The Strategy should refer to Guidance Note 08/23 - Bats and Artificial Lighting at Night (BCT and ILP, 2023) and explain how proposals have

been designed in compliance with this document. Such approved measures will be implemented in full.

Habitat Management and Monitoring Plan

A Habitat Management and Monitoring Plan (HMMP) shall be submitted to, and be approved in writing by, the LPA prior to the commencement of the development. If the standard HMMP template is not used, the HMMP checklist shall be consulted to ensure all appropriate information is included. The HMMP shall identify the habitats to be retained, created and / or enhanced on the site over the mandatory 30-year period and specify the appropriate management prescriptions to secure the predicted condition targets, as per the approved biodiversity metric for the application. The HMMP shall also set out a monitoring schedule to ensure targets are met and remedial actions to take if not. Guidance on producing a HMMP can be found here:

<https://www.gov.uk/guidance/creating-a-habitat-management-and-monitoring-plan-for-biodiversity-net-gain>

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 BSc (Hons)
Biodiversity Planning Lead (South)
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