

Alex Matthews

From: Gareth Price
Sent: 07 July 2026 16:09
To: Alex Matthews
Subject: RE: DMPA/2026/0498 - Land at SK3129 6339, Frizams Lane
Attachments: DMPA.2026.0498 - Land at SK3129 6339, Frizams Lane.xlsx

Hi Alex

The monitoring fee of £ 5837.12 is based on a site below encompassing moderate difficulty with to 1.93ha of moderate condition other neutral grassland 0.16ha of poor condition broadleaved woodland, 0.177ha of poor condition modified grassland and 0.06ha of moderate condition

rural trees and +2.61 hedgerow units (+50.67%,. These habitats need to be monitored because they can contain a high degree of difficulty and specifically require monitoring to determine the moderate condition category. The cost of 30 years monitoring is £5,837.12. South Derbyshire District Council will monitor progress towards achieving the stated outcomes for all off-site and significant on-site Biodiversity Net Gain (BNG) schemes that we regulate (this means those which we enter a S106 with for the purpose of securing the habitat management on a site for 30+ years).

We will review monitoring reports sent in by the manager of the site at times set out within the Habitat Management and Monitoring Plan (which should form part of the S106 for the site). It is for the Ecology Officer to ensure that these are appropriate. The tabs in this calculator can be used as a guide as to what we may consider to be appropriate.

The Monitoring Fee is charged so that we can cover our costs of reviewing the monitoring reports, visit the site where necessary and work with the site owner to agree remedial measures if required.

This calculator is to help determine a monitoring fee that will cover our costs for undertaking the above over 30+ years. It is based upon the site's size and technical difficulty associated with the habitat, as set out within the biodiversity metric. The calculator is the best practice model and is being used by most Councils for calculating monitoring costs. The attached excel sheet shows a breakdown of costs.

And my comments

I agree with the comments made by DWT but have additional concerns regarding the proposed removal of existing hedgerows to facilitate the development and the apparent acceptance of replacement planting as adequate mitigation. Existing hedgerows provide established ecological, landscape and connectivity value that cannot be readily replicated by newly planted replacements for many years.

A more sensitive design approach that seeks to avoid or minimise hedgerow loss should be prioritised. In addition, a robust Construction Environmental Management Plan (CEMP) should be implemented to ensure retained hedgerows and other ecological features are adequately protected throughout the construction phase.

Thanks

Gareth

From: Alex Matthews <Alex.Matthews@southderbyshire.gov.uk>
Sent: 07 July 2026 14:29
To: Gareth Price <Gareth.Price@southderbyshire.gov.uk>
Subject: FW: DMPA/2026/0498 - Land at SK3129 6339, Frizams Lane

Hi Gareth,

I hope you are well. DWT have recently commented in regard to DMPA/2026/0498 - Land at SK3129 6339, Frizams Lane. Could you kindly please review and comment in regard any monitoring contributions, and any comments on wider BNG issues?

A swift response would be great please if possible.

Kind regards,

Alex Matthews
Senior Planning Officer
Place and Prosperity

Mob: 07976081939
General Planning Tel: 01283 228706



www.southderbyshire.gov.uk



Shape our Environment | Drive our Economy | Support our Commu

To view South Derbyshire District Council Privacy Notices please visit [Privacy notices | South Derbyshire District Council](#)

The views expressed in this email are personal and may not necessarily reflect those of South Derbyshire District Council, unless explicitly stated otherwise. This email, and any files transmitted with it, are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify me immediately by sending a new email thread. Please do not reply to or forward the original email trail. If you are not the intended recipient of this email, please permanently delete the email immediately from all inboxes. You may be committing an offence if you retain, copy it for any purpose or disclose its contents to any other person. Senders and recipients of email should be aware that under the Data Protection Act 2018, Freedom of Information Act 2000 and Environmental Information Regulations 2004, the contents may have to be disclosed. This footnote also confirms that this email message has been swept by Microsoft Office 365 for the presence of computer viruses.

However, we cannot accept liability for viruses that may be in this email. We recommend that you check all emails with an appropriate virus scanner.

From: Holly Fowler <[hfowler@derbyshirewt.co.uk](mailto:hfolger@derbyshirewt.co.uk)>
Sent: 06 July 2026 16:43
To: Alex Matthews <Alex.Matthews@southderbyshire.gov.uk>
Cc: Planning <Planning@southderbyshire.gov.uk>
Subject: DMPA/2026/0498

CAUTION! This Email was sent from outside SDDC. Only open links and attachments you're expecting.

[Report](#)

Good afternoon, Alex.

Please find the attached response for DMPA/2026/0498.

If you have any queries, please let me know.

Many thanks,
Holly

Holly Fowler

Biodiversity Planning Lead (South)

Call: 07484 453635

Switchboard: 01773 881188



Derbyshire
Wildlife Trust

Wilder by nature

www.derbyshirewildlifetrust.org.uk

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

Our office operates a 9-day fortnight, closing every second Friday. Read our [blog](#) to find out more.

Derbyshire Wildlife Trust is a company registered in England and Wales with company number 715675 and Registered Charity Number 222212