



Sandy Hill, Main Street,  
Middleton, Derbyshire, DE4 4LR  
T 01773 881188  
E [enquiries@derbyshirewt.co.uk](mailto:enquiries@derbyshirewt.co.uk)

[www.derbyshirewildlifetrust.org.uk](http://www.derbyshirewildlifetrust.org.uk)

Derbyshire Wildlife Trust is registered in  
England and Wales, company number 715675  
Charity number 222212  
VAT number 509 4825 32

Steve Birkinshaw  
Head of Planning and Regeneration  
Development Services  
Erewash Borough Council  
Town Hall  
Long Eaton  
Derbyshire  
NG10 1HU

**For the attention of James Grundy**

Your Ref: ERE/0722/0038

Our ref: DWTERE493

21<sup>st</sup> September 2022

Dear James

**Proposal: Outline Application for up to 196 dwellings with all matters reserved other than the means of access**

**Location: Land North West Of 1 To 12 Sowbrook Lane Stanton By Dale  
Derbyshire**

**Application Ref No: ERE/0722/0038**

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 Erewash Borough 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 is accompanied by a Preliminary Ecological Appraisal prepared by Harris Lamb dated May 2022. The appraisal is based on the results of an Extended Phase 1 Habitat Survey undertaken during April 2022 and is informed by an appropriate desk study.

The survey identifies the site to comprise predominately modified grassland with areas of scrub together with hedgerows and a dry pond.

The site is considered to support suitable habitat for reptiles and, as such, a presence/absence survey for reptiles was carried out during June and July 2021. A single grass snake was recorded in the north east of the site. The report rightly states that a Reptile Mitigation Strategy will be required but we advise that this will depend on the provision of a suitable area of retained or created suitable reptile habitat within the development. Further clarification is therefore required in respect of the provision of suitable on-site reptile habitat.

The site is considered likely to support 1-2 territories of the ground nesting priority species Skylark. The report acknowledges that appropriate mitigation and compensation for skylark cannot be provided within the proposed scheme and therefore offsite provision would be required to compensate for the displacement of this priority species from the site. We advise that further details are required as to where and how this offsite provision will be achieved.

Given that the development will result in loss of habitat it is important that a Biodiversity Impact Assessment using the Defra Metric calculator tool is provided in order to demonstrate how the proposal will avoid no net loss of biodiversity and provide evidence of how biodiversity net gain will be achieved in accordance with the principles of the NPPF.

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

[planning@derbyshirewt.co.uk](mailto:planning@derbyshirewt.co.uk)