

SPG.20 BIODIVERSITY & DEVELOPMENT



Appendix 1: Initial Site Audit

This checklist should be completed at the earliest opportunity and will give an indication of the ecological and habitat data that will be required for a development site, as well as highlighting the important designations, habitats and species to be considered during the design and planning process. Note: in some cases further survey requirements may be identified following consultations with Council staff.

This insert should be read with SPG.20 Biodiversity & Development





APPROVED – 7 DECEMBER 2011

	Tick if yes	If yes then:		Done
Does the site include all or part of a statutorily designated site: e.g. SPA, SAC, SSSI?	<input type="checkbox"/>	Consult Scottish Natural Heritage and North Lanarkshire Council for more information. See p.7 of SPG.20.		<input type="checkbox"/>
Is there a statutorily designated site e.g. SPA, SAC, SSSI nearby that may be impacted by the development?	<input type="checkbox"/>	Consult Scottish Natural Heritage and North Lanarkshire Council for more information. See p.7 of SPG.20.		<input type="checkbox"/>
Does the site include all or part of, or impact on a nearby, non statutory designated site: i.e. a SINC or a Wildlife Site?	<input type="checkbox"/>	Consult North Lanarkshire Council to determine under what circumstances, if any, development might be acceptable and the ecological data required.		<input type="checkbox"/>
Does all or part of the site form a wildlife corridor or 'stepping stone' linking two or more other areas of ecological value?	<input type="checkbox"/>	Assess ecological impact of development on the site and adjacent areas of habitat, and identify possible mitigation.		<input type="checkbox"/>
Does the site include any of the following habitats?				
Mature trees (individuals or small stands)	<input type="checkbox"/>	Survey for: Check for: Undertake:	Bats, LBAP Species, Nesting Birds Tree Preservation Orders and Conservation Area Designation Tree Survey (Species, location, ground spread, age, height)	<input type="checkbox"/>
Woodland	<input type="checkbox"/>	Survey for: Undertake:	Bats, Red Squirrels, Badgers LBAP Species, Nesting Birds Phase II habitat survey, Ecological Impact Assessment	<input type="checkbox"/>
Hedges	<input type="checkbox"/>	Survey:	To determine if the hedge is of particular ecological value (i.e. species-rich). LBAP Species, Nesting Birds	<input type="checkbox"/>
Rivers, streams or wet ditches	<input type="checkbox"/>	Survey for: Undertake:	Otters, Water voles, Salmon, LBAP Species Ecological Impact Assessment	<input type="checkbox"/>
Ponds, pools or lochs	<input type="checkbox"/>	Survey for: Undertake:	Great Crested Newts, Water voles, LBAP Species Ecological Impact Assessment	<input type="checkbox"/>
Wetland or bog	<input type="checkbox"/>	Survey for: Undertake:	LBAP Species Phase II habitat survey, Ecological Impact Assessment	<input type="checkbox"/>
Long / rough grassland	<input type="checkbox"/>	Survey for: Undertake:	LBAP Species Phase II habitat survey, Ecological Impact Assessment	<input type="checkbox"/>
Bings / spoil tips / rock faces	<input type="checkbox"/>	Survey for: Undertake:	Nesting Birds, LBAP Species Phase II habitat survey on vegetated areas, Ecological Impact Assessment	<input type="checkbox"/>
Brownfield	<input type="checkbox"/>	Survey for:	Invertebrates, Breeding Birds	<input type="checkbox"/>
Heath (heather)	<input type="checkbox"/>	Survey for: Undertake:	LBAP Species, Breeding Birds Phase II habitat survey, Ecological Impact Assessment	<input type="checkbox"/>
Buildings / barns	<input type="checkbox"/>	Survey for: Undertake:	Bats, Barn Owls, Nesting Birds LBAP Species Phase II habitat survey, Ecological Impact Assessment	<input type="checkbox"/>
Scrub	<input type="checkbox"/>	Survey for: Undertake:	Nesting Birds, LBAP Species Phase II habitat survey, Ecological Impact Assessment	<input type="checkbox"/>

If protected species are identified through surveys consult SNH and North Lanarkshire Council on the additional data, protection and mitigation required. Survey for the NBAP species associated with the habitat in question. A1



Appendix 2: Biodiversity Development Design

	Existing Habitat (Preserve Biodiversity)	New Habitat (Create Biodiversity)
Landscaping		
	<ul style="list-style-type: none"> <input type="checkbox"/> Retain and integrate natural habitats if ecologically valuable features are present on site. <input type="checkbox"/> Ensure trees are protected during development; particularly native species and mature trees and shrubs. (see Council's Supplementary Guidance SPG 1 Landscaping and SPG 2 Trees and Development). <input type="checkbox"/> Provide wildlife corridors to off-site habitats 	<ul style="list-style-type: none"> <input type="checkbox"/> Include advanced structural planting or other forms of planting which enhance the setting of the development; the planting of street trees, or the provision of ponds or water features. <input type="checkbox"/> Provide protective buffers which allow a reasonable distance between new development and existing valued habitats such as wildflower meadows, trees shrubs and grasses. <input type="checkbox"/> Plant communities of native tree and plant species where appropriate. Ensure planting uses selected species of local provenance (origin), where available. <input type="checkbox"/> In larger developments consider the need for community gardens, allotments & open space.
Drainage		
	<ul style="list-style-type: none"> <input type="checkbox"/> Use Sustainable Urban Drainage Systems where possible. SUDS allow water flowing off site to be controlled, reduce run-off rates and filter and remove contaminants. Above-ground SUDS are favoured to enhance biodiversity. SPG 09 Flooding and Drainage provides further detail. <input type="checkbox"/> Burns and other watercourses should be left open where possible and not culverted. Culverts generally have less biodiversity value and if blocked can lead to flooding. <input type="checkbox"/> Buffer zones should be maintained along water courses to ensure that they are protected during construction works & to enhance their function as wildlife corridors. SEPA's 'Watercourses in the Community' good practice guidance provides further information on the management of urban watercourses. 	<ul style="list-style-type: none"> <input type="checkbox"/> Incorporate SUDS wherever possible to create new wildlife habitats. <input type="checkbox"/> The restoration of culverted watercourses and other highly modified watercourses is a good way for a development to achieve no net biodiversity loss. The habitat requirements of legally protected and LBAP species (e.g. Otters and Watervoles) should be incorporated into the design and management of any restored watercourses. <input type="checkbox"/> Sensitive design of water features can do much to alleviate safety concerns that future site users may have, for example by gradually sloping pond banks <input type="checkbox"/> Where watercourses have previously been altered by human activity, more natural features can be incorporated as part of a site design.
Built Design Features		
 	<ul style="list-style-type: none"> <input type="checkbox"/> Ensure measures are proposed to encourage continued or further use of this site by existing species. <input type="checkbox"/> If a design uses an existing building which houses birds or bats put measures in place to retain or mitigate by relocating to alternative site. <input type="checkbox"/> With careful inexpensive design, provision for swifts, bats and barn owls can be incorporated into the design of buildings where appropriate habitat exists. <input type="checkbox"/> Animal underpasses can allow badgers, otters and other animals to avoid busy road crossings. 	<ul style="list-style-type: none"> <input type="checkbox"/> Incorporate simple measures such as house bricks with openings designed for swifts and bats. <input type="checkbox"/> Encourage the use of nest boxes – attached to outbuildings and garages if necessary. <input type="checkbox"/> Plant hedges of native species rather than fences in new development either as individual house boundaries or as site landscaping features <input type="checkbox"/> Consider incorporating biodiversity into the built design of business and industrial premises where there may be no existing biodiversity. <input type="checkbox"/> The use of green roofs has the potential to enhance the biodiversity value of new developments.

This is one of a series of Supplementary Planning Guidance Leaflets aimed at encouraging good practice in the design and layout of new development. The advice supplements the policies in the emerging North Lanarkshire Local Plan. The Council will have regard to this Guidance when assessing planning applications.

Ref: SPG.20 Biodiversity APPENDIX.1- 7th Dec 2011
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