

BIODIVERSITY and DEVELOPMENT

Supplementary Planning Guidance: SPG.20 - NLLP Policy NBE.1 & 2 and DSP.4

Copies available from: Planning & Development, Fleming House, Cumbernauld G67 1JW or esdesign@northlan.gov.uk



WHAT IS BIODIVERSITY?

Biodiversity is short for biological diversity. It refers to all living things – animals, plants and habitats which form the Earth’s living environment. Biodiversity has an impact on all elements of life, including the environment’s ability to provide clean water and fresh air, foods and medicines. Biodiversity can also provide attractive environments in which to live and is vital to both our long term social and economic well being.

North Lanarkshire Council wishes to encourage high quality development that contributes positively to local environments - including the protection and enhancement of biodiversity.

BIODIVERSITY AND DEVELOPMENT

Some forms of development can threaten biodiversity but development can also contribute positively to the protection and enhancement of biodiversity. Opportunities can vary from retaining existing vegetation to providing new planting of native trees and shrubs; ensuring that watercourses are protected and taking measures to protect individual species. Where appropriate, to ensure adequate consideration of these matters, an accredited ecologist with an appropriate licence should be appointed and copies of paperwork provided at the planning application stage.

This Supplementary Planning Guidance (SPG.20) includes details of key legislation, policy and guidance, advises how to incorporate measures to protect biodiversity into development proposals and provides a checklist of actions required at each development stage.

The latest Supplementary Planning Guidance can be found online at: - www.northlanarkshire.gov.uk/spg

PURPOSE OF THIS GUIDANCE

This SPG provides information and advice on the growing biodiversity requirements. It aims to help architects, developers and others considering biodiversity requirements.

It provides guidance on the issues to consider and practices to follow to protect and enhance biodiversity when:

- preparing site development proposals,
- making a planning application and
- during site development

so there is minimum net loss of biodiversity on site.

The guidance seeks to help developers avoid breaching existing nature conservation legislation relating to the protection of habitats or species through site development. Development should also follow the objectives and relevant actions contained within the North Lanarkshire Council Biodiversity Action Plan (NLBAP) 2008 - 2013.

This guidance will be given material weight when considering planning applications.

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The council will seek to ensure these principles are achieved through the development management process

A. POLICY CONTEXT

1. The **Scottish Biodiversity Strategy** fulfils the UK Government's obligations under the European Convention on Biological Diversity. Part 1 of the **Nature Conservation (Scotland) Act 2004** places a duty on public bodies and office workers to further the conservation of biodiversity and **Conservation (Natural Habitats etc) Regs 1994** requires authorities to ensure appropriate assessments are undertaken when required. More details can be found with links to relevant policies in section G, p7 Legislation and Guidance.

2. North Lanarkshire Local Plan

The following policies are of relevance to North Lanarkshire's Local Plan agenda for protecting sites and features of ecological importance. This guidance note is supplementary to the North Lanarkshire Local Plan and advises in more detail the requirements for considering biodiversity.

NBE 2 Promoting the Natural and Built Environment

DSP 2 Location of Development

DSP 3 Impact of Development

DSP 4 Quality of Development (inc SPG.15)

NBE 1A Natural Environment is especially relevant. The Council will safeguard sites of importance for natural and biodiversity from development.

1. International Sites

a. **Special Areas of Conservation (SAC)**

b. **Special Protection Areas (SPA)**

Development likely to have a significant effect on a Natura 2000 site will be subject to an appropriate assessment. Where an assessment is unable to conclude that a development will not adversely affect the integrity of the site, development will only be permitted where:-

a. there are no alternative solutions; and
b. there are imperative reasons of overriding public interest. These can be of a social or economic nature except where the site has been designated for a European priority habitat or species. Consent can only be issued in such cases where the reasons for overriding public interest relate to human health, public safety, beneficial consequences of primary importance for the environment or other reasons subject to the opinion of the European Commission (via Scottish Ministers).

2. National Sites - Sites of Special Scientific Interest

Development that affects a **Site of Special Scientific Interest (SSSI)** will only be permitted where an appraisal has demonstrated:

a. the objectives of the designated area and the overall integrity of the area would not be compromised; or
b. any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social or economic benefits of national importance.

3. Regional Sites

a. **Regional Scenic Areas** b. **Areas of Great Landscape Value** c. **Regional Parks**

Planning permission will only be granted for proposals potentially affecting Local and Other Sites of Importance listed below if it can be demonstrated to the Council's satisfaction that there will be no adverse impact or that any impacts can be mitigated in environmental terms relevant to the impact.

4. **Local Sites** a. **Sites of Importance for Nature Conservation** b. **Local Nature Reserves** c. **Country Parks** d. **Tree Preservation Orders**

5. **Other Sites of Importance** a. **Wildlife Corridors** b. **Trees and Woodlands** c. **Watercourses and Wetlands** d. **Flood Plains** e. **Core Paths, Public Rights of Way and access rights**

6. **Protected Species** Development that significantly affects a species protected by law will only be permitted where an appraisal has demonstrated:

a. that the protected species would not be compromised; or
b. any significant adverse effects on the protected species are mitigated through planning conditions or use of planning agreements to: a. facilitate the survival of individual members of the species, b. reduce disturbance to a minimum; and c. provide adequate alternative habitats to sustain at least the current levels of population of the species locally.

B. PLANNING APPLICATION PROCESS: Step 1 - Pre-Application

The following steps ensure compliance with biodiversity legislation and the Council's requirements for biodiversity conservation. Implementation of best practice is also discussed.

Pre-Application Discussions

1. Discussions are encouraged at an early stage with Council planning officers and Greenspace staff. Where the development might affect Sites of Importance to Nature Conservation, European sites or raise natural heritage issues of national interest. Scottish Natural Heritage should also be involved in pre-application discussions if a site requires EIA or could raise natural heritage issues of national interest.

Development should not result in a net loss of biodiversity. Where significant adverse impacts to biodiversity are identified, appropriate mitigation measures will be required. However, it should be noted that long established habitats are almost impossible to re-create and particular effort should be made to protect such habitats. The Precautionary Principle states that where the ecological importance of a feature is unknown, it should not be disturbed until it can be shown it is not of ecological importance.

Pre-Application Site Audit

2. An initial site audit should be undertaken to determine the possible ecological issues at a potential development site. (See proforma for Pre-Application site Audit in appendix 1 insert). If a site has a range of established environmental features/habitats/species, this audit requires to be undertaken by an accredited licenced ecologist.(see B.3 below)

3. A suitably qualified ecologist will:

- Have appropriate licences for required surveys
- Have a relevant biological or environmental qualification
- Have several years relevant experience
- Have the necessary survey and assessment skills and knowledge of relevant legislation
- Have good references from similar jobs.
- have membership of a professional body such as Institute of Ecology and Environmental Management (IEEM) www.ieem.net or be a Chartered Environmentalist (CENV) www.sacenv.org.uk

4. The initial audit will assist in the selection of an appropriate development site, highlight the potential biodiversity issues and opportunities at a site, identify existing species and habitat records and identify where further survey data will be required. Further information is available from the IEEM and Scottish Natural Heritage SNH - www.snh.gov.uk

5. Even where survey information exists, updated survey work is likely to be required to support development proposals as the use of the site by species can vary from year to year. **The site audit should be included with any application for planning permission in principle (PPiP).**

6. An initial audit should include a desk exercise to identify any existing environmental information. Information that may be of use to developers can be downloaded from SNH www.snh.gov.uk and also from National Biodiversity Network (www.searchnbn.net/), RSPB Scotland, Scottish Badgers, Clyde Bat Group, Clyde Amphibian and Reptile Group, Scottish Ornithologists' Club, Central Scotland Raptor Study Group and Botanical Society of the British Isles.

7. There is a presumption against development of Sites of Importance for Nature Conservation (SINCs) and bogs. These or any other designations on or adjacent to the site should be identified and relevant mitigation measures incorporated to ensure their protection. Details can be obtained from North Lanarkshire Council's Greenspace Services (see contacts p.8).

C. PLANNING APPLICATION PROCESS: Step 2 - Detailed Surveys

1. Where the initial site audit indicates that the site does (or could) support species, habitats or features of biodiversity interest, specific targeted surveys should be carried out. This information should be included with any application for planning permission in principle (PPIP). Invasive non-native species such as Japanese knotweed should be identified at this stage.

2. The **Habitat Regulations** require that, where an authority concludes that a development proposal, unconnected with the nature conservation management of a European site, is likely to have a significant effect on that site, it must undertake an appropriate assessment of the implications for the conservation interests for which the area has been designated. Habitats Regulations Appraisal (HRA) refers to the whole process, including the appropriate assessment step. This applies to any development proposal which has the potential to affect a European site, no matter how far away from that site. An appropriate assessment should focus exclusively on the qualifying interests of the European site affected and must consider any impacts on the conservation objectives of the site. There is no set format that Habitats Regulations Appraisal has to follow, and the level of information required depends very much on the individual circumstances of a case.

3. **An appropriate assessment must be detailed enough to answer the question: "Can it be ascertained that the integrity of the Natura site will not be adversely affected?"** In circumstances where an appropriate assessment is required, it is good practice for a developer to provide sufficient environmental information to enable the competent authority to undertake such an assessment. The competent authority for planning applications is North Lanarkshire Council. For felling licences it is the Forestry Commission and for Controlled Activities Regulations is SEPA. This information will also inform SNH's advice to the competent authority.

4. The production of environmental surveys, impact assessments, biodiversity objectives, detailed methodologies for biodiversity conservation, biodiversity management plans or Habitat Assessment should be carried out by a suitably qualified ecologist (as per B.3). As a minimum, sufficient data should always be obtained to determine the presence or otherwise of legally protected and Local Biodiversity Action Plan Priority Species and Habitats. If present, the Assessment should indicate their distribution and population size/area. Impact Assessments should also be informed by additional survey information.

5. If species are identified by initial site audit (see Appendix 1 Insert) additional survey information may be necessary to inform mitigation, enhancement, compensation and management works on site. This will be a requirement for certain development types or sites.

6. Optimum survey seasons vary for different species and habitats (see E.7 - page 5). In some cases more than one survey will be required to provide sufficient data on a species/habitat. Given these seasonal constraints survey requirements for a development should be determined at the earliest possible stage to avoid delays.



Pearl-bordered Fritillary Butterfly

D. PLANNING APPLICATION PROCESS: Step 3 (Site Assessment)



Great Crested Newt: a protected species

Ecological Impact or Habitat Assessment

1. Potential ecological impacts associated with a proposed development can be predicted once sufficient baseline data has been collected. Developments where there is clearly little or no environmental impact may not need to produce an ecological or habitat assessment. This can be clarified through discussions with the Council's Greenspace Services team (see contacts on page 8).

2. The assessment should answer:

- Is the impact positive or negative?
- Is the impact direct or indirect?
- Is the impact permanent?
- If not, how long will it last?
- What will be the scale of the impact?
- Is the impact cumulative or not?
- Is a licence necessary to undertake the works?

3. **A licence** allows someone to carry out an action in relation to a protected species that might otherwise be against the law. Where a licence is required, applicants should refer to SNH species licensing guidance notes. (www.snh.gov.uk/protecting-scotlands-nature/species-licensing/forms-andguidance/guidance)

Environmental Impact Assessment

4. Certain major developments will require a formal Environmental Impact Assessment (EIA) under the Environmental Impact Assessment (Scotland) Regulations 1999 - see SPG.22. The contents of an EIA are stipulated by the regulations. SPG.22 and PAN 58 provides further information) see www.scotland.gov.uk/Publications/1999/10/pan58-root/pan58.

Appropriate Assessment

4. Developments which are deemed by the competent authority to have a 'likely significant effect' on the qualifying species or habitat of a Special Protection Area (SPA), or Special Area of Conservation (SAC), will require a formal 'Appropriate Assessment'. This must be detailed enough to answer the question: "Can it be ascertained that the integrity of the site will not be adversely affected?" It should refer to the conservation objectives and qualifying interests.



Otter: Protected Species

D.5: Site Assessment

Key Stage	Issues to be considered	Priority
PROTECT	Priority and protected species and habitats already present, before, during and after development takes place.	1
ENHANCE	Where possible, enhance the ecological or habitat value of the development site by increasing, improving and adding areas of habitat for species and forming links to surrounding landscapes to create further diversity.	2
MITIGATE	Where it is impossible to avoid all impacts to a feature of ecological or habitat value and these impacts cannot be lessened by a change in the development design or operations mitigation against these negative impacts should be considered. Justification on why impacts cannot be avoided through alternative designs should be provided.	3
COMPENSATE	Where consent is granted and negative impacts to biodiversity cannot be avoided, new habitats will be required to be created to compensate for the loss. In some instances compensatory habitats will be adjacent to the development site rather than part of it. Restoration plans for mineral workings and waste facilities offer an ideal opportunity for large scale habitat creation and should be carefully designed to optimise the benefit to biodiversity.	4
MANAGE	The development should be designed to ensure that the biodiversity can be maintained in the long term, preferably with minimum intervention. However in some cases resourced management plans and active management will be required.	5

E. PLANNING APPLICATION PROCESS: Step 4 - Development Design

Incorporating Biodiversity

1. Having identified biodiversity opportunities and constraints within a site, these should be considered as part of the design or masterplan for the site. It is important that design should consider biodiversity not just within the site boundaries but also existing biodiversity features in the surrounding area and any links which can be created.

2. Even where few features of ecological value have been identified on site, the developer will be expected to explore opportunities to enhance the value of the site for wildlife or the local green network.

3. At the detailed planning application stage more detail of the design, habitat and biodiversity objectives will be required. Planning conditions may be used to ensure the necessary work is undertaken to achieve the habitat and biodiversity objectives.

4. In addition, a developer may be asked to appoint an Ecological Clerk of Works to oversee certain areas of work. Training of contractors may also be required to ensure continued adherence to relevant legislation, policy and planning conditions. Information should be submitted detailing how site operations will be undertaken to ensure compliance with environmental requirements.

5. The list of species described in table E.7 opposite is not definitive and is intended to provide an indication only. The timing of surveys and animal activity will be dependent on factors such as weather conditions. Some bird species will breed outside the main bird breeding season (e.g. herons, sand martins, owls). SNH can provide detailed information licences for: Badgers, Bats, Otters, Water Voles, Great Crested Newts. Please consult Green space Services for more detailed information, including species distribution (p.8).



The Boardwalk in Dumbreck, North Lanarkshire

Licensed Work

6. Where mitigation works need to be conducted under licence before works begin, licence applications will need to be submitted considerably earlier. SNH is now responsible for the administration of most protected species licences in Scotland (except purely marine species, in which case Marine Scotland is the licensing authority.) Further information and licence application forms can be found at: www.snh.gov.uk/protecting-scotlands-nature/species-licensing/forms-andguidance/guidance/. SNH anticipate that over time, all licence applications will be processed within 20 working days of receipt of all the required information. However, as a result of the transfer and development of SNH's new licensing functions, the customer care targets previously used by Scottish Government (of 40 working days) will remain in the short term.

E.7 North Lanarkshire Key Species / Legal Protection and Survey Seasons

	Protection		Licence required ?	J	F	M	A	M	J	J	A	S	O	N	D	
Habitats / vegetation	Several plant species protected through Wildlife and Countryside Act 1981 (as amended). European Protected Species. Habitats: SINC, SAC, SSSI, SPA	Surveys	N	Mosses and lichens. No other detailed plant surveys – Phase 1 surveys only (least suitable time)			Detailed habitat assessment surveys for higher plants and ferns. Mosses and lichens in April, May and September only						Mosses and lichens. No other detailed plant surveys – Phase 1 surveys only (least suitable time)			
		Mitigation	N	Planting and translocation		No mitigation for majority of species						Planting and translocation				
Birds	All nesting birds are afforded protection through the Wildlife and Countryside act 1981 (as amended). There are almost 100 threatened birds with additional protection.	Surveys	N	Winter Birds		Breeding birds / migrant species		Breeding birds		Breeding birds / migrant species		Winter birds				
		Mitigation	N	Clearance works may be conducted at this time, but must stop immediately if any nesting birds are found		Bird nesting season. No clearance or construction works						Clearance works may be conducted at this time, but must stop immediately if any nesting birds are found				
Badgers	Protection of Badgers Act 1992 (as amended)	Surveys	*	All survey methods – best time is in spring and early autumn / winter												
		Mitigation	**	Building of artificial setts No disturbance of existing setts						Stopping up or destruction of existing setts			See Jan to June			
Bats	European Protected Species	Surveys	*	Inspection of hibernation, tree and building roosts			No surveys		Activity surveys and inspection of building roosts. Emerge counts				No surveys		Inspection of hibernation, tree and building roosts	
		Mitigation	**	Works on maternity roosts		Works on maternity roosts until mid-May. Works on hibernation roosts from mid-March			Works on hibernation roosts only			Hibernation roosts until November. Maternity roosts from mid-September		Works on maternity roosts only		
Otters	European Protected Species	Surveys	*	Surveys for otters can potentially be conducted all year round, though vegetation cover and weather conditions may limit the times at which surveys can be carried out												
		Mitigation	**	Mitigation can potentially be conducted in any month, but is likely to be restricted where otters are found to be breeding												
Water Voles	European Protected Species	Surveys	*	Reduced activity	Initial surveys possible	All survey methods can be used during this period, though vegetation cover and weather conditions may limit the times at which surveys can be carried out (Optimum time: March - June)						Initial surveys possible	Reduced Activity			
		Mitigation	N	Avoid all works in water vole habitats			Works in water voles habitat possible	Avoid all works in water vole habitats			Works in water vole habitat possible		Avoid all works in water vole habitats			
Common Lizards Slow Worms and Adders	Wildlife and Countryside Act 1981 (as amended)	Surveys	*	No surveys – reptiles in hibernation		Activity surveys from March to June and in September / October. Surveys are limited by high temperatures during July and August. Peak survey months are April, May and September						No surveys – reptiles in hibernation				
		Mitigation	**	Scrub clearance		Capture and translocation programmes can only be conducted whilst reptiles are active (March to June and September / October). Trapping is limited by high temperatures during July / August. Scrub clearance						Scrub clearance				
Great Crested Newts	European Protected Species	Surveys	*	No surveys – newts in hibernation		Pond surveys for adults: mid-March to mid-June Surveys must include visits undertaken between mid-April and mid-May. Egg surveys April to mid-June. Larvae surveys from mid-May terrestrial habitat surveys			Larvae surveys to mid-August Terrestrial habitat surveys		Terrestrial habitat surveys		No surveys – newts in hibernation			
		Mitigation	**	No trapping of newts. Pond management only		Newt trapping programmes in ponds and on land			Newt trapping on land only				No trapping of newts pond management only			

* Where survey techniques involve the capture, handling or disturbance of protected species (including schedule 1 breeding birds), only licensed persons can undertake surveys; most licences are obtained from SNH (see E.6)

** Where mitigation involves the killing, capture, injury and/or disturbance of protected species and/or the damage, destruction or obstruction of their habitats, a development licence must be obtained from SNH (see E.6).

KEY	
	Recommended survey time
	No surveys
	Mitigation conducted at these times
	Mitigation works restricted

F. PLANNING APPLICATION PROCESS:

Step 5 - Build & Management

1. Environmental management and biodiversity design objectives should be implemented according to plans. Important species must also be protected during the construction phase. It should generally be ensured that sites will, where necessary, be maintained with minimal intervention (or non-intervention). Planning conditions will, where necessary, be used to ensure both developers and the council have a complete understanding of what is required to protect and enhance biodiversity. Planning Conditions, where necessary, should be fully complied with prior to works commencing on site.

2. It is essential to ensure site practices during development provide protection in accordance with relevant guidance. Site works should be scheduled to avoid disturbance during identified breeding birds and other species wherever possible (see E.7 table).

3. Built design features which form part of any mitigation strategy; such as bird and bat boxes and animal underpasses, should be considered as early as possible, and constructed at the most suitable time for the species in question to minimise the impact of the development.

4. On sites where invasive species such as Japanese Knotweed have been identified at the detailed survey stage, the most appropriate method of removal should have been implemented. It is important to monitor the site during construction to ensure all traces have been removed.

5. It is important to ensure contractors are aware of the existence of any protected species or other legislative requirements in relation to the site. If protected or invasive species are discovered after works commence there should be a contingency plan to deal with this issue.

6. Certain developments (such as Windfarms) may require ongoing management for biodiversity. Plans should be agreed with appropriate bodies at the developmental stage and funding put aside for ongoing delivery. (See SPG.12: Wind Farm Developments for further information)

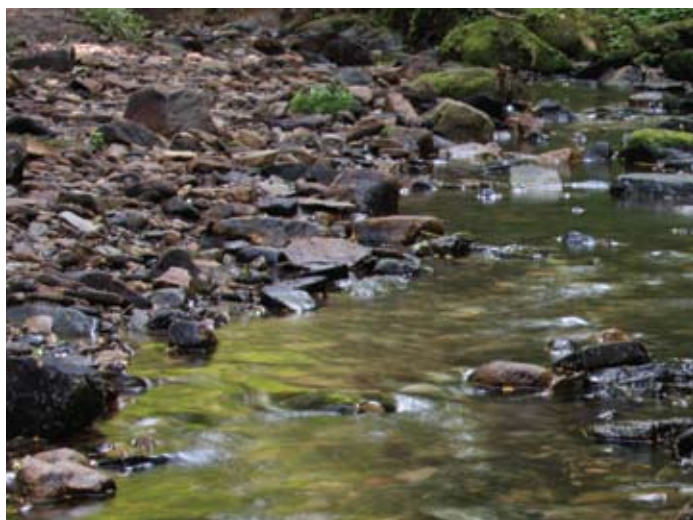
7. It helps to ensure the implementation of mitigation and compensation measures for biodiversity are overseen by a suitably qualified ecologist (see B.3). This helps to ensure that they achieve the desired outcomes.



Badger using animal underpass tunnel



Japanese Knotweed: example of invasive non-native species



G. LEGISLATION AND GUIDANCE

1. The Scottish Biodiversity Strategy aims to conserve biodiversity for the health, enjoyment and well being of the people of Scotland now and in the future. It includes the objective to: *'Restore and enhance biodiversity in all our urban, rural and marine environments through better planning, design and practice.'* Various species, habitats and sites are given statutory protection and the Council has a duty to uphold this legislation via the planning process.

2. The Conservation (Natural Habitats etc) Regs 1994 require an appropriate assessment of any protected or Natura (European) site.

The 5 European sites within North Lanarkshire are:

- Black Loch Moss Special Area of Conservation (SAC).
- Clyde Valley Woods SAC,
- North Shotts Moss SAC,
- West Fannyside Moss SAC,
- Slamannan Plateau Special Protection Area (SPA)

There are 12 National sites within North Lanarkshire:

- Black Loch Moss SSSI,
- Lady Bells Moss SSSI,
- Woodend Loch SSSI,
- Longriggend Moss SSSI,
- North Bellstane Plantation SSSI,
- Corrie Burn SSSI,
- Dullatur Marsh SSSI,
- Mollinsburn Road Cutting SSSI,
- Slamannan Plateau SSSI,
- West Fannyside Moss SSSI,
- Garrion Gill SSSI,
- Hassockrigg SSSI and,
- North Shotts Mosses SSSI

The location of these sites and locally designated sites, Local Nature Reserves (LNR) are shown on the Local Plan Proposals Map and detailed information on all designated sites can be found on SNH website www.snh.gov.uk.

3. Nature Conservation (Scotland) Act 2004 places a duty on all public bodies to further the conservation of biodiversity (as far as is consistent with their functions), and in doing so to have regard to the aims and objectives of the Scottish Biodiversity Strategy. This applies to NLC in determining planning applications.

4. Scottish Planning Policy (SPP), sections 125 to 150 set out government policy on land use planning and the natural heritage in Scotland. It recognises that both statutory and non-statutory designations can make an important contribution to conserving and enhancing biodiversity.

5. Planning Advice Note (PAN) 60 on Planning for Natural Heritage provides further detail and Planning Advice Note (PAN) 65 on Planning and Open Space highlights the importance of natural and semi-natural greenspace in urban areas as part of an open space network. PAN 58 on Environmental Impact Assessment advises on requirement for assessment.

6. The Central Scotland Green Network spans North Lanarkshire and is identified as a national development in the final version of the National Planning Framework 2. Development can protect and enhance the CSGN and should be taken into account. (See weblink in section H)

7. Local Policies and Designations

Sites of Importance to Nature Conservation (SINCs) are designated by the local authority and are protected through Local Plan policies. The role of SINCs is recognised in the Scottish Biodiversity Strategy, which includes in its 'Agenda for Action' the following two objectives:

- To 'manage existing and develop new local...wildlife sites to protect and where appropriate enhance conservation interests'; and to 'facilitate identification and recognition of local wildlife sites'.
- The main point of reference for North Lanarkshire is the Biodiversity Action Plan (NLBAP) which is available at: www.northlanarkshire.gov.uk

This SPG does not cover all relevant legislation. For more details please visit www.snh.gov.uk/publication/on-line/wild-life/law and links in section H below for further information).



H. FURTHER GUIDANCE

Scottish Natural Heritage - www.snh.gov.uk
Guidance on Establish and Managing Local Nature Conservation Site Systems in Scotland.
www.snh.gov.uk/publications/on-line/heritagemanagement/LNCS/

Guidance on the Scottish Biodiversity Duty, Scottish Exec, 2005 - www.biodiversityscotland.gov.uk/duty/index.htm

The **UN Convention on Biological Diversity**, UNEP, 1992 www.biodiv.org/convention/default.shtml

Guidance on Local Nature Reserves in Scotland, SNH/COSLA, 2000 www.snh.gov.uk/pdfs/lnrs/finguide.pdf

The Nature Conservation (Scotland) Act 2004
www.opsi.gov.uk/legislation/scotland/acts2004/20040006.htm

Habitats Regulations & Natura Sites - see www.snh.gov.uk/protecting-scotlands-nature/protected-areas/international-designations/natura-sites/habitats-regulations

Central Scotland Green Network
www.centralscotlandgreennetwork.org/

Scottish Planning Policy (SPP) www.scotland.gov.uk/Topics/Built-Environment/planning/National-Planning-Policy/newSPP

PAN.58 Environmental Impact Assessment & SPG.22 PAN.60 Planning and Natural Heritage

www.scotland.gov.uk/Publications/2000/08/pan60-root/pan60

PAN.65 Planning and Open Space
www.scotland.gov.uk/library5/planning/pan65-00.asp

Scotland's Biodiversity: It's in Your Hands – A Strategy for the Conservation and Enhancement of Biodiversity in Scotland Scottish Exec, 2004
www.scotland.gov.uk/Publications/2004/05/19366/37239

The **UK Biodiversity Action Plan** www.ukbap.org.uk
SUDS and Watercourse Guidance - Drainage Assessment: A Guide for Scotland – www.sepa.org.uk & North Lanarkshire SPG.9 Flooding & Drainage

See also Appendix 1 Insert - Checklists for Initial Site Audit and Biodiversity Development Design and SPG.22: Environmental Impact Assessment



Garnqueen Loch, Glenboig : biodiversity integrated with residential development

1. Checklist

Steps to consider biodiversity in development...

The Council will expect all relevant planning applications to demonstrate that they have complied with the steps in this Guidance:

- Is there a Pre Application Site Audit?** - with initial assessment of the site to determine whether protected or valuable species or habitats are present in the area or in existing structures. If not - what measures can be taken to add biodiversity value. Pre-application discussions with planning officer and conservation staff – to determine need for further information or consultation is advised. Is the impact on biodiversity and habitat addressed? (See section B)
- If required, is there a Detailed Survey?** a pre-development site survey showing proposed mitigation measures? showing what is present on or adjacent to the site? Will there be a net loss of biodiversity? What is proposed to alleviate this? (See section C)
- Is there a Site Assessment?** If required, is there a more detailed appropriate site assessment? (See section D)
- Does the Development Design incorporate biodiversity?** (See section E)
- Has Build and Management been considered?** Are future maintenance and mechanisms identified to ensure the site is effectively managed? Are species planted affordable to maintain in longer term? Have any planning conditions imposed been complied with? (See section F)

J. CONTACT DETAILS

The latest Supplementary Planning Guidance and index can be found online at:- www.northlanarkshire.gov.uk/spg

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www.snh.gov.uk/pdfs/publications/heritagemanagement/EIA.pdf

Scottish Government
See also advice at:
www.scotland.gov.uk/topics/planning

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 the merits of planning applications. This leaflet has, following public consultation and consideration of all comments made, been formally approved as Supplementary Planning Guidance. It is available on-line can be translated or provided in other languages or formats on request

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