

5 June 2015

Ref: P/15/0022/FUL/ONLINE

Mr Brent Vivian
Development Management Unit
Falkirk Council
Municipal Buildings
West Bridge Street
Falkirk FK1 5RS

Dear Mr Vivian

Support for Denovan Village development

Thank you for forwarding me information on the proposed development of camping, self catering accommodation and related visitor facilities on land to the south west of Denovan House, Denny. On behalf of the national tourism organisation VisitScotland, I write to express my support in principle for the planning application.

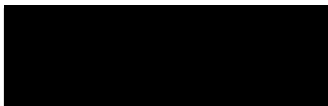
VisitScotland has a strategic role as the public sector body providing leadership and direction for the benefit of tourism in order to get the maximum economic benefit for Scotland. It exists to support the development of the tourism industry and to market Scotland as a quality destination.

Tourism is a major contributor to the economy in Falkirk, and has strong prospects for growth, particularly as a result of the new international profile of the Kelpies and related area marketing.

We work very closely with partners at Falkirk Council, Falkirk Community Trust and local businesses in the area to grow tourism and the wider visitor economy in line with the national Tourism 2020 strategy and the related Falkirk Area Tourism Strategy 2015-2020, which includes a specific objective to increase overnight accommodation in the Falkirk area by 20% over the next five years.

In that respect, we welcome the addition of the type of quality accommodation and visitor facilities proposed by the Denovan Village development, provided it is consistent with other relevant local plans.

Yours sincerely

A black rectangular box redacting the signature of Liz Buchanan MBE.

Liz Buchanan MBE
Regional Partnerships Director

Comments for Planning Application P/15/0022/FUL

Application Summary

Application Number: P/15/0022/FUL

Address: Land To The South West Of Denovan House Denny

Proposal: Development of Land to Form Holiday Park with Raised Deck Mounted Chalets, Camping Pods, Deck Mounted Reception Building and Ancillary Roads & Drainage

Case Officer: Brent Vivian

Customer Details

Name: Ms T McNeil

Address: 29 Hazel Crescent Dunipace Stirlingshire

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I note that there appears to be a chalet on the grounds already. Has this had planning permission? I also wish to know how this planning application if approved would affect the local small road? This is already a country road on a high speed limit, and has large Trucks and farming vehicles using it on a regular basis, as well as local constituents, cyclists and walkers. Safety is an issue.

There is a local business at Wellsfield for visitors to the area. This application states there is nothing else nearby.

I also note that there has been no environmental study/assessment taken. I am a member of a couple of local environmental and community groups who have spent many years enhancing our environment in Dunipace and Denny, the river, wooded areas, and local path network. I would prefer an environmental impact study to be taken in relation to this application. How will the impact of the human waste and extra water facilities used, cooking on land, and refuse waste affect the local environment.

There are bluebells on this land. Although private land, I would like to know what permission has been given to remove and affect the bluebell population, along with the trees which already appear to have been removed.

Has the history of the area been researched?

I do not believe enough thought has gone into this application, and would prefer a more comprehensive report.

At present I wish my objections to this application to be noted.

Kind Regards

Tracy McNeil

Comments for Planning Application P/15/0022/FUL

Application Summary

Application Number: P/15/0022/FUL

Address: Land To The South West Of Denovan House Denny

Proposal: Development of Land to Form Holiday Park with Raised Deck Mounted Chalets, Camping Pods, Deck Mounted Reception Building and Ancillary Roads & Drainage

Case Officer: Brent Vivian

Customer Details

Name: Cllr Brian McCabe

Address: Municipal Buildings West Bridge Street Falkirk

Comment Details

Commenter Type: Ward Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I've been approached by a number of concerned neighbours and other residents regarding this development. I would wish to call this in when it appears on the Weekly List.

Comments for Planning Application P/15/0022/FUL

Application Summary

Application Number: P/15/0022/FUL

Address: Land To The South West Of Denovan House Denny

Proposal: Development of Land to Form Holiday Park with Raised Deck Mounted Chalets, Camping Pods, Deck Mounted Reception Building and Ancillary Roads & Drainage

Case Officer: Brent Vivian

Customer Details

Name: Mr Colin Brodie

Address: The Schoolhouse, Denovan Road Dunipace Denny

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objections to this development are as follows:-

- 1) Additional traffic on a road which is, in places, not suitable for the current volume of traffic which, at certain times, is high.
- 2) The position of the access to the development is not ideal given that the bends at both ends of the sight line are not tight and that people used to the road travel at excess speed on this stretch
- 3) Whilst there are many walks around the area none of them can be accessed directly from the site, meaning that there will be an increase in pedestrian traffic on the road, which is potentially dangerous for the reasons given in 1 and 2.
- 4) The developer is proposing a new footpath but as it simply runs for the length of the development it will not mitigate the potential dangers to pedestrians accessing the start of the walks.
- 5) Mention is made in the supporting statement about the wildlife in the area, including red kites which, to the best of my knowledge, have never been seen in this area. However they make no mention of the owls, bats, common buzzards, badgers and herons, all of which are protected under the Wildlife and Countryside Act 1984. The roe deer are common in this area, to the extent that does and calves are frequently seen in the proposed development area.
- 6) The area is also known locally as the bluebell wood and, again, bluebells are protected under the Wildlife and Countryside Act

In conclusion I am of the opinion that this development will be of little financial benefit to the surrounding area of Denny and Dunipace (there is no Denovan Village). Visitors may use it as a base, but given that the proposed site is, and I quote, only minutes from Falkirk, Stirling, Glasgow and Edinburgh, visitors are more than likely to go there to spend there their money, and any walkers are more likely to head away from the town than towards it

Comments for Planning Application P/15/0022/FUL

Application Summary

Application Number: P/15/0022/FUL

Address: Land To The South West Of Denovan House Denny

Proposal: Development of Land to Form Holiday Park with Raised Deck Mounted Chalets, Camping Pods, Deck Mounted Reception Building and Ancillary Roads & Drainage

Case Officer: Brent Vivian

Customer Details

Name: Ms Aileen McGhee

Address: 55 McNeil Street Larkhall

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to the above noted proposal on the following grounds.

Natural Environment

I have family and friends in the Denny area and often use Denovan Road and its surrounding lands year round for the purpose of countryside walks.

The area of the proposed development is the site of a spectacular bluebell wood in spring which is greatly enjoyed and admired by the local community. The construction of such a development would destroy this environment and be a sad loss to the local population.

This area supports a diverse range of animal and plant life and should the proposals be passed, this would also be adversely affected.

I note the applicants plan a tree replacement scheme, however, the landowner has already removed a large number of mature trees and the number of saplings planted would require to be greatly increased in order to restore the site to its former glory.

I see from the supporting document submitted there is mention of roe deer, red kites, buzzards and peregrine falcons being present in the area and they believe this will attract visitors to the area. I believe this will have the opposite effect and will deter such creatures from populating this area of woodland due to the noise, light and increased presence of human beings in the natural environment.

Health and Safety

I see from the plans that there are a number of camping pods proposed. Although an on site cafe is also planned it is likely that persons occupying the pods may wish to cook outdoors. The risk of wild fires greatly increased when campfires are not extinguished properly causing great concern to local residents and also a danger to wildlife not to mention the nuisance of smoke and cooking odours.

In addition discarded foodstuffs will attract vermin which creates a health risk for those living nearby.

Road Safety

Denovan Road is a very narrow country road and the proposed site is adjacent to a blind bend. An increase in the volume of traffic causes a greater risk of injury to road users both vehicular and pedestrian.

There is no footpath close to the site and the danger to pedestrians is of great concern.

It should also be noted that Denovan Road already has a high volume of heavy and slow moving agricultural traffic which service the local farms situated along the length of the road.

The area is popular with the local community and the increase in traffic is likely to deter locals and in particular, young families, from enjoying walking along the route.

Effect on Neighbouring Properties

I see from the drawings that the cabins are planned with a decked area which I presume are for the recreational use of the occupants of the cabins. As the cabins are positioned at a height greater than nearby residences, these properties will now be totally overlooked therefore resulting in a total loss of privacy for those living close to the site. In addition, the increase in noise and lighting will cause nuisance and significant disruption to the occupants of nearby residential properties.

Appearance of Site

As previously stated, the applicants have proposed a tree replacement scheme, however, it will be many years before such trees will reach sufficient maturity in order to screen the development from the road and neighbouring properties. The area consists of agricultural and residential dwellings and the proposals are not in keeping with the local environment.

Should the council allow this proposal to go ahead, it will set a precedent for further commercial development of the area and the rural setting and natural landscape will be lost.

Summary

In short, the proposed development is not sympathetic to its surroundings, is unkind to the natural environment, causes serious road safety issues and nuisance to the local population. On these grounds, I believe Falkirk Council should reject these proposals.

Comments for Planning Application P/15/0022/FUL

Application Summary

Application Number: P/15/0022/FUL

Address: Land To The South West Of Denovan House Denny

Proposal: Development of Land to Form Holiday Park with Raised Deck Mounted Chalets, Camping Pods, Deck Mounted Reception Building and Ancillary Roads & Drainage

Case Officer: Brent Vivian

Customer Details

Name: Mr Lawrence Fletcher

Address: The Gardens Denovan Road Denny

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object in the strongest possible terms to the proposed plans for a Holiday Village on Denovan Road, Denny. As my family home is located only a few metres from this proposed carbuncle. I hope that my sincere and valid objections are listened to, respected and upheld. Firstly I wish to point out that a wooden 'tester' cabin has already been erected on the site without any Council permission. This cabin while currently being used for storage, is also being used a postal address. This is an arrogant disregard for local feeling and Falkirk Council Procedure. The erection of this structure was extremely noisy and was a very unpleasant experience for my family. The loud bangs of the many posts being driven into place caused severe distress and fear to my young Children and caused my youngest Child to cry with fear. The thought of this reoccurring even closer to my home is a thought not worth having.

The proposed site is raised on a steep hill which overlooks my property and directly faces four windows into my family home. Currently there is nothing to worry me however if this is allowed to go ahead I will have to worry about up to 50 people whom I don't know, looking into my home. Potentially there could be sex offenders or other criminals looking into my home and garden and watching my wife or my Children. This is totally unacceptable and a breach of our Human Rights to the peaceful enjoyment of our property and a danger to our security.

Many beautiful trees have already been destroyed by the previous owner of this land who is the Father of the two applicants. After destruction, there were many fires on the land to burn branches etc, which were started with an accelerant, the ecological damage and debris from this has never been fixed and can still be seen to this day.

The Denovan Road where the site is located cannot cope with any further traffic. The road is a single carriageway in many places and two cars passing whilst both moving, is not safe or even possible. The thought of up to 20 more vehicles regularly needing access along the current road is unbearable, it simply cannot work. To approve these plans the council would have to upgrade the

current road to something similar to the local Stirling Road, to enable safe use. I'm confident Police Scotland would also agree with this point.

The current proposed plans include a drainage area which is located dangerously close to our Family home. A build up of any water there would cause unpleasant smells and a potential danger to my Children. Stagnant water and a dramatic increase in sewerage levels would also attract unwanted flying insects and other pests to an area right beside my home. This is totally unacceptable.

The proposed area is currently a natural wilderness populated by a herd of deer as well as many squirrels and other flora and fauna including various varieties of flowers and plants that would be destroyed by the proposed plans. The deer and squirrels could not survive through the proposed plans.

I purchased my current home in 2010 because of the beauty of its surroundings and quiet country location. The noise of 40 - 50 excited holiday makers beside my home most of the year would make it impossible for my Family and I to remain there.

Finally I would like to address the local impact of these plans. Currently there is not a single supporter of this proposal who resides within a mile radius of it. Please listen to these people. We are the ones affected by this crazy idea, we are the victims, the ones who will suffer with the noise and people and environmental pollution.

There are several other campsites and cabin businesses as well as hotels and restaurants operating within a 5 mile radius of this site. There is currently not enough business to keep them well occupied therefore this proposal is not wanted or indeed needed.

This proposal would have an adverse effect on the existing Wellsfiend Farm holiday cabins and business nearby. A business which already employs local people which this proposal is in danger of risking. There is simply no chance of the proposed holiday village being viable without considerable cost to Falkirk Council both in major road improvements and other infrastructure.

I am sorry that the Edmunds have spent money on this planning application without having the business sense or decency to consult with their potential neighbours first. This basic oversight shows either an arrogance or an ignorance to strong local opinion against their proposal. This potential mess is not wanted and not needed and I urge Falkirk Council to reject this application.

Comments for Planning Application P/15/0022/FUL

Application Summary

Application Number: P/15/0022/FUL

Address: Land To The South West Of Denovan House Denny

Proposal: Development of Land to Form Holiday Park with Raised Deck Mounted Chalets, Camping Pods, Deck Mounted Reception Building and Ancillary Roads & Drainage

Case Officer: Brent Vivian

Customer Details

Name: Miss Jean Weir

Address: Harness Cottage Denny

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this development on the following grounds:

Environment: The proposed development would be in an ancient woodland and bluebell wood that would be destroyed by the chalets/chalet caravans, pods, reception/café/utilities block, car park and access routes within the development. This area is a rich natural habitat with a variety of flora and fauna.

The tranquillity of the area would be affected by the activity, noise and light pollution that is likely to be generated from the complex. The supporting statement states that the Club House will provide a daily service of 15hr, with the other services on a 24hr secured self use basis. The complex would need lighting throughout which would change this rural area at night.

The planned Bulk refuse storage adjacent to the planned car park would be unsightly.

The drainage proposals in the application appear to be inadequate. No detail is given on the private drainage arrangements planned.

It would have been helpful if environmental impact comments/survey had been part of the application.

Design: The submitted designs for the buildings and internal road would be visually intrusive. The existing unit/cabin on site, which I believe does not have planning permission, spoils the setting of this location. The design materials for the chalets/chalet caravans is not clear. The importance of good design is paramount.

Setting: The development would adversely affect the setting of the category B Listed Denovan House, and also the setting of the nearby listed Denovan Church.

Road Safety: The C class Denovan Road has restricted width and alignment and it lacks footway and lighting provision. There are several places where the visibility is poor. An increase in the volume of traffic, including pedestrians, would not be in the interests of road safety.

The creation of a public footpath would aid road safety but it is not clear why the stone wall would

require to be removed. I would object to that.

Precedent: If approved the construction of a car park for 16 vehicles* may well require to be increased if the accommodation was full and space needed for work force (anticipated 4 full time and up to 8 part time/seasonal) in addition to any passing traffic for the café/restaurant. (*NB the site layout indicates 14 car parking spaces)

If this business development is allowed it is likely to create demand for further development on their land; for example, reapplication for planning permission for housing.

Demand: Market research to support the need for such a development in this location is not provided.

Comments for Planning Application P/15/0022/FUL

Application Summary

Application Number: P/15/0022/FUL

Address: Land To The South West Of Denovan House Denny

Proposal: Development of Land to Form Holiday Park with Raised Deck Mounted Chalets, Camping Pods, Deck Mounted Reception Building and Ancillary Roads & Drainage

Case Officer: Brent Vivian

Customer Details

Name: Ms Anne Reynolds

Address: Denovan Care Denovan Stable House Denny

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am the owner of the neighbouring residential home and feel that it would be inappropriate to have an adjoining holiday complex. I also feel that the access on to a very busy B road could be problematic. Further the grounds of Denovan provide a diverse habitat for wildlife and is home to many varieties of mature trees.

Comments for Planning Application P/15/0022/FUL

Application Summary

Application Number: P/15/0022/FUL

Address: Land To The South West Of Denovan House Denny

Proposal: Development of Land to Form Holiday Park with Raised Deck Mounted Chalets, Camping Pods, Deck Mounted Reception Building and Ancillary Roads & Drainage

Case Officer: Brent Vivian

Customer Details

Name: Mrs David Graham

Address: Denovan Mains Farm Denny

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this planning application on the following grounds

- The development will have an adverse effect on the setting of a category B listed building Denovan House
 - It will have an adverse effect on the setting of Denovan Mains, also category B listed
 - It will necessitate the felling of mature trees and some felling has already taken place
 - It will destroy the habitat of roe deer, owls, bats and, very probably, badgers
 - It will destroy a bluebell wood
 - It will destroy an area of policy / garden ground
 - The access is at a point on Denovan Road which would be dangerous
 - The sewage which would be generated does not seem to have been adequately considered in the application
 - The extra traffic caused on Denovan Road would be dangerous
- It would appear that the first chalet has already been erected in advance of the application and, if this is an example of the type of building proposed, this development would be an eyesore.

Comments for Planning Application P/15/0022/FUL

Application Summary

Application Number: P/15/0022/FUL

Address: Land To The South West Of Denovan House Denny

Proposal: Development of Land to Form Holiday Park with Raised Deck Mounted Chalets, Camping Pods, Deck Mounted Reception Building and Ancillary Roads & Drainage

Case Officer: Brent Vivian

Customer Details

Name: Mrs Letitia Graham

Address: Denovan Mains Farm Denny

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this planning application on the following grounds

- The development will have an adverse effect on the setting of a category B listed building Denovan House
 - It will have an adverse effect on the setting of Denovan Mains, also category B listed
 - It will necessitate the felling of mature trees and some felling has already taken place
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 - The extra traffic caused on Denovan Road would be dangerous
- It would appear that the first chalet has already been erected in advance of the application and, if this is an example of the type of building proposed, this development would be an eyesore.

Comments for Planning Application P/15/0022/FUL

Application Summary

Application Number: P/15/0022/FUL

Address: Land To The South West Of Denovan House Denny

Proposal: Development of Land to Form Holiday Park with Raised Deck Mounted Chalets, Camping Pods, Deck Mounted Reception Building and Ancillary Roads & Drainage

Case Officer: Brent Vivian

Customer Details

Name: MR SANDY SMITH

Address: GREENLOANING COTTAGE GREENLOANING DUNBLANE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Please accept this as a preliminary, formal, objection on behalf of Mr & Mrs G Cross, Denovan Lodge. This e-mail sets out the basis for objection and will be supplemented by a fuller written object in due course.

Objection is based on Local Plan policies and amenity/privacy concerns. I am not of the view that the emerging LDP offers any support for the proposal, nor does its policies differ fundamentally from the current Local Plan. This objection, therefore focuses on the existing Local Plan.

1. The proposal does not comply with the general thrust of the Local Plan in respect of "Tourism & Countryside Recreation: in that it is not of "an appropriate type and location" and cannot "link with wider initiatives...." It is, consequently, contrary to Policies EP15 (2)(3)(4) & Policy EP16. The site is not appropriate for this type of development, which will result in loss of significant area of woodland with consequent adverse effect on wildlife habitat and local amenity.

2. Whilst the proposed 'developed' area is more remote from my clients' property' than was the previous proposal (P/14/0398/PPP) the scale of the development will, inevitably, lead to disturbance with visitors 'exploring the area. It is also of concern that the existing access road, passing in front of my clients dwelling, will remain open and will still be the most convenient way of travelling to and from the main road.

3. Highway Safety: The new access will still generate considerable risks to highway safety in that visibility remains limited in both directions on a stretch of road where vehicle speeds can be relatively high. The suggestion in the Supporting Statement that the development will generate additional walking and cycling on this stretch of narrow, unlit, public road simply enhances the

concerns regarding highway safety.

I trust this submission is acceptable, and I look forward to hearing from you in due course.

Sandy Smith

Morris, John

From: Russell, Craig
Sent: 24 September 2015 08:45
To: adm1dmbcorr
Subject: FW: Notification of Request for Review on Application Ref P/15/0022/FUL
Attachments: ufm55.rtf

No further comment in respect of this application.

Regards,
Craig Russell.

-----Original Message-----

From: roadsdevelopment unit
Sent: 24 September 2015 08:35
To: Russell, Craig
Subject: FW: Notification of Request for Review on Application Ref P/15/0022/FUL

Russell Steedman
Network Co-ordinator
Development Services
Abbotsford House
Davids Loan
Falkirk FK2 7YZ
01324 504830

-----Original Message-----

From: adm1dmbcorr@falkirk.gov.uk [mailto:adm1dmbcorr@falkirk.gov.uk]
Sent: 23 September 2015 16:22
To: roadsdevelopment unit
Subject: Notification of Request for Review on Application Ref P/15/0022/FUL

Please See Attached

The information contained in this e-mail is confidential and is intended only for the named recipient(s). If you are not the intended recipient, you must not copy, distribute or take any action or reliance on it. If you have received this e-mail in error, please notify the sender. Any unauthorised disclosure of the information contained in this e-mail is strictly prohibited.

The views and opinions expressed in this e-mail are the senders own and do not necessarily represent the views and opinions of Falkirk Council.

Sent by e-mail: john.morris@falkirk.gov.uk

Mr John Morris
Development Management Unit
Falkirk Council
Municipal Buildings
West Bridge Street
FALKIRK
FK1 5RS

Longmore House
Salisbury Place
Edinburgh
EH9 1SH

Enquiry Line: 0131 668 8716
HS.Appeals@scotland.gsi.gov.uk

Our ref: AMH/6929/10
Our Case ID: 201503891
Your ref: P/15/0022/FUL

28 September 2015

Dear Mr Morris

**Notification of Local Review Body Hearing on:
Land To The South West Of Denovan House, Denny - Development of Land to
Form Holiday Park with Raised Deck Mounted Chalets, Camping Pods, Deck
Mounted Reception Building and Ancillary Roads and Drainage**

We have been notified of the above review of the decision to refuse planning permission for the above proposed development.

We have made previous comments in relation to this proposal and have nothing further to add. I attach a copy of our previous correspondence for ease of reference.

If the Review Body has specific questions where our expertise would be useful we will be happy to provide further submissions in response to these.

Yours faithfully

Heritage Management Business Support

Sent by e-mail: adtm1dmscorr@falkirk.gov.uk

Development Services
Falkirk Council
Abbotsford House
Davids Loan
FALKIRK
FK2 7YZ

Longmore House
Salisbury Place
Edinburgh
EH9 1SH

Direct Line: 0131 668 8662
Switchboard: 0131 668 8600
Martin.Brann@scotland.gsi.gov.uk

Our ref: AMH/6929/10
Our Case ID: 201407830
Your ref: P/15/0022/FUL

24 March 2015

Dear Sirs

Town And Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Development of land to form holiday park with raised deck mounted chalets, camping pods, deck mounted reception building and ancillary roads and drainage, Land to the South West of Denovan House, Denny

Thank you for your consultation dated 12 March regarding the above proposed development.

We have considered your consultation in terms of the nearest designated site within our remit: ***Doghillock, dun 700m N of (Scheduled Monument Index No. 6929)***. The proposed development is located 1.1km SSW of the monument and due to the distance and intervening topography there should be no impact on its setting. We therefore confirm that we do not object to the application.

However, the proposed holiday park is in the vicinity of the category B listed ***Denovan House*** and category B listed ***Denovan Mains*** and the Council will no doubt wish to assure itself that there will be no adverse impacts on the curtilage or setting of the listed buildings.

Yours faithfully

MARTIN BRANN

Senior Heritage Management Officer (Ancient Monuments)

Morris, John

Subject: FW: P/15/0022/FUL Planning Review

From: [REDACTED]

Sent: 06 October 2015 22:14

To: Morris, John

Cc: McCabe, Brian; Blackwood, Jim; Oliver, Martin; Garner, Paul

Subject: P/15/0022/FUL Planning Review

Dear Mr Morris (copy to Denny Councillors for information)

P/15/0022/FUL Planning Review

I refer to your letter dated 23 September in connection with the above application at Land to the South West of Denovan House. My previous submission on this case should be considered. The Planning Review Committee should not approve this application for the following reasons:

The fact the development is contrary to multiple policies in current and proposed planning policy documents which have gone through democratic and statutory processes to develop the Council's policy framework. To now approve this development would create a difficult precedent for countryside planning in the Falkirk area and undermine the local planning system and the confidence of local people that policies developed through consultation will be maintained.

The application was subject to many local objections including near neighbours and the Community Council.

No economic or community benefit was demonstrated by the applicants, including in relation to jobs.

The development proposed was out of scale with its location and would have a negative impact on the listed building and natural heritage (see separate email with bluebell wood photos I have submitted).

The access arrangements on Denovan Road were identified by roads officers as dangerous and unsatisfactory.

The applicants comments related to the impact of other developments in the area are not relevant for the purposes of this review.

The proposed development would adversely impact the residential amenity of neighbouring properties, including my own, through noise, traffic, light pollution and being overlooked.

No environmental sustainability factors were demonstrated by the applicants, ie a large car park proposed in the bluebell wood area.

The developers have not sought any form of community engagement to inform local people of their plans, instead started to build the development without planning permission being granted (the chalet currently on site).

I would be grateful if you could keep me informed of developments with the review.

Yours sincerely

Roddy Macdonald

West Denovan Church

Denovan Road

Denny FK6 6BJ

D Heaney
West Denovan Church
Denovan Road
Dunipace
FK6 6BJ

John Morris
Development Management Unit
Falkirk Council

By email

6 October 2015

Dear Mr Morris

TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION & LOCAL REVIEW PROCUDURES (SCOTLAND) REGULATIONS, 2008

DEVELOPMENT OF LAND TO FORM HOLIDAY PARK WITH RAISED DECK MOUNTED CHALETs, CAMPING PODS, DECK MOUNTED RECEPTION BUILDING AND ANCILLARY ROADS AND DRAINAGE, P/15/0022/FUL

Thank you for the opportunity to make further representations in relation to the above and I would like the Falkirk Planning Review Committee to support the decision made by Falkirk Council and to refuse planning permission for this proposed development.

Falkirk Council refused planning permission as the development is contrary to a total of 16 Falkirk Council policies. These include Local Plan policies, Local Development Plan Policies (draft) and Structure Plan Policies and therefore the decision made by Falkirk Council to refuse this development was not taken lightly.

The policies represent the views of Falkirk Council, but also of the local people of Falkirk who are involved in establishing them. They are there to protect the Falkirk area and its people and manage development so that it brings benefits to the area and minimises any harm to the area. I concur with Falkirk Council that this development will not bring benefits to the local area, but will irretrievably damage the very area that it will be sited on.

My earlier objections to the proposed development remain and any further information provided by the developer has not altered the basis of these objections.

1. The development (café, roads, paths, toilet and shower blocks, pods, buildings and car park with 16 parking spaces (although 26 would be needed) and reed bed system) will destroy the ancient bluebell woodland which has grown up and remained intact since Denovan House was built in circa 1840s.
2. The biodiversity of the woodland offers a rich variety of flora and fauna which will be destroyed by the development. The developer has not produced any ecological assessment to determine the precise nature of flora and fauna.
3. The scale and nature of the development is not in proportion to the carrying capacity of the area – the road and carpark alone will take up much of the land area with no real benefit.
4. The nature and size of the proposed development is not appropriate in the setting – with housing (including listed buildings) bordering the site on all sides. If the development goes ahead, there will be a profoundly negative impact on its current neighbours.

5. Many of the neighbours adjacent to the proposed development have objected to it, as have many other local people of Denny and Dunipace including the Community Council and members of the Local Environmental Group.
6. Road safety will be compromised on a route which is considered locally as a 'rat run'. The site access is onto Denovan Road - which is narrow and rural and on a hill between 2 blind corners and with a 60MPH speed limit. It is doubtful whether this could be overcome by any amount of amelioration and certainly not by what has been proposed.
7. There is the added danger that Denovan Road would become an overspill car park as the number of proposed car parking spaces(16) would not meet the demand for the number of units proposed (26 - accommodating up to 100+ people).
8. The developer has suggested a benefit will in providing employment to local people. This is fairly unrealistic given the nature of the development (ie campingpods provide fairly limited employment once erected) and the seasonality of it.
9. The developer has contravened planning regulations by siting a chalet on the site without going through the planning process. This disregard for the due process does not bode well for the future.

In summary, I would urge the Planning Review Committee to reject this review.

Should you require any further information from me, I would be happy to provide it in written format or in person.

Yours sincerely

Donna Heaney

Morris, John

Subject: FW: Application No. P/150022/FUL Development to land to form holiday park with raised deck, mounted chalets, camping pods.

From: Kirsten McGhee

Sent: 07 October 2015 11:10

To: Morris, John

Subject: Application No. P/150022/FUL Development to land to form holiday park with raised deck, mounted chalets, camping pods.

Dear Mr Morris

With reference to your letter regarding the applicant requesting a review by the Falkirk Planning Review Committee.

The council refused the application on a number of reasons. To date the applicant has done nothing to address these points, or offer any solutions.

The applicant has raised further points. He states the proposed plans will create local jobs, and that the site would have no more impact than the quarry at the end of Denovan Road, or the wind turbines which are on a hill overlooking Denny. I would like to state that the quarry has no housing near to its vicinity, nor do the wind turbines. Camp sites create very little opportunity for jobs, however they have maximum impact of the land. This would wipe out all flora and fauna and be out of keeping with the immediate area where listed buildings are situated. Falkirk council have imposed planning rules to protect its local people and the countryside. I would be very disappointed if the Planning Review Committee went against the decision of their colleagues and the rules that are there to be upheld.

Yours sincerely

Kirsten McGhee

East Denovan Church Denny FK6 6BJ



This email has been checked for viruses by Avast antivirus software.

www.avast.com

Biodiversity and Development

Finalised Supplementary Guidance SG05

August 2014



Falkirk Council
Development Services

Supplementary Guidance

A suite of supplementary guidance (SGs) is currently being produced by the Council. Most of these SGs are updated versions of previous Supplementary Planning Guidance (SPG) whilst others cover new topic areas (*denotes new SGs). There are 16 SGs in the series, all of which seek to provide more detailed guidance on how particular local development plan policies should be applied in practice.

These SGs form a statutory supplement to the Local Development Plan, and are intended to expand upon planning policies and proposals contained in the proposed plan.

A full list of the supplementary guidance available in this series is found below.

Development in the Countryside *

Neighbourhood Design

House Extensions and Alterations

Shopfronts

Biodiversity and Development

Trees and Development

Frontiers of the Roman Empire (Antonine Wall) World Heritage Site

Local Nature Conservation and Geodiversity Sites *

Landscape Character Assessment and Landscape Designations *

Education and New Housing Development

Healthcare and New Housing Development *

Affordable Housing

Open Space and New Development

Spatial Framework and Guidance for Wind Energy Development

Low and Zero Carbon Development *

Design Guidance for Buildings in Conservation Areas *

Biodiversity and Development

1. Introduction



2. Context



3. Biodiversity Objectives



4. Developing with Biodiversity



5. Biodiversity Checklists



6. Appendices



1. Introduction

What is biodiversity and why conserve it?

1.1 Biodiversity simply means all living things. All plants, animals and habitats, whether rare or common, are part of the planet's biodiversity (variety of life).

Biodiversity is at the heart of our aim of a more sustainable future. A healthy and diverse natural environment is vital to our economic, social and spiritual well being, now and in the future.

The last 100 years have seen considerable declines in the numbers and health of many of our wild plants and animals. It has also seen many of our habitats and ecosystems damaged or fragmented.

The Falkirk Council area is rich in biodiversity, providing vital environmental services and directly contributing to our quality of life. However, human activity is placing ever-increasing demands on our natural resources. We have a shared responsibility to conserve and enhance our local biodiversity for the good of current and future generations.

Biodiversity and development

1.2 Development of all kinds can put pressure on our natural environment. However, development and biodiversity conservation can work together. By adhering to relevant legislation, planning policies and guidance, and by considering biodiversity early on in the planning process, we can achieve quality developments that protect, enhance and benefit from biodiversity.

Who is this guidance for?

1.3 This guidance note is intended to assist developers in making a planning application which will meet the Council's biodiversity objectives.

It includes:

- An introduction to key biodiversity legislation, policy and guidance.
- An outline of the Council's Biodiversity Objectives.
- Details of how biodiversity conservation should be incorporated into development.
- Checklists for different development types.

How strictly will the guidance be applied?

1.4 Various species, habitats and sites are given statutory protection and the council has a duty to uphold this legislation via the planning process.

Other nationally and locally important habitats, species and sites are highlighted in Council policy and strategies: these features must be fully considered within planning applications and their protection and enhancement will be expected.

More general biodiversity enhancements will be encouraged wherever appropriate.



2. Context

The Local Development Plan

- 2.1 This document is one of a series of supplementary guidance notes to help developers meet the requirements of planning policy and achieve best practice. The policies summarised below set out Falkirk Council's agenda for protecting local biodiversity and the network of sites and features of ecological importance within the area. These policies are available in full at www.falkirk.gov.uk.

Local Development Plan 2014 Policy GN03 Biodiversity and Geodiversity

The Council will protect and enhance habitats and species of importance, and will promote biodiversity and geodiversity through the planning process. Accordingly:

1. Development likely to have a significant effect on Natura 2000 sites (including Special Protection Areas, Special Areas of Conservation, and Ramsar Sites) will be subject to an appropriate assessment. Qualifying features of a Natura 2000 site may not be confined to the boundary of a designated site. 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 there are no alternative solutions, and 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. Development affecting Sites of Special Scientific Interest will not be permitted unless it can be demonstrated that the overall objectives of the designation and the overall integrity of the designated area would not be compromised, or any adverse effects are clearly outweighed by social or economic benefits of national importance.
3. Development likely to have an adverse effect on European protected species, a species listed in Schedules 5, 5A, 6, 6A and 8 of Wildlife and Countryside Act 1981 (as amended), or a species of bird protected under the Wildlife and Countryside Act 1981 (as amended) will only be permitted where the applicant can demonstrate that a species license is likely to be granted.
4. Development affecting Local Nature Reserves, Wildlife Sites, Sites of Importance for Nature Conservation and Geodiversity Sites (as identified in Supplementary Guidance SG08 'Local Nature Conservation and Geodiversity Sites'), and national and local priority habitats and species (as identified in the Falkirk Local Biodiversity Action Plan) will not be permitted unless it can be demonstrated that the overall integrity of the site, habitat or species will not be compromised, or any adverse effects are clearly outweighed by social or economic benefits of substantial local importance.
5. Where development is to be approved which could adversely affect any site or species of significant nature conservation value, the Council will require appropriate mitigating measures to conserve and secure future management of the relevant natural heritage interest. Where habitat loss is unavoidable, the creation of replacement habitat to compensate for any losses will be required, along with provision for its future management.
6. All development proposals should conform to Supplementary Guidance SG05 'Biodiversity and Development'.

Other LDP policies of particular relevance to biodiversity and development are:

INF03 - Protection of Open Space
GN01 - Falkirk Green Network
GN04 - Trees, Woodland and Hedgerows
D02 - Sustainable Design Principles
D14 - Canals
RW05 - The Water Environment

2. Context

Legislation, Policy and Guidance

2.2 The table below gives a brief overview of the main legislation, policy and guidance relating to biodiversity and development. This underpins the Council's approach to the protection and enhancement of biodiversity within the planning process.

Table 1: Brief Overview of Main Legislation, Policy and Guidance relating to Biodiversity and Development

Feature	Example of Feature or Designation *	Relevant Council Policies	Implications for Development	Key Legislation and Guidance
Sites	Sites legally designated for their international, national or local importance.	GN03	Protect sites against potentially damaging or disturbing operations.	- Habitats Directive - Birds Directive - Habitats Regulations and circular 6/95 (amended 2000) - Wildlife & Countryside Act 1981 (as amended) - Nature Conservation (Scotland) Act 2004 - Protection of Badgers Act 1992
Habitats	Locally designated biodiversity and geodiversity sites.	GN03	Presumption against development. Where, in exceptional cases, development is permitted appropriate mitigation, enhancement and compensation will be required.	- Wildlife & Countryside Act 1981 (as amended) - Nature Conservation (Scotland) Act 2004 - Protection of Badgers Act 1992
	Habitats legally protected for their international or national importance.	GN03	Avoid damage to or disturbance of these habitats.	- SPP (14) Natural Heritage - PAN 51: Planning, Environmental Protection and Regulation - PAN 60: Planning for Natural Heritage
	LBAP, UKBAP and Scottish Biodiversity List Habitats	GN03	Habitats to be protected and enhanced wherever possible.	- Local Nature Conservation Sites: Biodiversity and Geodiversity Supplementary Guidance - Falkirk Area Biodiversity Action Plan 2020 Challenge for Scotland's Biodiversity
Plants & Animals	Species legally protected for their international or national importance.	GN03	Avoid or (in certain rare circumstances and with the relevant licenses) mitigate against adverse impacts on these species.	
	Nesting birds	GN03	Avoid disturbance of nesting birds.	
	LBAP, UKBAP and Scottish Biodiversity List Species	GN03	Species to be protected and benefitted wherever possible.	
Bio-security	Invasive non-native species	GN03	No species to be caused to spread into the 'wild' outwith its native range.	

* See Appendix 2 for a list of relevant legally protected species and habitats, Appendix 3 for a list of Invasive non-native species, Appendix 4 for a list of LBAP species and habitats and Appendix 5 for details of protected sites.

2. Context

Our Biodiversity Duty

2.3 Part 1 of the Nature Conservation (Scotland) Act 2004 places a duty on all public bodies and office holders to further the conservation of biodiversity. This duty applies to both Falkirk Council, in determining planning applications, and to any public body undertaking development activity.

Scotland's Biodiversity Strategy

2.4 The Scottish Parliament is committed to playing a full part in fulfilling the UK Government's obligations under the Convention on Biological Diversity, through implementation of the "Scottish Biodiversity Strategy: 2020 Challenge for Scotland's Biodiversity". This strategy aims to conserve biodiversity for the health, enjoyment and well being of the people of Scotland now and in the future.

The Falkirk Area Biodiversity Action Plan

2.5 The Falkirk Area Biodiversity Action Plan aims to protect and enhance the biodiversity of the Falkirk Council area, through focused local action. The habitats and species listed within this plan as local priorities will be given special consideration when assessing planning applications.



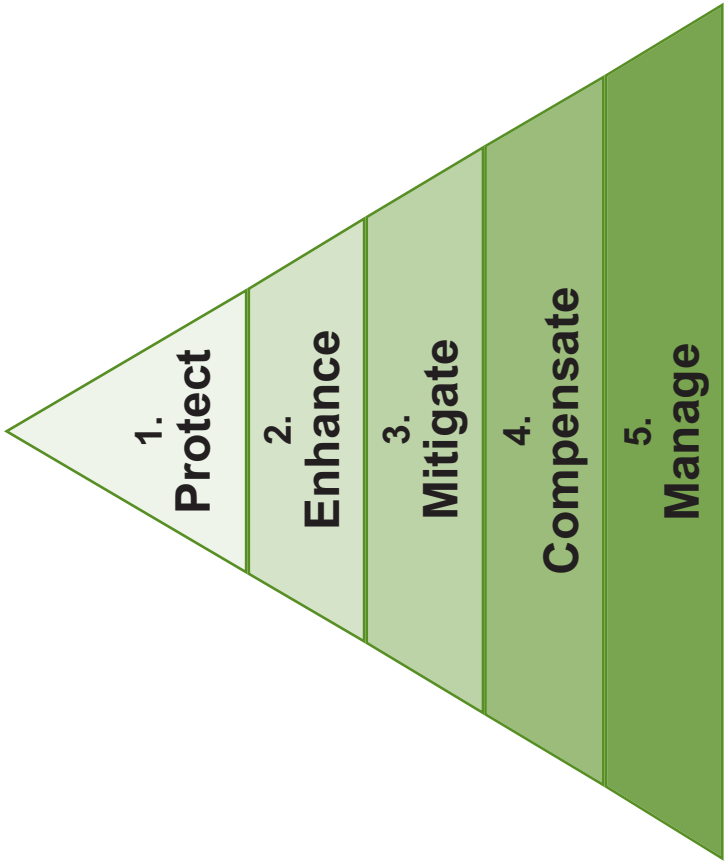
3. Biodiversity Objectives

3.1 The Council will assess planning applications with a view to ensuring that they comply with the following overall aim and take full account of the biodiversity objectives listed below.

Overall Aim:	
To ensure that species, habitats, sites and networks that are of national or local ecological importance are protected and that our wider biodiversity is maintained and enhanced.	
Biodiversity Objectives:	
Protect	Protect our existing ecologically important species, habitats, sites and habitat networks before, during and after development.
Enhance	Pursue opportunities to improve the ecological value of all or part of the development site. Creating quality green infrastructure benefits people as well as biodiversity.
Mitigate	Minimise negative impacts on biodiversity through appropriate mitigation measures.
Compensate	Provide compensatory biodiversity creation or enhancement, where development is permitted and negative impacts on key biodiversity features cannot be avoided.
Manage/Maintain	Ensure the long-term protection and quality of environmental features through appropriate design and the development and implementation of biodiversity management plans, where necessary.

3.2 The above objectives reflect the hierarchy of biodiversity conservation themes (see figure 1 below) that should be considered for any development. These will be reiterated throughout this guidance.

Figure 1 : Hierarchy of Biodiversity Conservation Themes



4. Developing with Biodiversity

Fitting Biodiversity into the Development Process

4.1 To ensure compliance with biodiversity legislation, and the Council's Biodiversity Objectives, consideration of biodiversity should happen throughout the development process. This chapter identifies five key steps to ensure that biodiversity conservation is adequately addressed and indicates how these should fit into the design, planning, construction and aftercare phases of a development. These five steps are then discussed in more detail.

Development Process	Scoping	Initial Planning/ Masterplan	Detailed Planning	Construction	Aftercare
	Land identification Design Team Selection Feasibility Studies Data Needs Assessment Initial Consultations	Identify Opportunities and Constraints Produce Masterplan/ Initial Site Layout	Detailed Design Planning Application Tender Works Tender Review	Award Contract Commence Works on Site Completion of Development	Ongoing Monitoring, Management and Site Maintenance
Biodiversity Step	1. Consultation & Scoping	2. Detailed Surveys & Impact Assessment	3. Design to Meet Biodiversity Objectives	4. On-site Implementation - To Meet Biodiversity Objectives	5. Management, Monitoring & Aftercare
Mechanisms/ Requirements	Appoint Ecologist Do an initial site audit to identify: - Initial biodiversity issues and opportunities - Data requirements. Early discussions to help identify biodiversity issues/ opportunities and data requirements. Source any relevant historical biological data	Undertake: - Habitat survey - Protected species surveys - Other surveys as necessary - Consultation with relevant bodies Commence: - Ecological impact assessment Use sufficient, up to date ecological data to inform the master planning or initial layout design process.	Ensure all designs take full account of biodiversity, meeting legislative and policy requirements and, where possible, going beyond this to benefit biodiversity. Identify site biodiversity objectives Undertake: - Ongoing consultation with the Council to ensure sufficient data and assessment is provided with a planning application - Consultation with other relevant bodies (e.g. SNH). - An Ecological impact assessment of the detailed design clearly detailing proposed mitigation, where necessary In some cases a Construction Environmental Management Plan may be required In some cases a Site Biodiversity Management Plan may be required.	Undertake: - Communication of environmental conditions & obligations to all relevant site staff - Ongoing monitoring to ensure continued adherence to wildlife legislation and planning conditions - Engage an ecological clerk of works to oversee environmental protection and enhancement on site. - Implement the Construction Environmental Management Plan (if required) and all agreed mitigation	Implement - A site Biodiversity Management Plan to ensure appropriate long-term management of important ecological features - Financial provision for future maintenance of the site - Ongoing monitoring of ecological features to ensure successful establishment, protection & management

Specific requirements will differ for different development types: See Section 5: Development checklists for more detail.

4. Developing with Biodiversity

Step 1 - Consultation and Scoping

4.2 An Initial Site Audit should be undertaken to determine the possible environmental issues at a potential development site. A completed example is shown here using the Initial Site Audit in Appendix 1. In the case of a site with a range of established environmental features, habitats or species this audit is best undertaken by a qualified ecologist. The initial audit will assist in the selection of an appropriate development site, highlight potential biodiversity issues and opportunities at a site, and help identify what further survey data will be required.

Early discussions with the Council and other relevant organisations should also be used to identify the environmental data and assessment that will be required to inform a planning application. This is particularly important for more complex applications.

A considerable amount of environmental data already exists, particularly relating to designated sites and some legally protected species. Early consultation with relevant statutory and non-statutory organisations will ensure that, where available, historic data for a development site is obtained. The absence of existing environmental data for a site does not mean that there are no features of ecological significance.

Ecological data is available from a wide range of online sources and national recording schemes. This can be very useful, however it is important to ensure that the datasets being used are appropriate to the area and the intended use and any limitations to the data are noted.

Example 1 : Initial Site Audit



4. Developing with Biodiversity

	Tick if Yes	If Yes then you may need to:
Does the site include all or part of a statutorily designated site: e.g. SPA, SAC, SSSI?		Consult SNH or Falkirk Council for further advice.
Could the development impact on a statutorily designated site outwith the development area?		Consult SNH or Falkirk Council for further advice.
Is the site on or near a non-statutory designated site: i.e. a SINC or Wildlife Site?		Consult Falkirk Council to determine under what circumstances, if any, development might be acceptable and the ecological data required.
Does all or part of the site form a Wildlife Corridor or 'Stepping Stone' or form part of a Habitat Network?		Assess the potential ecological impact of the development on wildlife corridors and habitat networks.
Does the site include any of the following habitats?		
Mature Trees (Individuals or small stands)	✓	Survey for: Bat Roosts Check for: Breeding Birds See Trees and Development SG for further advice on trees. Include this feature in an Ecological Impact Assessment.
Woodland		Survey for: Bat Roosts, Badgers, Breeding Birds and LBAP species associated with Woodland Undertake a Phase II Habitat Survey. Include this feature in an Ecological Impact Assessment.
Hedges		Survey for: Breeding Birds and other LBAP species associated with Hedgerows Determine whether the hedge is native, species-rich. Include this feature in an Ecological Impact Assessment.
Rivers, Streams or Wet Ditches	✓	Survey for: Otters, Water Voles and other LBAP species associated with Watercourses Determine the presence of fish such as salmon or eels. Undertake a phase II habitat survey. Include this feature in an Ecological Impact Assessment.
Ponds, Pools or Lochs		Survey for: Great Crested Newts, Water Vole, and other LBAP species associated with this Habitat Undertake a Phase II Habitat Survey. Include this feature in an Ecological Impact Assessment.
Wetland or Bog	✓	Survey for: LBAP species associated with Wetlands or Bogs Undertake a Phase II Habitat Survey. Include this feature in an Ecological Impact Assessment. Assess impacts on peat soils (if present).
Long/Rough Grassland (Unimproved, semi-improved, or species-rich)	✓	Survey for: LBAP species associated with Grassland Check for: Breeding Birds Undertake a Phase II Habitat Survey. Include this feature in an Ecological Impact Assessment.
Bings/Spoil Tips/Rock Faces		Assess the potential ecological value of the site (this can vary greatly for this type of habitat). Survey for: Helleborine Orchids (on suitable bings) and other LBAP species associated with the Habitat Undertake a Phase II Habitat Survey. Include this feature in an Ecological Impact Assessment.
Brownfield Habitat (Open mosaic habitat on previously developed land)		Assess the potential ecological value of the site (this can vary greatly across brownfield sites). For sites of potential high ecological value: Survey for: Invertebrates Undertake a Phase II Habitat Survey. Include this feature in an Ecological Impact Assessment.
Heath (Heather)		Survey for: LBAP species associated with Heather/Heath Check for: Breeding Birds Undertake a Phase II Habitat Survey. Include this feature in an Ecological Impact Assessment.
Buildings/Barns		Survey for: Bat Roosts, Barn Owls, other Nesting Birds and other LBAP species associated with Buildings. Include these species in an Ecological Impact Assessment.
Scrub	✓	Survey for: LBAP species associated with Scrub Undertake a Phase II Habitat Survey. Include this feature in an Ecological Impact Assessment.
Coastal Sand, Mudflat, Lagoons or Saltmarsh		Survey for: LBAP species associated with the Habitat Undertake a Phase II Habitat Survey. Include this feature in an Ecological Impact Assessment.
Invasive Non-Native Species	✓	Survey for: The presence and extent of Invasive Non-Native Species.

4. Developing with Biodiversity

Step 2 - Detailed Surveys and Impact Assessment

4.3 Habitat and Species Surveys

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.

As an absolute minimum, sufficient data should always be obtained to determine the presence or absence of legally protected and LBAP Priority species and habitats (see Appendices 2 & 4), and if present to indicate the distribution and population size/area. For sites with areas of semi-natural habitat or LBAP priority habitats a Phase II habitat survey is likely to be required. Additional survey data may be necessary to inform mitigation, enhancement, compensation and management works on site, and will be a requirement for certain development types or sites. These additional data needs will be highlighted by the initial site audit and/or by early discussions with the Council and other relevant bodies.

Optimum survey seasons and methods vary for different species and habitats. Expert advice should be sought to ensure that surveys take place at the appropriate time, using the appropriate methodology and covering an appropriate search area. In some cases more than one survey will be required to provide sufficient data on a species/habitat. Given these time constraints survey requirements for a development should be determined at the earliest possible stage to avoid delays later in the planning process.

4.4 Ecological Impact Assessments

The potential ecological impacts associated with a proposed development can be predicted once sufficient baseline data has been collected. An ecological impact assessment should address the following questions:

- What features of ecological value could be impacted by the development?
- Is the impact positive or negative?
- Is the impact direct or indirect?
- Is the impact permanent? If not how long will it last?
- What is the likely magnitude of the impact?
- Are there cumulative impacts?
- How important is the feature being impacted?

Developments where there is clearly going to be little or no environmental impact may not need to produce an ecological assessment. If in doubt the need for an ecological assessment should be discussed with relevant Council Officers.

4.5 Environmental Impact Assessment

Certain major developments will require a formal Environmental Impact Assessment (EIA) under the Environmental Impacts Assessment (Scotland) Regulations 1999. The contents of such an EIA are stipulated by the regulations. (See Appendix 6 for more information.)

4.6 Appropriate Assessment

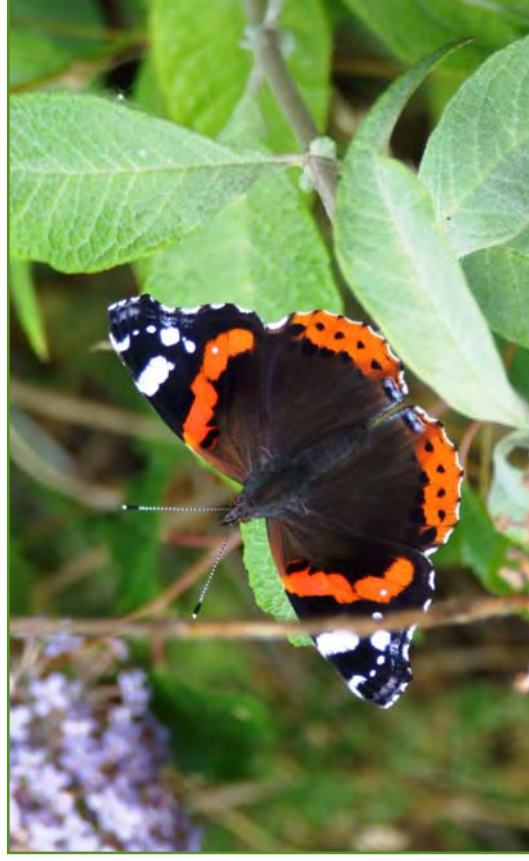
Developments which are deemed by the 'competent authority' to have the potential to have a 'significant impact' on the qualifying species or habitats of a Special Protection Area or Special Area of Conservation will require a formal Appropriate Assessment. (See Appendix 6 for more information.)

4.7 BS42020

A British Standard for ecological data submitted as part of the planning process has been developed. Applicants should ensure that the ecological data they submit with a planning application conforms to British Standard 42020.

4.9

The ecological surveys/baseline data and impact assessment should accompany your planning application. They must inform the determination of your planning application and so cannot be submitted after determination as a condition of planning consent.



4. Developing with Biodiversity

Step 3 - Design to Meet Biodiversity Objectives

4.10 The process of audit, survey and impact assessment should identify a range of biodiversity constraints and opportunities for a development. These constraints and opportunities should inform development of the masterplan or site layout plan. Even where few features of ecological value have been identified on site the developer should consider opportunities to enhance the value of the site for wildlife.

Site specific biodiversity objectives should be identified which are relevant and achievable within the development framework, meet legislative requirements and address the Council's Biodiversity Objectives: to protect, enhance, mitigate, compensate and maintain biodiversity

On submission of a full planning application detailed designs and methodologies will be required, demonstrating how the proposed biodiversity objectives are to be achieved on site. At this stage planning conditions may be used to secure implementation of the necessary actions to ensure that the agreed biodiversity objectives are achieved.

Developers may wish to consult the Council prior to making an application to ensure that their proposed biodiversity objectives will adequately meet the Council's requirements. Evidence that sufficient consideration has been given to biodiversity issues (at a level proportionate to the site and proposal in question) and justification of the range of biodiversity objectives proposed should accompany a planning application.



4. Developing with Biodiversity

Example 2 : Biodiversity Objectives

4.11 Identify biodiversity constraints and opportunities.



Set biodiversity objectives

- Ensure no disturbance of the bat roost.
- Time works to ensure no disturbance to nesting birds.
- Retain mature trees and hedge.
- Protect and enhance the biodiversity value of the watercourse and wetland by creating a suitably managed 10m buffer zone either side of it. This will also create an important wildlife corridor between the Wildlife Site and the nearby woodland.
- Protect and enhance the Wildlife Site with an undeveloped buffer zone around it.
- Provide access to this site at a level which is compatible with its conservation needs.
- Minimise the impact of construction work on retained biodiversity features, excluding activity from sensitive biodiversity areas.
- Compensate for loss of the long grass area and associated species by creating new areas of long grassland in openspaces and along road verges, with suitable grassland management.
- Compensate for loss of central scrub area by enlarging scrub habitats on the site boundary.
- Design and locate the SUDs ponds to maximise their value for wildlife and complement existing wetland habitats.
- Use native species in landscaping wherever possible, to benefit biodiversity. e.g. enhance existing areas of trees, hedge and scrub on the site boundary with additional native planting.
- Secure appropriate long-term management of all biodiversity and landscaped areas, including the Wildlife Site.

Step 4 - On-Site Implementation

4.12 It is essential that the detailed design and methodologies adopted to fulfill the agreed biodiversity objectives are put into practice on site. Where a development is permitted on the basis that the proposed mitigation would make the overall impact on biodiversity acceptable, the mitigation measures are likely to be a condition of planning consent.

4.13 Ecological Clerk of Works

For sites with legally protected habitats or species or other complex ecological sensitivities an Ecological Clerk of Works should be appointed for the duration of work on site. For other proposals it may be necessary to engage an Ecological Clerk of Works to oversee specific elements of the project.

4.14 Construction Environmental Management Plan

A Construction Environmental Management Plan (CEMP) can be used to detail the actions required to deliver agreed biodiversity objectives during the construction phase and to ensure that all site personnel are aware of the biodiversity issues and commitments associated with the project.

4.15 Staff Awareness

Training of site staff may be required to ensure adequate awareness of on-site biodiversity issues and obligations.

4.16 Monitoring and Updated Surveys

In certain circumstances ongoing monitoring of key biodiversity features or updated surveys may be required to ensure continued adherence to relevant legislation, policy and planning conditions. If commencement of work on site is delayed it may be necessary to update protected species surveys prior to works commencing. This is usually the case if protected species surveys are more than 1 year old.

Step 5 - Management, Monitoring and Aftercare

4.17 Ongoing management of areas of biodiversity value to be retained, enhanced or created is essential. Only with appropriate management will these areas reach and maintain their full potential for wildlife and people.

4.18 Biodiversity Management Plan

Suitable management may be secured through the production of a Biodiversity Management Plan for all or part of the development site. This plan may be required with a planning application, however in some cases it is appropriate for its production to be a condition of planning consent. Discussion with the relevant Council Officer will identify if and when a Biodiversity Management Plan is required.

A trained ecologist should be used to ensure that the management plan contains appropriate prescriptions and adequate monitoring mechanisms. Sufficient funds or a suitable funding mechanism must be put in place to implement the proposed management for the lifetime of the management plan.

4.19 Monitoring Programmes

In certain circumstances ongoing monitoring of key biodiversity features may be required to ensure continued adherence to relevant legislation, policy and planning conditions.

4.20

The production of environmental surveys, impact assessments, biodiversity objectives, detailed methodologies for biodiversity conservation and biodiversity management plans should be carried out by a qualified ecologist.

As a guide, a 'suitably qualified ecologist' will:

- 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

They may also have membership of a professional body such as IEEM or be a Chartered Environmentalist (CENV)

4. Developing with Biodiversity

Issues and Opportunities for Biodiversity

4.21 This section highlights some of the key biodiversity issues and opportunities that should be considered when planning a development. It provides guidance on the type of biodiversity protection, enhancement, mitigation, compensation and management measures that will be looked for in a good planning application.

Clearly the issues and opportunities will differ for different development types. For more guidance on the likely considerations for different development types see Section 5.



Protect

4.22 Protection of biodiversity must meet legislative and policy requirements. In addition developers should aim to protect all species and habitats of local importance (i.e. LBAP priority species and habitats - see appendix 4). Protection issues to be considered include:

Statutory Responsibilities

- Adhere to legislation protecting specific species, habitats and sites.
- Consult with relevant agencies and where necessary obtain licenses for work affecting legally protected species, habitats or sites.
- Ignorance is not a defence; it is the developer's/contractor's duty to ensure work will not impact upon legally protected features.

Precautionary Principle

- Where the ecological importance of a feature is unknown the precautionary principle should be applied. Do not damage or disturb something until you are sure it is not of high ecological importance.

Other Features of Ecological Importance

- Protect non-statutory local nature conservation sites from damage. There is a presumption against development which adversely affects locally designated sites. Even where, in extreme cases, development is granted, protection of key elements of the site will be required. As such activity on site should not commence until it is clear whether permission has been granted and which features are to be protected.
- Protect species and habitats of national and local importance (i.e. those identified by the UKBAP, Scottish Biodiversity list and LBAP).
- As far as possible other ecological features should be retained and incorporated into the site design and layout. Existing habitats, species, and wildlife corridors should be the starting point for a design that meets biodiversity objectives.
- Protect existing habitat networks and wildlife corridors.
- Protect existing seed banks and valuable soils (e.g. peat or soils from ancient or semi-natural habitats).
- Protect against the spread of invasive non-native species (either onto, off or within the site).

4. Developing with Biodiversity

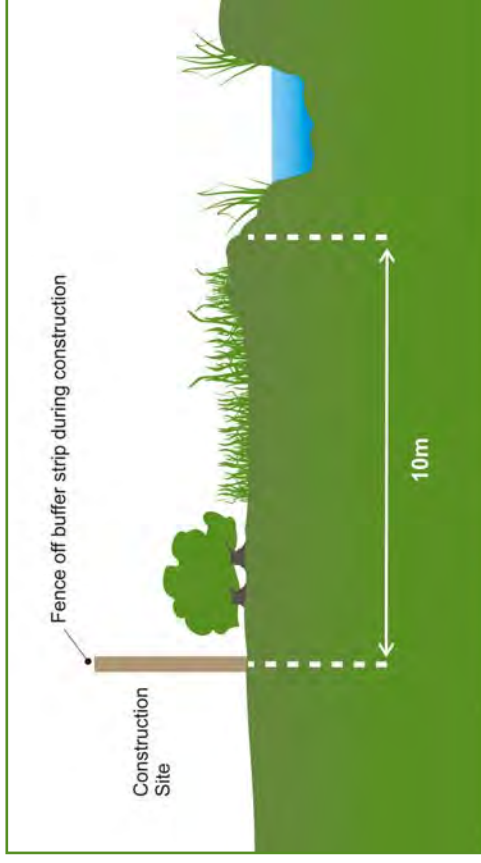
Protection Measures

- Fence off key areas of habitat to avoid direct damage.
- Schedule operations to avoid disturbance at key times (e.g. bird nesting season).
- Adopt pollution prevention measures.
- Create undisturbed buffer zones around ecological features and exclude construction activity from these areas. A buffer would normally be at least 10m wide and support appropriate semi-natural habitat.
- Ensure site personnel are aware of the protection requirements and mechanisms on site.
- Implement a biosecurity plan to prevent the spread of invasive non-native species.



Example 3

- 4.23 Leave a buffer strip of at least 10m beside watercourses to protect and benefit biodiversity



4. Developing with Biodiversity

Enhance

- 4.24** Enhancement can involve improving or enlarging existing habitats or creating new habitat or ecological features. It could aim to reinforce an existing species population or encourage new wildlife to the site. Well implemented and maintained enhancements are an opportunity to improve the site for the benefit of both wildlife and people. A suitably qualified ecologist should be used to help design appropriate and effective biodiversity enhancements. Enhancement opportunities to consider include:

Enhancing Existing Habitat

- Improve or enlarge existing areas of natural habitat.
- Leave nature to take its own course - rather than planting up areas, it may sometimes be better to leave them to colonise naturally. Where planting is undertaken suitable native species should be used.
- Create permanent buffer zones around existing habitats (e.g. a strip at least 10m wide either side of a watercourse) to help protect and enhance that habitat, making it more valuable to wildlife. Incorporate semi-natural habitats into larger areas of openspace to increase their attractiveness to wildlife.
- Restore watercourses that have been canalised or culverted, to recreate a more natural form with meanders, stepped sides and wetlands.
- Link existing and new habitat areas with 'wildlife corridors' or 'stepping stones' to significantly increase their value for biodiversity. Explore opportunities to reinforce or enlarge existing habitat networks.

Creating New Habitat

- New habitats should be appropriate to the area - look at the habitats already present on or near the site and aim to complement these. The wildlife already present gives an indication of the sort of habitats and species that will thrive.
- Design SUDs ponds or treatment beds to create wetland habitats of benefit to biodiversity. Consider incorporating grassed swales and creating open watercourses rather than underground pipes.
- It may be possible to design and manage areas of public openspace to benefit wildlife. E.g. sow native grass and wildflower mixes in areas where short amenity grassland is not required.
- Where openspace is limited, green or brown roofs may be used to provide additional wildlife habitat.
- Restoration plans for large sites such as mineral workings and landfill sites offer an ideal opportunity for large scale habitat creation and should be carefully designed to optimise the benefit to biodiversity.

Landscaping for Biodiversity

- Where possible native species should be used in planting schemes - these generally offer greater wildlife benefits than non-native species. However, carefully selected horticultural varieties and structural planting can also offer wildlife benefits.
- Boundaries and verges offer opportunities to landscape for biodiversity. Native hedges should be used in preference to fences or non-native hedges. Long grass can be left along verges to provide wildlife corridors.

Attracting Wildlife

- Use a show home garden or borders to encourage wildlife gardening (e.g. planting nectar-rich flowers or composting).
- Where appropriate (and particularly where other suitable habitat has been lost) provide bird and bat boxes, and incorporate bat and swift 'bricks' into buildings.

Spaces for People

- Consider providing public access to natural areas, where this will not generate undue disturbance or damage to the species or habitats present. Interpretation facilities such as information boards at areas of ecological interest will help to ensure that enhancements benefit local people as well as wildlife and encourage sympathetic use of the area.

4. Developing with Biodiversity

Example 4

4.25 Design SUDS ponds to maximise their biodiversity values

Create a pond complex, with seasonal and semi-seasonal ponds separated from permanent ponds in the summer.



4. Developing with Biodiversity

Mitigate

4.26 Mitigation of negative impacts should be achieved by good quality design informed at the earliest possible stage by sound ecological data and assessment of environmental impacts. The objective of minimising negative impacts should inform the whole design and construction process, from choosing a site to post-construction maintenance. Mitigation measures need to respond to the sensitivities of a specific site. However, measures to consider include:

Minimise Disturbance & Damage

- Minimise disturbance to species (particularly legally protected species and UKBAP, Scottish List and LBAP species) by avoiding key areas where they are present. It may be necessary to erect barriers between the main development site and the areas occupied or used by the species in question to ensure no direct disturbance. In the case of legally protected species more stringent safeguards may be required; disturbing activity is likely to require a license and advice should be sought from SNH.
- Translocation of species tends to be difficult and is often unsuccessful. It should only be considered as a last resort.
- Areas of habitat to be retained should be fenced off prior to and throughout construction work to avoid any direct damage.
- Impacts from pollution (dust, noise, light, polluted runoff, etc.) should be minimised through careful design and the implementation of suitable pollution prevent measures during construction.
- Construction activity should, as far as possible, be scheduled to avoid sensitive times of year (e.g. the bird breeding season).
- The use of bright lighting on site during the hours of darkness should be minimised, due to its potential to disturb bats and other night foraging creatures.
- Unavoidable flood defence work or alteration of watercourses should be undertaken sensitively, creating stepped banks to provide varied habitats. Culverting should be avoided.
- Provision of nest boxes and bat boxes or bat/swift 'bricks' can help to mitigate against loss of nesting/roost sites.
- Soil disturbance and compaction should be minimised. Careful soil management is particularly important when working with peat soils.

- Where valuable habitat has to be removed, careful storage and re-use of the topsoil on site can preserve the seedbank and allow similar species to re-establish. This may also reduce disposal costs.
- It may be necessary to implement a biosecurity plan detailing measures to be taken to prevent the spread of invasive non-native species (e.g. exclusion zones around invasive plants, washing of plant and equipment).
- It may be necessary to detail mitigation measures, along with any other good construction practice to be adopted, in a Construction Environmental Management Plan (CEMP).



4. Developing with Biodiversity

Create Stepping Stones, Wildlife Corridors and Habitat Networks

- Development can often fragment habitats within or around a site. These fragmented habitats may become too small and isolated to support healthy wildlife populations or to withstand pressures such as damage from recreational use. This fragmentation and isolation should be mitigated by:
 - ◆ Retention of buffer zones around fragments of habitat
 - ◆ Creation of habitat 'stepping stones' (close enough together to allow species to travel from one area of habitat to the next)
 - ◆ Creation of wildlife corridors to link habitat fragments.

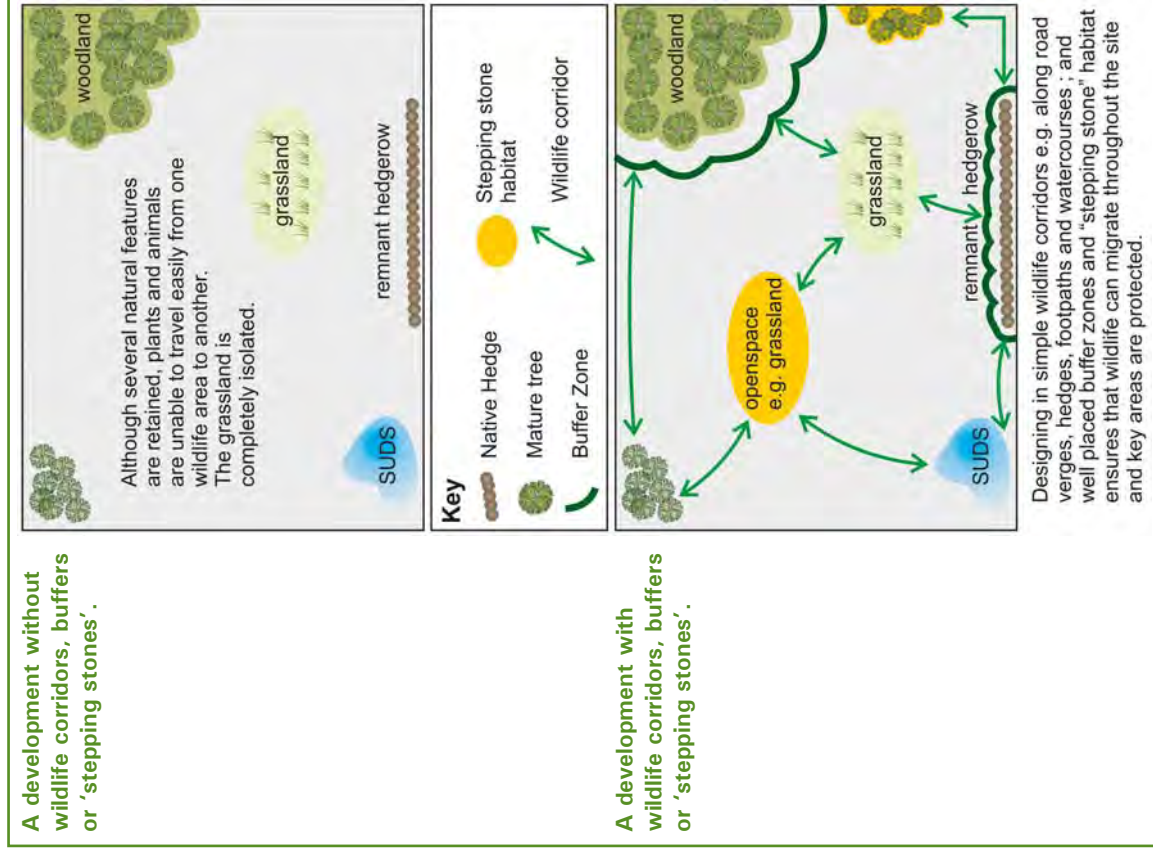
Ideally stepping stones should be large areas of high quality habitat but even individual trees, groups of trees, patches of grassland, green roofs, or long-grass verges will help.

A wildlife corridor is a linear feature which species can move easily and safely along to travel between larger areas of habitat (e.g. hedgerows, watercourses, long-grass verges, planting strips, tree lines or shelterbelts).

Training and Supervision

- All site personnel should be briefed by an ecologist on the biodiversity issues on site and the measures in place to safeguard important habitats and species. This will reduce the potential for accidental disturbance or damage.
- For more sensitive sites (e.g. those with legally protected species) an Ecological Clerk of Works should be appointed to ensure that the necessary mitigation is carried out.

Example 5 4.27 Wildlife Corridors, Buffers and Stepping Stones



4. Developing with Biodiversity

Compensate

- 4.28** Where negative impacts on biodiversity cannot be adequately mitigated, compensation will be required. Where possible compensation should be provided onsite. However, offsite options might be considered where the development site does not offer adequate scope for onsite compensation. Compensation options to consider include:

Habitat Creation

- New habitat may be created to compensate for habitat that is lost or reduced in value. Where compensatory habitat is provided it must be of an equal or greater size, and to a similar, if not better, quality. Ideally this should be provided within the development site. However, if this is impossible, it may take place outwith but near the site with suitable wildlife corridors/stepping stones linking the compensation area to any remaining habitat within the development site. In certain circumstances habitat creation within or near to a site is not feasible. In such cases a contribution to biodiversity conservation or habitat creation in the wider area may be considered instead.

- Where key species are to be displaced into a newly created habitat, this should be done well in advance of disturbance to the existing habitat. Newly created habitat will take time to establish. Translocation is generally difficult and should only be attempted as a last resort.

Habitat Enhancement

- Enhancement of a nearby area of habitat rather than creation of new habitat may also be an option for compensation. This is likely to require enhancement of a larger area than that lost. This option will not be acceptable in cases where it is critical that the overall area of habitat in the locality is not reduced.

Biodiversity Features

- Provision of features such as bird boxes, bat boxes and bat 'bricks' (of an appropriate design and in the right location) may help to compensate for habitat loss.

Contributions towards Local Biodiversity Conservation

- In certain circumstances compensation may take the form of a sum of money to assist with enhancement and management of nearby sites of ecological importance. This may be particularly important where development will lead to increased pressure on these sites.

- Compensation may take the form of a sum of money to assist with biodiversity conservation within the local Falkirk Council area. The Local Biodiversity Action Plan may be used to help identify the priorities for local conservation action.

Note : in some instances the negative impacts of a proposed development on biodiversity will be unacceptable and in such cases planning permission will not be granted for the development regardless of the compensation offered.



4. Developing with Biodiversity

Example 6

4.29 Provision of suitably designed bird or bat boxes may help to compensate for loss of other potential nesting/roosting (e.g. areas of trees or scrub)



4. Developing with Biodiversity

Manage/Maintain

4.30 Where ecological features are retained or created appropriate ongoing management and maintenance must be put in place. The size and nature of the development and the ecological features on site will determine the scale of management and the ecological features on site will determine the future management will require implementation of specific management regimes; in others it will simply require a suitable initial design.

Some developments will require a Biodiversity Management Plan for all or part of the site to ensure appropriate ongoing management of the features of importance for biodiversity.

Ongoing monitoring is important to ensure that the required protection or enhancement of biodiversity is taking place successfully and check whether additional protection measures are required to meet legislative requirements or planning conditions. Periodic monitoring may be a condition of planning consent.

Management plans should cover at least the 10 years following completion of a development and ideally plan for longer term management and maintenance.

It is worth noting that natural areas are often less expensive to maintain than more intensively managed areas. Options for leaving areas of grass uncut, reducing or eliminating the need for pesticide use, and reducing the use of horticultural varieties that may require regular pruning should be considered.

A Biodiversity Management Plan is likely to include the following areas of action:

- Ensuring new habitats or plants have established successfully.
- Management of retained or created habitat (e.g. annual cutting of meadows).
- Periodic maintenance of features such as bird or bat boxes.
- Control of invasive non-native species (if necessary).
- Provision and maintenance of access and interpretation (where appropriate).

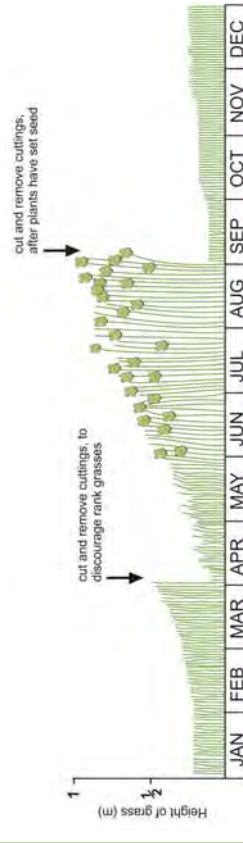
Example 7

4.31 Management of Grassland Areas for Biodiversity

Areas of long grass can be of considerable benefit to biodiversity. Long grass could, for example, be retained on verges, as swathes within areas of short grass, or as larger meadow areas.

Ideally areas of long grass should be cut periodically to prevent rank grass swamping wildflower species. The grass cuttings must be removed to prevent the build up of nutrients in the soil.

The timing of cutting is important. Below is a guide to cutting times, although the species present will dictate ideal cutting times for a site.



5. Biodiversity Checklists

Biodiversity Checklists

5.1 The following checklists offer a quick guide to the main likely biodiversity requirements and opportunities for different development types. The issues listed are not exhaustive and other considerations may arise following discussion with relevant Council officers and other organisations.

Checklists are provided for each of the following development types:

Householder/Minor Proposals:

- Householder proposals - alterations, extensions etc.
- Listed building consents.
- Change of use.
- Developments of less than 10 houses and less than 0.5ha.

Significant New Developments:

- Developments of 10 or more houses or over 0.5 ha.
- Other major built development (over approx. 1000 sq m floorspace or 1 ha)

Mineral Workings & Landfill Sites

Wind Turbines and Wind Farms

Road & Rail Facilities

The above development types are indicative only, to give a guide to the most appropriate checklist to use. If in doubt early discussion with Council Officers is recommended.



5. Biodiversity Checklists

Biodiversity Checklist - Householder or Minor Proposals

5.2 Undertake an initial site audit to help identify whether there are any issues that require further investigation (see Appendix 1).

Further investigation is only likely to be required if the proposal involves the following:	If so:	Then:
Roofing/Roofing Works (on an existing roof)	➔	➔ If present do not disturb bats, bat roosts (even if not in use) or nesting birds. Consult SNH website or Falkirk Council.
Demolition	➔	➔ If present do not disturb bats, bat roosts (even if not in use) or nesting birds. Consult SNH website or Falkirk Council.
A Barn Conversion	➔	➔ If Barn Owls are present consult the Biodiversity Officer to determine appropriate mitigation (e.g. provision of nest boxes). Do not disturb bats, bat roosts (even if not in use) or nesting birds. Consult SNH website or Falkirk Council.
Impact on a Designated Site (see Appendix 5)	➔	➔ Consult Council Officers to determine whether development might be considered. There is a presumption against development which adversely affects designated sites. Identify suitable protection, enhancement, mitigation & compensation.
Damage to or loss of key habitat features such as:		
Watercourses	➔	➔ If legally protected species or habitats are found consult SNH website or Falkirk Council.
Ponds	➔	➔ Do not disturb nesting birds.
Trees/Woodland	➔	➔ Aim to retain and protect ecological features as far as possible. ➔ Mitigate to minimise impacts on species and habitats.
LBAP Priority Habitats (see Appendix 4)	➔	➔ If loss of habitat is unavoidable, replacement habitat should be provided (e.g. bird or bat boxes, tree planting, wetland creation etc.)
LBAP Priority Species (see Appendix 4)	➔	
Invasive Non-Native Species	➔	➔ Prevent the spread of invasive non-native species.

Additional enhancement to benefit biodiversity is encouraged but the level of enhancement expected will be proportionate to the scale and environmental impact of the proposed development.

Where areas of ecological importance are being retained or created appropriate management should be put in place.

5. Biodiversity Checklists

Biodiversity Checklist - Significant New Development

5.3 A suitably qualified ecologist should undertake an initial site audit (see Appendix 1) to help identify areas/issues that require further investigation. Early discussions with Falkirk Council are vital to agree biodiversity issues and opportunities and to identify further data needs.

Feature Present	If so:	Then:
Suitable Habitat for Legally Protected Species or Legally Protected Habitats	→ Survey to determine the presence/absence and status of protected species and habitats. Prevent damage or disturbance. Consult SNH website or Falkirk Council	→ If the species/habitats present do not preclude all development, assess impacts on species/habitat and design to meet legislative requirements and enhance associated habitats. A license may be required for work impacting on a legally protected species or habitat.
Designated Sites	→ Identify designated sites on or near the development site. Assess the likely impact of the development on each designated site. Note, a site may be affected even if outwith the development area.	→ Consult the council (or SNH website for statutory designations) to determine whether development may be considered. There is a presumption against development that will adversely impact on a designated site. Identify suitable protection, enhancement, mitigation and compensation. An Appropriate Assessment will be required for developments likely to affect qualifying features of an SPA or SAC.
Buildings	→ Check for the presence of barn owls, other breeding birds and bat roosts.	→ If Barn Owls are present consult the Biodiversity Officer to determine appropriate mitigation (e.g. provision of nest boxes). Do not disturb bats, bat roosts (even if not in use) or nesting birds. Consult SNH website or the Council.
Habitat suitable for LBAP species, LBAP habitats or other ecologically valuable features	→ Survey to determine status of habitat or species. Assess impact of development and identify mitigation.	→ Protect LBAP species and habitats wherever possible. Retain ecological features of value where possible. Mitigate to minimise impacts on species and habitats. If loss of habitat is unavoidable, replacement habitat should be provided.
Wildlife Corridors, Stepping Stones or Habitat Networks	→ Assess impact of development in terms of habitat fragmentation and the loss of wildlife corridors/stepping stones. Assess potential to improve habitat connectivity/networks.	→ Protect wildlife corridors, stepping stones and habitat networks wherever possible. Provide buffer zones around key habitat. Design layouts should identify wildlife corridors and stepping stones. Take opportunities to reinforce and augment existing habitat networks.
Invasive Non-Native Species	→ Survey for invasive non-native species.	→ Prevent spread of invasive non-native species. Produce a biosecurity plan if necessary.

REMEMBER !

Biodiversity Objectives

Protect
Enhance
Mitigate
Compensate
Manage

Biodiversity Steps

1. Consultation & Scoping
2. Survey & Assessment
3. Design to meet Biodiversity Objectives
4. Onsite Implementation
5. Management

5. Biodiversity Checklists

Biodiversity Checklist - Mineral Workings and Landfill Sites

- 5.4 A suitably qualified ecologist should undertake an initial site audit (see Appendix 1) to help identify whether the site is appropriate for the proposed development and any areas/issues that require further investigation. Early discussions with Falkirk Council are vital to agree biodiversity issues and opportunities and to identify further data needs.

Feature Present	If so:	Then:
Suitable Habitat for Legally Protected Species or Legally Protected Habitats	→ Survey to determine the presence/absence and status of protected species and habitats. Prevent damage or disturbance. Consult SNH website or Falkirk Council.	→ If the species/habitats present do not preclude all development, assess impacts on species/habitat and ensure legislative requirements are met. A license may be required for work impacting on a legally protected species or habitat. Restoration plans should aim to reinstate habitats associated with protected species.
Designated Sites	→ Identify designated sites on or near the development site. Assess the likely impact of the development on each designated site. Note, a site may be affected even if outwith the development area.	→ Consult the council (or SNH website for statutory designations) to determine whether development may be considered. There is a presumption against development that will adversely impact on a designated site. Identify suitable protection, enhancement, mitigation and compensation. An Appropriate Assessment will be required for developments likely to affect qualifying features of an SPA or SAC.
Peat	→ Identify peat deposits and survey to establish the condition of the peat habitat.	→ Consult the Council and SEPA to determine whether potential impacts on peat would be acceptable.
Habitat suitable for LBAP species, LBAP habitats or other ecologically valuable features	→ Survey to determine status of habitat or species. Assess impact of development and identify mitigation.	→ Protect LBAP species and habitats wherever possible. Retain ecological features of value where possible. Mitigate to minimise impacts on species and habitats. If loss of habitat is unavoidable, it may be necessary to provide replacement habitat nearby. Reinstate and enhance habitat during restoration.
Wildlife Corridors, Stepping Stones or Habitat Networks	→ Assess impact of development in terms of habitat fragmentation and the loss of wildlife corridors/stepping stones. Assess potential to improve habitat connectivity/networks.	→ Where possible provide alternative corridors, stepping stones and habitat networks to allow species safe movement around/across the site while operational. Restoration plans should aim to reinstate and improve wildlife corridors, stepping stones and habitat networks.
Invasive Non-Native Species	→ Survey for invasive non-native species.	→ Prevent spread of invasive non-native species. Produce a biosecurity plan if necessary.

REMEMBER !

Biodiversity Objectives

Protect
Enhance
Mitigate
Compensate
Manage

Biodiversity Steps

1. Consultation & Scoping
2. Survey & Assessment
3. Design to meet Biodiversity Objectives
4. Onsite Implementation
5. Management

5. Biodiversity Checklists

Biodiversity Checklist - Wind Turbines and Windfarms

5.5 A suitably qualified ecologist should undertake an initial site audit (see Appendix 1) to help identify whether the site is appropriate for the proposed development and any areas / issues that require further investigation. Early discussions with Falkirk Council are vital to agree biodiversity issues and opportunities and to identify further data needs.

Feature Present	If so:	Then:
Suitable Habitat for Legally Protected Species or Legally Protected Habitats	→ Survey to determine the presence/absence and status of protected species and habitats. Prevent damage or disturbance. Consult SNH website or Falkirk Council.	→ If the species/habitats present do not preclude all development, assess impacts on species/habitat and ensure legislative requirements are met. A license may be required for work impacting on a legally protected species or habitat.
Designated Sites	→ Identify designated sites which may be affected by the development. Assess the likely impact of the development on each designated site. Note, a site may be affected even if outwith the development area.	→ Consult the council (or SNH website for statutory designations) to determine whether development may be considered. There is a presumption against development that will adversely impact on a designated site. Identify suitable protection, enhancement, mitigation and compensation. An Appropriate Assessment will be required for developments likely to affect qualifying features of an SPA or SAC.
Birds (see Appendix 6)	→ Follow national guidance on bird surveys for wind turbine applications.	→ Assess impacts on birds and consider protection, mitigation and compensation. Consult SNH website re. protected species.
Bean Geese (see Appendix 6)	→ Seek advice regarding required surveys.	→ Consult SNH website. An Appropriate Assessment may be necessary.
Bats	→ Undertake bat roost and activity surveys.	→ If present consult SNH website or Falkirk Council. Consider protection, mitigation & compensation.
Habitat suitable for LBAP species, LBAP habitats or other ecologically valuable features	→ Survey to determine status of habitat or species. Assess impact of development (construction & implementation phases).	→ Protect LBAP species and habitats wherever possible. Retain ecological features of value where possible. Mitigate to minimise impacts on species and habitats. If loss of habitat is unavoidable, replacement habitat should be provided. Reinstatement and enhance habitat post construction.
Wildlife Corridors, Stepping Stones or Habitat Networks	→ Assess impact of development in terms of habitat fragmentation and the loss of wildlife corridors/stepping stones. Assess potential to improve habitat connectivity/networks.	→ Protect wildlife corridors, stepping stones and habitat networks wherever possible. Provide buffer zones around key habitat. Design layouts should identify wildlife corridors and stepping stones. Take opportunities to reinforce and augment existing habitat networks.
Invasive Non-Native Species	→ Survey for invasive non-native species.	→ Prevent spread of invasive non-native species. A biosecurity plan may be necessary.

REMEMBER !

Biodiversity Objectives

Protect
Enhance
Mitigate
Compensate
Manage

Biodiversity Steps

1. Consultation & Scoping
2. Survey & Assessment
3. Design to meet Biodiversity Objectives
4. Onsite Implementation
5. Management

5. Biodiversity Checklists

Biodiversity Checklist - Road and Rail Developments

5.6 A suitably qualified ecologist should undertake an initial site audit (see Appendix 1) to help identify whether the site is appropriate for the proposed development and any areas/issues that require further investigation. Early discussions with Falkirk Council are vital to agree biodiversity issues and opportunities and to identify further data needs.

Feature Present	If so:	Then:
Suitable Habitat for Legally Protected Species or Legally Protected Habitats	→ Survey to determine the presence/absence and status of protected species and habitats. Prevent damage or disturbance. Consult SNH website or Falkirk Council.	→ If the species/habitats present do not preclude all development, assess impacts on species/habitat and ensure legislative requirements are met. A license may be required for work impacting on a legally protected species or habitat.
Designated Sites	→ Identify designated sites on or near the development site. Assess the likely impact of the development on each designated site. Note, a site may be affected even if outwith the development area.	→ Consult the council (or SNH website for statutory designations) to determine whether development may be considered. There is a presumption against development that will adversely impact on a designated site. Identify suitable protection, enhancement, mitigation and compensation. An Appropriate Assessment will be required for developments likely to affect qualifying features of an SPA or SAC.
Buildings, Bridges and Tunnels	→ Check for bat roosts, breeding birds, and signs of other protected species (e.g. otter, water vole, badger) using paths through tunnels or under bridges.	→ Do not disturb protected species or their roosts/resting places. Consult SNH website or Falkirk Council. Avoid and mitigate against impacts on species (e.g. provide runways under bridges where the banks are to be disturbed).
Habitat suitable for LBAP species, LBAP habitats or other ecologically valuable features	→ Survey to determine status of habitat or species. Assess impact of development and identify mitigation.	→ Protect LBAP species and habitats wherever possible. Retain ecological features of value where possible. Mitigate to minimise impacts on species and habitats. If loss of habitat is unavoidable, it may be necessary to provide replacement habitat nearby.
Wildlife Corridors, Stepping Stones or Habitat Networks	→ Assess impact of development in terms of habitat fragmentation and the loss of wildlife corridors/stepping stones Assess potential to improve habitat connectivity/networks.	→ Minimise loss of wildlife corridors. Where development cuts across a wildlife corridor consider the need for an underpass/animal tunnel and/or warning signs to provide wildlife crossing points. Design the road/rail corridor to maximize its value as a wildlife corridor and reinforce/ augment existing habitat networks.
Invasive Non-Native Species	→ Survey for invasive non-native species.	→ Prevent spread of invasive non-native species. A biosecurity plan may be necessary.

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Biodiversity Objectives

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Biodiversity Steps

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5. Management



Appendix 1 - Initial Site Audit

- 6.1** An initial audit of the biodiversity constraints and opportunities at a site should be undertaken at the earliest opportunity. This will give an indication of any additional biodiversity data that will be required as well as highlighting features such as designated sites, ecologically important habitats and species, and habitat networks that should be considered throughout the planning and design process.
- Discussion with relevant Council Officers will also help to identify survey needs, constraints and opportunities.
- The checklist on the page opposite gives an indication of the features which an initial site audit should consider and the likely next steps.

Protected Species

If legally protected species are identified by surveys consult SNH or Falkirk Council regarding legal constraints, additional data requirements, potential mitigation requirements and licensing arrangements.

The checklist on the page opposite should be used as a guide only. Every site and every development is different. Some areas and developments will require little or no further ecological investigation while others may require significant survey work and ecological assessment. If in doubt about the survey and assessment effort that will be required please seek advice as soon as possible.

Appendix 1 - Initial Site Audit

6.2

	Tick if Yes	If Yes then you may need to:
Does the site include all or part of a statutorily designated site: e.g. SPA, SAC, SSSI?		Consult SNH website or Falkirk Council for further advice.
Could the development impact on a statutorily designated site outwith the development area?		Consult SNH website or Falkirk Council for further advice.
Is the site on or near a non-statutory designated site: i.e. a SINC or Wildlife Site?		Consult Falkirk Council to determine under what circumstances, if any, development might be acceptable and the ecological data required.
Does all or part of the site form a Wildlife Corridor or 'Stepping Stone' or form part of a Habitat Network?		Assess the potential ecological impact of the development on wildlife corridors and habitat networks.
Does the site include any of the following habitats?		
Mature Trees (Individuals or small stands)		Survey for: Bat Roosts Check for : Breeding Birds See Trees and Development SG for further advice on trees. Include this feature in an Ecological Impact Assessment.
Woodland		Survey for: Bat Roosts, Badgers, Breeding Birds and LBAP species associated with Woodland Undertake a Phase II Habitat Survey. Include this feature in an Ecological Impact Assessment.
Hedges		Survey for: Breeding Birds and other LBAP species associated with Hedgerows Determine whether the hedge is native, species-rich. Include this feature in an Ecological Impact Assessment.
Rivers, Streams or Wet Ditches		Survey for: Otters, Water Voles and other LBAP species associated with Watercourses Determine the presence of fish such as salmon or eels. Undertake a phase II habitat survey. Include this feature in an Ecological Impact Assessment.
Ponds, Pools or Lochs		Survey for: Great Crested Newts, Water Vole, and other LBAP species associated with this Habitat Undertake a Phase II Habitat Survey. Include this feature in an Ecological Impact Assessment.
Wetland or Bog		Survey for: LBAP species associated with Wetlands or Bogs Undertake a Phase II Habitat Survey. Include this feature in an Ecological Impact Assessment. Assess impacts on peat soils (if present).
Long/Rough Grassland (Unimproved, semi-improved, or species-rich)		Survey for: LBAP species associated with Grassland Check for : Breeding Birds Undertake a Phase II Habitat Survey. Include this feature in an Ecological Impact Assessment.
Bings/Spoil Tips/Rock Faces		Assess the potential ecological value of the site (this can vary greatly for this type of habitat). Survey for: Helleborine Orchids (on suitable bings) and other LBAP species associated with the Habitat Undertake a Phase II Habitat Survey. Include this feature in an Ecological Impact Assessment.
Brownfield Habitat (Open mosaic habitat on previously developed land)		Assess the potential ecological value of the site (this can vary greatly across brownfield sites). For sites of potential high ecological value: Survey for: Invertebrates Undertake a Phase II Habitat Survey. Include this feature in an Ecological Impact Assessment.
Heath (Heather)		Survey for: LBAP species associated with Heather/Heath Check for : Breeding Birds Undertake a Phase II Habitat Survey. Include this feature in an Ecological Impact Assessment.
Buildings/Barns		Survey for: Bat Roosts, Barn Owls, other Nesting Birds and other LBAP species associated with Buildings. Include these species in an Ecological Impact Assessment.
Scrub		Survey for: LBAP species associated with Scrub Undertake a Phase II Habitat Survey. Include this feature in an Ecological Impact Assessment.
Coastal Sand, Mudflat, Lagoons or Saltmarsh		Survey for: LBAP species associated with the Habitat Undertake a Phase II Habitat Survey. Include this feature in an Ecological Impact Assessment.
Invasive Non-Native Species		Survey for: The presence and extent of Invasive Non-Native Species.

Appendix 2 - Legally Protected Species and Habitats

6.3

European Protected Species likely to occur within the Falkirk Area	Habitat most likely to be found in
Bats	Roosts: Buildings, Tunnels, Bridges, Trees
Great Crested Newts	Ponds/pools and terrestrial habitat within 1km of breeding ponds (grassland, woodland, rubble piles etc)
Otter	Rivers and larger streams

Other Legally Protected Species likely to occur within the Falkirk Area	Habitat likely to be found in
Adder	Heath or Bog
Atlantic Salmon	Rivers
Badger	Woodland and Scrub but forages across Grassland and other Habitats
Barn Owl	Nests: Barns and similar structures. Feeds: Over open Grassland and Farmland
Common Tern	Mudflats, Saltmarsh, Openwater
Kingfisher	Rivers and Larger Streams
Red Squirrel	Woodland/Parkland (Particularly Conifer Woodland)
Short-Eared Owl	Estuary, Saltmarsh, Heath, Bog, Fen
Slow Worm	Heath, Grassland, Scrub
Water Vole	Streams and Lochs (and very occasionally in Wet Grasslands)

Habitats which may be protected by designation as an SAC and which occur in the Falkirk Area
Active Blanket Bog
Raised Bog
Estuaries
Saline Lagoons
Inter-Tidal Mudflats

Appendix 3 - Invasive Non-Native Species and Pathogens

6.4

Invasive non-native species known or likely to occur in the Falkirk Area (as at 2013)	Habitat in which they usually occur
Bullhead	Rivers and Canals (present in Union Canal)
Canadian Pondweed	Ponds, Pools, Lochs
Chalara fraxinea (Ash dieback fungus)	Ash Trees
Giant Hogweed	Wasteground, Roadsides, Pasture, often by Lowland Watercourses
Himalayan Balsam	Damp, semi-shaded places. Often by Watercourses.
Japanese Knotweed	Most terrestrial Habitats, especially Urban areas, Waste ground, Riverbanks
Minnow	Streams and Pools/Ponds
New Zealand Flatworm	Shady Wooded areas and Gardens
New Zealand Pygmyweed	Ponds/Pools
North American Mink	Widespread but focused around Aquatic Habitats
North American Skunk Cabbage	Wetlands and beside Watercourses
Parrot's Feather	Standing Water, Wetlands and slow moving Watercourses
Rainbow Trout	Rivers and Lochs/Pools
Rhododendron Ponticum	Woodland, Heath, Parkland and Gardens
Ruffe	Rivers and Canals
Sea Buckthorn	Coastal Areas and landscaping schemes
Water Fern	Standing Water and slow flowing Watercourses
Zebra Mussel	Freshwater: Slow Rivers, Canals, Lochs

Note : Other invasive non-native species and pathogens are likely to spread into this area over time. Therefore up to date advice should be sought when considering biosecurity issues.

Appendix 4 - Local Biodiversity Action Plan (LBAP) Habitats and Species

6.5 The local biodiversity action plan (LBAP) process has identified a list of priority habitats and species which are of particular national and/or local ecological value and a priority for conservation action locally. This local list includes most species and habitats which are identified as national priorities on the UKBAP list or as priorities for action on the Scottish Biodiversity list and which occur in the Falkirk area.

The full list of UKBAP priority species and Scottish Biodiversity List species is available at www.jncc.defra.gov.uk and www.biodiversityscotland.gov.uk respectively.

LBAP Priority Habitats	
Estuary	
Mudflats	
Saline Lagoons	
Saltmarsh	
Arable	
Boundary Features	
Lowland, Dry Acidic Grassland	
Neutral Grassland	
Heath	
Lowland Raised and Intermediate Bog	
Canals	
Fen, Marsh and Swamp	
Rivers and Streams	
Standing Open Water	
Open Mosaic Habitat on previously Developed Land (including Bings)	
Gardens	
Urban Greenspace	
Urban Wildlife Corridors	
Broadleaved and Mixed Woodland	
Wood Pasture and Parkland	

LBAP Priority Species	
Mammals	
Common Name	Scientific Name
Badger	Meles meles
Brown Hare	Lepus europaeus
Brown Long-eared Bat	Plecotus auritus
European Otter	Lutra lutra
Hedgehog	Erinaceus europaeus
Soprano Pipistrelle Bat	Pipistrellus pygmaeus
Water Vole	Arvicola terrestris

LBAP Priority Species	
Amphibians, Reptiles and Fish	
Common Name	Scientific Name
Common Frog	Rana temporaria
Common Toad	Bufo bufo
Great Crested Newt	Triturus cristatus
Palmate Newt	Triturus helveticus
Smooth Newt	Triturus vulgaris
Adder	Vipera berus
Common Lizard	Lacerta vivipara
Slow Worm	Anguis fragilis
Atlantic Salmon	Salmo salar
Brook Lamprey	Lampetra planeri
European Eel	Anguilla anguilla
River Lamprey	Lampetra fluviatilis
Sea/Brown Trout	Salmo trutta fario
Sparling (Smelt)	Osmerus eperlanus
Twaiter Shad	Alosa fallax

LBAP Priority Species	
Ferns and Lower Plants	
Common Name	Scientific Name
Hay Scented Buckler Fern	Dryopteris aemula
A Liverwort	Plagiochila spinulosa
Moonwort	Botrychium lunaria
Pillwort	Pilularia globulifera
A Liverwort	Lepidozia pearsonii

LBAP Priority Species	
Invertebrates	
Common Name	Scientific Name
Small Pearl-bordered Fritillary	Boloria selene
Green Hairstreak Butterfly	Callophrys rubi
Large Heath Butterfly	Coenonympha tullia
A Mud Snail	Omphiscola glabra
Common Blue Butterfly	Polyommatus icarus
Swordgrass Moth	Xylota exsoleta

LBAP Priority Species	
Flowering Plants	
Common Name	Scientific Name
Annual Knapweed	Scleranthus annuus
Bennett's Pondweed	Potamogeton x Bennettii
Bluebell	Hyacinthoides non-scripta
Dune Helleborine	Epipactis leptochila dunensis
Field Scabious	Knautia arvensis
Grass of Parnassus	Parnassia palustris
Greater Butterfly Orchid	Platanthera Chlorantha
Harebell	Campanula Rotundifolia
Ivy-Leaved Water Crowfoot	Ranunculus hederaceus
Lesser Butterfly Orchid	Platanthera bifolia
Ox-eye Daisy	Chrysanthemum leucanthemum
Purple Ramping Fumitory	Fumaria purpurea
Ragged Robin	Lychnis flos-cuculi
Round-Leaved Sundew	Drosera rotundifolia
Smooth Cats-Ear	Hypochaeris glabra
Tufted Loosestrife	Naumburgia thyrsoiflora
Whorled Caraway	Carum verticillatum
Wych Elm	Ulmus glabra
Young's Helleborine	Epipactis youngiana

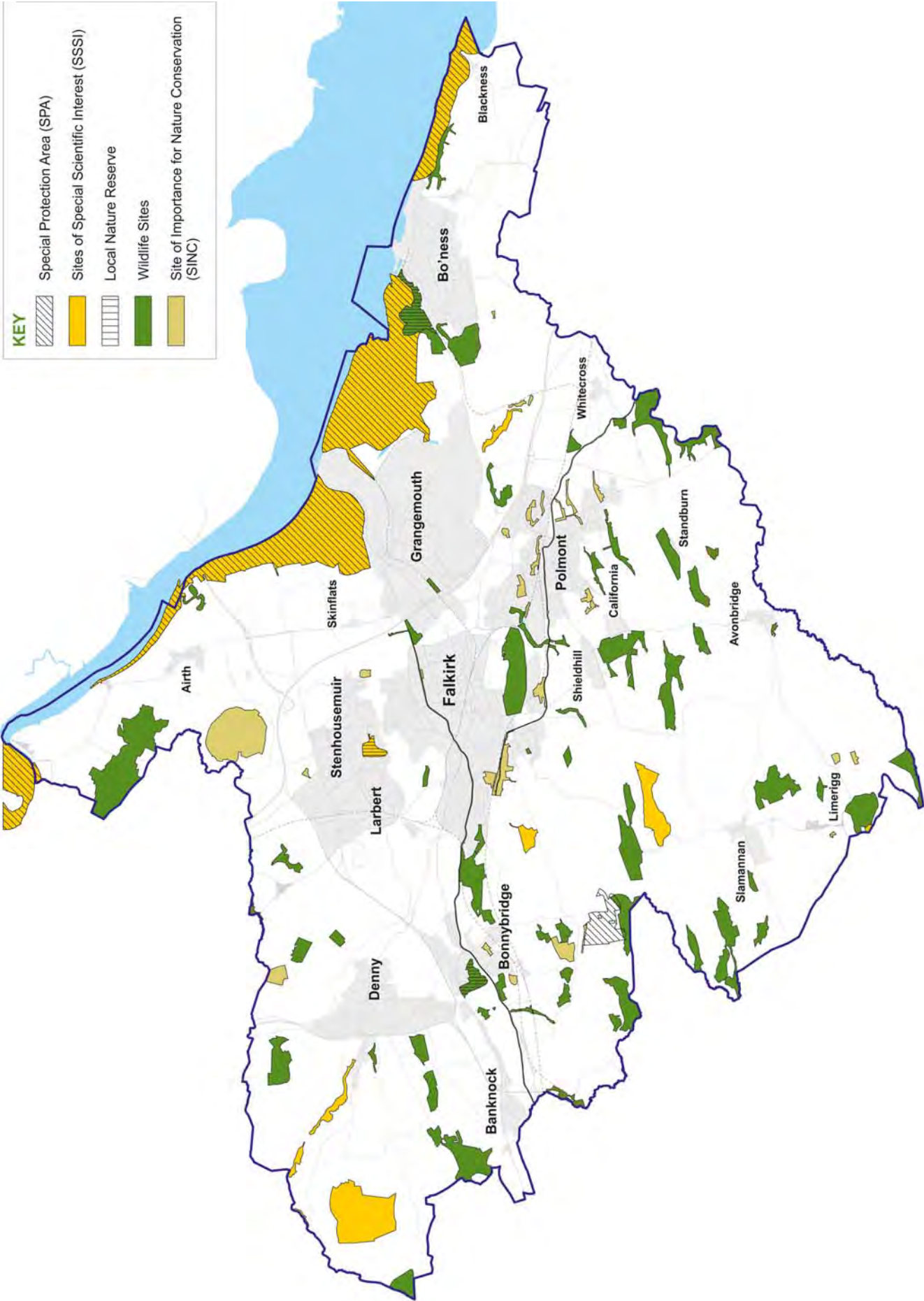
Appendix 4 - Local Biodiversity Action Plan (LBAP) Habitats and Species

LBAP Priority Species		
Birds		
Common Name	Scientific Name	
Barn Owl	Tyto alba	
Bean Goose	Anser fabilis	
Black Grouse	Tetrao tetrix	
Black-Tailed Godwit	Limosa limosa	
Bullfinch	Pyrrhula pyrrhula	
Common Tern	Sterna hirundo	
Cuckoo	Cuculus canorus	
Curlw	Numenius arquata	
Dipper	Cinclus cinclus	
Dunlin	Calidris alpina	
Golden Plover	Pluvialis apricaria	
Grasshopper Warbler	Locustella naevia	
Great Crested Grebe	Podiceps cristatus	
Green Woodpecker	Picus viridis	
Grey Partridge	Perdix perdix	
Greylag Goose	Anser anser	
Hen Harrier	Circus cyaneus	
House Sparrow	Passer domesticus	
Kestrel	Falco tinnuculus	
Kingfisher	Alcedo atthis	
Knot	Calidris canutus	
Lapwing	Vanellus vanellus	
Lesser Redpoll	Carduelis flammea	
Linnet	Carduelis cannabina	
Merlin	Falco columbarius	
Pink-Footed Goose	Anser brachyrhynchus	
Pintail	Anas acuta	
Red-Breasted Merganser	Mergus serrator	
Redshank	Tringa tetanus	
Reed Bunting	Emberiza schoeniculus	
Sand Martin	Riparia riparia	
Sedge Warbler	Acrocephalus schoenobaenus	
Shelduck	Tadorna tadorna	
Short-Eared Owl	Asio flammeus	
Skylark	Alauda arvensis	
Snipe	Gallinago gallinago	

LBAP Priority Species		
Birds		
Common Name	Scientific Name	
Song Thrush	Urduis philomelos	
Spotted Flycatcher	Muscicapa striata	
Starling	Sturnus vulgaris	
Swallow	Hirundo rustica	
Swift	Apus apus	
Teal	Anas cracca	
Tree Pipit	Anthus Trivialis	
Tree Sparrow	Passer montanus	
Twite	Carduelis flavirostris	
Water Rail	Rallus aquaticus	
Wood Warbler	Phylloscopus sibilatrix	
Woodcock	Scolopax rusticola	
Yellowhammer	Emberiza citrinella	

Note : This list is subject to periodic review. The most up to date list will be published in the current Falkirk Area Biodiversity Action Plan.





Appendix 6 - Further Information

6.7 The following sources provide further information, often with particular reference to development.

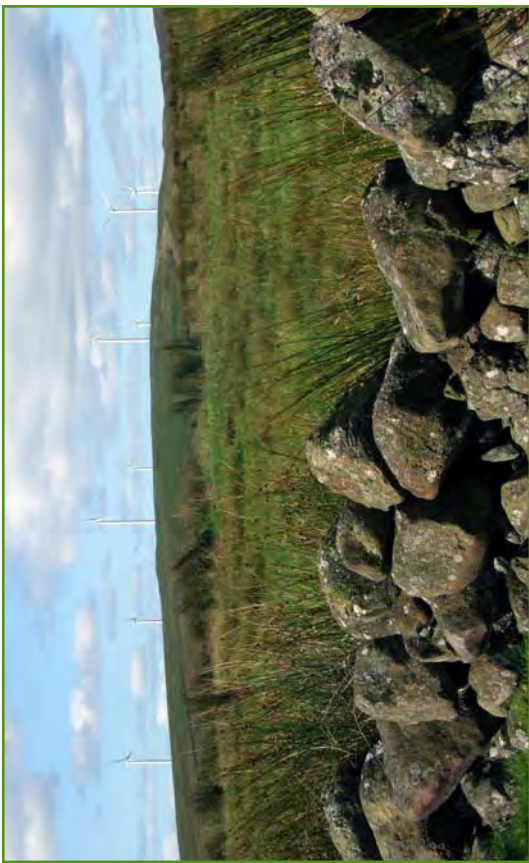
General Guidance	Websites	Publications
Biodiversity & Development	www.biodiversityplanningtoolkit.com www.snh.gov.uk	Biodiversity by Design : A guide for Sustainable Communities, TCPA, 2004 Falkirk Area Biodiversity Action Plan, Falkirk Council
Legislation and Designated Sites	Websites	Publications
Legislation & Statutory Protection	www.snh.gov.uk (protected species & protected areas sections)	Planning Permission and Wildlife: What you need to Know, SNH, 2011 Scotland's Wildlife: The Law and You, SNH, 2009
Locally Designated Sites	www.falkirk.gov.uk	Local Nature Conservation Sites: Biodiversity & Geodiversity Supplementary Guidance, Falkirk Council, (expected publication 2014)
Species	Websites	Publications
Bats	www.bats.org.uk - Buildings, Bats and Development section www.snh.gov.uk	Bat Mitigation Guidelines, English Nature, 2004 Bats and Onshore Wind Turbines, Natural England, 2012 Bats and Single Large Wind Turbines: joint agencies interim guidance, Natural England, 2009
Badgers	www.snh.gov.uk http://www.scottishbadgers.org.uk/	Badgers and Development, SNH, 2002
Water Voles, Otters and other Aquatic Mammals	www.snh.gov.uk	Wolverine Conservation Handbook 3rd Edition, WildCRU, 2011
Birds	www.snh.gov.uk	Windfarm Impacts on Birds - a series of information notes available at www.snh.gov.uk
Bean Geese	http://scotlandsbeargeese.wikispaces.com	
Trees		Trees and Development Supplementary Guidance (2nd edition), Falkirk Council, 2014
Invertebrates	www.buglife.org.uk	
Amphibians, Fish & Reptiles (including Great Crested Newts)	www.snh.gov.uk www.froglife.org	The Great Crested Newt Conservation Handbook, Froglife, 2001
Non-Native Invasive Species & Biosecurity	www.nonnativespecies.org www.snh.gov.uk http://www.fishforth.co.uk/inns	Invasive Species Management for Infrastructure Managers and the Construction Industry, CIRIA, 2008

Appendix 6 - Further Information

Habitats	Websites	Publications
Woodland	www.forestry.gov.uk/scotland	
Fresh Water	www.sepa.org.uk	Ponds, Pools and Lochans, SEPA, 2000
Hedges/Boundary Features	www.hedgeline.org.uk	
Open Mosaic Habitat on previously developed land (brownfields)	www.buglife.org.uk	Planning for Brownfield Biodiversity: a best practice guide, Buglife, 2009
Soils	www.sepa.org.uk/land/soil.aspx www.snh.gov.uk (soils & development section)	Scottish Soil Framework, Scottish Government, 2009
Green Roofs	www.greenroofguide.co.uk	BUILDING GREENER: Guidance on the use of green roofs, green walls and complementary features on buildings, CIRIA, 2007 Creating Green Roofs for Invertebrates, Buglife
Integrated Habitat Networks	www.snh.gov.uk (Habitat networks and spatial ecology section) http://www.centuralscotlandgreennetwork.org/ http://www.forestry.gov.uk/fr	An Essential Guide to Habitat Networks, SNH, 2011
Surveys and Ecological Assessment		
Survey Times	www.biodiversityplanningtoolkit.com (survey calendars)	
Ecological Information and Assessment		BS42020 Biodiversity - Code of Practice for Planning and Development, British Standards Institution, 2013
Environmental Impact Assessment	www.scotland.gov.uk www.snh.gov.uk	Environmental Impact Assessment Handbook 2nd Ed., B. Carroll & T. Turpin, 2009
Appropriate Assessment	www.snh.gov.uk	Natura Sites and the Habitats Regulations - How to consider proposals affecting SACs and SPAs in Scotland", SNH, 2011
Construction Good Practice	Websites	Publications
Construction Site Good Practice	www.ciria.org	Working with Wildlife Site Guide, CIRIA, 2005
Landscaping		Scotland's Native Trees and Shrubs: A designer's guide to their selection, procurement & use in road landscape., Scottish Executive

Appendix 6 - Further Information

Specific Development Types	Websites	Publications
Road Schemes		Biodiversity Impact: Biodiversity and Environmental Impact Assessment: A good practice guide for road schemes, H. Byron, 2000 Cost Effective Landscape: Learning from Nature. Landscape design and management policy., The Scottish Office, 1998
Mining		Biodiversity and Opencast Coal Mining: A good practice guide, RSPB
Landfill Sites		Wildlife Management & Habitat Creation on Landfill Sites., Ecoscope, 2000
Wind Turbines/Windfarms	www.snh.gov.uk (Recommended bird survey methods to inform impact assessment of onshore wind farms)	



6.8

Development Management

Development Services
Falkirk Council
Abbotsford House
David's Loan
Falkirk FK2 7YZ
Tel: 01324 504950

Falkirk Area Biodiversity Officer

Development Services
Falkirk Council
Abbotsford House
David's Loan
Falkirk
FK2 7YZ
Tel: 01324 504863
E-mail: biodiversity@falkirk.gov.uk

Bean Goose Action Group

c/o Scottish Natural Heritage
<http://scotlandsbeargeese.wikispaces.com>

Buglife

Balalan House
24 Allan Park
Stirling
FK8 2QG
Tel: 01786 447504
E-mail: scotland@buglife.org.uk
www.buglife.org.uk

Central Scotland Green Network Trust

Hillhousebridge
Shottskirk Road
Shotts
Lanarkshire
ML7 4JS
Tel: 01501 822015
www.csgnt.org.uk/

Falkirk Invasive Species Forum

c/o Falkirk Biodiversity Officer
(details as above)

CIRIA

Classic House
174-180 Old Street
London
EC1V 9BP
Tel: 020 7549 3300
E-mail: enquiries@ciria.org
www.ciria.org

Forestry Commission Scotland

Scottish Lowlands Forest District
Five Sisters House
Five Sisters Business Park
West Calder
EH55 8PN
Tel: 01555 660190
E-mail: scottishlowlands@forestry.gsi.gov.uk
www.forestry.gov.uk/scotland

Jupiter Wildflower Nursery

Wood Street
Grangemouth
FK3 8LH
Tel: 01324 471600
E-mail: jupiter-nursery@btcv.org.uk

Royal Society for the Protection of Birds (RSPB)

South and West Scotland Regional Office
10 Park Quadrant
Glasgow
G3 6BS
Tel: 0141 331 0993
E-mail: glasgow@rspb.org.uk
www.rspb.org.uk

Scottish Environment Protection Agency (SEPA)

South East Region
Bremner House
The Castle Business Park
Stirling
FK9 4TF
Tel: 01786 452595
www.sepa.org.uk

Scottish Natural Heritage (SNH)

Forth Region
Silvan House
3rd Floor East
231 Corstorphine Road
Edinburgh
EH12 7AT
Tel: 0131 316 2600
E-mail: forth@snh.gov.uk
www.snh.gov.uk

6.9 Appropriate Assessment

Appropriate assessment is required when a plan or project affecting a Natura site is not connected with management of the site for nature conservation, and is likely to have a significant effect on the site (either alone or in combination with other plans or projects). An appropriate assessment considers the potential impacts on the qualifying interests and conservation objectives of the Natura site. It must be based on, and supported by, robust scientific evidence. A competent authority must not authorise a plan or project unless, by means of the appropriate assessment, they can ascertain that it will not adversely affect the integrity of a Natura site.

Biodiversity - the variety of life, including
All plants, animals, habitats and ecosystems.

Brown Roofs

Also known as wildlife roofs, these are green roofs which are specifically designed for wildlife and either replicate the habitat for a single or limited number of species or create a range of habitats to maximise the array of species which may inhabit the roof.

Ecosystem

An ecosystem is a community of living organisms (plants, animals and microbes) in conjunction with the non-living components of their environment (things like air, water and soil), interacting and functioning as a system. Ecosystems often provide us with vital services such as carbon sequestration or flood alleviation.

Ecological Impact Assessment

An assessment of the ecological impacts that may occur as a result of a proposed project, including the likelihood, size and significance of the impact. The assessment usually considers measures that could be put in place to remove or reduce certain of these environmental impacts.

Environmental Impact Assessment

Environmental Impact Assessment (EIA) is a means of drawing together, in a systematic way, an assessment of the likely significant environmental effects arising from a proposed development. Developments falling within a description in Schedule 1 to the 2011 EAI Regulations always require EIA. Development of a type listed in Schedule 2 to the 2011 EIA Regulations will require EIA if it is likely to have a significant effect on the environment, by virtue of factors such as its size, nature or location.

FABAP

The Falkirk Area Biodiversity Action Plan (FABAP) is the LBAP which covers the Falkirk local authority area.

Green Roofs

Green roofs are vegetated layers that sit on top of the conventional waterproofed roof surfaces of a building. Whilst green roofs come in many different forms and types, usually a distinction is made between extensive, intensive and biodiverse or wildlife roofs.

Habitat Network

A habitat network is a network made up of areas of habitat which are either physically connected or functionally connected, so they form a single area in which particular species can move around and survive. Functionally connected habitats, while not physically connected, are located such that species can move from one to the other. A habitat network may consist of just one habitat (e.g. woodland) or may include a whole range of habitats (e.g. grassland, wetland and woodland).

LBAP

The Local Biodiversity Action Plan (LBAP) is a process which identifies local priorities for conservation action and works to focus conservation activity on these priorities.

Scottish Biodiversity List

The Scottish Biodiversity List is a list of animals, plants and habitats that Scottish Ministers consider to be of principal importance for biodiversity conservation in Scotland.

UKBAP

The UK Biodiversity Action Plan sets out biodiversity targets and actions for the UK, aimed at achieving its international obligations to halt biodiversity loss. Many biodiversity actions and targets are now devolved and Scotland's response to the international obligation is detailed in the Scottish Biodiversity Strategy: 2020 Challenge.

Finalised Supplementary Guidance SG05

August 2014

