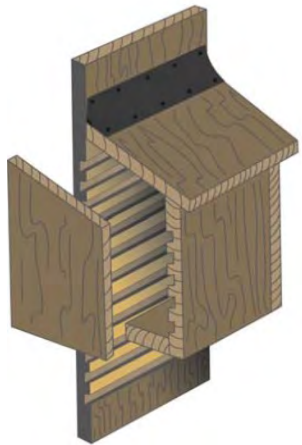


Accommodating Wildlife within Development Sites

Bat, bird or bug boxes: Boxes (or purpose made bat/bird bricks) are an effective way of encouraging wildlife being relatively inexpensive and simple to install. Advice should be sought on the most appropriate design for the specific location.



Bird Box



Bat Box



Habitat piles and loggeries: logs and habitat piles can create a good and simple home for invertebrates, benefitting our ecosystem.

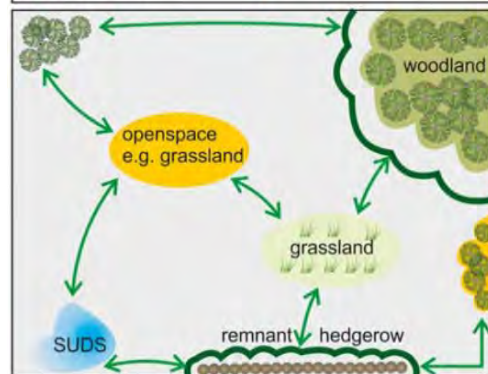
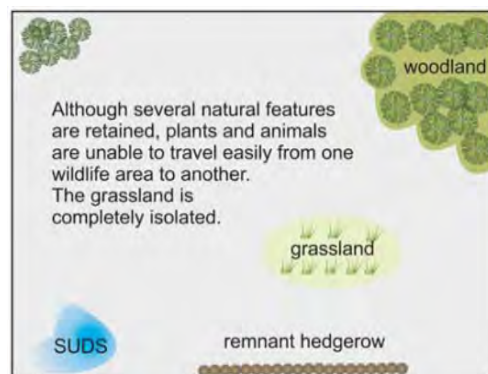


Control invasive non-native species (INNS) INNS are a significant problem, disrupting habitats and ecosystems in the Council area. See SG07 Biodiversity and Development and www.falkirk.gov.uk for further advice, regarding INNS control.



Linked habitats: Corridors, buffers and stepping stones can increase connectivity and permeability to allow wildlife movement through a site and reduce habitat defragmentation. Image: SG07 Biodiversity and Development

Scenario A:
Development without wildlife corridors, buffers or 'stepping stones'.



Designing in simple wildlife corridors e.g. along road verges, hedges, footpaths and watercourses ; and well placed buffer zones and "stepping stone" habitat ensures that wildlife can migrate throughout the site and key areas are protected.

Scenario B:
Development with wildlife corridors, buffers or 'stepping stones'.

Hedgehog highway: 13cm by 13 cm gaps at the bottom of boundary fencing can enable hedgehogs to travel to gardens and open spaces for forage. Small signage above the gaps can remind residents to keep the gaps free from obstacles. Images: Council housing development, Blinkbonny Road, Falkirk



Further Guidance

Hedgehogstreet.org

Landscape and Urban Design for Bats and Biodiversity

Second Nature: A Biodiversity Action Plan for the Falkirk Council area

NatureScot website

Scottish Wildlife Trust

SG07 - Biodiversity and Development

SG08 - Local Nature Conservation and Geodiversity Sites

SG10 - Trees and Development

SG13 - Developer Contributions

11. MANAGEMENT AND MAINTENANCE

Management and Maintenance Plans

Good management and maintenance arrangements are necessary to ensure the open space environment remains attractive and fit for purpose during the lifetime of the development. The design of all open spaces, including play areas, should take into account how these spaces will be managed and maintained in the future.

Falkirk Council considers maintenance issues during the assessment of planning applications and will, if necessary, incorporate long term management and maintenance requirements in the planning permission or associated planning obligation. The requirements may involve submission of a Landscape Management and Maintenance Plan for the Council's approval prior to the development commencing. The content of the plan will be specific to the development, but should include the following information as a minimum:

- Plan period - this should cover the lifetime of the development
- The overall vision for the open space areas i.e. what are they intended to achieve in design terms
- Full details of the maintenance responsibility for the open space areas
- A3 plans of the approved landscape plans and specifications
- A3 plans delineating areas of ownership and maintenance responsibility for all aspects of open space in the development
- Management objectives for all aspects of open space
- Maintenance schedules for all aspects of open space including:
 - ◊ Paths and hard surfacing
 - ◊ Soft landscaped areas including trees, hedgerows, grassed areas, amenity shrub planting etc.
 - ◊ Walls and fences
 - ◊ Play areas
 - ◊ Natural or built conservation features
 - ◊ Water features
 - ◊ Street furniture
 - ◊ Drainage systems (cross referenced to the drainage strategy)
- The schedules should state the maintenance tasks, their frequency and duration.
- A Biodiversity Management Plan, and Biosecurity plan, if required.
- Procedures for replacement of decommissioned, broken or failed play facilities equipment and unadopted street furniture. Replacement play facilities equipment must be of a similar or higher play value.

Maintenance Responsibility

Residential Development

Falkirk Council's preferred approach is that the developer makes robust factoring arrangements for the open spaces within the new residential development. This approach will involve the developer appointing the factor initially and imposing a title deed condition on the homeowners requiring them to contribute to the upkeep of the open spaces on a shared basis.

Non Residential Uses

For non-residential uses, such as employment, retail or leisure, the management and maintenance of open space will remain with the freeholder to arrange. Nevertheless, planning conditions and/or a planning obligation may be required to ensure adequate provision is made for open space maintenance over the lifetime of the development.



SUDS Maintenance

Sustainable drainage systems (SUDS) should be regularly inspected and maintained to ensure they continue to function properly within a development. The appropriate responsible party for SUDS maintenance should be established first of all as the responsible party will have particular requirements that need to be taken into account within the design of the SUDS scheme. The details of SUDS maintenance should be covered in the drainage strategy and cross referenced in the Landscape Management and Maintenance Plan, where appropriate. Maintenance arrangements will be dependent on the type of SUDS and also the nature of landscaping chosen.

Within the Curtilage

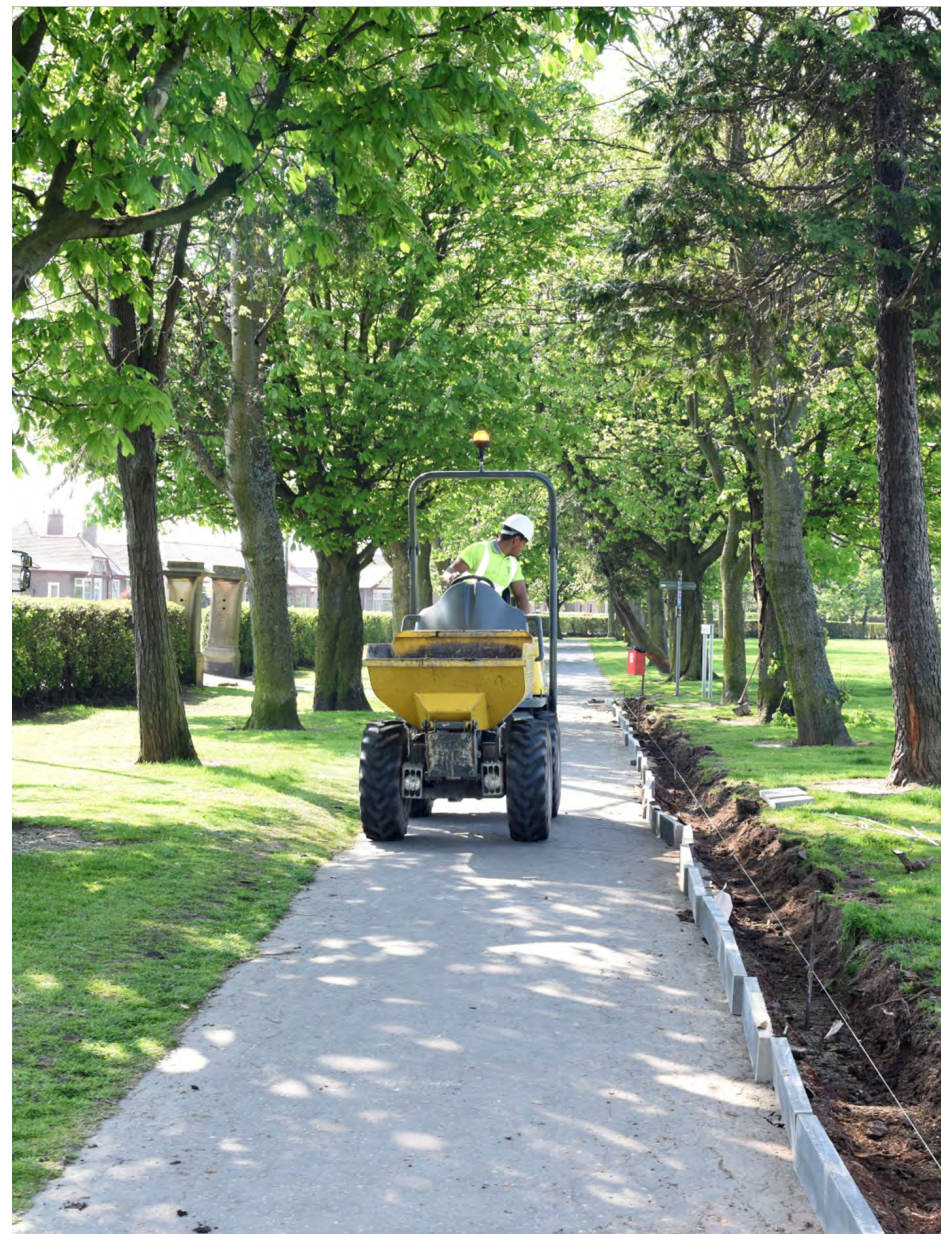
Property owners are responsible for the maintenance of SUDS within the curtilage of their private property. Developers should make property owners aware of their burden of responsibility and ensure suitable arrangements are in place for ongoing maintenance throughout the lifetime of the development. The arrangements will also need to be agreed with the relevant entity and confirmed with the Council.

Outside the Curtilage

Scottish Water will only vest particular types of 'public' SUDS such as retention basins and ponds providing they meet the specifications as detailed in the current edition of Sewers for Scotland. Nevertheless, this should not automatically discount the incorporation of other SUDS components (such as swales or porous paving) that Scottish Water will not vest. It may be appropriate for property owners or another body to take on the responsibility for maintaining these components. Early discussion with Scottish Water, SEPA and the Council is strongly recommended as this will establish the right approach to sustainable drainage at the outset.

SUDS draining surface water from an adopted road are maintained by the Roads Authority, after adoption, or by Scottish Water after vesting. Nevertheless, the adoption of the road can only happen if the road is offered to the Roads Authority for adoption and has been constructed to the authority's specifications. Detailed guidance on road SUDS is given in 'SUDS for Roads'.

Falkirk Council is working towards a collaborative framework with Scottish Water that will enable the surface water drained from Council adopted roads and the roofs and curtilages of buildings to be accommodated within a shared SUDS with maintenance responsibilities split between the Council and Scottish Water. The framework will take the form of a memorandum of understanding made under Section 7 of the Sewerage (Scotland) Act 1968, and could help minimise costs to the Council, Scottish Water and developers around SUDS provision.



APPENDIX 1: GREEN INFRASTRUCTURE AND NEW DEVELOPMENT CHECKLIST

	Compliance (Yes/No/Not)	Comments
Process		
Design team assembled with appropriate qualifications, experience and accreditation.		
Site appraisal carried out to appropriate level		
Pre-application engagement with relevant stakeholders		
Pre-application discussions on conceptual design carried out		
Planning applications submitted with necessary green infrastructure supporting information		
Well Being: Open Space		
Appropriate multifunctional open space incorporated in design		
Open space properly integrated into layout		
Recreational needs of development provided for in terms of different categories of provision (playspace, parks, sports areas, natural greenspace/green corridors, guided by local open space audit)		
Any loss of open space compensated appropriately		
Well Being: Active Travel		
Active travel provision integrated into development providing access to active travel network and local facilities		
Active travel links are safe, convenient and direct		
Active travel links cater for different types of users		
Additional infrastructure is provided where appropriate		
Severance/impediments to existing active routes is avoided		
Specification of routes appropriate to level of use, users, and location		
Access plan produced and submitted		

Well Being: Landscaping		
Landscape led approach taken		
Landscape plan produced which is consistent with other plans		
Development achieves a good landscape fit		
Trees and planting incorporated into proposals, designed to achieve multiple benefits		
Species choice appropriate		
Water: Sustainable Drainage		
Surface water management and flood risk considered at the outset of the design process		
Water used positively and creatively within the layout		
SUDS requirements incorporated, following relevant guidance		
Scottish Water's Surface Water Policy taken into account		
Water: Water Environment		
Water environment safeguarded and enhanced where opportunities arise		
Appropriate buffers provided between development and any water bodies		
Unnecessary engineering works in the water environment avoided		
Enhanced public access provided to water bodies provided where appropriate		
Wildlife		
Biodiversity enriched in and around the site		
Approach informed by site audits, survey work and LBAP		
Existing habitats integrated into landscape design following the five stage approach		
Opportunities to create new habitat have been maximised		
Wildlife corridors, buffers and stepping stones created or safeguarded		
Management and Maintenance		
Common areas such as playspaces, connecting paths, landscaped areas etc. have been designed to be well managed and maintained		
Landscape Management and Maintenance Plan (LMMP) submitted with all required information		
SUDS maintenance arrangements set out within the drainage strategy and cross referenced to the LMMP where appropriate		

APPENDIX 2: LOCAL OPEN SPACE AUDIT TEMPLATE

About the Development

Application/Enquiry Reference Number	
Applicant	
Location	
Description of Development	
Site History	

Local Open Spaces

Name of open space	Open Space Audit Ref	Typologies	Size	Distance from site	Accessibility Issues

Playspace Assessment

Name of Playspace	Size	Accessibility (min 800m)	Equipment/Surfacing	Quality Assessment

Relevant Open Space Strategy Provisions/Planned Investment

Development Framework/Brief/Masterplan Requirements (if relevant)

Provision Proposed within Site (if relevant)

Summary

Recommendations

Parks/Informal Play/Recreation Assessment

Name of Park/Open Space	Size	Accessibility (min 400m)	Kickabout/Informal Play	Quality Assessment

Relevant Open Space Strategy Provisions/Planned Investment
Development Framework/Brief/Masterplan Requirements (if relevant)
Provision Proposed within Site (if relevant)
Summary
Recommendations

Sports Area Assessment

Name of Sports Area	Size	Accessibility (min 800m)	Changing Facilities	Quality Assessment

Relevant Open Space Strategy Provisions/Planned Investment

Development Framework/Brief/Masterplan Requirements (if relevant)

Provision Proposed within Site (if relevant)

Summary

Recommendations

APPENDIX 3 USEFUL CONTACTS

For advice on this supplementary guidance or the Falkirk Local Development Plan 2, contact:

**Development Plan Team
Planning & Environment Unit
Development Services
Falkirk Council
Abbotsford House
David's Loan
Falkirk FK2 7YZ
Telephone: 01324 504720
Email: ldp@falkirk.gov.uk**

For information on planning applications or to arrange pre-application discussions, contact:

**Development Management Unit
Development Services
Falkirk Council
Abbotsford House
David's Loan
Falkirk FK2 7YZ
Telephone: 01324 504748
Email: dc@falkirk.gov.uk**

