

NPF4 SECURING POSITIVE EFFECTS FOR BIODIVERSITY WORKING GROUP MINUTES

Meeting 1 - Information and evidence gathering

03 February 2021

Participants (see Annex B)

Introduction and Welcome

Cara Davidson welcomed the group and thanked everyone for their time. The focus of the group would be in supporting preparation of a new National Planning Framework (NPF). The Planning (Scotland) Act 2019 introduced 6 statutory outcomes for NPF4 including securing positive effects for biodiversity. NPF4 will for the first time bring our national spatial planning framework and Scottish Planning Policy together in the one document. It will have the status of development plan, this is a change to the current position meaning that its policies will have a stronger role in informing day to day decision making on individual planning applications.

Nature Scot's report¹ provides a helpful starting point for discussions. Explained that the second meeting in March will move on to look in more depth at processes and decision making.

Speakers:

- Matthew Bird spoke on 'Development of a new global biodiversity framework and a future strategic biodiversity framework for Scotland'.
- Kristen Anderson outlined Scottish Government workstreams around NPF4 and Green Infrastructure /Open Space strategies

Overview of Current Practice

- Paul Sizeland introduced the Nature Scot report and gave an overview of where considerations for biodiversity are provided through planning and development, including through
 - a tiered cascade of legislation, policy, advice and guidance, global and national commitments, legislative requirements and priorities including economic, environmental and wildlife further influence decisions and practice.
 - Locally, through; Local Development Plans, supplementary planning guidance; open space, woodland and green infrastructure strategies and Local Biodiversity Action Plans.
 - Through the EIA process, adherence to the mitigation hierarchy and no net loss principles apply.

Current planning legislation and policies have influenced measures for biodiversity, with some really good examples, especially where planning, development management, communities and developers have worked together. The profession generally wants to do a good job and is becoming more aware including through ecological clerks of works.

¹ [securing-positive-effects-for-biodiversity.pdf \(transformingplanning.scot\)](#)

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However, developers understandably do what is required. Before and after comparisons are hard to assess even if the outcome looks good for biodiversity

Examples of biodiversity enhancement interventions are wide ranging in type and scale, and vary from site to site. These include, amongst others; LanghopeRig Windfarm Scottish borders, New Brustane Edinburgh, Countesswells, Aberdeen and the Forth replacement crossing.

Case study 1. – Delivering PEfB – Richard Holland

Homes for Scotland is the voice of the home building industry in Scotland, representing over 200 companies and organizations which together deliver more than 90% of the country's new homes.

Home builders recognise the twin emergencies of climate change and biodiversity loss. In the absence of a unified national approach to improving biodiversity, a variety of good practices have emerged from Home Builders and authorities, however more can be done. This is an opportunity to pool our collective resource, identify key areas of focus, and develop a detailed national strategy for delivery of interconnected outcomes.

Examples of good practice include making PEfB part of Taylor Wimpy's Culture and Values and showcasing their Design Guide: Approach to place making, internal Guidance; A home for nature and a Guide to green infrastructure. [The Berkely Group Nine Concepts for placemaking](#). [RSPB/ Barratt home Guidance: Bringing your garden to life](#).

There are a range of opportunities & areas of focus. Need to consider the importance of a unified national approach; measuring the baseline; agreeing mitigation. Emphasised industry need for up-front understanding of what is required so costs can be built in from the outset.

Case Study 2. – Delivering PEfB –Deryck Irving

Green Action Trust has wide ranging experience. Central Scotland Green Network is a National Planning Framework 3 National Development, however challenge has been to translate this into Local Development Plans and Open Space Strategies.

The trust have worked on and supported biodiversity projects and programmes from single sites through to landscape scale interventions – for example: Inner Forth Landscapes Initiative, John Muir Pollinator Way, Biodiverse raingardens and East Carmuir Park. The Planning System is not seen as a barrier for these projects but more needs to be done to ensure planning facilitates project delivery on the ground.

Need to better align processes across Development and Land Use planning to support biodiversity e.g. most LDP planning guidance on biodiversity does not link well to LBAPs – there are exceptions (e.g. Falkirk).

Current challenge that supportive planning policy on biodiversity (and green infrastructure more generally) is not translating into delivery on the ground. Green infrastructure can be

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seen as optional or as an element that can be negotiated out, with tensions arising between local mitigation and the need for wider, landscape scale action and a need for a better understanding of spatial priorities and opportunities for biodiversity.

Good practice examples including the Kent Coalition and greater Manchester were mentioned.

Need to consider where we want more detail and clarity – e.g. can we build in understanding of what is needed at the point of land acquisition?

Discussion Session 1 Chaired by Emma Hay & Julie Dewar

Group were asked, if there *are there other examples of good practice – locally or internationally? What can we learn from current practice relevant to NPF4?*

- [Loch Lomond partnership plan](#) - Glasgow looking at using that process for Pollock country park
- Work on **Place Plans** in **LLTNP** has identified opportunities raised by communities for improvements.
- Consenting for large scale renewables projects and opportunity to work with communities for improvements and enhancements.
- [Cunnigar](#) example linked to Commonwealth Games – the Games acted as a catalyst.
- Fife and work along the river [Leven](#), Cunnigar loop and [Clyde Gateway](#), good examples of what can be done with VDL – (point that struggling to find funding for phase 2).
- [Clyde Mission](#) is another opportunity but risk of ‘zombie projects’ needs if funding is only available short-term / need to ensure focus on securing long-term delivery.
- **COP26** is generating lots of projects in the Glasgow area, particularly around tree planting – risk if long term maintenance or sustainability of the trees isn’t secured from outset / need to ensure local community buy-in. Right trees knowledge needed to ensure carbon benefit. – Particularly important in an urban setting.
- [Building with nature](#) – voluntary standards initiative that came out of a collaboration between Gloucestershire Wildlife Trust and the University of the West of England. It can be expensive to engage with that process to get a "kitemark"
- SEPA was exploring with [Nestle Landscape enterprise networks](#). Piloting in south of scotland. Trying to link business environmental needs (where the money is) to opportunities in communities - offsetting

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- Peatland restoration – variety of case studies available. £2.5m investment into peatland restoration across Scotland. <https://www.scottishrenewables.com/publications/739-wind-power-and-peatland-enhancing-unique-habitats>
- Natural capital approaches – example of flood alleviation project which incorporated nature based solutions.

General comments

- It is a competitive market (for developers) and policy needs to be understood and built into land value / costs need to be understood from outset.
- Clarity and consistency needed, with scope for flexibility at local level.
- Good examples out there but biodiversity is in decline – current approach / legislation aims to limit overall loss. Need to build cross-sectoral understanding, NPF needs to set out new standard.
- View that outcomes should focus specifically on biodiversity, with wider benefits flowing from that.
- Need to secure permanent effects, English approach goes for 30 years but this isn't long enough in ecological terms. Role of education in securing long-lasting benefits.
- Role of development briefs in early dialogue [between applicant / PA] but need to manage timescales. Limitations of planning obligations / s.75 agreements to securing PEFB. For example, can't require public to manage private gardens in a particular way.
- Offsetting isn't a substitute (for the mitigation hierarchy) – don't want to blight whole areas.
- Wider regulatory processes can have limitations – Habitats Regulations Appraisal for example doesn't always allow opportunity for influence if no significant effects identified.
- NPF will set more policy nationally and free up time for LDPs to get into more spatial issues, upstream master planning and design.
- Building with nature standards are voluntary and independent – but seen as an add on which require companies to go beyond what is required - developers doing what is required rather than what is possible - we need a balance
- We can learn from the English approach in relation to potential for collective pots of money for offsetting/ enhancing good quality sites – getting the best value for biodiversity
- We already have 6 principles of successful places, we need to embed green thinking in those principles.

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- Need more upfront and prescriptive place making principles to carry through to Development Management. This could add more weight to a refreshed Designing Streets, to include biodiversity and nature based solutions.
- Need to change the way we talk about 'Biodiversity' to Nature based solutions which can open up conversations about place and help engage communities.
- Need to consider how we measure, e.g quality not quantity. Not about counting space, but the quality of place, its accessibility and whether or not you feel welcome.

Introduction to options and approaches – Simon Brooks

Simon provided an overview of the options in the NatureScot paper '*Delivering Scotland's Ambition to Secure Positive Effects for Biodiversity*' [securing-positive-effects-for-biodiversity.pdf \(transformingplanning.scot\)](#). Noted that 'options' are not mutually exclusive (a combination of options may be applicable), some options lend themselves to being tailored through the LDP, and some of the examples used as illustrations have a wider focus than just biodiversity.

The NatureScot paper does not consider the strengths / weaknesses of the various options, but suggests a good approach should provide certainty, clarity, consistency and confidence for planners and developers alike.

Discussion Session 2 Chaired by Keith McWhinnie and Stuart Mearns

Group were asked to consider, in response to the NatureScot paper: *Is there anything missing/ what further options do you see? What further information or evidence is required to inform NPF4?*

- Need to join up delivery for nature. View expressed by group member that a Scottish Nature Network is needed.
- Need to think strategically for long term – example of woodland habitat creation where knowing early on where big schemes will be allows individual projects to tie-in. Need for national understanding of where there are opportunities for off-setting.
- Most sites need to find a balance to deliver as much as possible – need to direct off-set to where locally will have most impact.
- Need to align land use planning / development planning to ensure opportunities are known. Regional Spatial Strategies as opportunity to link up.
- Site briefs, LDPs can set out up front requirements and set out where planning obligations may be required.

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- Need to consider education and resourcing. Local designations for example often brought together / rely on local volunteers. Need to consider local authority skills and resource post-austerity.
- Local Biodiversity Action Plans need to link to LDPs, importance of local knowledge.
- View expressed that 'mathematical' / metric approaches don't work.
- View expressed that use of metrics can help deliver a proportionate approach.
- Meadowbank (Edinburgh) example – example of innovative solutions which reduced cost and improved nature value. Quality rather than quantity is important.
- Opportunities from VDL – lots of biodiversity already exists, typically in urban areas where proximity to green space is important.
- Need to consider legacy. Well-being economy can lead to valuing [biodiversity] in different ways.
- Need to be clear and understand how we can make the most of our interventions and improve what we have already in place. Example [Kew garden report right tree in right place at right time.](#)
- Need to acknowledge urban ecosystems as a legitimate target for ecosystem restoration. For example off-setting could be targeted at retrofitting 'green' into our grey.
- Need to strengthen long term stewardship by working across silos, e.g. with Scottish Land commission and community land Scotland for instance.
- Need to consider use of LDP & OSS as key asset management tools. They can apply across blue, green & grey open spaces from rural to urban.
- Importance of evidenced based/ upstreaming approach, and leveraging funding e.g. Benefits of positive/ quality places can improve your mental health and wellbeing. This saves the NHS money – however funding isn't allocated on this basis.
- Importance of unlocking/ using data to inform and evidence based approach to decision making and ability to demonstrate benefit, monitor, manage and sustain– [Glasgow dashboard example](#)
- Need to ensure we are looking at the twin challenges of Biodiversity and climate change in an integrated way.
- Recognition of a need for a national approach, that gives clarity to developers and decision makers from the outset. This should help reduce tension and time taken to resource negotiation with developers.

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- Needs to be flexible and avoid arbitrary targets – to ensure that any approach doesn't dis-benefit marginal sites.
- View expressed on the need for a distinctive Scottish approach that recognises the difference in our land values and viability of sites to help unlock development.
- View expressed that the DEFRA Metric, which is on its third iteration, has developed over time, and offers an existing way to think about biodiversity.
- Need to consider resourcing and what skills will be required to achieve PEFB. Also need recognition that there will be a cost to both the developer and planning authorities. – Its hoped that the changes in planning fees may help with some resourcing.
- We need to consider VDL and the value of re-naturalisation, which can offer biodiversity benefit over development.
- Key consideration is how we work within our existing framework in Scotland, and consider how we can apply tools such as OSS and LBAPS

Attendees

SG: Biodiversity team Matthew Bird
SG: Land Use Strategy team Keith McWhinnie
SG: Energy Consents Alan Brogan
SG: Planning and Architecture Cara Davidson (Chair)
SG: Planning and Architecture Hannah Eamer
SG: Planning and Architecture Kristen Anderson
SG: Regeneration David Cowan
Scottish Forestry Colin Edwards
Nature Scot Simon Brooks
Nature Scot Paul Sizeland
CIEEM Hannah Williams
Green Action Trust (Formerly CSGN) Deryck Irving
Planning Authority Midlothian Emma Hay
Planning Authority Gillian Dick, Glasgow
Planning Authority Jamie McVie, Orkney
Planning Authority Julie Dewar, Edinburgh
Homes for Scotland Richard Holland
Loch Lomond & the Trossachs National Park Authority Stuart Mearns
Royal Town Planning Institute (RTPI) Robbie Calvert
Scottish Council for Development & Industry (SCDI) David Kelly
Scottish Environment LINK Charles Nathan
Scottish Land Commission Shona Glenn
Scottish Renewables Stephanie Conesa

Apologies

Scottish Environment Protection Agency (SEPA) Scot Mathieson

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Transcript from Teams Chat - Plenary Discussion throughout session

[10:30] Impact assessment relies on good quality geographical referenced data. Need to ensure clear tie in with digital planning Scotland, improvement service and Key agencies that are trying to unlock the power of this data. (2 liked)

[10:31] [On building with Nature standards] Glasgow has two officers trained in Building with Nature and are trying to compare the value for money from paying Gloucestershire wildlife trust for accreditation for building with nature compared with just embedding a place based approach / nature based solutions within our policy and guidance in dev plan and OSS

[10:32] Using work that we are doing through our role in H2020 Connecting Nature to try to unlock the data. Link to visualisation of the data in a dashboard. Feel free to explore. Visualises certain data as charts but also has the ability to layer community cohesion, economic, environment, health ^ wellbeing and biodiversity data over maps. We've used our OSS map base as an example. Working with academic partners both within and out with project to identify where GIS data is held <https://glasgowgis.maps.arcgis.com/apps/dashboards/d11c42a0a9d2416ba231392e6798e0ba>

[10:35] Richard was asked if he could share the documents mentioned with the group? (1 liked)

<https://www.barratthomes.co.uk/campaigns/giving-nature-a-barratt-home/>

<https://www.rspb.org.uk/globalassets/downloads/documents/gardening-guide/001-barratt-garden-guide-final.pdf>

[10:36] Glasgow are currently developing a decision making tool that will hopefully help organisations to identify the intervention they wish to make and it will then curate an impact assessment list of key data that you can collate to track, manage and sustain your action. (1 liked)

[10:41] shared <https://connectingnature.eu/> and <https://www.naturebasedenterprise.eu/>

[10:42] Richard that is a key issue for me as well. As someone how lives in a relatively new built

estate. The mark changes that we the residents have had on the open spaces and the way that the gardens have been altered have not improved them that's for sure.

(2 liked)

[10:43] Communities of interest developing nature based enterprise including community, green / blue infrastructure, energy, smart tech for NBS etc

[10:44] Land value and understanding how the land is valued is really important. as at the moment no value allocated to open space - seen as a burden. VDL stays on register with no action as the development land value can be used to release mortgage funding for other developments. (1 liked)

[10:45] VDL that has self greening can be taken over into protected land but there is no funding for long term stewardship of that land or compensation for the loss in development land value (1 liked)

[10:47] Need to look intelligently at proper asset management of land and buildings. Think seriously about land swaps that allow us to have a positive impact on community, H&W, Environment, economy & biodiversity. So some of the development land that has sat for a very long time may need to be swapped out with failing open space. May then create better development that will create and add to existing environment / biodiversity and will also protect those areas that have developed great biodiversity naturally. (1 liked)

[10:48] Understanding the evidence from the geographical data will allow us to have evidence informed discussions that will make us all more efficient and effective and can ultimately save us a lot of money.

[10:49] Skills are a key element

[10:49] Good quality decision making can only become more efficient if we have the right data powering it up

[10:50] I agree on the skills issue - we have no in house ecological expertise in our authority and

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this is unlikely to change. nor is buying in the skills an option given budget constraints

[10:50] Absolutely agree with Richard's point on skills. Vital to properly resource planning authorities and invest in upskilling. Our members across private and public sectors raise this as a key issue, especially for local government (1 liked)

[10:51]
<https://www.gov.uk/government/publications/final-report-the-economics-of-biodiversity-the-dasgupta-review> Final Report - The Economics of Biodiversity: The Dasgupta Review Final Report of the Independent Review on the Economics of Biodiversity led by Professor Sir Partha Dasgupta. www.gov.uk

[10:51] Yes - note one of poorer areas reported against by the Aichi targets report was underfunding

[10:52] Easy to get funding for project development and delivery. Really hard to get on going funding to solve the stewardship issue that would allow us to sustain projects

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[10:53] I'm interested in the menu approach to mitigation measures - especially with cost information included. Seems similar to the green points approach

Discussion Groups - MB

[11:13] We liked LLT partnership plan and before lockdown we were looking at using that process for Pollok country park

[11:16] Ask to Alan Brogan for a chat about the biodiversity and community benefit aims and actions that you mentioned? It links to something we are working up with the Scottish Land Commission at the moment. [11:27] Alan Brogan - happy to catch up. (1 liked)

[11:16] Agree with Alan, taking the opportunities that cases present for improvements and enhancements

[10:53] Agree access to skill and experience. We have in house ecology support, it's key in this area (1 liked)

[10:53] Gillian - we even struggle to get funding for project development and delivery as we have no funding to offer from the authority

[10:54] Unlocking value in land is key too - agree with Richard. This needs to look across urban and rural areas.

[10:55] Emma - If the LDP identifies projects and sites can't deliver full improvement on site, is there an opportunity to offset using those projects to maximise biodiversity value?

[10:55] Emma Hay i agree. I have colleagues who are finding funding but then they walk away onto the next project. The project needs to be very big. So rules out smaller projects. A lot are what we describe as "Zombie" projects as you have to hack off the best bits to fit with the funding stream that you are chasing

[10:56] Richard - that would be the aim. Setting up a robust approach to off-setting would be a challenge but something that is needed

[10:57] Spot on Deryck...

[10:57] Gillian - that is a great description of the challenge

[11:42] ... or the needs of the specific species (cant see swift bricks working in every building for example)

[11:18] Our work [LLTNP] on Place Plans has identified opportunities raised by communities for improvements. Real opportunity here

[11:18] [Cunnigar](#) worked because of Commonwealth Games. we don't have a lot of big sports projects to focus the mind

[11:19] Raise biodiversity up the chain by talking about it in a different way.

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[11:19] [Clyde Mission](#) is another opportunity but also a big risk that we will end up with a whole load of zombie projects - just because funding is available (1 liked)

[11:22] COP26 is meaning that we are getting lots of "projects" knocking on GCC door because they want to plant trees. But nobody has looked for the right tree in the right place for the right reason. No idea or plan for the long term maintenance or sustainability of the trees and no understanding if the community actually want them. we don't manage the "abandoned" trees that we already have properly. In real danger of adding more carbon to climate with all the "tools" needed to plant these trees and deal with the fall out. (1 liked)

[11:26] Absolutely, - management of woodland is criminally lacking in most of urban Scotland

[11:28] Building standards do a pre sign off on developments with big developers. This has caused huge problems with some of our energy and biodiversity conditions because they then argue compliance with BS who say that because presigned can't change it. We end up with conditions being removed

[11:29] Building with nature was developed by the wildlife trust and RTPI as a response to the dismantling of the English planning system. But it costs a heck of a lot of money to engage with that process in order to get a "kitemark"

[11:30] Some of the issues come with the political red line boundaries as well

[11:31] Just to add to Deryck and Emma point re design. Research on SPP concluded more upfront and prescriptive placemaking principles necessary to carry through to DM, RTPI have advocated this for NPF4. This could add more weight to a refreshed Designing Streets, to include biodiversity and NBS

[11:32] I have to leave for another meeting. Apologies and thanks

11:32] Sepa was exploring with Nestle Landscape enterprise networks. Piloting in south of scotland. Trying to link business

environmental needs (where the money is) to opportunities in communities - offsetting

[11:33] Iterative data management

SESSION 2.

[12:06] Also or planning law and regs are different

[12:11] As professionals we can do that but trying to have conversations with deprived community using the words biodiversity, ecology etc is incredibly difficult. GCC biodiversity officers see water voles our community see rats that are pests to be exterminated.

[12:12] Kew garden report is great about right tree in right place at right time.

[12:12] Circular economy and reuse, re imagine, re position are all better than releasing the carbon into the air from an old tree and then planting a new one.

[12:13] In conversation with COSLA and LA's reps. Cosla aiming to sign declaration. GCC due to sign in March. Info going to COSLA Environment & economy cmttee

[12:15] urban ecosystems need to be acknowledged as a separate issue, and as a legitimate target for ecosystem restoration. Offsetting could be targeted at retrofitting 'green' into our grey. (1 liked)

[12:15] Dick, Gillian (DRS) (Guest)
Heavily engineered infrastructure projects are funded. Forth bridge and CSGN were both national developments in NPF3. One was fully funded the other the LA's were patted on the back and told to get on with it

[12:17] Need to power up the long term stewardship by working with Scottish Land commission and community land Scotland for instance. No money in LA budgets for this unless budgets are reframed. We've started talking about LDP & OSS as key asset management tools that need resourced.

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[12:17] Don't talk about green...Green is soft fluffy and soggy*

[12:18] our OSS (when revised) will be an asset management tool thanks to the involvement of our land team. (1 liked)

[12:18] OPen space is blue, green & grey. Biodiversity actions can be taken on all of these. It's also not horizontal and there are actions we can take on the vertical and on the roof of buildings (1 liked)

[12:20] Need to have evidence to talk about benefits. We can save you money and make you more effective and efficient if you take these actions. We have the evidence or are getting the evidence of the Health & wellbeing benefits that if you engage with a place it improves your mental health and wellbeing. This saves the NHS money but we get none of that funding.

Discussion Group – CD

[11:11] Level the playing field, make positive effects mandatory...?

[11:13] coming at this from a non planning background how could we then make those positive effects long term. which to me moves into a behavioural issue. (1 liked)

[11:14] Note the BNG principles in full recommend as long a time scale as possible for securing positive effect

[11:14] i.e. management beyond 30yr

[11:20] so a simple example of what i mean would be i have changed the way i manage my garden. I know have longer grass, wild flowers and some other things. This stand out from the carefully manicured lawns in a lot of other houses. however i now have a good range of garden birds, hedgehogs, more butterflies etc.

[11:23] was just going to note a flood alleviation project which incorporated nature based solutions, the BNG process and natural capital approaches

[12:21] what is the best place to look at a summary of the health and well being evidence?

[12:21] The major biodiversity win for Glasgow is having Loch Lomond and Trossachs as a functioning eco system. We don't have to pay for it but we offload (in normal times) a lot of people into that space that can have a large negative impact.

[12:22] the dashboard that we have created helps to find the data then you need to track it

[12:23] ok, will take a look at it. Thank you

[12:24] Emma Hay i've conversations with improvement service about how we take all the leg work that we have done and share that around Scotland as most of the data is national and we are just putting a glasgow frame on it. (1 liked)

[11:23] You're right Jamie. At application stage it's often too late. Could we agree to have a methodology that allows us to identify the biodiversity value of current use first and what then might be needed to demonstrate gain? That allows us to agree a contract with the value built in ahead of plans, ahead of applications. If through the application stage we go through the detail and find we can't deliver all on site through avoidance or enhancement, how do we offset the shortfall in value (and gain) by contributing to locally identified projects?

[11:25]

<https://www.scottishrenewables.com/publications/739-wind-power-and-peatland-enhancing-unique-habitats>

[11:26] very much second that thought Charles

[11:27] Thanks everyone - suggest we bring to close and rejoin main call 11:35

[11:27] Mitigation hierarchy is important.

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[11:27] the current practice in England requires offset as a last resort; and penalises for development further away from the impact

[12:01] Could be included in site briefs?

[12:01] I agree Charles, must be in NPF4. A clear statement of what is needed and the methodology for how we get there.

[12:05] Agree with that, forestry and Woodland Strategies (new Planning Act requirement) must set out the planning authority's policies and proposals in their area, as to—the **expansion of woodlands** of a range of types to provide multiple benefits to the physical, cultural, economic, social and environmental characteristics of the area (1 liked)

[12:05] I agree Stephanie.

[12:06] Equally we are hoping the Open Space Strategies will set out a strategic framework for enhancement of green networks

[12:10] agree Hannah, there is a need to elevate biodiversity to same level as Net Zero in NPF4 to support action on the issue.

[12:10] i believe it has really helped and worked so far with the approach to climate change; at the very least wider awareness

[12:11] part of it is because of the delays in new biodiversity targets at global scale. However, it will be goal of 'nature positive' decision-making

[12:13] Conservation covenants are proposed in England for securing positive effects

[12:14] could be a new revenue stream for landowners to be delivering public goods (1 liked)

[12:14] perhaps farmers in particular with the departure from the EU

[12:15] <https://www.nature.scot/meadowbank-development-green-roof-options-appraisal> (1 liked)

[12:18] One last question for everyone - is there further evidence or information we need to inform discussions in this group?

[12:20] i work for a consultancy doing much work in biodiversity net gain and natural capital and we have multiple examples, e.g. work with Greater Manchester (1 liked)

[12:20] would that be helpful?

[12:24] what about looking into issues of permeable / non-permeable surfaces?