

Environmental Assessment (Scotland) Act 2005

Strategic Environmental Assessment (SEA) Screening Determination

Supplementary Guidance (SG) - Affordable Housing

Table of Contents of Screening Determination

1. Introduction

2. Record of SEA Determination and Publicity Requirement

3. SEA Screening Report

- ◆ Cover Note
- ◆ Key facts
- ◆ Likely Significance of Effects on the Environment
- ◆ Summary of Environmental Effects

4. Responses from Consultation Authorities

- ◆ Scottish Government SEA Gateway Response
- ◆ Scottish Environment Protection Agency Response
- ◆ Historic Environment Scotland Response
- ◆ Scottish Natural Heritage Response

5. Appendices

- ◆ Appendix 1 - Supplementary Guidance (SG) - Affordable Housing
- ◆ Appendix 2 - Statutory Notice

1. Introduction

This statement sets out West Lothian Council's determination under Regulation 10(1) of the Environmental Assessment (Scotland) Act 2005 on whether or not a Strategic Environmental Assessment (SEA) is required for Supplementary Guidance (SG) - Affordable Housing.

Screening is the first stage in the SEA process. The purpose of screening is to establish whether or not a Plan, Programme or Strategies (PPS) will have significant environmental effects. Screening takes the form of a formal submission, where the responsible authority (the Council) seeks the views of the following Consultation Authorities on whether a PPS is likely to have significant environmental effects and therefore whether a SEA is required:

- ◆ Historic Environment Scotland (HES)
- ◆ Scottish Environmental Protection Agency (SEPA), and
- ◆ Scottish Natural Heritage (SNH)

As well as consulting the above bodies, responsible authorities are required to take into account the criteria set out in Schedule 2 of the 2005 Act when determining whether or not the plan is likely to have significant effects. The details of this process are contained within the Screening Report.

If the responsible authority and the consultation authorities agree that the plan or programme is unlikely to have significant environmental effects, the responsible authority is required to make a determination to that effect under section 8(1) of the 2005 Act.

2. Record of SEA Determination and Publicity Requirements

Title of Plan, Programme or Strategy:	Supplementary Guidance (SG) - Affordable Housing
Responsible Authority:	West Lothian Council

Record of SEA Determination:

In accordance with section 9(1) of the 2005 Act, West Lothian Council submitted to the Consultation Authorities a screening report summarising its views as to whether West Lothian Local Development Plan Supplementary Guidance (SG) - Affordable Housing will have significant environmental effects.

In formally determining under Section 8(1) of the Act whether a SEA is required, the Council has taken into account the views of the three Consultation Authorities; Scottish Environment Protection Agency, Scottish Natural Heritage and Historic Environment Scotland which were issued through the SEA Gateway on 29 January 2019.

West Lothian Council and the Consultation Authorities are in agreement that the West Lothian Local Development Plan Supplementary Guidance (SG) - Affordable Housing is not likely to have significant environmental effects and the Council has therefore determined that an SEA will not be required for the plan under Regulation 13(1) of the 2005 Act.

CONSULTATION AUTHORITY	LIKELIHOOD OF SIGNIFICANT ENVIRONMENTAL EFFECTS
Historic Environment Scotland	No
Scottish Environment Protection Agency	No
Scottish Natural Heritage	No
OVERALL VIEW ON LIKELIHOOD OF SIGNIFICANT ENVIRONMENTAL EFFECTS	No

Formal Determination	Statement of Reason
8 February 2019	<p>West Lothian Council's reasoning for determining that there are no overall likelihood of significant environmental effects is as follows:</p> <p>West Lothian Council has prepared a local development plan to replace the West Lothian Local Plan 2009 (WLLP 2009) in accordance with the requirements of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning (Scotland) etc. Act 2006.</p>

	<p>The new West Lothian Local Development Plan (LDP) was adopted on 4 September 2018 and is consistent with the Strategic Development Plan for Edinburgh and South East Scotland (SDP).</p> <p>The LDP focuses on providing for, and managing, future land use change across the council area in line with SESplan SDP requirements. The LDP comprises a development strategy for the period to 2024 and a detailed policy framework to guide future land use in a way which best reflects the SDP vision, strategic aims and objectives.</p> <p>The West Lothian Local Development Plan Supplementary Guidance (SG) - Affordable Housing sets out a framework that West Lothian Council will use to assess planning applications for residential development. The role of the West Lothian Local Development Plan Supplementary Guidance (SG) – Affordable Housing is simply to provide further information and detail in respect of a policy that is already set out in the adopted West Lothian Local Development Plan which was subject of a full Strategic Environmental Assessment and which will also be reviewed in the Post Adoption Strategic Environmental Assessment.</p>
--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Publicity Requirements for the Determination:	
<p>In accordance with section 10(1) of the Environmental Assessment (Scotland) Act 2005, within 28 days of the determination having been made, the Council will send a copy of the formal determination and related statement of reasons (prepared in accordance with section 8(2)(b) to the Scottish Government SEA Gateway and the three Consultation Authorities.</p> <p>In accordance with section 10(2) of the 2005 Act, within 14 days of the determination having been made, a copy of the determination, along with the Screening Report, shall be provided for inspection by the public at West Lothian Council’s principal office at the West Lothian Civic Centre, Howden South Road, Livingston, EH54 6FF or on request from wlldp@westlothian.gov.uk.</p>	
<p>The determination shall also be published in the West Lothian Courier and Linlithgow Journal & Gazette newspapers to notify the public and will be available to view at www.westlothian.gov.uk from 14 February 2019. A copy of the statutory notice is provided as Appendix 2.</p>	
Signature:	Craig McCorrison, Head of Planning, Economic Development & Regeneration
Date:	8 February 2019

3. SEA Screening Report

Cover Note

Part 1

To:

SEA.Gateway@gov.scot

or

SEA Gateway
Scottish Government
2-H (South)
Victoria Quay
Edinburgh
EH6 6QQ

Part 2

An SEA Screening Report is attached for the plan, programme or strategy (PPS) entitled:

Supplementary Guidance (SG) - Affordable Housing

The Responsible Authority is:

West Lothian Council

Complete Part 3 or 4 or 5

Part 3

Screening is required by the Environmental Assessment (Scotland) Act 2005. Our view is that:

An SEA is required because the PPS falls under the scope of Section 5 (3) of the Act and is likely to have significant environmental effects.

An SEA is required because the PPS falls under the scope of Section 5(4) of the Act and is likely to have significant environmental effects.

An SEA is not required because the PPS is unlikely to have significant environmental effects.

Part 4

The PPS does not require a SEA under the Act. However we wish to carry out a SEA on a voluntary basis. We accept that because the SEA is voluntary the Statutory 28 days timescale for views from the Consultation Authorities cannot be guaranteed.

Part 5

None of the above apply. We have prepared this screening report because:

.....
.....
.....

Part 6

Contact Name: Steve Lovell

Job Title: Principal Planning Officer

Contact Address: c/o Civic Centre, Howden South, Livingston, EH54 6FF

Contact Phone: 01506 282430

Contact email: steve.lovell@westlothian.gov.uk

Part 7

Signature: Steve Lovell

Date: 8 February 2019

Key Facts

West Lothian Council has undertaken screening of Supplementary Guidance (SG) - Affordable Housing with regard to the requirements of section 9 of the Environment Assessment (Scotland) Act 2005.

The Screening Report has been submitted to the Scottish Government SEA Gateway, setting out the views of West Lothian Council on the likelihood of the significant environmental effects of Supplementary Guidance (SG) – Affordable Housing with regard to the requirements of section 9 of the Environment Assessment (Scotland) Act 2005 and the potential for requiring a SEA.

Responsible Authority:	West Lothian Council
Title of PPS:	Supplementary Guidance (SG) - Affordable Housing

<p>Purpose of PPS:</p>	<p>The purpose of this Supplementary Guidance (SG) is to support Local Development Plan Policy HOU 4 and to set out the mechanisms that facilitate the delivery of affordable housing across West Lothian helping to meet affordable housing needs now and in the future.</p> <p>In particular, this SG further defines the terms used in the policies and explains and interprets other matters necessary for the implementation of the policy.</p>
<p>What promoted the PPS: (e.g. a legislative, regulatory or administrative provision)</p>	<p>Supplementary Planning Guidance (SPG) relating to Affordable Housing was produced to support Policy HOU 10 of the now superseded West Lothian Local Plan.</p> <p>West Lothian Council adopted the West Lothian Local Development Plan on 4 September 2018 after Scottish Ministers confirmed the council could do so. It now forms part of the Development Plan for West Lothian along with the Strategic Development Plan (SDP) for Edinburgh and South-east Scotland.</p> <p>The Council has a programme to prepare a suite of new guidance to support the recently adopted West Lothian Local Development Plan,</p> <p>Specifically, <i>Affordable Housing</i> has been written with the intention of becoming statutory supplementary guidance (SG). SG becomes part of the development plan, giving it the same weight in decision making as the LDP. It has already been subject to consultation but will require to be approved by Scottish Ministers prior to its adoption.</p>
<p>PPS Subject: (e.g. transport)</p>	<p>Residential development and land use planning.</p>
<p>Period covered by the PPS:</p>	<p>Anticipated date of adoption (February 2019) onwards.</p>
<p>Frequency of updates:</p>	<p>Supplementary Guidance will ordinarily be reviewed and updated every 5 years, in tandem with the replacement of the Local Development Plan.</p>
<p>Area Covered by the PPS:</p>	<p>This SG covers the West Lothian Local Development Plan area.</p>

<p>Summary of nature/content of PPS:</p>	<p>A Local Development Plan (LDP) is prepared by the local planning authority, in this case West Lothian Council. It sets out a local interpretation of the requirements of national and strategic policy. In particular it must conform to the approved Strategic Development Plan (SDP) which has been prepared by the strategic planning authority (SESplan) and its purpose is to implement requirements on a more detailed site-specific basis than exists within the SDP.</p> <p>The LDP comprises a written statement detailing a spatial strategy, including policies and proposals together with a Proposals Map.</p> <p>LDP's are intended to provide the vision and strategy for how communities will grow and develop in the future and also to provide certainty for communities and prospective investors about where development should take place and where it should not. LDP's also identify the supporting infrastructure required for growth and set out detailed policies and proposals which are the basis for decision making on future planning applications.</p> <p>The SG sets out the criteria and justification on which affordable housing contributions will be sought from new housing developments, and considers a range of methods and best practices to deliver this provision.</p> <p>It provides developers with guidance that will supplement Policy HOU 4 of the LDP and facilitate the delivery of affordable housing in West Lothian.</p>
<p>Are there any plan objectives?</p>	<p>No</p>
<p>Copy of PPS attached</p>	<p>Yes</p>
<p>Date:</p>	<p>8 February 2019</p>

Likely Significance of Effects on the Environment

The Council has considered the likely significance of effects on the environment of the Supplementary Guidance (SG) - Affordable Housing with regard to the requirements of section 9 of the Environment Assessment (Scotland) Act 2005. The screening was undertaken with references to the criteria in Schedule 2 of the 2005 Act and is set out in Table 1 (below).

Table 1: Likely Significance of Effects on the Environment

Criteria for determining the likely significance of effects on the environment <i>[The paragraph numbers in the table 1(a), 1(b), 2(a), 2(b) etc. refer to paragraphs in Schedule 2 of the Environmental Assessment (Scotland) Act 2005.]</i>	Likely to have significant environmental effects? (Yes / No)	Summary of significant environmental effects (negative and positive)
The characteristics of plans and programme		
1(a): The degree to which the PPS sets a framework for the projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.	No	<p>The SG sets out the mechanisms and options for the delivery of affordable housing from new residential development in West Lothian. It seeks to provide additional detail and ensure that Policy HOU 4 : Affordable Housing is accurately interpreted.</p> <p>The SG does not seek to change or influence Policy HOU 4 of the West Lothian Local Development Plan and does not seek to set the framework for projects and other activities.</p>
1(b): The degree to which the PPS influences other PPS including those in the hierarchy.	No	<p>The SG <i>Affordable Housing</i> although in itself new, is essentially a refresh and an update of previous Supplementary Planning Guidance (SPG) which supported the now superseded West Lothian Local Plan.</p> <p>The SG provides background guidance on the implementation of Policy HOU 4 of the adopted Local Development Plan and does not seek to directly influence other programmes and strategies.</p> <p>It is at the same time consistent with the wider objectives of the overarching West Lothian Local Development Plan which has itself already undergone SEA.</p>

<p>1(c): The relevance of the PPS for the integration of environmental considerations in particular with a view to promoting sustainable development.</p>	<p>No</p>	<p>The SPG focuses on the context, requirements and methods of delivery of affordable housing in new developments. It also contributes to the aims and objectives of sustainable development insofar as helping to ensure that affordable housing is provided across a wide range of sites where it seamlessly integrates with other housing tenures.</p> <p>Sustainability is a core element of the spatial strategy and sustainable development is a fundamental concept in the West Lothian Local Development Plan. The SG will serve to re-inforce this.</p> <p>The SG is not site specific, it covers the entire West Lothian Council area and all planning applications for residential development will require to be assessed against the SG and will be taken into account when decisions are made.</p>
<p>1(d): Environmental problems relevant to the PPS</p>	<p>No</p>	<p>The SEA of the adopted West Lothian Local Development Plan has previously had regard to the multitude of environmental issues which have the potential to affect West Lothian.</p> <p>The SG is one of many which are designed to help protect and safeguard its environmental assets.</p> <p>No negative environmental consequences are foreseen as being directly attributable to the SG.</p>
<p>1(e): The relevance of the PPS for the implementation of Community legislation on the environment (for example PPS linked to waste management or water protection)</p>	<p>No</p>	<p>The PPS would not be directly relevant to this issue. The SG does not introduce any new policy considerations and would not be directly relevant to this issue. If applicable, this would be considered in the assessment of individual planning applications.</p>

The characteristics of the effects and the area likely to be effected		
2(a): The probability, duration frequency and reversibility of the effects	No	<p>There are no significant environmental effects that can be attributed to the SG. The SG simply supports LDP Policy HOU 4 : Affordable Housing.</p> <p>The impacts as a result of the SG will have no fixed duration but where affordable houses are built as a result of the guidance, the duration would be the lifetime of the houses. The impacts of the SG will therefore, in most cases, not be reversible in the short term.</p>
2(b): The cumulative nature of the effects	No	<p>While several new housing sites in close proximity may have a cumulative effect on the local environment, there are no significant environmental effects that can be attributed to the SG. The SG simply supports LDP Policy HOU 4 : Affordable Housing.</p>
2(c):Trans-boundary nature of the effects (i.e. environmental effects on other EU Members States	No	<p>No trans-boundary effects have been identified.</p> <p>The SG is in itself unlikely to have significant environmental impact beyond West Lothian, but that is not to diminish the positive value of the policy in a local context.</p>
2(d): The risks to human health or the environment (for example due to accidents)	No	<p>The process for delivering affordable housing as detailed within the SG is unlikely to have any negative impacts on human health or the environment.</p> <p>The SG will directly contribute to addressing the provision of affordable housing to meet needs and will have a positive bearing on ensuring that houses are of an appropriate size, location and quality, all of which will be beneficial to human health and wellbeing. Proposals will in any event be assessed in detail as and when planning applications are submitted.</p>

<p>2(e): The magnitude and spatial extent of the effects (geographical area and size of population likely to be affected)</p>	<p>No</p>	<p>The Local Development Plan sets out the overall housing requirement in West Lothian as well as other planning considerations including the criteria for determining the suitability of sites for housing and the SG will have no significant effect on this.</p> <p>The SG will support other relevant policies in the LDP but the SG only applies to development that takes place within the administrative area of West Lothian and its effect is invariably constrained. No significant effects are identified.</p>
<p>2(f): The value and vulnerability of the area likely to be affected due to:</p> <p>(i) Special natural characteristics or cultural heritage</p> <p>(ii) Exceeded environmental quality standards or limit values;</p> <p><u>or</u></p> <p>(iii) Intensive land use</p>	<p>No</p>	<p>The overarching SEA for the LDP has previously considered any potential significant environmental effects and provided mitigation measures where necessary.</p> <p>The SG will have only positive effects on natural and cultural heritage and in a localised area (West Lothian).</p> <p>The SG will not lead to exceeding of environmental standards or the intensification of land use. The area likely to be affected will be guided by individual planning applications. The appropriateness of those locations will be guided by policies within the adopted West Lothian Local Development Plan which will safeguard sites of high value or sensitivity.</p> <p>It is considered that adherence to the requirements of the SG will be of negligible consequence and will not in any event adversely affect the value and vulnerability of the criterion.</p> <p>No significant effects are identified.</p>

<p>2(g) The effects on areas or landscapes which have a recognised national, Community or international protection status.</p>	<p>No</p>	<p>Any development will need to comply with the development plan which includes a range of policies to ensure the cumulative impact of different (or the same) types of development do not adversely affect designated landscapes and the principle landscape character/type of the area. There will be no implications for this PPS.</p> <p>The overarching SEA for the LDP has previously considered potential effects. It is considered that adherence to the requirements of the SG will be of negligible consequence and will not in any event adversely affect the value and vulnerability of the criterion.</p>
---------------------------------------------------------------------------------------------------------------------------------------	-----------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Summary of Environmental Effects

The Council has considered the likely significance of effects on the environment of the Supplementary Guidance (SG) - Affordable Housing and these are set out below.

Table 2: Summary of Environmental Effects

Supplementary Guidance (SG) - Affordable Housing supports Policy HOU 4 : Affordable Housing of the adopted West Lothian Local Development Plan.

The purpose of the SG is to provide additional information and guidance for decision makers, the public and other stakeholders. It is to assist developers fulfil their planning obligations in respect of the provision of affordable housing via the Planning system by providing specific detailed guidance on the operation of Policy HOU 4 and to fulfil the council's aspirations to meet needs for affordable housing of all tenure types identified in Scottish Planning Policy (2014).

The guidance does not create any new policy so the environmental effects are considered to be insignificant. Overall, the SG is likely to have little effect on the environment, as it deals only with the detail of how affordable housing is delivered and the Council concludes that Supplementary Guidance (SG) - Affordable Housing does not require a Strategic Environmental Assessment

There are other environmental protection policies included in the Local Development Plan which will additionally be applied in the assessment of planning applications and should a particular instance arise where adherence to the SG was considered to be potentially detrimental to the environment, the Development Management process would be expected to have regard to such matters and to apply appropriate and proportionate mitigation measures through planning conditions on any planning permissions released by the Council.

The West Lothian Local Development Plan has itself already undergone an extensive SEA examining its policies, proposals and land use allocations. They demonstrate West Lothian Council's commitment to sustainability and sustainable development and the addition of Supplementary Guidance (SG) - Affordable Housing is considered to strengthen and re-inforce this position.

4. Responses from Consultation Authorities

CONSULTATION AUTHORITY	LIKELIHOOD OF SIGNIFICANT ENVIRONMENTAL EFFECTS
Historic Environment Scotland	No
Scottish Environment Protection Agency	No
Scottish Natural Heritage	No
OVERALL VIEW ON LIKELIHOOD OF SIGNIFICANT ENVIRONMENTAL EFFECTS	No

- SEA GATEWAY
- SEPA
- HISTORIC ENVIRONMENT SCOTLAND
- SCOTTISH NATURAL HERITAGE

5. Appendices

Appendix 1 - Supplementary Guidance (SG) - Affordable Housing

Appendix 2 - Consolidated Statutory Notice



Scottish Natural Heritage
Dualchas Nàdair na h-Alba
nature.scot

Margaret Stone
Planning Officer
West Lothian Council
West Lothian Civic Centre
Howden South Road
Livingston EH54 6PF

Sent via: sea.gateway@gov.scot

Date: 29 January 2019
Our ref: CEA153889 / A2844388
Your ref: 01437 Screening

Dear Ms Stone

Environmental Assessment (Scotland) Act 2005: Air Quality Supplementary Guidance – Screening Determination

I refer to your screening consultation submitted on 08 January 2019 via the Scottish Government SEA Gateway in respect of the above plan. In accordance with Section 9(3) of the Environmental Assessment (Scotland) Act 2005, we have considered your screening report using the criteria set out in Schedule 2 for determining the likely significance of effects on the environment.

We understand that the Supplementary Guidance provides further information on Local Development Plan (LDP) policies EMG4 (Air Quality) and DES1 (Design Principles). The Supplementary Guidance does not propose further development or change beyond that already assessed in the SEA of the LDP and we therefore agree that it is not likely to have significant environmental effects.

Please note that this consultation response provides a view solely on the potential for the plan or programme to have significant environmental effects. We cannot comment on whether or not the plan or programme meets other criteria determining the need for SEA as set out in the Act.

Should you wish to discuss this screening determination, please do not hesitate to contact me on 0131 316 2644 or via SNH's SEA Gateway at sea.gateway@nature.scot.

Yours sincerely

Vivienne Gray
Planning Advisor
Supporting Good Development Activity Team

Scottish Natural Heritage, Silvan House, 3rd Floor East, 231 Corstorphine Road, Edinburgh EH12 7AT
Tel: 0131 316 2600 www.nature.scot

Dualchas Nàdair na h-Alba, Taigh Silvan, 3mh Làr an Ear, 231 Rathad Chros Thoirphin, Dùn Èideann EH12 7AT
Fòn: 0131 316 2600 www.nature.scot



HISTORIC
ENVIRONMENT
SCOTLAND

ÀRAINNEACHD
EACHDRAIDHEIL
ALBA

By email to: sea.gateway@gov.scot

Ms Margaret Stone
Planning
West Lothian Civic Centre
Howden South Road
Livingston
EH45 6PF

Longmore House
Salisbury Place
Edinburgh
EH9 1SH

Enquiry Line: 0131-668-8716
Switchboard: 0131 668 8600
HMConsultations@hes.scot

Our case ID: 300020246
Your ref: 01437 Screening
28 January 2019

Dear Ms Stone

[Environmental Assessment \(Scotland\) Act 2005](#)
[01437 Screening - West Lothian Council - Local Development Plan – Supplementary Guidance - Air Quality](#)

Screening Report

Thank you for your consultation which we received on 10 January 2019 about the above screening report. We have reviewed the screening report in our role as a Consultation Authority under the above Act, in accordance with the requirements of Section 9(3). In doing so we have used the criteria set out in Schedule 2 for determining the likely significance of the effects on the environment. Please note that our view is based on main area of interest for the historic environment.

We understand that the Supplementary Guidance: Air Quality (the SG) expands on the principles set out in Policy EMG 4 'Air Quality' and DES 1 'Design Principles' in the West Lothian Local Development Plan 2018. The Environmental Assessment undertaken in respect of these policies concluded that they would have no significant environmental implications. You consider that the SG will not have any significant additional environmental effects. We are content to agree that the SG is unlikely to have significant effects on the historic environment.

However, as you will be aware, it is the responsibility of West Lothian Council as the Responsible Authority to determine whether the guidance requires an environmental assessment and to inform the Consultation Authorities accordingly.

We hope this is helpful. Please contact us if you have any questions about this response. The officer managing this case is Virginia Sharp who can be contacted by phone on 0131 668 8704 or by email on Virginia.Sharp@hes.scot.

Yours sincerely

Historic Environment Scotland

Historic Environment Scotland – Longmore House, Salisbury Place, Edinburgh, EH9 1SH

Scottish Charity No. **SC045925**

VAT No. **GB 221 8680 15**

Margaret Stone
Planning Officer
West Lothian Council
West Lothian Civic Centre
Howden South Road
Livingston
EH54 6PF

30 January 2019

By email only to: SEA_Gateway@gov.scot

Dear Margaret

Environmental Assessment (Scotland) Act 2005 01437 Screening - West Lothian Council - Supplementary Guidance: Air Quality

Thank you for your Screening Report consultation which SEPA received via the Scottish Government SEA Gateway on 16 January 2019.

In accordance with Section 9(3) of the Environmental Assessment (Scotland) Act 2005 we have considered your screening report using the criteria set out in Schedule 2 for determining the likely significance of effects on the environment. Having reviewed the Screening Report, we consider that in respect of our main areas of interest (air, water, soil, human health, material assets (of which we have a specific interest in waste) and climatic factors) the Air Quality Supplementary Guidance (SG) is unlikely to have significant environmental effects. Although we are of the view that significant environmental effects are not likely, it is for the West Lothian Council as Responsible Authority to make a formal determination taking into account the consultation responses received.

We understand that the SG is produced to support the West Lothian Council Local Development Plan (LDP) policies EMG4 (Air Quality) and DES1 (Design Principles), which have already been subject to the SEA environmental assessment as part of the SEA of the LDP. We agree that the SG is unlikely to raise any significant environmental effects in addition to the ones already assessed as part of the LDP.

Please note that we also provided comments to the draft SG on the 26 June 2017 (our ref: PCS/153277).

If it is formally determined that SEA is required, you will be aware that the next stage requires the Responsible Authority to consult the Consultation Authorities on the proposed scope and level of detail to be included within the Environmental Report. This can be undertaken through preparation of a concise Scoping Report. We would encourage you to use the scoping process to focus the assessment on those SEA issues upon which there are likely to be significant environmental effects, to outline the baseline information you consider as most relevant and explain your proposed method of assessment. To assist with this process we have produced [SEA topic guidance](#) for those issues which fall within our remit. Further information on scoping can be found in the [Scottish Government SEA Guidance](#) (sections 3.4 to 3.8 in particular).
continued.....

-2-

We are committed to providing early and focused advice and supporting continuous engagement and therefore if it is determined that SEA is required we would welcome the opportunity to meet with you and discuss these issues prior to the formal consultation. Should you wish to discuss this screening consultation please do not hesitate to contact me on 01786 452430 or via our SEA Gateway at sea.gateway@sepa.org.uk.

Yours sincerely

Silvia Cagnoni-Watt
Senior Planning Officer

Ecopy: sea.gateway@hes.scot; SEA_GATEWAY@nature.scot