

WEST LoTHIAN COUNCIL

SCREENING REPORT

**SUPPLEMENTARY GUIDANCE (SG)
RESIDENTIAL DEVELOPMENT GUIDE**

STEP 1 – DETAILS OF THE PLAN

Responsible Authority:

West Lothian Council

Title of the plan:

Supplementary Guidance : 'Residential Development Guide'

What prompted the plan:

(e.g. a legislative, regulatory or administrative provision)

The adopted West Lothian Local Development Plan 2018 gives an undertaking to produce Supplementary Planning Guidance in relation to a variety of policy topics including residential development. The guidance sets out detailed criteria to assist the development and assessment of proposals for residential development across the plan area and specifically supports policies DES 1, HOU 1 and HOU 3 of the new West Lothian Local Development Plan (LDP) but it is also pertinent to a much wider range of subject matters addressed by policies CDA 1, HOU 4, HOU 7, INF 1, INF 2, TRAN 1, TRAN 2, TRAN 3, ENV 1, ENV 2, ENV 4, ENV 5, ENV 7, ENV 8, ENV 9, ENV 10, ENV 11, ENV 12, ENV 13, ENV 17, ENV 18, ENV 19, ENV 20, ENV 21, ENV 22, ENV 23, ENV 24, ENV 25, ENV 27, ENV 28, ENV 29, ENV 30, ENV 31, ENV 32, ENV 33, ENV 34, NRG 1, NRG 1a, NRG 2, NRG 5, EMG 1, EMG 2, EMG 3, EMG 4, EMG 5, EMG 6 and MRW 7.

The previous Residential Development Guide was adopted in 2013, and while continuing to provide valid and pertinent guidance it did nevertheless pre-date Scottish Planning Policy 2014 (SPP) which puts a more specific emphasis on the design of development from initial concept through to delivery and champions the concept of 'placemaking'. As a consequence there is recognition of the need to ensure that the council's planning guidance is up to date and reflective of the most current policies and practices.

Plan subject:

(e.g. transport)

Town and Country Planning / Residential development within settlement boundaries.

Screening is required by the Environmental Assessment (Scotland) Act 2005.

Based on Boxes 3 and 4, our view is that:

An SEA is required, as the environmental effects are likely to be significant: Please indicate below what Section of the 2005 Act this plan falls within

Section 5(3)

Section 5(4)

An SEA is not required, as the environmental effects are unlikely to be significant: Please indicate below what

Section of the 2005 Act this plan falls within



Section 5(3)



Section 5(4)

Contact details:

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Date:

03 January 2019

STEP 2 – CONTEXT AND DESCRIPTION OF THE PLAN

Context of the Plan:

The West Lothian Local Development Plan (LDP) was adopted on 4 September 2018.

The LDP has been subject to SEA and is the primary means by which development sites are allocated. Each site allocated for development within the plan has been subject to an individual site assessment. These site assessments have been SEA'd and their impacts assessed as part of the higher level LDP.

Supplementary Guidance - Residential Development Guide is required to support the understanding and delivery of a number of policies in the adopted West Lothian Local Development Plan. The SG will expand on the principles of these policies and will provide detailed guidance to help achieve the outcomes expected from residential development proposals across West Lothian.

The proposed Supplementary Guidance will not include location specific guidance or direct development to specific sites but will support consistent interpretation and application of policies through the development management process. The guidance will identify good practice in-line with the policy and other national guidance including Creating Places and Designing Streets.

Description of the Plan:

The proposed Supplementary Guidance expands on the principles set out in the policies detailed in Box 3 (above) and provides detailed guidance to help achieve the outcomes expected from residential development proposals across West Lothian. The guidance provides a basis for assessing the design of all new residential development across West Lothian in urban locations and applies to all scales of residential development from small scale infill proposals all the way up to the creation of new neighbourhoods.

The proposed Supplementary Guidance will not include location specific guidance or direct development to specific sites but will support consistent interpretation and application of policies through the development management process. The guidance will identify good practice in-line with the policy and other national guidance including Creating Places and Designing Streets.

The guidance is intended for use by anyone considering development within West Lothian including:

- Applicants who wish to develop a site;
- Architects and agents working on proposals;
- Officers assessing planning proposals;
- Elected Members representing constituents and making decisions on planning applications;
- Members of the public with an interest in development proposals within their local community.

The Supplementary Guidance will be reviewed at least every 5 years in line with the statutory review of the West Lothian Local Development Plan.

What are the key components of the plan?

The SG will provide further guidance to support the application of the various policies detailed in Box 3 (above) and the delivery of quality development in locations across West Lothian.

The SG will expand on the principles of design and placemaking as set out in the aforementioned policies and include the following qualities:

- Distinct in character and identity;
- Safe and pleasant;
- Well connected;
- Adaptable;
- Resource efficient.

The Supplementary Guidance will expand on the principles set out in Box 3 (above) and provide detailed guidance to help achieve the outcomes expected from development proposals across West Lothian. The guidance provides a basis for assessing the design of all new residential development across West Lothian in urban locations and applies to all scales of development from small scale infill proposals all the way up to the creation of new neighbour-hoods.

Have any of the components of the plan been considered in previous SEA work?

Yes. The document is produced to support a number of policies in the West Lothian Local Development Plan which was adopted on 4 September 2018. An Environmental Assessment has previously been undertaken in respect of policies and proposed land allocations in the adopted West Lothian Local Development Plan. The Environmental Assessment undertaken in respect of these policies concluded that they would have no significant environmental implications. Any impacts of the policies were considered to be largely positive. In order to ensure compliance with the Environmental Assessment (Scotland) Act 2005, a Screening Opinion for this Supplementary Guidance is required.

In terms of your response to Boxes 7 and 8 above, set out those components of the plan that are likely to require screening:

The proposed Supplementary Guidance will expand on the principles set out in the aforementioned policies and provide detailed guidance to help achieve the outcomes expected from residential development proposals across West Lothian. The guidance will support consistent interpretation and application of policies through the development management process. The guidance will illustrate good practice in-line with the policy and other national guidance including Creating Places and Designing Streets. The potential environmental effects of any proposed development considered under the terms of the policies can only be properly assessed at the planning application stage when the specific site and development details are known.

**STEP 3 – IDENTIFYING INTERACTIONS OF THE PLAN WITH THE ENVIRONMENT AND
CONSIDERING THE LIKELY SIGNIFICANCE OF ANY INTERACTIONS**

Plan Components	Environmental Topic Areas										Explanation of Potential Environmental Effects	Explanation of Significance
	Biodiversity, flora and fauna	Population and human health	Soil	Water	Air	Climatic factors	Material assets	Cultural heritage	Landscape	Inter-relationship issues		
Supplementary Guidance 'Residential Development Guide'	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	<p>The SG brings together all of the elements that help contribute towards cohesive housing layout design so that residential developments are sustainable and integrated. It provides a clear set of guidance and standards to explain what the council will expect from new developments and identifies what information is required as part of a planning application. It also provides contact details for council officers and other organisations.</p> <p>The SG shares the strategic objectives of the LDP which include promoting development in the most sustainable locations where</p>	<p>The SEA for the LDP considered any potential effects. The SG is not considered to have any additional significant environmental effects.</p>

										<p>its impact can be minimised; promoting community regeneration through the development of brownfield sites; ensuring that all essential infrastructure and facilities are provided to support development; promoting and enhancing the natural and built environment; providing an improved network of linked open spaces and having regard to climate change by minimising the carbon footprint of development and supporting mitigation and adaption measures.</p> <p>It is also a shared objective of the LDP and the supplementary guidance to protect and enhance the built environment and to provide attractive places to live.</p> <p>It is anticipated that the new residential developments which will come to be built over time will be more sensitively located and designed, in better harmony with their surroundings and make a more efficient use of land and natural resources. Any impact on the Environmental Topic Areas will be positive and beneficial.</p>	
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STEP 4 – STATEMENT OF THE FINDINGS OF THE SCREENING

Summary of interactions with the environment and statement of the findings of the Screening:

(Including an outline of the likely significance of any interactions, positive or negative, and explanation of conclusion of the screening exercise.)

The council has prepared this supplementary guidance to proactively encourage and influence developers to adopt a responsible attitude and bring forward sensitive proposals when contemplating new residential development.

It has been conceived to prevent, reduce and offset any significant adverse effects of new residential development on the environment, to protect the established character of towns and villages and to ensure their sustainable future. It requires new development to adopt best practice with regard to matters such as drainage and to be sensitive to the natural and built environment and the residential amenity currently enjoyed by existing residents.

The SG is closely allied with the policy context of the adopted West Lothian Local Development Plan 2018 and government guidance and is intended to positively influence the nature of projects which will come forward.

It is anticipated that the new residential developments which will come to be built over time will be more sensitively located and designed, in better harmony with their surroundings and make a more efficient use of land and natural resources.

The SG relates to development within existing settlements or areas already allocated for development and the effect and impact of such development will ordinarily be of a localized nature and has for the most part already been accounted for.

In common with all other Supplementary Guidance prepared by West Lothian Council, the guidance has been subject to consultation, in this case with community councils, SEPA, Scottish Water, Scottish Natural Heritage, Historic Environment Scotland, various planning consultants and developers, council service providers and utility providers and regard has been had to the responses and feedback which has been received.

In conclusion, the SG will result in no or minimal environmental effects and therefore it is concluded a SEA is not required.

The SG serves to support policies DES 1, HOU 1 and HOU 3 of the new West Lothian Local Development Plan (WLLDP) as well as being pertinent to a much wider range of subject matters addressed by policies CDA 1, HOU 4, HOU 7, INF 1, INF 2, TRAN 1, TRAN 2, TRAN 3, ENV 1, ENV 2, ENV 4, ENV 5, ENV 7, ENV 8, ENV 9, ENV 10, ENV 11, ENV 12, ENV 13, ENV 17, ENV 18, ENV 19, ENV 20, ENV 21, ENV 22, ENV 23, ENV 24, ENV 25, ENV 27, ENV 28, ENV 29, ENV 30, ENV 31, ENV 32, ENV 33, ENV 34, NRG 1, NRG 1a, NRG 2, NRG 5, EMG 1, EMG 2, EMG 3, EMG 4, EMG 5, EMG 6 and MRW 7.

When completed send to: SEA.gateway@gov.scot or to the SEA Gateway, Scottish Government, Area 2H (South), Victoria Quay, Edinburgh, EH6 6QQ.