



# **SCREENING REPORT**

**PLANNING GUIDANCE - MOBILE SNACK BARS**

## STEP 1 – DETAILS OF THE PLAN

**Responsible Authority:**

West Lothian Council.

**Title of the plan:**

Planning Guidance – Mobile Snack Bars.

**What prompted the plan:**

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

The West Lothian Local Development Plan gives an undertaking to produce guidance in relation to a variety of planning policy topics including the protection of the natural environment from inappropriate development.

The guidance sets out detailed criteria to assist the preparation and assessment of planning applications across the plan area and specifically supports policies:

- Policy TRAN 4: Advertisements within Key Transport Corridors;
- Policy ENV 1: Character and Special Landscape Areas; and
- Policy ENV 3: Other Development in the Countryside

as well as indirectly policy TC3: Commercial Entertainment and Hot Food Premises, of the adopted LDP.

The current Supplementary Planning Guidance (SPG) was adopted in 1998 in support of the Bathgate Area Local Plan (1998) and subsequent West Lothian Local Plan (2009). While continuing to provide valid and pertinent guidance it does nevertheless pre-date the now adopted West Lothian Local Development Plan (September 2018). 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

**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:**

Chris Alcorn,  
Principal Planning Officer,  
West Lothian Council Civic Centre  
Howden South Road,  
Livingston, EH54 6FF.

01506 - 282428 / [chris.alcorn@westlothian.gov.uk](mailto:chris.alcorn@westlothian.gov.uk)

Date:

30 March 2020

## 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.

A Strategic Environmental Assessment - Environmental Report was published in August 2014, which set out the likely significant environmental effects of implementing the strategy for the development contained within the LDP and is the primary means by which development sites are allocated. Each site allocated for development within the LDP has been subject to an individual site assessment.

The principal Report of Examination was issued on 11 December 2017 (augmented with an additional Report of Examination dealing with a single site issue issued on 8 January 2018).

The West Lothian Council Executive on 22 March 2018, resolved to accept all of the modifications recommended in the Report of Examination, and agreed to adopt the Local Development Plan (as modified). This was notified to Scottish Ministers on 5 April 2018. At the same time, the council made a determination under Section 8(1) of the Environmental Assessment (Scotland) Act 2005 that the modifications proposed by the DPEA to the West Lothian Local Development Plan were unlikely, overall, to have any major significant negative environmental effects and that a further SEA was not required.

Planning Guidance – Mobile Snack Bars is required to support the understanding and delivery of a number of policies e.g. TRAN 4: Advertisements within Key Transport Corridors; ENV 1: Character and Special Landscape Areas; ENV 3: Other Development in the Countryside and TC3: Commercial Entertainment and Hot Food Premises; in the adopted West Lothian Local Development Plan 2018.

The PG will expand on the principles of these policies and will provide detailed guidance to help achieve the outcomes expected from related development proposals for mobile snack bars across West Lothian.

While the proposed Planning Guidance provides some location specific guidance, it does not direct mobile snack bars to specific sites but supports consistent interpretation and application of policies through the development management process.

The guidance identifies good practice in-line with the policy and other similar guidance provided by other Scottish local planning authorities as during drafting of the guidance they were bench-marked to check what similar guidance was available.

<p><b>Description of the Plan:</b></p>	<p>The proposed Planning Guidance expands on the principles set out in the policies detailed in the Box above and provides detailed guidance to help achieve the outcomes expected from mobile snack bar proposals across West Lothian. The guidance provides a basis for most new mobile snack bar proposals in West Lothian.</p> <p>The Planning Guidance is intended for use by anyone considering this sort of development within West Lothian including:</p> <ul style="list-style-type: none"> <li>• Applicants who wish to pursue a mobile snack bar business;</li> <li>• Agents working for their clients on such proposals;</li> <li>• Development Management Officers assessing planning proposals, as well as Highways Engineers, Environmental Health and Licensing officers;</li> <li>• Elected Members representing constituents and making decisions on related planning applications; and</li> <li>• Members of the public with an interest in these sorts of development proposals within their local community.</li> </ul> <p>The Planning Guidance will be reviewed at least every 5 years in line with the statutory review of the West Lothian Local Development Plan (or as required by emerging legislation).</p>
<p><b>What are the key components of the plan?</b></p>	<p>The Planning Guidance will provide further guidance to support the application of the various policies detailed in the Box above, under Context, and the provision of mobile snack bars that form a relevant service in, for example, industrial estates set well away from main service centres.</p>
<p><b>Have any of the components of the plan been considered in previous SEA work?</b></p>	<p>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 West Lothian LDP. 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 e.g.; in that they reduce the need for people to travel to service centres to obtain hot food. In order to ensure compliance with the Environmental Assessment (Scotland) Act 2005, a Screening Opinion for this Planning Guidance is required.</p>
<p><b>In terms of your response to Boxes 7 and 8 above, set out those components of the plan that are likely to require screening:</b></p>	<p>The proposed Planning Guidance will expand on the principles set out in the aforementioned policies and provide detailed guidance to help achieve the outcomes expected from mobile snack bar development proposals in locations across West Lothian. The guidance will support consistent interpretation and application of policy through the development management process. The guidance will at the same time encourage good practice in-line with policies and other similar guidance in other Scottish local planning authorities. The potential environmental effects of any proposed development considered under the terms of the policies can however only be fully assessed at the planning application stage when the specific site and development details are known.</p>

**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		
Planning Guidance – Mobile Snack Bars	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	<p>The PG brings together all of the elements that help contribute towards minimising environmental impact and achieving sustainable Mobile Snack Bar development.</p> <p>It provides a clear set of guidance and standards to explain what the council will expect from such new developments and identifies what information is required as part of a planning application.</p> <p>It also provides contact details for various Council officers and other organisations.</p> <p>The PG shares the strategic objectives of the LDP which include promoting development where its</p>	<p>The SEA for the LDP considered any potential effects.</p> <p>The PG for Mobile Snack Bars is not considered to have any additional significant environmental effects.</p>

											environmental impact can be ameliorated and having regard to climate change by minimising the carbon footprint of development and supporting mitigation and adaption measures.  Any impact on the Environmental Topic Areas will be positive and beneficial.	
--	--	--	--	--	--	--	--	--	--	--	--	--

#### STEP 4 – STATEMENT OF THE FINDINGS OF THE SCREENING REPORT

**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 Planning Guidance to proactively inform and encourage developers to adopt a more considered approach when preparing proposals for new mobile snack bars.

The guidance has been conceived to help positively influence the nature of new mobile snack bars and to mitigate any adverse effects on both the site and the surrounding environment. It relates to both development in the countryside and development within and on the periphery of settlements, as well as within industrial estates.

Developers are initially challenged to justify the need for such facilities, but when a case can be sustained they are encouraged to identify and address in particular the consequences with particular regard to the location and to adopt 'best practice'.

With careful thought and sensitive execution, particularly in terms of their location, mobile snack bars can be made to be in much better harmony with their neighbours and the wider natural environment.

In common with other guidance prepared by West Lothian Council, it has been subject to internal and external consultation, in this case with council service providers and community councils, planning

consultants and developers and regard has been had to the responses and feedback which has been received and present to elected members to consider.

In conclusion, the Planning Guidance will result in no, or minimal, environmental effects and therefore it is concluded a SEA is **NOT** required.

The guidance sets out detailed criteria to assist the development and assessment of proposals for development across the plan area and specifically supports policies: TRAN 4: Advertisements within Key Transport Corridors; ENV 1: Character and Special Landscape Areas; and ENV 3: Other Development in the Countryside, as well as TCR 3 (Commercial Entertainment and food premises) of the adopted LDP which collectively seek to prevent and minimize visually and environmentally intrusive development and to reduce energy use and carbon emissions.

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