



POLICY, PARTNERSHIP AND RESOURCES COMMITTEE

OUTCOME OF CONSULTATION ON SUPPLEMENTARY PLANNING GUIDANCE – A PARTNERSHIP APPROACH TO DELIVER THE INFRASTRUCTURE REQUIRED TO SUPPORT THE DEVELOPMENT STRATEGY CONTAINED IN THE WEST LOTHIAN LOCAL PLAN

REPORT BY PLANNING SERVICES MANAGER

A. PURPOSE OF REPORT

The purpose of this report is to advise committee of the outcome of consultation on supplementary planning guidance (SPG).

B. RECOMMENDATION

It is recommended that committee:

- (1) notes the comments received from interested parties on the supplementary planning guidance approved in May 2006;
- (2) agrees that no changes to the SPG are necessary; and
- (3) adopts the SPG as council policy.

C. SUMMARY OF IMPLICATIONS

I Council Values

Focusing on our customers needs.
Being honest, open and accountable.
Making best use of our resources.
Working in partnership.

II Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)

The SPG is closely linked to the development strategy contained within the approved Edinburgh and the Lothians Structure Plan 2015 and the Finalised West Lothian Local Plan 2005. The policy will support the development control and development plan processes. Section 75 agreements (or Section 69 agreements) will be required.

III Resources - (Financial, Staffing and Property)

The SPG will secure additional resources for implementing the development plan and in so doing will reduce the financial burden and risk for the council.

IV Consultations

Homes for Scotland, housebuilders and housing associations were consulted on the SPG.

D. TERMS OF REPORT

The Finalised West Lothian Local Plan supports a sustained level of growth with up to 25,000 houses being planned for. In order to ensure that sufficient resources are available to allow the council to play a lead role in bringing forward necessary infrastructure which will allow major housing development to take place the council approved SPG in May 2006 which set out a partnership approach to infrastructure delivery. The SPG envisages that the development industry will fund professional services within the council to ensure that key infrastructure can be planned for and delivered.

Consultation on this SPG took place between 3 May 2006 and 26 May 2006. Responses to the consultation were received from Homes for Scotland, Stirling Developments and Taylor Woodrow. The comments which were made are summarised in Appendix 1 to this report. The main concerns were:

- Lack of information about the scale of contributions which are sought.
- Insufficient consultation period.
- The issue should be discussed at the public local inquiry into the local plan and the SPG should not be implemented until the outcome of the inquiry is known.
- The council should accept all reasonable costs associated with implementing the development strategy.
- Other sources of funding should be explored.

A detailed response to each of the comments is included in Appendix 1. Having assessed all the comments received, it is considered that no changes to the SPG should be made and that the SPG should continue to be implemented. The reasons for this are explained in Appendix 1. It is, however, accepted that the three week consultation period was short and that it would have been better to allow a longer period for responses to be made. It is now standard practice to allow six weeks for consultation on all SPG.

The principle of the development industry funding professional services within the council was discussed at the public local inquiry into the Finalised West Lothian Local Plan. The inquiry has finished but the outcome will not be known for several months. It may be necessary to review the SPG once the outcome of the inquiry is known. A copy of the SPG is attached as Appendix 2.

E. CONCLUSION

It is considered that no changes to the SPG are necessary and that the SPG should

be adopted as council policy.

F. BACKGROUND REFERENCES

- Edinburgh and the Lothians Structure Plan 2015
- Finalised West Lothian Local Plan 2005
- West Lothian Local Plan – Development Strategy for the Core Development Areas, Report to Enterprise and Development Committee, 23 November 2004
- SODD Circular 12/1996 – "Planning Agreements"
- West Lothian Local Plan – Report to Enterprise and Development Committee, 19 April 2005
- Policy, Partnership and Resources Committee, 2 May 2006 – A Partnership Approach to deliver the infrastructure required to support the development strategy contained in the West Lothian Local Plan.

Appendices/Attachments: Two

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