



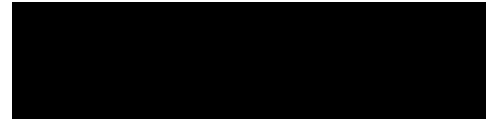
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SCOTTISH WATER

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20th November 2015

Dear Steve,

West Lothian Proposed Local Development Plan and Supporting Documents

Thank you for allowing Scottish Water to respond to the West Lothian Proposed Local Development Plan (PLDP).

Scottish Water must commend the council for producing an ambitious plan that seeks to build on the West Lothian Local Plan (2009) and we look forward to working together to support the plan and help to deliver sustainable economic development.

We will do this by actively supporting the council's strategies, policies and objectives outlined within the plan and continue to invest in maintenance, water and environmental quality, customer service and growth to support sustainable development.

The following comments relate to content within the PLDP and Supporting Documents.

West Lothian Local Development Plan (2015) – Proposed Plan

Water and Drainage (page 34) Section 5.107

Whilst Scottish Water is funded to provide strategic capacity at our water and wastewater works to facilitate growth for household and the domestic element of non-household, there is mention of the requirement for developer contributions to the water and drainage network across West Lothian.

We would like to highlight that both Scottish Water and the Developer are accountable for the network with regard to contributions. The *Provision of Water and Sewerage Services (Reasonable Cost) (Scotland) Regulations, 2015*, sets out these requirements and the contribution that Scottish Water is required to provide to Developers for publicly adoptable systems.



Before any commercial/business/industrial development comes forward, Scottish Water would advise the developer to seek advice and guidance from their preferred Licence Provider to discuss their water and drainage requirements.

Further information can be obtained from Scottish Water's 'A Developers Guide to Obtaining New Water and Waste Water Services'.

Appendix Two: Schedule of Housing Sites/Site delivery Requirements

Scottish Water would like to state where there is limited or insufficient capacity at our works, Scottish Water will provide available capacity. We would actively encourage pre-application discussions in line with Planning Advice Note 79 (PAN 79).

However, insufficient capacity should not be seen as a barrier to development. Scottish Water acknowledges that in some areas the capacity at our treatment works and within our existing network is insufficient to accommodate additional development without network reinforcement.

Where the developer has clearly demonstrated the 5 Growth Criteria*, Scottish Water will provide the quantum to deliver available capacity to enable the development to proceed.

Scottish Water is committed to enable sustainable economic growth within Scotland and we will continue to work with West Lothian Council and other stakeholders to outline where there is spare capacity within our network. This allows development to occur in areas where the need to upgrade existing infrastructure is minimal, therefore reducing developer costs.

Habitats Regulations Appraisal Statement

Scottish Water has no further comment to add.

Action Programme

Scottish Water has no further comment to add.

Strategic Environmental Assessment (Environmental Report Update on Additional Sites)

Scottish Water has no further comment to add.

Transport Appraisal - updated October 2015

Scottish water has no further comment to add.

Strategic Flood Risk Assessment

Scottish Water is pleased to see evidence of Local Flood Risk Management Plan strategies emerging through the Proposed Local Development Plan.

Where there is a perceived risk in increased odour as a result of climate change at our works, Odour Management Plans will seek to mitigate any such occurrence.



* Growth Criteria as outlined within the 2015-2021 Ministerial Objectives (Section 4, Paragraph 5)

'With a view to establishing whether a development is committed, Scottish Water must, among other things, obtain from the developer confirmation-

- (a) of land ownership or control;
- (b) that the development is supported by the local plan and/or has full planning permission;
- (c) of the time remaining on the current planning permission;
- (d) that plans are in place to mitigate any network constraints that will be created by the development through a minute of agreement with Scottish Water; and
- (e) of reasonable proposals in terms of annual build rate within the approved development'.

If you require further clarification on any of the points contained within this response, please do not hesitate to contact me direct.

Yours sincerely,

Dave Bisset

Development Planner

Development Planning and Liaison Team

Strategic Customer Service Planning