



SEA SCREENING REPORT

**PLANNING GUIDANCE (PG)
NON-EMPLOYMENT USES WITHIN EMPLOYMENT
AREAS**

STEP 1 – DETAILS OF THE PLAN

Responsible Authority:

West Lothian Council

Title of the plan:

Planning Guidance: 'Non-employment uses within employment areas'

What prompted the plan:

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

The adopted West Lothian Local Development Plan 2018 (LDP) gives an undertaking to produce Planning Guidance in relation to a variety of policy topics. The purpose of this Planning Guidance (PG) is to support and expand upon Local Development Plan Policy EMP 1 - Safeguarding and developing existing employment land.

The requirement for producing the Planning Guidance has been derived by the Local Development Plan Report of Examination, which recommends Planning Guidance is produced to provide further details on the council's policy approach to accommodating non-employment uses within employment areas. The LDP sets out in Appendix 4, that Planning Guidance on this topic is to be prepared.

The Planning Guidance seeks to ensure a sustainable spatial strategy is maintained and the most important employment areas within West Lothian are safeguarded for employment use. The guidance acknowledges that redevelopment on some employment areas can be supported where this facilitates regeneration and the improvement of the wider area. The guidance sets out requirements for marketing of sites and provides details on what sites may be acceptable for other uses such as residential development, furthermore the guidance stipulates that on larger sites (over 2 Hectares) a mixed-use approach is encouraged depending on the demand and compatibility with neighbouring uses. The Planning Guidance relates to both previously developed employment land and undeveloped employment land.

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:

A 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)



A 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)

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Date:

28 October 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 and embraces a development strategy that supports sustainable planned growth up to 2024 and beyond.

The council intimated its intention (in Appendix 4 of the LDP) that it would bring forward a raft of new statutory Supplementary Guidance and non-statutory Planning Guidance to support the policies of the LDP and which would at the same time be compliant with current national planning policies and the policies of the Strategic Development Plan (SDP1).

This Planning Guidance supports policy EMP 1: Safeguarding and Developing Existing Employment Land; and is designed to assist developers when submitting planning applications for non-employment uses within employment areas. The Guidance was produced in response to changes made to the LDP by the LDP Reporter through Examination of the LDP Proposed Plan.

A Strategic Environmental Assessment - Environmental Report for the LDP 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).

At a meeting of the Council Executive on 22 March 2018, West Lothian Council 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.

The Planning Guidance seeks to ensure a sustainable spatial strategy is maintained and the most important employment areas within West Lothian are safeguarded for employment use. The guidance acknowledges that redevelopment on some employment areas can be supported where this facilitates regeneration and the improvement of the wider area. The guidance sets out requirements for marketing and provides details on what sites may be acceptable for other uses such as residential development, furthermore the guidance stipulates that on larger sites (over 2 Hectares) a mixed-use approach is encouraged depending on the demand and compatibility with neighbouring uses. The Planning Guidance relates to both previously developed employment land and undeveloped employment land.

Description of the Plan:	<p>The Planning Guidance supports LDP policy EMP 1: Safeguarding and Developing Existing Employment Land; and is designed to assist developers when submitting planning applications for non-employment uses within employment areas. The Guidance was produced in response to changes made to the LDP by the LDP Reporter through the Examination of the LDP Proposed Plan.</p> <p>In particular, the Planning Guidance;</p> <ul style="list-style-type: none"> • clarifies that housing and retail uses will not be acceptable on employment areas outwith settlement boundaries. • safeguards employment land in Armadale and Linlithgow. • clarifies that proposals for non-employment uses within employment areas in the Core Development Areas, as defined by the LDP will not be acceptable unless alternative employment land within these areas (Winchburgh, Broxburn, East Calder, Gavieside and the strategic allocation at Heartlands) has been identified and planning permission approved. This is to ensure that opportunities for job creation and economic growth are generated alongside an increase in population and the delivery of new homes. • establishes the circumstances in which residential uses maybe acceptable on employment land. • sets out the necessary marketing requirements. • establishes that for large sites (over 2 Hectares) there is a requirement to include employment generating uses on the site depending on market demand and compatible uses to create vibrant, mixed use developments that reduces the need to travel and to provide modern premises to encourage sustainable economic growth. • requires the proposals for undeveloped employment land to be an exemplar in sustainable development and to secure net gains for biodiversity. • ascertains that where the principle of non-employment uses on employment land is acceptable, it must be demonstrated that the proposal will contribute to the regeneration and improvement of the wider area.
What are the key components of the plan?	<p>The Planning Guidance will provide further guidance in support LDP policy EMP 1.</p> <p>The guidance sets out the aims, provides a policy context and sets out how planning applications will be assessed.</p>

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

Yes. The document is produced to support the development strategy set out in the West Lothian Local Development Plan which was adopted on 4 September 2018, and in particular the requirements of policy EMP 1.

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. In order to ensure compliance with the Environmental Assessment (Scotland) Act 2005, a Screening Determination for this Planning Guidance is required.

The Planning Guidance relates primarily to setting out the circumstances in which non- employment uses may be acceptable within employment areas. All proposals will be subject to a planning application.

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

None.

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 'Non-employment uses within employment areas'	✓	✓									<p>✓</p> <p>The Planning Guidance sits within a wider development plan context which has undergone SEA.</p> <p>The Planning Guidance provides a clear set of guidance to explain the circumstances when non-employment uses within employment areas will be acceptable. It further stipulates what the proposal must take account of when submitting a planning application.</p> <p>The Planning Guidance shares the strategic objectives of the LDP which include promoting development in the most sustainable locations, promoting sustainable economic growth and</p>	<p>The SEA for the LDP considered any potential effects. The Planning Guidance is not considered to have any additional significant environmental effects.</p>

