

20. SESPAN SUPPLEMENTARY GUIDANCE FOR HOUSING

The Council Executive considered a report (copies of which had been circulated) by the Head of Planning and Economic Development advising on progress with the preparation of Supplementary Planning Guidance (SPG) on Housing as required by Scottish Ministers in approving the Strategic Development Plan and to seek ratification of the decision of the SESPlan Joint Committee to submit the SPG to Scottish Ministers for approval.

The Head of Planning and Economic Development explained that the SESPlan Strategic Development Plan was approved by Scottish Ministers with modifications on 27 June 2013 but in approving the SDP Scottish Ministers required that SESPlan prepare supplementary planning guidance on housing which would provide detailed information for Local Development Plan's as to how much of the overall SESPlan housing land requirement should be met in each of the six member authority areas.

The SESPlan Joint Committee comprising of representatives from City of Edinburgh, East Lothian, Fife, Midlothian, Scottish Borders and West Lothian Councils met on 10 March 2014 and considered a report by SESPlan on Supplementary Guidance for Housing Land

Consultation on the draft SPG was undertaken with a wide range of consultees including key agencies such as SEPA, Scottish Water and Historic Scotland and also with community councils, developers and landowners. Comments received related to the scale of housing land proposed through the draft SPG and the distribution of this across the SESPlan area.

In response SESPlan advised that housing completion levels across the SESPlan area would require to be increased and this presented a considerable challenge for SDP's and LDP's. To achieve this, SESPlan together with the six member authorities would continue to work with the development industry, key agencies and the Scottish Government to increase housing delivery rates. It was noted that with regards to West Lothian, whilst the area was showing an upward trend, a substantial increase in build rates upon current levels would be required to meet SESPlan requirements in the area.

Once approved the SPG guidance would set the housing land requirement for each of the SESPlan member authorities. SESPlan were required to submit the guidance to Scottish Ministers for approval and then Scottish Ministers had 28 days in which to approve the guidance.

It was recommended that the Council Executive :-

1. Note the summaries of the consultation response to the Draft Supplementary Guidance and the SESPlan responses as set out in Appendices A and B;
2. Note the findings of the updated Strategic Environmental Assessment Report;

3. Note the findings of the Draft Habitat Regulations Assessment record;
4. Support the minor editorial changes to the Supplementary Guidance and Technical Note approved by SESPlan Joint Committee on 10 March 2014 and as set out in Appendix C;
5. Support the SESPlan Joint Committee decision to submit the Supplementary Guidance to Scottish Ministers for approval; and
6. Support adoption of the Supplementary Guidance on Housing, subject to there being no direction not to adopt by Scottish Ministers.

Decision

To approve the terms of the report.