

WEST LOTHIAN LOCAL DEVELOPMENT PLAN
Development Plan Scheme No. 11

March 2019

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WHAT IS A DEVELOPMENT PLAN SCHEME (DPS)?

1. The Town and Country Planning (Scotland) Act 1997 (as amended by the Planning etc. (Scotland) Act 2006), the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 and Circular 6/2013, require planning authorities to prepare a DPS each year.
2. It must be updated annually and include:
 - An explanation of what a Development Plan is;
 - A programme for preparing and reviewing Development Plans;
 - A summary of what is involved at the various stages of preparing the Local Development Plan (LDP);
 - A proposed updated timetable for preparing the LDP; and
 - A Participation Statement, with information on when and how you can get involved.
3. This is the eleventh edition of the West Lothian DPS, replacing the previous scheme (March 2018). This latest version reflects progress made over the last twelve months and sets out a programme for preparation of a new West Lothian Local Development Plan (LDP2).

WHAT IS A DEVELOPMENT PLAN?

4. Development Plans set out policies and proposals for the future development and use of land, where development should, or should not happen and how development affects its surroundings and are the basis for decision making on planning applications.
5. The current Development Plan for West Lothian comprises the South East Scotland Strategic Development Plan (SDP) (approved with modifications by Scottish Ministers on 27 June 2013), the West Lothian Local Development Plan (LDP) adopted on 4 September 2018, together with a suite of Supplementary Planning Guidance. These are informed by the Third National Planning Framework for Scotland (NPF3) which is prepared by Scottish Government.
6. Strategic Development Plan 2 for Edinburgh and South East Scotland is anticipated to be approved by Scottish Ministers in early 2019 and will replace the SDP which was approved in June 2013. Once approved, SDP2 will form part of the development plan for West Lothian.

The Third National Planning Framework for Scotland (NPF3)

7. Produced by the Scottish Government, NPF3 sets out at the national level the Scottish Government's strategy for development and includes development proposals identified in schemes of national importance. NPF3 was published in June 2014.

National Planning Framework for Scotland (NPF3)

South East Scotland Strategic Development Plan (SDP)

West Lothian Local Development Plan (LDP)

Supplementary Guidance (SG)

Strategic Development Plan (SDP)

8. SDPs are produced for Scotland's four largest city regions. SDPs set out a long term (20 years or more) land use planning strategy indicating, in broad terms, where future development will be located and what is needed to deliver it.

9. The SDP for South East Scotland is prepared by the Strategic Development Plan Authority for Edinburgh and South East Scotland (SESplan). The six councils which are members of SESplan are City of Edinburgh, East Lothian, Fife, Midlothian, Scottish Borders and West Lothian.



Local Development Plan (LDP)

10. LDPs are produced by local planning authorities and set out detailed policies and proposals to guide development. They must conform to the approved SDP and seek to implement requirements on a more detailed site-specific basis than exists within the SDPs. LDPs should be adopted within two years of the approval of a relevant SDP.



West Lothian Local Development Plan 2018

11. The current West Lothian Local Development Plan was adopted in September 2018. The plan preparation process/timeline was as follows:

August 2014	publication of the Main Issues Report to seek views on the policy and development options that could be included in the Local Development Plan.
October 2015	Publication of the Proposed Plan.
October 2016	Submission of the Proposed Plan to Scottish Government for examination. The Examination concluded in December 2017.
April 2018	Publication of the West Lothian Local Development Plan as modified following examination.
September 2018	Publication of the adopted West Lothian Local Development Plan. The adopted plan is available on line at https://www.westlothian.gov.uk/article/33299/Adoption

12. Supplementary and Planning Guidance in support of the adopted LDP is now being prepared (SG and PG). Requirements for supplementary and planning guidance are set out in Appendix 4 of the LDP.

13. The LDP is now being used to determine planning applications. it is accompanied by an Action Programme which the council is required to review and update on an annual basis.

THE EMERGING LOCAL DEVELOPMENT PLAN (LDP2)

14. The West Lothian LDP2 will replace the the West Lothian Local Development Plan (LDP 1). It will contain a spatial strategy, proposals map, action programme for identified developments and a schedule of the local authority's land interests affected by LDP policies or proposals. It will focus on specific proposals for the period up to Year 10 from the date of adoption.

The purpose of the LDP is to:

- provide a clear basis for determining planning applications; and
- allocate land to meet the needs and targets set out in the Strategic Development Plan for the wider city region (the SESplan area).

15. The process of preparing LDPs is prescribed by Scottish Government and set out in detailed regulations which the council is required to observe. Legislation which governs the preparation of LDPs is in the process of being reviewed. This may impact on the key components which comprise the LDP. The key components are as follows:

Publish the Development Plan Scheme (DPS)

Main Issues Report (MIR)

16. The MIR is accompanied by an Environmental Report and Monitoring Statement. It is a consultation document that sets out the options for the West Lothian LDP. A wide range of stakeholders are consulted at this time including members of the public, community councils, community groups, businesses, infrastructure providers, key consultation agencies, neighbouring authorities and the Scottish Government. The MIR is the main consultation stage of the LDP process.



Proposed Local Development Plan

17. The Proposed LDP provides a stronger view of proposed development locations proposed by the council, informed by consultation responses at the previous stage. There is a formal consultation period following the publication of the Proposed LDP which provides an opportunity for formal representations (both in support and against the plan).

Examination

18. Following the consideration of representations, the Proposed LDP and a summary of unresolved issues is submitted to the Scottish Government's Planning and Environmental Appeals Division (DPEA) for examination. The examination process is largely expected to be undertaken by way of written submissions but it is not uncommon for there also to be a number of hearing sessions to which interested parties are invited by the examination Reporter to attend.

Adoption

19. The LDP is published and adopted with changes recommended by the Reporter.

20. An Action Programme is also adopted and published. The Action Programme identifies what developments are to be taken forward, who is responsible for delivery of these and when they will be delivered.

21. To ensure the LDP takes account of effects on the environment and does not adversely affect protected European nature conservation sites or any particular social group, we have undertaken the following assessments as a part of the LDP preparation:

- Strategic Environmental Assessment (SEA)
- Equalities and Human Rights Impact Assessment
- Habitats Regulations Appraisal
- Monitoring Statement
- Action Programme
- Transport Appraisal





THE WEST LOTHIAN LOCAL DEVELOPMENT PLAN TIMETABLE (LDP2)

22. It is a requirement that the LDP must be in compliance with the approved Strategic Development Plan. The timetable for producing the West Lothian LDP2 is set out in the following table. LDP2 will be prepared within the context of SDP2.

Publication of Main Issues Report, Monitoring Report and Strategic Environmental Assessment (SEA)	Spring 2020
Publication of Proposed Plan including Environmental Report and Action Programme	Winter 2020/2021
Submission of Proposed LDP, representations and a summary of unresolved issues submitted to the DPEA for examination	Summer 2021
Examination Report	Winter 2021/2022
Anticipated Adoption of Plan	Spring 2022

ENGAGEMENT AND PARTICIPATION

23. A Participation Statement will be prepared setting out when and with whom the council intends to engage with in preparing the LDP.
24. There will be several consultation periods in the preparation of the LDP. Input will be obtained through a range of different techniques such as questionnaires, newspaper advertisements, writing to key agencies and stakeholders, neighbouring planning authorities, Scottish Government, Community Council's and West Lothian Citizen Panel. Various events anticipated to be arranged for members of the public including drop in events at partnership centres, shopping centres and libraries, as well as tailored meetings with community councils.
25. The council's website, Facebook and Twitter pages are anticipated to be updated to advise of progress on the LDP.

LOCAL DEVELOPMENT PLAN 3

26. Planning Authorities are required to review their LDP at least every five years.
27. The next Local Development Plan for West Lothian (LDP3) requires to be consistent with future legislative requirements which are at present unknown and will emerge following conclusion of the Planning Bill through Parliamentary process.





KEEPING YOU INFORMED

28. West Lothian Council is committed to notifying the public, interested parties and stakeholders at periodic stages throughout the LDP process. We believe your views are important and help enrich the process of the preparation of the LDP.
29. For the forthcoming LDP, the early stages will focus on seeking the views of the community and other stakeholders.
30. In the interim there are various methods to keep you informed:
 - Our Local Development Plan website
 - Subscribe to our e-newsletter by emailing us wlldp@westlothian.gov.uk
 - Phone us on 01506 280000
 - Write to us at **Development Planning, Planning and Economic Development, West Lothian Civic Centre, Howden South Road, Livingston, West Lothian EH54 6FF**

We welcome feedback and comments on our service and encourage comments to be emailed to us.

