

Frequently Required Information

Contaminated Land

A phase I assessment of contaminated land is required for all new buildings. If the phase I indicates that a phase II is required, then the phase II should also be submitted, unless agreed otherwise with the case officer. Where contamination is found, and prior to the granting of any planning permission, the developer must submit a programme of remedial works to be agreed with the council which should also address any adverse impact on controlled waters. The developer must appoint an accredited site investigator to identify the specifications and monitor compliance to the works. Appropriate planning conditions will be applied to secure the remedial works. Any proposal requiring remediation will require to accord with Supplementary Guidance entitled Development on land potentially affected by contamination. See also policy EMG6 in the LDP.

Flooding and Drainage

All development proposals on sites at risk of flooding require a flood risk assessment. Drainage information should be provided on all applications for new buildings. Any application for 5 or more houses requires a Drainage Impact Assessment. See policy EMG2 and EMG3 in the LDP and the SG on Flooding and Drainage.

https://westlothian.gov.uk/media/29767/SG-Supplementary-Guidance-Flooding-and-Drainage-Adopted-October-2018/pdf/SG_Flooding_and_Drainage1.pdf?m=637075121631670000

Levels information

Proposed and finished ground levels and floor levels should be provided, in the context of adjacent land and buildings, to allow a full assessment of the proposals. If the levels information indicates any significant changes in levels or the requirement for retention then please provide existing and proposed site sections.

Noise Assessment

Noise generating uses, or noise sensitive uses adjacent to noisy premises or infrastructure, require a Noise Impact Assessment. Supplementary Guidance provides developers with information on dealing with the planning process where new noise sensitive developments are planned near to existing noise sources and where potentially noisy developments are introduced into existing noise sensitive areas. See also policy EMG5 in the LDP

https://westlothian.gov.uk/media/32654/SG-Supplementary-Guidance-Planning-and-Noise-Adopted-February-2019/pdf/SG_Planning_and_Noise_FINAL.pdf?m=637074434246970000

Preliminary Ecology Assessment

All applications (excluding householder or change of use) on greenfield sites, or brownfield where there is the potential for ecology will require a preliminary habitat assessment. Where the PEA recommends the requirement for further species surveys, this information will also be required. Further information can be found in the council's planning guidance.

[https://westlothian.gov.uk/media/43377/PG-Planning-Guidance-Planning-for-Nature-Development-Management-and-Wildlife-Adopted-April-2020/pdf/PG - Planning for Nature - Development Management and Wildlife - Adopted Version -Pdf Version - Fixed.pdf?m=637272926452730000](https://westlothian.gov.uk/media/43377/PG-Planning-Guidance-Planning-for-Nature-Development-Management-and-Wildlife-Adopted-April-2020/pdf/PG_-_Planning_for_Nature_-_Development_Management_and_Wildlife_-_Adopted_Version_-_Pdf_Version_-_Fixed.pdf?m=637272926452730000)

Ecology Enhancement

Policy 3 of NPF4 requires that all developments protect and enhance ecology. A statement of ecology enhancement is required for all local and major applications. Further guidance is available from NatureScot. <https://www.nature.scot/doc/developing-nature-guidance> It should be noted that this guidance relates to local developments. For major developments/EIA please refer to NPF4.

Tree Survey

Applications for development on sites with trees will require a tree survey to identify and classify all the trees on or adjacent to the site including trees on access/egress routes. It should identify which trees are proposed for removal and which will be retained and or affected by the development. Consideration should also be given to trees, and in particular tree roots, where underground/overground services are to be installed. A plan showing the root protection areas (RPA's as per BS5837 Trees in Relation to Design, Demolition and Construction) must be provided.

Landscape Plan

A proposed landscape plan should be provided, taking into account the requirement to enhance ecology. It should include a planting schedule details the number and species of plants/trees and details of maintenance arrangements.

Soil Sustainability Plan

On all greenfield development sites over 1 ha, an assessment of soils will be required in relation to their sustainable re-use for landscape, habitat creation and open space provision and for their capacity to absorb water. These Soil Sustainability Plans, to be submitted with relevant planning applications will include soil identification for after-use purposes, top-soil handling, soil management during construction, site restoration, open space drainage and post-development monitoring. See policy ENV5 in the LDP.

Low and Zero Carbon Statement

Proposals for all new buildings will be required to demonstrate that at least 10% of the current carbon emission reduction set by Scottish Building Standards will be met through the installation and operation of low and zero-carbon generating technologies. A statement will be required to be submitted demonstrating compliance with this requirement.

Health Impact Assessment

Health Impact Assessments (HIA) are required for all major residential development and all EIA developments. Full guidance on preparing an HIA can be found in our planning guidance https://westlothian.gov.uk/media/2472/PG-Planning-Guidance-Health-Impact-Assessment-Adopted-March-2017/pdf/PG_Health_Impact_Assessment_FINAL.pdf?m=637075101683330000

Statement of Community Benefit

Required by policy 16 of NPF4 for all housing applications over 50 units. The statement will explain the contribution of the proposed development to meeting local housing requirements, including affordable homes, providing or enhancing local infrastructure, facilities and services and improving the residential amenity of the surrounding area.

Sequential Assessment

New retail, commercial leisure, visitor attractions, offices, community and cultural facilities and other developments appropriate to town centres should be located in accordance with the town centre first approach, as set out in policy TCR 2. All proposals for retail or other commercial uses out with the town centre should be accompanied by a sequential assessment.

Marketing Information

Applications for non-employment uses on employment land should be accompanied by a supporting statement in relation to policy EMP1 in the LDP. This must include evidence of site marketing as required by the council's planning guidance https://westlothian.gov.uk/media/47380/PG-Planning-Guidance-Non-employment-Uses-Within-Employment-Areas-Adopted-January-2021/pdf/2021-01-29_-_PG_-_Non-employment_Uses_Within_Employment_Areas_-_Adopted.pdf?m=637475147347200000

Structural Survey

Applications for conversion of rural buildings should be accompanied by a structural survey which demonstrates that the building is capable of conversion. Further information can be found in the SG on Development in the Countryside https://westlothian.gov.uk/media/18715/SG-Supplementary-Guidance-Development-in-the-Countryside-Adopted-March-2019/pdf/SG_Development_in_the_countryside--FINAL.pdf?m=637075123427630000