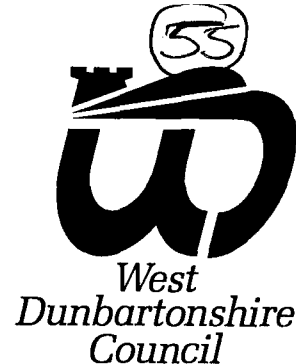


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Acting Director of Housing, Regeneration and Environmental Services
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Our Ref: SP/GA/1(i)
Your Ref: POL/6208
Date: 20th June 2007

If calling or telephoning please ask for: - Alistair Gemmell

Sandra Carey
Scottish Executive
Planning Directorate
Victoria Quay
EDINBURGH
EH6 6QQ

Dear Ms Carey

**STATUTORY GUIDANCE ON PLANNING AND SUSTAINABLE DEVELOPMENT –
CONSULTATION PAPER**

Please find enclosed a report presented to the Planning Committee on 19th June 2007. The Committee agreed that the report should form the basis of the West Dunbartonshire Council's response to the above consultation. I would respectfully draw you attention in particular to paragraphs 3.7 and 3.8.

Yours sincerely

Alistair Gemmell

Planning Officer, Forward Planning and Regeneration

WEST DUNBARTONSHIRE COUNCIL

Report by the Acting Director of Housing, Regeneration & Environmental Services (Housing & Regeneration Services)

Planning Committee: 6 June 2007

Re-issued for Planning Committee : 19 June 2007

Subject : Statutory Guidance on Planning & Sustainable Development

1. Purpose

- 1.1** To advise the Committee of the publication of a Consultation Paper by the Scottish Executive on Planning and Sustainable Development and to recommend this Council's response to it.

2. Background

- 2.1** The Planning etc. (Scotland) Act 2006 requires the National Planning Framework and development plans to be drawn up with the objective of contributing to sustainable development. As provided for by the above Act, this statutory guidance on Planning and Sustainable Development is intended to support the delivery of this requirement. The Guidance also advises on ways in which the planning system can address climate change. A twelve week consultation on the draft guidance published in March 2007 runs to 22 June 2007.

3. Main Issues

- 3.1** The Guidance sets out the means by which the Planning system can contribute to sustainable development. It comments on the link between planning and sustainable development, with climate change the main challenge.
- 3.2** The Guidance suggests three main ways planning can contribute to sustainability:

- 3.3** Location
The promotion of new development/regeneration in locations that are or can be made sustainable. A key role for development plans will be to ensure that sustainable development is achieved through proper integration of planning and transport. The Guidance outlines a wide range of factors to be considered in formulating a long term strategy for the management of change in an area.

Design and Layout of Buildings

- 3.4** The Design and layout of buildings can make a very significant contribution towards sustainable development e.g. the extent to which a development will be reliant on energy use, water efficiency, waste reduction and 'embodied' energy in building materials all relate to promoting low carbon and zero carbon buildings, particularly through the use of efficient, decentralised and renewable energy systems.

Operation and maintenance of new development

- 3.5** In some cases this can be important in ensuring the continuing sustainability of new development e.g. green travel plans or adhering to conditions/agreements on issues such as hours of operation, noise, dust and other forms of pollution, site restoration and management of open space.

- 3.6** Other key features in the Guidance include :

- Plan-making should be participative and transparent. Effective, early participation and engagement should be responsive to the diverse needs of communities.
- Key Agencies and Statutory Consultees should be fully engaged in the development plan process and planning authorities should draw on their specialist knowledge in analysing scientific information and considering options. This would include key climate change impacts and possible adaptation measures.
- Collaborative working between planning and building standards is required to deliver sustainable development in an effective way.
- The link between planning and transport is critical. Better links between transport and land use planning are required to improve connectivity, reduce emissions and improve the accessibility of high quality public transport.
- Greater focus on implementation and the need for effective monitoring and robust enforcement.
- There will be a need to support the wider diffusion of skills, knowledge and best practice around sustainable development.

- 3.7** While the Guidance offers little that is not already covered in the myriad of existing Scottish Planning Policy documents, Planning Advice Notes, and other publications, the assimilation of this information is welcome as a resource which has specific relevance to planning, particularly development planning, and sustainable development. The key messages of the Guidance are relatively clearly made; specifically the role planning and development plans have in contributing to sustainable development and the mechanisms by which this can be achieved.

3.8 Reference in the document to other key aspects of the planning reform agenda, however, particularly participation/engagement and transparency does not always have an explicit, or at least obvious, relevance to planning and sustainable development.

3.9 It is also the case that West Dunbartonshire Council has given detailed consideration to sustainable development in the preparation of the West Dunbartonshire Local Plan. The objectives of the Local Plan are :

- to identify sustainable locations for key strategic developments;
- to enable sustainable economic and environmental regeneration;
- to ensure that sufficient land is available in appropriate locations to meet development requirements;
- to conserve environmental resources;
- to identify future areas of land use change;
- to promote and support improvements in environmental quality; and
- to ensure sustainable and integrated transport and infrastructure provision.

3.10 It is clear therefore that the West Dunbartonshire Local Plan pursues a sustainable approach to development. This has been emphasised through the Strategic Environmental Assessment prepared in conjunction with the Local Plan, which sought to ensure during policy formulation and the identification of development proposals, environmental impact was given careful consideration, and where any developments were assessed as having the potential for environmental impact suitable mitigation measures have been recommended.

4. Personnel Issues

4.1 The increased monitoring and enforcement regimes being placed on Councils in addition to requiring the preparation of a Strategic Environmental Assessment will place additional burdens on resources but it is anticipated that this can be accommodated within the existing establishment.

5. Financial Implications

5.1 The requirement for preparing new action programmes in order to consider the impact of Local Plan policies and proposals, through additional monitoring may require the procurement of specialist advice; however at this stage detailed financial implications are unknown.

6. Risk Analysis

6.1 There are no known risks.

7. Conclusions

- 7.1** The publication of this Guidance is welcome and although most of it is already set out in other policy documents and guidance, it is helpful to consolidate this advice whilst re-inforcing the role that the planning system plays in the pursuit of sustainable development. It is also clear that West Dunbartonshire Council already undertakes most of the activities and practices in ensuring a sustainable approach to development, although some changes to current practices will be necessary as the modernising planning agenda requires.

8. Recommendations

8.1 The Committee is recommended to:

- **note the publication of the Statutory Guidance on Planning and Sustainable Development;**
- **agree that this Committee Paper forms the basis of the Council's response to the Executive; and**
- **note the potential financial and personnel implications of the Guidance with regard to the preparation of the Council's Local Plan.**

Irving Hodgson

**Acting Director of Housing, Regeneration and Environmental Services
(Housing & Regeneration Services)**

Date : 16 May 2007

Person to Contact:	Steve Marshall Section Head Forward Planning & Regeneration Tel : 01389 737164 E-mail : steve.marshall@west-dunbarton.gov.uk
Appendix:	None
Background Papers:	Statutory Guidance on Planning & Sustainable Development West Dunbartonshire Local Plan Glasgow & the Clyde Valley Joint Structure Plan WDLP Strategic Environmental Assessment
Wards Affected:	All

RESPONDEE INFORMATION FORM: *Draft Statutory Guidance on Planning and Sustainable Development*

Please complete the details below and return it with your response. This will help ensure we handle your response appropriately. Thank you for your help.

Name: WEST DUNBARTONSHIRE COUNCIL

Postal Address: COUNCIL OFFICES, GARSHAKE RD, DUMBARTON, G82 3PU

1. Are you responding as: (please tick one box)
- | | | |
|-------------------------------------------------|-------------------------------------|-------------------------|
| (a) an individual | <input type="checkbox"/> | go to Q2a/b and then Q4 |
| (b) on behalf of a group or organisation | <input checked="" type="checkbox"/> | go to Q3 and then Q4 |

INDIVIDUALS

2a. Do you agree to your response being made available to the public (in the Scottish Executive library and/or on the Scottish Executive website)?

- | | |
|----------------------|----------------------------------------------------------------------|
| Yes (go to 2b below) | <input type="checkbox"/> |
| No, not at all | <input type="checkbox"/> We will treat your response as confidential |

2b. **Where confidentiality is not requested**, we will make your response available to the public on the following basis (**please tick one** of the following boxes)

- | | |
|--------------------------------------------------------------|--------------------------|
| Yes, make my response, name and address all available | <input type="checkbox"/> |
| Yes, make my response available, but not my name or address | <input type="checkbox"/> |
| Yes, make my response and name available, but not my address | <input type="checkbox"/> |

ON BEHALF OF GROUPS OR ORGANISATIONS:

3. Your name and address of your organisation **will be** made available to the public (in the Scottish Executive library and/or on Scottish Executive website). Are you content for your response to be made available?

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| Yes | <input checked="" type="checkbox"/> |
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SHARING RESPONSES/FUTURE ENGAGEMENT

4. We will share your response internally with other Scottish Executive policy teams who may be addressing the issues you discuss. They may wish to contact you again in the future, but we require your permission to do so. Are you content for the Scottish Executive to contact you again in the future for consultation or research purposes?

- | | |
|-----|-------------------------------------|
| Yes | <input checked="" type="checkbox"/> |
| No | <input type="checkbox"/> |

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