

DATA LABEL: PUBLIC



SCREENING REPORT

PLANNING GUIDANCE

THE VENNEL, LINLITHGOW

STEP 1 – DETAILS OF THE PLAN

Responsible Authority:

West Lothian Council.

Title of the plan:

Planning Guidance – The Vennel, Linlithgow.

What prompted the plan:

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

The West Lothian Local Development Plan gives an undertaking to produce guidance in relation to a variety of planning policy topics including the protection of the built and natural environment from inappropriate development.

The guidance sets out detailed criteria to assist the preparation and assessment of planning applications allied to the redevelopment of a prominent and sensitive site in the centre of Linlithgow and which is also located within the Linlithgow Palace and High Street Conservation Area.

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:

An 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)

An 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:

4 September 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.

A Strategic Environmental Assessment - Environmental Report 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).

The West Lothian Council Executive on 22 March 2018, 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.

This Planning Guidance – The Vennel, Linlithgow, identifies key design, environmental and infrastructural requirements allied to the redevelopment of a visually prominent and environmentally sensitive site in the centre of Linlithgow.

It provides location specific guidance and supports consistent interpretation and application of a number of planning policies related to an important built heritage area of Linlithgow through the development management process including DES 1 *Design Principles*, TCR 1 *Town Centres*, ENV 23 *Conservation Areas*, ENV 25 *Linlithgow Palace and Peel High Street Rigs*, ENV 28 *Listed Buildings*, ENV 33 *Scheduled Monuments* and HOU 3 *Infill/Windfall Housing Within Settlements*. The guidance is also intended to assist with future marketing of the site.

The guidance identifies good practice in-line with the policies and other similar guidance provided by other Scottish local planning authorities.

Description of the Plan:

The proposed Planning Guidance expands on the principles set out in the policies listed in the section above and provides additional detailed guidance to help achieve the outcomes expected from proposals to redevelop this particular site.

The guidance is intended for use by:

- Applicants and their architects and agents working for their clients on re-development proposals;
- Officers assessing planning proposals;
- Elected Members representing constituents and making decisions on related planning applications; and
- Community Councils and other civic organisations and members of the public with an interest in development proposals within their local community.

The guidance may be reviewed and revised over time in order to keep it relevant to changing circumstances.

What are the key components of the plan?

The Planning Guidance will support the application of the planning policies detailed in the section above, under 'Context'.

This guidance is intended to inform the re-development of land/buildings which have been declared surplus to the council's requirements. Its purpose is to identify key design, environmental and infrastructural requirements. The council is committed to creating high quality environments by raising design standards across all forms of development and retaining/safeguarding any specific items of special merit.

The guidance details potential uses for The Vennel site and sets out a number of matters which require to be addressed in any future redevelopment including direction on matters such as scale and massing of buildings on the site. Whilst the guidance allows for a range of potential uses and development options, the status of the site in the conservation area and its constrained nature create some design challenges but also some opportunities. For example, the guidance supports re-creating a frontage to the High Street. Potential uses include residential, retail and/or uses such as hotels and restaurants. An element of business uses, such as office space may also be acceptable as would other service uses including facilities for health care.

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

Yes. The document is produced to support a number of policies in the West Lothian Local Development Plan (LDP) which was adopted on 4 September 2018. 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 terms of your response to Boxes 7 and 8 above, set out those components of the plan that are likely to require screening:

The proposed Planning Guidance will expand on the principles set out in the aforementioned policies and provide detailed guidance to help achieve the outcomes expected from proposals for the re-development of The Vennel site.

The guidance will support consistent interpretation and application of planning policy through the development management process. The guidance will at the same time encourage good practice in-line with planning policies and other similar guidance in other Scottish local planning authorities. The potential environmental effects of any proposed development considered under the terms of these policies can however only be fully assessed at the planning application stage when the specific site and development details are known.

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 – The Vennel, Linlithgow	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	<p>The PG brings together all of the elements that help contribute towards minimising environmental impact and achieving sustainable development.</p> <p>It provides a clear set of guidance and standards to explain what the council will expect from re-development proposals and identifies what information is required as part of a planning application for this sensitive site which is located within the Linlithgow Palace and High Street Conservation Area.</p> <p>It also provides contact details for various council officers and other organisations.</p>	<p>The SEA for the LDP considered any potential overall effects of all the planning policies contained within the LDP.</p> <p>The PG for The Vennel, Linlithgow is not considered to have any additional significant environmental effects.</p>

In common with other guidance prepared by West Lothian Council, it has been subject to internal and external consultation, in this case with community councils, civic organisations, architects and planning consultants and regard has been had to the responses and feedback which has been received and presented to elected members to consider.

In conclusion, the Planning Guidance will result in no, or minimal, environmental effects and therefore it is concluded a SEA is **NOT** required.

The guidance sets out detailed criteria to assist progression and assessment of proposals re-developing The Vennel site in Linlithgow and supports a raft of LDP policies but principally DES 1 *Design Principles*, TCR 1 *Town Centres*, ENV 23 *Conservation Areas*, ENV 25 *Linlithgow Palace and Peel High Street Rigs*, ENV 28 *Listed Buildings*, ENV 33 *Scheduled Monuments* and HOU 3 *Infill/Windfall Housing Within Settlements*.

When completed send to: SEA.gateway@scot.gov or to the SEA Gateway, Scottish Government, Area 2H (South), Victoria Quay, Edinburgh, EH6 6QQ.