

**Environmental Assessment (Scotland) Act 2005**

**Strategic Environmental Assessment (SEA) Screening Determination**

**Planning Guidance (PG)  
The Vennel, Linlithgow**

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## 1. Introduction

This statement sets out West Lothian Council's determination in accordance with Section 10(1) of the Environmental Assessment (Scotland) Act 2005 on whether or not a Strategic Environmental Assessment (SEA) is required for Planning Guidance (PG) – The Vennel, Linlithgow.

Screening is the first stage in the SEA process. The purpose of screening is to establish whether or not a Plan, Programme or Strategies (PPS), will have significant environmental effects. Screening takes the form of a formal submission, where the responsible authority (the Council), seeks the views of the following Consultation Authorities on whether a PPS is likely to have significant environmental effects and therefore whether a SEA is required:

- ◆ Historic Environment Scotland (HES)
- ◆ Scottish Environmental Protection Agency (SEPA), and
- ◆ NatureScot (SNH)

As well as consulting the above bodies, responsible authorities are required to take into account the criteria set out in Schedule 2 of the 2005 Act when determining whether or not the plan is likely to have significant effects. The details of this process are contained within the Screening Report.

If the responsible authority and the consultation authorities agree that the plan or programme is unlikely to have significant environmental effects, the responsible authority is required to make a determination to that effect under section 8(1) of the 2005 Act.

## 2. Record of SEA Determination and Publicity Requirements

<b>Title of Plan, Programme or Strategy:</b>	Planning Guidance (PG) – The Vennel, Linlithgow
<b>Responsible Authority:</b>	West Lothian Council

### Record of SEA Determination:

In accordance with section 9(1) of the 2005 Act, West Lothian Council submitted to the Consultation Authorities a screening report summarising its views as to whether West Lothian Local Development Plan Planning Guidance (PG) – The Vennel, Linlithgow will have significant environmental effects.

In formally determining under Section 8(1) of the Act whether a SEA is required, the Council has taken into account the views of the three Consultation Authorities; Scottish Environment Protection Agency, NatureScot and Historic Environment Scotland which were issued through the SEA Gateway on 6 November 2020.

West Lothian Council and the Consultation Authorities are in agreement that the West Lothian Local Development Plan Planning Guidance (PG) – The Vennel, Linlithgow is not likely to have significant environmental effects and the Council has therefore determined that a SEA **will not be required** for the plan under Regulation 13(1) of the 2005 Act.

CONSULTATION AUTHORITY	LIKELIHOOD OF SIGNIFICANT ENVIRONMENTAL EFFECTS
Historic Environment Scotland	No
Scottish Environment Protection Agency	No
NatureScot (Scottish Natural Heritage)	No
<b>OVERALL VIEW ON LIKELIHOOD OF SIGNIFICANT ENVIRONMENTAL EFFECTS</b>	<b>No</b>

Formal Determination	Statement of Reason
16 November 2020	<p>West Lothian Council’s reasoning for determining that there is no overall likelihood of significant environmental effects is as follows:</p> <p>The planning guidance will support interpretation of a number of policies of the adopted West Lothian Local Development Plan (LDP), which has undergone full SEA. On the basis of the information provided, Historic Environment Scotland agree that the detailed guidance provided by the planning guidance will not have any significant additional effects on the historic environment.</p> <p>In respect of SEPA’s main areas of interest (air, water, soil, human health, material assets (of which we have a specific interest in waste) and climatic factors) the Planning Guidance on The Vennel, Linlithgow, is unlikely to have significant environmental effects. Although we are of the view that significant environmental effects are not likely, it is for the West Lothian Council as Responsible Authority to make a formal determination taking into account the consultation responses received.</p>

	<p>The planning guidance has been prepared to provide further information on Local Development Plan (LDP) policies DES 1, TCR 1, ENV 23, ENV25, ENV 28, ENV 33 and HOU 3. It does not propose development beyond that already assessed during preparation of the LDP. NatureScot therefore agree that the guidance is not likely to have significant environmental effects.</p>
	<p>The new West Lothian Local Development Plan (LDP) was adopted on 4 September 2018 and is consistent with the Strategic Development Plan for Edinburgh and South East Scotland (SDP).</p> <p>The LDP focuses on providing for, and managing, future land use change across the council area in line with SESplan SDP requirements. The LDP comprises a development strategy for the period to 2024 and a detailed policy framework to guide future land use in a way which best reflects the SDP vision, strategic aims and objectives.</p> <p>The West Lothian Local Development Plan Planning Guidance (PG) –The Vennel, Linlithgow sets out a framework that West Lothian Council will use to assess any future development of the area covered by the planning guidance. The role of the West Lothian Local Development Plan Planning Guidance (PG) – The Vennel, Linlithgow is to assist the council in future marketing of the site and alert interested parties to matters which will need to be taken into account in submitting bids for re-development of the site and any future planning applications.</p>

<p><b>Publicity Requirements for the Determination:</b></p>	
<p>In accordance with section 10(1) of the Environmental Assessment (Scotland) Act 2005, within 28 days of the determination having been made, the Council will send a copy of the formal determination and related statement of reasons (prepared in accordance with section 8(2)(b) to the Scottish Government SEA Gateway and the three Consultation Authorities.</p>	
<p>In accordance with section 10(2) of the 2005 Act, within 14 days of the determination having been made, a copy of the determination, along with the Screening Report, would normally be provided for inspection by the public at West Lothian Council’s principal office at the West Lothian Civic Centre, Howden South Road, Livingston, EH54 6FF or on request from <a href="mailto:wlldp@westlothian.gov.uk">wlldp@westlothian.gov.uk</a>. Due to current COVID restrictions, all documents will be made available for inspection on the council’s website.</p>	
<p>The determination shall also be published in the West Lothian Courier and Linlithgow Journal &amp; Gazette newspapers (on 19<sup>th</sup> and 20<sup>th</sup> November 2020 respectively), to notify the public and will be available on 19<sup>th</sup> November 2020 to view at <a href="http://www.westlothian.gov.uk">www.westlothian.gov.uk</a> from. A copy of the statutory notice is provided as Appendix 2.</p>	
<p><b>Signature:</b></p>	<p>Craig McCorriston, Head of Planning, Economic Development &amp; Regeneration.</p>
<p><b>Date:</b></p>	<p>16 November 2020</p>

### 3. SEA Screening Report

#### Cover Note

#### Part 1

**To:**

SEA.Gateway@gov.scot

or

SEA Gateway  
Scottish Government  
2-H (South)  
Victoria Quay  
Edinburgh  
EH6 6QQ

#### Part 2

**An SEA Screening Report is attached for the plan, programme or strategy (PPS) entitled:**

Planning Guidance (PG) – The Vennel, Linlithgow

**The Responsible Authority is:**

West Lothian Council

#### Complete Part 3 or 4 or 5

#### Part 3

**Screening is required by the Environmental Assessment (Scotland) Act 2005. Our view is that:**

An SEA is required because the PPS falls under the scope of Section 5 (3) of the Act and is likely to have significant environmental effects.

An SEA is required because the PPS falls under the scope of Section 5(4) of the Act and is likely to have significant environmental effects.

An SEA is not required because the PPS is unlikely to have significant environmental effects.

#### Part 4

The PPS does not require a SEA under the Act. However we wish to carry out a SEA on a voluntary basis. We accept that because the SEA is voluntary the Statutory 28 days timescale for views from the Consultation Authorities cannot be guaranteed.

**Part 5**

None of the above apply. We have prepared this screening report because:

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**Part 6**

**Contact Name:** Fiona McBrierty

**Job Title:** Development Planning & Environment Manager

**Contact Address:** c/o Civic Centre, Howden South, Livingston, EH54 6FF.

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**Part 7**

**Signature:** Fiona McBrierty

**Date:** 16 November 2020

**Key Facts**

West Lothian Council has undertaken screening of Planning Guidance (PG) – The Vennel, Linlithgow with regard to the requirements of section 9 of the Environment Assessment (Scotland) Act 2005.

The Screening Report has been submitted to the Scottish Government SEA Gateway, setting out the views of West Lothian Council on the likelihood of the significant environmental effects of Planning Guidance (PG) – The Vennel, Linlithgow with regard to the requirements of section 9 of the Environment Assessment (Scotland) Act 2005 and the potential for requiring a SEA.

<b>Responsible Authority:</b>	West Lothian Council
<b>Title of PPS:</b>	Planning Guidance (PG) – The Vennel, Linlithgow

**Purpose of PPS:**

The purpose of this Planning Guidance (PG) is to support the Local Development Plan and set 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.

The Planning Guidance 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.

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

	<ul style="list-style-type: none"> <li>• Community Councils and other civic organisations and members of the public with an interest in development proposals within their local community.</li> </ul> <p>The guidance may be reviewed and revised over time in order to keep it relevant to changing circumstances.</p> <p>The potential environmental effects of any proposed development considered under the terms of the policies can only be properly assessed at the planning application stage when the specific site details are known.</p>
<p><b>What promoted the PPS: (e.g. a legislative, regulatory or administrative provision)</b></p>	<p>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.</p> <p>West Lothian Council adopted the West Lothian Local Development Plan on 4 September 2018 after Scottish Ministers confirmed the council could do so. It now forms part of the Development Plan for West Lothian along with the Strategic Development Plan (SDP) for Edinburgh and South-east Scotland.</p> <p>The Council has a programme to prepare a suite of new guidance to support the recently adopted West Lothian Local Development Plan, specifically, 'Planning Guidance – The Vennel, Linlithgow has been written with the intention of becoming planning guidance (PG) rather than statutory guidance.</p>
<p><b>PPS Subject: (e.g. transport)</b></p>	<p>Town and Country Planning.</p> <p>The policies informing the Planning Guidance are integral to the strategic spatial land use strategy which applies across West Lothian. In terms of this PG, they are particularly related to proactively encouraging and influencing developers to consider the particular</p>

	characteristics of the Vennel site when formulating development proposals for the site.
<b>Period covered by the PPS:</b>	Anticipated date of adoption – November 2020.
<b>Frequency of updates:</b>	Planning Guidance will ordinarily be reviewed and updated every 5 years, but sooner if circumstances require. However, it should be noted that the Planning (Scotland) Act 2019 removes requirements to prepare Planning Guidance.
<b>Area Covered by the PPS:</b>	<p>This PG covers an area of land within Linlithgow comprising 0.6 hectares. The PG explains those factors to be taken into consideration in any future development proposals for the site and how the council is likely to deal with expressions of interest in the site. The PG also sets out those factors that require to be taken into account in the council's consideration of any planning application for development of the site.</p> <p>As well as guiding interested parties on what is expected of them the PG also acts as an aid to community councils, members of the public and others to understand the relevant issues relating to the Vennel site and all parties can engage effectively with the planning system when planning applications are being made.</p>
<b>Summary of nature/content of PPS:</b>	<p>A Local Development Plan (LDP) is prepared by the local planning authority, in this case West Lothian Council. It sets out a local interpretation of the requirements of national and strategic policy. In particular it must conform to the approved Strategic Development Plan (SDP) which has been prepared by the strategic planning authority (SESplan) and its purpose is to implement requirements on a more detailed site-specific basis than exists within the SDP.</p> <p>The LDP comprises a written statement detailing a spatial strategy, including policies and proposals together with a Proposals Map.</p> <p>LDP's are intended to provide the vision and strategy for how communities will grow and develop in the future and also to provide certainty for communities and prospective investors about where development should take place and where it should not. LDP's also identify</p>

	<p>detailed policies and proposals which are the basis for decision making on future planning applications.</p> <p>The purpose of the Planning Guidance (PG) is to support Local Development Plan Policies DES 1 <i>Design Principles</i>, TCR 1 <i>Town Centres</i>, ENV 23 <i>Conservation Areas</i>, ENV 25 <i>Linlithgow Palace and Peel High Street Rigs</i>, ENV 28 <i>Listed Buildings</i>, ENV 33 <i>Scheduled Monuments</i> and HOU 3 <i>Infill/Windfall Housing Within Settlements</i> in relation to any future development of the Vennel site, Linlithgow.</p> <p>The PG has been conceived to set out what planning issues developers will be expected to address when proposing future development of the Vennel site, Linlithgow. It is closely allied with the overall policy context of the West Lothian Local Development Plan. The PG is intended to positively influence the nature of any development proposals which may come forward for development of the site.</p>
<b>Are there any plan objectives?</b>	No
<b>Copy of PPS attached</b>	Yes
<b>Date:</b>	16 November 2020

Likely Significance of Effects on the Environment
<p>The Council has considered the likely significance of effects on the environment of the Planning Guidance (PG) – The Vennel, Linlithgow with regard to the requirements of section 9 of the Environment Assessment (Scotland) Act 2005. The screening was undertaken with references to the criteria in Schedule 2 of the 2005 Act and is set out in Table 1 (below).</p>

**Table 1: Likely Significance of Effects on the Environment**

Criteria for determining the likely significance of effects on the environment <i>[The paragraph numbers in the table 1(a), 1(b), 2(a), 2(b) etc. refer to paragraphs in Schedule 2 of the Environmental Assessment (Scotland) Act 2005.]</i>	Likely to have significant environmental effects? (Yes / No)	Summary of significant environmental effects (negative and positive)

The characteristics of plans and programme		
<b>1(a): The degree to which the PPS sets a framework for the</b>	No	It is the adopted Local Development Plan which sets a framework for assessing

<p>projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.</p>		<p>applications for new development and this PG sets out the issues specific to any future development proposals relating to the site at The Vennel, Linlithgow and which should be taken into account in the submission of planning applications for the site.</p> <p>The council has prepared the Planning Guidance to proactively encourage and influence developers on any future development of the site. The purpose of the Planning Guidance (PG) is to support Local Development Plan Policies DES 1 <i>Design Principles</i>, TCR 1 <i>Town Centres</i>, ENV 23 <i>Conservation Areas</i>, ENV 25 <i>Linlithgow Palace and Peel High Street Rigs</i>, ENV 28 <i>Listed Buildings</i>, ENV 33 <i>Scheduled Monuments</i> and HOU 3 <i>Infill/Windfall Housing Within Settlements</i>.</p> <p>The PG has been conceived to set out what planning issues developers will be expected to address when proposing any future development of the Vennel site. It is closely allied with the overall policy context of the West Lothian Local Development Plan. The PG is intended to positively influence the nature of any future development proposals which may come forward for the site.</p> <p>The implementation of the Planning Guidance is unlikely to result in significant environmental effects that are additional to those previously identified when DES 1 <i>Design Principles</i>, TCR 1 <i>Town Centres</i>, ENV 23 <i>Conservation Areas</i>, ENV 25 <i>Linlithgow Palace and Peel High Street Rigs</i>, ENV 28 <i>Listed Buildings</i>, ENV 33 <i>Scheduled Monuments</i> and HOU 3 <i>Infill/Windfall Housing Within Settlements</i> all underwent SEA assessment as part of the adopted Local Development Plan.</p>
<p><b>1(b): The degree to which the PPS influences other PPS including those in the hierarchy.</b></p>	<p>No</p>	<p>Planning Guidance (PG) – The Vennel, Linlithgow provides background guidance to policy within the adopted Local Development Plan and does not seek to directly influence other programmes and strategies.</p> <p>The PG explains the requirements of a planning application for development of the Vennel site, Linlithgow and sets out those</p>

		<p>matters which developers and the council will take into account when submitting and determining planning applications for future development of the site. The PG specifically expands on DES 1 <i>Design Principles</i>, TCR 1 <i>Town Centres</i>, ENV 23 <i>Conservation Areas</i>, ENV 25 <i>Linlithgow Palace and Peel High Street Rigs</i>, ENV 28 <i>Listed Buildings</i>, ENV 33 <i>Scheduled Monuments</i> and HOU 3 <i>Infill/Windfall Housing Within Settlements</i> in relation to the Vennel site.</p> <p>It is at the same time consistent with the wider objectives of the overarching West Lothian Local Development Plan which has itself already undergone SEA.</p>
<p><b>1(c): The relevance of the PPS for the integration of environmental considerations in particular with a view to promoting sustainable development.</b></p>	No	<p>This PG focuses on proactively encouraging and influencing developers to have regard to the characteristics of the site at The Vennel, Linlithgow and its surroundings when bringing forward redevelopment proposals for the site.</p> <p>The purpose of the PG is to set out those matters to be considered when submitting a planning application for development of the Vennel site, Linlithgow and which the council will take into account when determining planning applications for future development of the site. The PG specifically expands on DES 1 <i>Design Principles</i>, TCR 1 <i>Town Centres</i>, ENV 23 <i>Conservation Areas</i>, ENV 25 <i>Linlithgow Palace and Peel High Street Rigs</i>, ENV 28 <i>Listed Buildings</i>, ENV 33 <i>Scheduled Monuments</i> and HOU 3 <i>Infill/Windfall Housing Within Settlements</i> in relation to the Vennel site.</p>
<p><b>1(d): Environmental problems relevant to the PPS</b></p>	No	<p>The West Lothian Local Development Plan has regard to the multitude of environmental issues which have the potential to affect the environment of West Lothian.</p> <p>The PG is one of a series which are designed to set out planning issues related to the submission of particular planning applications related to re-development of The Vennel, Linlithgow.</p> <p>The PG does not introduce any new policy considerations and consequently no negative</p>

		environmental consequences are foreseen as being directly attributable to the PG.
<b>1(e): The relevance of the PPS for the implementation of Community legislation on the environment (for example PPS linked to waste management or water protection)</b>	No	None identified. The PG does not introduce any new policy considerations and would not be directly relevant to this issue. If subsequently applicable, however, this could be considered in the assessment of individual planning applications but it is most unlikely.

<b>The characteristics of the effects and the area likely to be effected</b>		
<b>2(a): The probability, duration frequency and reversibility of the effects</b>	No	There are no significant environmental effects that can be attributed to the PG.
<b>2(b): The cumulative nature of the effects</b>	No	<p>There are no significant environmental effects that can be attributed to the PG.</p> <p>A key purpose of the PG is to expand on the principles set out in the LDP Planning Policies: DES 1 <i>Design Principles</i>, TCR 1 <i>Town Centres</i>, ENV 23 <i>Conservation Areas</i>, ENV 25 <i>Linlithgow Palace and Peel High Street Rigs</i>, ENV 28 <i>Listed Buildings</i>, ENV 33 <i>Scheduled Monuments</i> and HOU 3 <i>Infill/Windfall Housing Within Settlements</i> in relation to The Vennel site.</p> <p>The guidance will support consistent interpretation and application of policies through the development management process. It will help proactively encourage and influence developers to submit and operate appropriate proposals for The Vennel site which would contribute to the public realm and environmental enhancement of the area.</p> <p>Adherence to the PG should, if anything, have a positive effect on the environment of West Lothian.</p>
<b>2(c): Trans-boundary nature of the effects ( i.e. environmental effects on other EU Members States</b>	No	<p>No trans boundary effects have been identified.</p> <p>The PG is in itself unlikely to have significant environmental impact beyond Linlithgow and the wider West Lothian area, but that is not to diminish the positive value of the policy in a local context.</p>

<p><b>2(d): The risks to human health or the environment (for example due to accidents)</b></p>	<p>No</p>	<p>No significant effects have been identified. The PG will have a positive effect and will generally assist in contributing to the public realm and environmental enhancement which can only be beneficial to human health and wellbeing. Proposals will in any event be assessed in detail as and when planning applications for re-development of the site at The Vennel, Linlithgow are submitted.</p>
<p><b>2(e): The magnitude and spatial extent of the effects (geographical area and size of population likely to be affected)</b></p>	<p>No</p>	<p>There are no significant effects identified. The PG only applies to planning issues set out in the PG relating to a site at The Vennel, Linlithgow and within the administrative area of West Lothian and its effect is invariably constrained.</p>
<p><b>2(f): The value and vulnerability of the area likely to be affected due to:</b></p> <p>(i) <b>Special natural characteristics or cultural heritage</b></p> <p>(ii) <b>Exceeded environmental quality standards or limit values;</b></p> <p><u>or</u></p> <p>(iii) <b>Intensive land use</b></p>	<p>No</p>	<p>The PG seeks to assist in the provision of appropriate redevelopment proposals for the site at The Vennel, Linlithgow and will have only positive effects on the town of Linlithgow.</p> <p>The overarching SEA for the LDP has previously considered any potential significant environmental effects and provided mitigation measures where necessary.</p> <p>It is considered that adherence to the requirements of the PG will be of negligible consequence and will not in any event adversely affect the value and vulnerability of the criterion.</p>
<p><b>2(g) The effects on areas or landscapes which have a recognised national, Community or international protection status.</b></p>	<p>No</p>	<p>Any development will also need to comply with the development plan which includes a range of policies to ensure the impact of development does not adversely affect designated landscapes/areas i.e. the Linlithgow Palace and High Street Conservation Area and the Linlithgow Palace, Peel and Royal Park Scheduled Monument. There will be no implications for this PPS.</p> <p>The overarching SEA for the LDP has previously considered potential effects. It is considered that adherence to the requirements of the PG will be of negligible consequence and will not in any event adversely affect the value and vulnerability of the criterion.</p>

## Summary of Environmental Effects

The Council has considered the likely significance of effects on the environment of Planning Guidance (PG) – The Vennel, Linlithgow and these are set out below.

### Table 2: Summary of Environmental Effects

The council has prepared this Planning Guidance to proactively inform and encourage developers to adopt a more considered approach when preparing proposals for redevelopment of the site at The Vennel, Linlithgow.

The guidance has been conceived to help positively influence the nature of future development of a site at The Vennel, Linlithgow and to mitigate any adverse effects on both the site and the surrounding environment.

Developers are initially challenged to justify re-development proposals and are encouraged to identify and address in particular the impact of their proposals on the surrounding area.

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

The guidance sets out detailed criteria to assist the development and assessment of proposals for development across the plan area and specifically supports policies 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* in relation to the Vennel site.

The West Lothian Local Development Plan has itself already undergone an extensive SEA examining its policies, proposals and land use allocations. They demonstrate West Lothian Council's commitment to environmentally sensitive development and the addition of Planning Guidance (PG) – The Vennel, Linlithgow is considered to strengthen and re-inforce this position.

Development always has the potential to have adverse environmental consequences but additional care needs to be exercised in relation to sites of a particularly sensitive environmental nature. The specific policies referenced in the guidance will not however be applied in isolation; There are other policies included in the Local Development Plan which will additionally be applied in the assessment of proposals for re-development of the site.

The council considers it unlikely that the supporting Planning Guidance (PG) – The Vennel, Linlithgow will have any significant environmental effects as it will provide only information for decision makers, the public and other stakeholders on matters to be considered in the re-development of the site.

Overall, it is considered that the Planning Guidance (PG) – The Vennel, Linlithgow is a qualifying plan or programme that will not have significant environmental effects and that, as part of a wider policy framework, significant environmental effects arising from new development permitted under the terms of the adopted Local Development Plan and associated guidance will be avoided.

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

However, should a particular instance arise where adherence to the PG was considered to be potentially detrimental to the environment, the Development Management process would be expected to have regard to such matters and to apply appropriate and proportionate mitigation measures through planning conditions on any planning permissions for re-development of The Vennel, Linlithgow which are released by the council.

#### 4. Responses from Consultation Authorities

<b>CONSULTATION AUTHORITY</b>	<b>LIKELIHOOD OF SIGNIFICANT ENVIRONMENTAL EFFECTS</b>
Scottish Environment Protection Agency (SEPA)	No
Historic Environment Scotland (HES)	No
NatureScot (SNH)	No
<b>OVERALL VIEW ON LIKELIHOOD OF SIGNIFICANT ENVIRONMENTAL EFFECTS</b>	<b>No</b>

- SEA Gateway
- Scottish Environment Protection Agency
- Historic Environment Scotland
- NatureScot

#### 5. Appendices

Appendix 1 – Planning Guidance (PG) – Mobile Snack Bars

Appendix 2 - Statutory Notice