

West Lothian Local Development Plan 2 Evidence Report

Schedule	8. Historic Assets and Places
<p>Information required by the Act and NPF4 regarding the issue addressed in this section</p>	<p>Town and Country Planning (Scotland) (Act) 1997, as amended:</p> <ul style="list-style-type: none"> section 15(5)(a) ‘the principal physical, cultural, economic, social, built heritage and environmental characteristics of the district’ <p>National Planning Framework 4 (adopted 13 February 2023)</p> <ul style="list-style-type: none"> Policy 7: LDPs, including through their spatial strategies, should support the sustainable management of the historic environment. They should identify, protect and enhance valued historic assets and places. <p>Other Linked Policies: 1, 2, 4, 6, 8, 9, 10, 11, 14, 15, 16, 17, 18, 20, 22, 24, 25, 27, 29, 30, 31</p> <p>This schedule aims not to repeat the content of other topics covered by the LDP2 Evidence Report. Other schedules which should be read alongside this schedule on historic places are:</p> <ul style="list-style-type: none"> Tourism and culture Design Brownfield, vacant and derelict land and empty buildings
<p>Links to Evidence referenced in this schedule</p>	<ul style="list-style-type: none"> HES, Historic Environment Policy for Scotland (HEPS) West Lothian Council, Listed Buildings West Lothian Council, Conservation Areas West Lothian Council, Conservation Area Boundary Changes – Mid Calder, Uphall West Lothian Council, Scheduled Monuments and Battlefields West Lothian Council, Buildings at Risk Register WOSAS, West Lothian Historic Environment Record West Lothian Council West Lothian Planning Guidance

Summary of Evidence

Purpose, scope and structure of this schedule

This schedule focuses on historic places within West Lothian. The schedule and its evidence are set out in the following sections:

1. National Policy
2. Local Designations
3. Buildings at Risk Register
4. Non-designated Heritage Assets

5. West Lothian Planning Guidance
6. Local Place Plans

Part 1 – National Policy

- 1.1 Historic Environment Scotland's (HES) primary policy statement is the Historic Environment Policy for Scotland (HEPS) (May 2019). HEPS is a non-statutory policy statement and should be read alongside national policies for land use. HEPS is a material consideration in determining planning proposals relating to the historic environment.
- 1.2 HEPS sets out six policies with associated principles for managing the historic environment. The six policies all relate to planning and the Proposed Plan will need to take account of these policies and principles, in relation to policy formulation for the historic environment.

Part 2 – Local Designations

Listed Buildings

- 2.1 The links to the evidence above sets out the location and categories of listed buildings within West Lothian, as well as the date of designation. There are 583 listed buildings in West Lothian, comprising 55 category A listed buildings, 260 category B listed buildings and 268 C listed buildings.
- 2.2 LDP Policy ENV 28 is the current, primary LDP policy for assessing alterations and extensions to listed buildings, as well as demolitions. NPF 4 Policy 7 b) and c) provide a similar policy framework for assessing alterations and extensions to listed buildings, as well as demolitions. However, there is no mention of listed buildings in the context of climate change in both NPF 4 and the current LDP. It should be considered whether a specific policy for the historic environment and climate change is required in the Proposed Plan.
- 2.3 The list of buildings should be reviewed with HES due to demolitions at Bangour Village Hospital and the recent inclusion of the Livingston Skate Park as a B listed structure.

Conservation Areas

- 2.4 The links to the evidence above sets out the location and boundaries of the 10 conservation areas in West Lothian with the latest of these designated in the last plan period in 2021 at Gowanbank.
- 2.5 It is noted the council has sought amendments to the boundaries of the Mid Calder and Uphall Conservation Areas during the period current LDP. These boundaries changes have been approved by the council, subject to assessment of trees for potential Tree Preservation Orders within the areas that are proposed for removal from these conservation areas.
- 2.6 Article 4 directions currently apply to six conservation areas (Uphall, Mid Calder, Torphichen, Kirknewton, Linlithgow Palace and High Street and Union Canal and Upper Linlithgow). These article 4 directions will need to be reviewed in the context of new permitted development rights in conservation areas that were introduced by the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2024.
- 2.7 LDP policy ENV 23 sets out a policy for conservation area designations and that character appraisals will be carried out for conservation areas.

- 2.8 The council has produced a conservation area appraisal for the Torphichen Conservation Area, approved on 15 August 2023, and will endeavour produce appraisals for the remaining conservation areas in due course.
- 2.9 Bangour Village Hospital Conservation Area will change significantly in character and appearance due to redevelopment of the site. In this context, the boundary of the conservation area will need to be reviewed as part of the preparation of the Proposed Plan.
- 2.10 LDP Policy ENV 24 sets out criteria for assessing development proposals within conservation areas, as well as criteria for assessing demolition in conservation areas.
- 2.11 LDP Policy ENV 26 states that the council is to carry out an appraisal of potential designation of a conservation area covering Hopetoun House and the listed buildings and landscape associated with it, including Abercorn Village. To date, this appraisal has not been carried out. It should be considered whether to carry out this appraisal during the preparation of the Proposed Plan.
- 2.12 NPF 4 Policy 7 d), e), f) and g) set out a similar policy framework to the above LDP policies for assessing proposals within conservation areas.

Gardens and Designed Landscapes

- 2.13 The West Lothian LDP identifies four Gardens and Designed Landscapes in West Lothian – Hopetoun House, Harburn House, House of The Binns and part of Hatton House (in part). The latter is also administered by the City of Edinburgh Council (CEC). Newliston, which adjoins the West Lothian boundary, is also administered by CEC.
- 2.14 LDP Policy ENV 30 is the current LDP policy for assessing planning applications that impact on gardens and designed landscapes and their setting. The policy encourages sympathetic restoration of historic gardens and management plans. NPF 4 Policy 7 i) sets out a similar policy to LDP Policy ENV 30 for assessing planning applications.

Scheduled Monuments and Historic Battlefields

Scheduled Monuments

- 2.15 There are 42 scheduled monuments within West Lothian. Scheduled monuments in West Lothian range from prehistoric forts to shale bings. Significant scheduled monuments are the Union Canal, which runs through the north of the county, and the Linlithgow Palace, Peel and Royal Park. The latter also includes Linlithgow Loch.
- 2.16 LDP Policy ENV 33 sets out a general policy for assessing planning applications that will impact scheduled monuments or their setting. NPF 4 Policy 7 h) sets out a similar policy to LDP Policy ENV 33 for assessing impacts on scheduled monuments.
- 2.17 LDP Policy ENV 12 sets out a policy for assessing proposals that are associated with the Union Canal.
- 2.18 Given its extent that flows through the east and north of West Lothian, continuing a specific policy for impacts on the Union Canal should be considered in the preparation of the Proposed Plan.

Battlefields

- 2.19 There is one historic battlefield within West Lothian, namely that of the Battle of Linlithgow Bridge (1526). Part of the battlefield lies within an allocated housing site in the current West Lothian LDP at Kettlestoun Mains (site ref: H-LL 13).
- 2.20 LDP Policy ENV 31 sets out a presumption against development adversely affecting the battlefield, its character, appearance and key landscape features. The council has prepared specific planning guidance for the battlefield and how it relates to the development of this site. This discussed further below in the 'Planning Guidance' section.
- 2.21 NPF 4 Policy 7 j) only gives support to development proposals affecting nationally important historic battlefields where "they protect and, where appropriate, enhance their cultural significance, key landscape characteristics, physical remains and special qualities".
- 2.22 LDP Policy ENV 32 sets out a general policy on archaeology with a presumption against development that has a significant adverse impact on regionally or locally important sites.
- 2.23 NPF 4 Policy 7 o) sets out a general policy on archaeological remains but is weaker than LDP Policy ENV 32, as there is no presumption against development, only a mitigation of impacts, where such impacts cannot be avoided.
- 2.24 A specific policy for the Battle of Linlithgow Bridge battlefield, as a West Lothian specific issue, should be considered in the preparation of the Proposed LDP. In addition, a specific policy on archaeology should also be considered given NPF 4 does not replicate, or strengthen, the existing LDP policy framework.

Other Designations

- 2.25 The Linlithgow Palace, Peel and Royal Park is specifically designated within the LDP and LDP Policy ENV 25 sets out a presumption against development that would adversely affect the amenity, outlook, character or setting of the Palace and Peel.
- 2.26 The areas behind Linlithgow High Street are known as the 'Riggs', which are the gardens that make up the historic street pattern of Linlithgow. Policy ENV 25 restricts development in the High Street Riggs, except for small scale development that is incidental to principal properties and must respect the existing rigg pattern, boundary walls and overall character.
- 2.27 Continuing specific policies for the setting of the Linlithgow Palace, Peel and Royal Park, as well as the High Street Riggs, as West Lothian specific issues, should be considered in the preparation of the Proposed Plan.
- 2.28 LDP Policy ENV 27 states the following locations are 'Areas of Built Heritage and Townscape Value' and have been designated as Areas of Special Control:
- Abercorn village
 - Bathgate town centre
 - Bellsquarry village
 - Beresford Rise,
 - Dedridge, Livingston
 - East Calder Main Street
 - Ecclesmachan village centre

- Oakbank cottages, West Calder
- Roman Camp cottages
- South Village, Pumpherston
- West Calder village centre
- Winchburgh Rows

2.29 The policy goes on to state that *“Proposals relative to the former miners’ rows (at Beresford Rise, Dedridge, Livingston, Oakbank Cottages, West Calder, Roman Camp Cottages; South Village, Pumpherston and Winchburgh Rows) must accord with the terms of Planning Guidance Areas of Special Control – the Shale Miners Rows”*

2.30 The policy also states the following:

“Over the course of the Local Development Plan the council will review the Areas of Special Control with a view to determining whether their status should be enhanced to conservation areas. The opportunity will also be taken to update planning guidance on shale miners rows”.

2.31 Specific planning guidance has been updated for these five areas and is discussed in more detail in the ‘Planning Guidance’.

2.32 The Areas of Special Control have not been reviewed during the LDP period as to whether their status should be enhanced to conservation area status. It should be considered whether to carry out this exercise during the preparation of the Proposed Plan.

Part 3 – Buildings at Risk Register

3.1 The Buildings at Risk Register is maintained by Historic Environment Scotland, and provides information on properties of architectural or historic merit throughout the country that are considered to be of risk.

3.2 The Buildings at Risk Register shows there are 30 number of buildings on the register within West Lothian. The majority of these buildings sit within the Bangour Village Hospital site, which is currently being redeveloped.

3.3 The register shows 12 of buildings in the low risk category, 11 buildings in the moderate risk category and 7 buildings in the high risk category.

3.4 Three of these buildings on the register are A listed, four are B listed, 14 are C listed and nine are unlisted.

3.5 LDP Policy ENV 29 sets out a specific policy on ‘Unoccupied and threatened listed buildings’ stating there is support for sympathetic restoration of such buildings through securing a viable use. NPF 4 Policy 7 m) gives general support for restoration of listed buildings on the Buildings at Risk Register.

3.6 The Buildings at Risk Register should be updated with HES to ensure there is an up-to-date picture of buildings at risk when a Proposed Plan is published.

Part 4 – Non-designated Heritage Assets

- 4.1 Evidence on non-designated heritage assets primarily relates to the council's Historic Environment Record. This highlights non-designated heritage assets within West Lothian and includes a variety of historic assets.

Part 5 – West Lothian Planning Guidance

- 5.1 The Historic Environment: This planning guidance sets out much of the background to matters relating to the historic environment in West Lothian.
- 5.2 Shopfronts and Advertisements in Conservation Areas: This planning guidance sets out expected design standards for shopfronts and advertisements in conservation areas to ensure their character and appearance is preserved. This guidance applies to shopfronts and advertisements in Broxburn, Uphall, Linlithgow Palace and High Street, Kirknewton, Livingston Village and Torphichen Conservation Areas
- 5.3 Areas of Built Heritage and Townscape Value: The Shale Miners Rows: This planning guidance sets out expected design standards for alterations and extensions to properties within the areas of shale miners rows.
- 5.4 Historic Battlefield: Battle of Linlithgow Bridge: This planning guidance sets out the wider policy context around historic battlefields, the areas within the battlefield that have already been developed and matters to be taken into account when planning applications are submitted within the battlefield area.
- 5.5 The Vennel, Linlithgow: This planning guidance is intended to inform the 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 for redevelopment of The Vennel, which is situated within the Linlithgow Palace and High Street Conservation Area, as well as being adjacent to the Royal Palace and Peel Park.
- 5.6 If the council chooses to progress redevelopment of The Vennel then the preparation of a site / development brief should be considered in the preparation of the Proposed Plan, as a West Lothian specific matter.
- 5.7 Alteration and Replacement of Windows in Listed Buildings and in Conservation Areas: this planning guidance sets out detailed guidance for replacement of windows on listed buildings and in conservation areas, as well as the detail required for window condition surveys submitted with applications.

Part 6 – Local Place Plans

- 6.1 Local place plans are a valuable source of evidence for the heritage and places that communities value. There are currently seven registered local place plans and the following have put forward proposals relating to heritage and the historic environment.

Linlithgow

- 6.2 The Linlithgow Local Place Plan sets out three policies related to the historic environment, which are summarised below:

- Conservation area enhancement – upgrades to pavements, improvement of buildings that have fallen into disrepair, shopfront improvements
- Restoration and re-use of Linlithgow Palace – provision of a visitor interpretation centre, adequate toilet provision and investigate re-roofing some areas of the palace as appropriate
- Preservation of Riggs – production and approval of a WLC strategy that promotes preservation and better use of historic riggs behind Linlithgow High Street

Mid Calder

6.3 The Mid Calder Local Place Plan sets out that one of the desired outcomes for the Local Development Plan process for Mid Calder is that *“Mid Calder heritage is preserved and accessible to all”*. Funding has been allocated for a Mid Calder heritage trail that is under development.

6.4 Four actions are identified in the local place plan to deliver on the above outcome:

- High quality walking and cycling route along the Mid Calder Heritage Trail
- Mid Calder Heritage Enhancement
- Maintain Mid Calder Auld School 9 School Lane for community use
- Make productive use of Mid Calder Institute Hall

Bathgate

6.5 The Bathgate Local Place Plan notes Bathgate’s unique heritage and that there is an opportunity for a heritage and art trail that links to the Bathgate Hills. This would include a signage strategy for all heritage assets.

West Calder

6.6 The West Calder Local Place Plan emphasises the village’s unique history and heritage from the Roman period through to the industrial revolution and on to the present day.

Newton and Woodend

6.7 One of the objectives of the Newton and Woodend Local Place Plan is to *“protect the communities heritage and the environment where appropriate, to increase sustainability and to adapt to changing needs”*.

Summary of Stakeholder Engagement

This will summarise the steps taken by the planning authority to seek the views of all relevant stakeholders. This will also summarise the views expressed, and explain how they have been taken account of in the Evidence Report.

Statements of Agreement / Dispute

This will include statements from stakeholders highlighting their agreement or the areas they dispute.

Summary of Implications for the Proposed Plan

This will cover what the evidence means for the plan, e.g. the spatial strategy, the Delivery Programme or plan preparation.

Based on the evidence the proposed plan is required to:

1. Take account of all statutory designations, and their settings, in examining proposals and allocations for the Proposed Plan. National policy will need to be taken account of in preparing the Proposed Plan.
2. Consider whether a specific policy is required for alterations and extensions to listed buildings and climate change.
3. Consider continuing a specific policy on the Union Canal in the Proposed Plan to protect it, and its setting, as a scheduled monument. Cognisance of the Canal and its setting is required for examining proposals and allocations for the Proposed Plan that affect it.
4. Continuing a specific policy for the Battle of Linlithgow Bridge Battlefield, and its setting, should be considered for the Proposed Plan. A specific policy on archaeology should also be considered given NPF 4 does not maintain or enhance the current LDP 1 policy framework on this matter.
5. Consider continuing a specific policy on the Palace, Peel and Royal Park in the Proposed Plan to protect it, and its setting, as a nationally important scheduled monument.
6. Consider preparing a development brief for the redevelopment of The Vennel on the north side of Linlithgow High Street, if the council chooses to progress its redevelopment. The site has implications for the Proposed Plan, and its spatial strategy, due to its historic surroundings. Any redevelopment of The Vennel will need take account of surrounding, statutory designations.
7. Consider continuing a specific policy to preserve the street pattern of the Riggs to the rear of the south of Linlithgow High Street d in the Proposed Plan.
8. Consider revising the conservation area boundary at Bangour Village Hospital and potentially designating Abercorn Village as a conservation area in the preparation of the Proposed Plan. Examining whether Special Areas of Control merit Conservation Area status should also be considered.