



SCREENING REPORT

PLANNING GUIDANCE

**SHOPFRONTS AND ADVERTISEMENTS IN BROXBURN
AND UPHALL, LINLITHGOW, KIRKNEWTON,
LIVINGSTON VILLAGE, MID CALDER AND TORPHICHEN
CONSERVATION AREAS**

STEP 1 – DETAILS OF THE PLAN

Responsible Authority:

West Lothian Council.

Title of the plan:

Planning Guidance – Shopfronts and advertisements in Broxburn and Uphall, Linlithgow, Kirknewton, Livingston Village, Mid Calder and Torphichen Conservation Areas.

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 across the plan area and specifically supports policies ENV 23 Conservation Areas and ENV 28 Listed Buildings of the adopted LDP.

There was no previous or current Supplementary Planning Guidance (SPG) related to the West Lothian Local Plan (2009) that covers shopfronts and advertisements in Conservation Areas. There is recognition of the need to ensure that the council's planning guidance is up to date and reflective of the most current policies and practices.

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)

Contact details:

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Date:

31 March 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.

Planning Guidance – Shopfronts and advertisements in Broxburn and Uphall, Linlithgow, Kirknewton, Livingston Village, Mid Calder and Torphichen Conservation Areas is required to support the understanding and delivery of a number of policies i.e. ENV 23 Conservation Areas and ENV 28 Listed Buildings in the adopted West Lothian Local Development Plan 2018.

The PG will expand on the principles of these policies and will provide detailed guidance to help achieve the outcomes expected from related development proposals for seven conservation areas across West Lothian.

The proposed Planning Guidance provides location specific guidance and its aim is to support consistent interpretation and application of planning policies related to these important built heritage areas through the development management process.

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

<p>Description of the Plan:</p>	<p>The proposed Planning Guidance expands on the principles set out in the policies listed in the section above and provides further detailed guidance to help achieve the outcomes expected from shopfronts and advertisements located within conservation areas across West Lothian.</p> <p>The Planning Guidance is intended for use by anyone considering this sort of development within West Lothian’s conservation areas including:</p> <ul style="list-style-type: none"> • applicants who wish to amend or create new shopfronts and new advertisements; • architects and Agents working for their clients on such 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 these sorts of development proposals within their local community. <p>The Planning Guidance will be reviewed in line with the statutory review of the West Lothian Local Development Plan (or as required by emerging legislation).</p>
<p>What are the key components of the plan?</p>	<p>The Planning Guidance will provide further guidance to support the application of the two planning policies detailed in the section above, under Context, and the progression of new shopfronts and advertisements in important built heritage areas in West Lothian designated as conservation areas.</p>
<p>Have any of the components of the plan been considered in previous SEA work?</p>	<p>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 order to ensure compliance with the Environmental Assessment (Scotland) Act 2005, a Screening Opinion for this Planning Guidance is required.</p>
<p>In terms of your response to Boxes 7 and 8 above, set out those components of the plan that are likely to require screening:</p>	<p>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 new shopfronts and advertisements in conservation areas across West Lothian. 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.</p>

**STEP 3 – IDENTIFYING INTERACTIONS OF THE PLAN WITH THE ENVIRONMENT AND
CONSIDERING THE LIKELY SIGNIFICANCE OF ANY INTERACTIONS**

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 – Shopfronts and advertisements in Broxburn and Uphall, Linlithgow, Kirknewton, Livingston Village, Mid Calder and Torphichen Conservation Areas		✓		✓	✓	✓	✓	✓	✓	✓	<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 such new developments and identifies what information is required as part of a planning application for conservation area shopfronts and advertisements.</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 shopfronts and advertisements in Broxburn and Uphall, Linlithgow, Kirknewton, Livingston Village, Mid Calder and Torphichen Conservation Areas, 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 for shopfronts and advertisements in conservation areas across the plan area and specifically supports policies: ENV 23 Conservation Areas and ENV 28 Listed Buildings of the adopted LDP which collectively seek to prevent and minimise visually and environmentally intrusive development.

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