



SEA

SCREENING REPORT

**PLANNING GUIDANCE - AREAS OF BUILT HERITAGE
AND TOWNSCAPE VALUE: THE SHALE MINERS' ROWS**

STEP 1 – DETAILS OF THE PLAN

Responsible Authority:

West Lothian Council.

Title of the plan:

Planning Guidance – Areas of Built Heritage and Townscape Value: The Shale Miners' Rows.

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 environment from inappropriate development.

The guidance sets out detailed criteria to assist the preparation and assessment of planning applications specifically related to Shale Miners Rows and supports planning policy ENV 27: "Areas of Built Heritage and Townscape Value", of the adopted LDP.

The previous Supplementary Planning Guidance (SPG) that covers West Lothian's Shale Miners Rows dates from 1994. These were protected in the 2009 adopted West Lothian Local Plan as "Areas of Special Control." 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:

1 April 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 (SEA) - Environmental Report was published in August 2014, which set out the likely significant environmental effects of implementing the LDP strategy for protecting built and natural heritage assets, as well as 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 – Areas of Built Heritage and Townscape Value: The Shale Miners' Rows is now required to support the understanding and delivery of planning policy ENV 27: Areas of Built Heritage and Townscape Value, in the adopted West Lothian Local Development Plan (2018).

The PG will expand on the principles of this policy and will provide detailed guidance to help achieve the outcomes expected from related development in the five Shale Miners rows that are situated across West Lothian at Beresford Rise Dedridge, Livingston; Oakbank Cottages, near West Calder; Roman Camp Cottages by Broxburn; South Village, Pumpherston and Abercorn / Midhope Rows at Winchburgh.

The proposed Planning Guidance provides location specific guidance and its aim is to support consistent interpretation and application of planning policies, including ENV 27, related to these important built heritage areas through the development management process.

The guidance identifies good practice in-line with the policies.

<p>Description of the Plan:</p>	<p>The proposed Planning Guidance expands on the principles set out in policy ENV 27 and provides further detailed guidance to help achieve the outcomes expected from developments in Areas of Built Heritage and Townscape Value and specifically the Shale Miners Rows located across West Lothian.</p> <p>The Planning Guidance is intended for use by anyone considering development in the Shale Miners Rows including:</p> <ul style="list-style-type: none"> • applicants who wish to alter their property; • 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 development proposals within their local community that affect Shale Miners Rows. <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 planning policy ENV 27 and the design and assessment of proposals in the Shale Miners Rows that are important built heritage areas in West Lothian.</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 planning policy ENV 27 of 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 policy and provide detailed guidance to help achieve the outcomes expected from development proposals related to various Shale Miners Rows across West Lothian. The guidance will support consistent interpretation and application of planning policy through the development management process. The guidance will also encourage good practice in-line with planning policies. 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 – Areas of Built Heritage and Townscape Value: The Shale Miners’ Rows		✓		✓	✓	✓	✓	✓	✓	✓	<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 a Shale Miners Rows property in 5 locations that are Areas of Built Heritage and Townscape Value.</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 Areas of Built Heritage and Townscape Value: The Shale Miners’ Rows is not considered to have any additional significant environmental effects.</p>

											<p>The PG shares the strategic objectives of the LDP which include promoting development where its environmental impact can be ameliorated and having regard to climate change by minimising the carbon footprint of development and supporting mitigation and adaption measures in relation to design and materials.</p> <p>Any impact on the Environmental Topic Areas will be positive and beneficial.</p>	
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STEP 4 – STATEMENT OF THE FINDINGS OF THE SCREENING REPORT

<p>Summary of interactions with the environment and statement of the findings of the Screening: (Including an outline of the likely significance of any interactions, positive or negative, and explanation of conclusion of the screening exercise.)</p>	<p>West Lothian Council has prepared this Planning Guidance to proactively inform and encourage owners to adopt a more considered approach when preparing proposals for Areas of Built Heritage and Townscape Value that involve Shale Miners’ Rows at Beresford Rise Dedridge, Livingston; Oakbank Cottages, near West Calder; Roman Camp Cottages by Broxburn; South Village, Pumpherston and Abercorn / Midhope Rows at Winchburgh.</p> <p>The guidance has been conceived to help positively influence the nature of these Areas of Built Heritage and Townscape Value, that are unique to West Lothian, and to mitigate any potentially minor adverse effects of new development on these areas and the surrounding environment.</p> <p>With careful thought and sensitive execution, particularly in terms of design and the use of materials, proposals related to the West Lothian Shale Miners Rows can be designed to be in much better harmony with their neighbours and the wider built environment.</p>
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In common with other guidance prepared by West Lothian Council, it has been subject to internal and external consultation, in this case with related community councils, civic organisations, architects, agents 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 Strategic Environmental Assessment is **NOT** required.

The guidance sets out detailed criteria to assist progression and assessment of proposals relating to Shale Miners Rows in in the plan area and specifically supports policy: ENV 27 - Areas of Built Heritage and Townscape Value of the adopted LDP which seeks 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.