



DEVELOPMENT AND TRANSPORT POLICY DEVELOPMENT AND SCRUTINY PANEL

DRAFT PLANNING GUIDANCE: THE VENNEL, LINLITHGOW

REPORT BY HEAD OF PLANNING, ECONOMIC DEVELOPMENT & REGENERATION

A. PURPOSE OF REPORT

The purpose of this report is to advise the panel of the content of draft planning guidance which has been prepared for a site at The Vennel, Linlithgow for public consultation. The draft guidance is attached as Appendix One to this report.

B. RECOMMENDATION

It is recommended that the panel notes and considers the following recommendation which is intended to be submitted to Council Executive for approval following public consultation:

1. approves the content of the planning guidance.

C. SUMMARY OF IMPLICATIONS

I Council Values	Focusing on our customers' needs; being honest, open and accountable; and making best use of our resources.
II Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)	SEA – an Environmental Report for the West Lothian Local Development Plan has been prepared; a specific SEA is not required. There are no equality impact, health or risk assessment issues.
III Implications for scheme of delegation	None.
IV Impact on performance and performance indicators	None.
V Relevance to Single Outcome Agreement	Outcome 8 - We make the most efficient and effective use of resources by minimising our impact on the built and natural environment.
VI Resources - (Financial, Staffing and Property)	It is anticipated that the council will benefit from a capital receipt or alternatively a new revenue stream through the implementation of any re-development proposals for the site.

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| VII Consultations at PDSP | This is the first time this matter has been presented to the PDSP for consideration. |
| VIII Other consultations | Consultation has been undertaken with Finance and Property Services, the Town Centre Manager and Roads and Transportation. |

D. TERMS OF REPORT

D.1 Introduction

Draft planning guidance has been prepared to guide the redevelopment of approximately 1.10 hectares of land centrally located in Linlithgow on the north side of Linlithgow High Street in close proximity to Linlithgow Palace and Loch – The Vennel. The guidance indicates how the council, as planning authority, expects the site to be developed and is attached as Appendix One.

The site is located in central Linlithgow where there has been ongoing redevelopment, renovation and enhancement of large properties over the last decade. The council recognises the importance and sensitivity of the site which lies in close proximity to Linlithgow Palace and loch.

The purpose of the planning guidance is to set out the considerations which will guide the future development of the area. The opening of the new partnership centre at the County Buildings and the move of partnership services to this building will result in a number of properties in and around The Vennel being surplus to requirements. This presents an opportunity to consider some of the urban design issues in The Vennel area through investment opportunities. To guide redevelopment of this complex site the proposed planning guidance provides an Urban Design Framework which sets the design parameters for an anticipated masterplan which would demonstrate how new development would improve and regenerate The Vennel area.

D.2 Planning Guidance

Re-development of The Vennel is consistent with the policy and terms of the adopted West Lothian Local Plan (WLLP) and the emerging West Lothian Local Development Plan – Proposed Plan (LDP). As far as can be determined at this stage, there is sufficient infrastructure to support re-development, other than for housing uses where education, access and parking constraints apply. The draft planning guidance complies with national guidance and seeks to ensure that the policy principles of ‘placemaking’ and sustainability’ set out in Scottish Planning Policy (SPP 2014) are adhered to and that the terms of supporting documents such as the Scottish Government’s ‘Designing Streets’ (2010) are respected.

Urban design aims identified for consideration in any masterplan which arises are:

- barrier free disabled & multi-user access through improved levels and integration;
- improved access between The Cross, High Street and loch;
- protection of and enablement of views in, out and across the site;
- integration with local and historic townscape context;
- improved definition of public-private space gradient i.e. sensitive treatment of the spaces around and amenity of existing residents;

- sustainable buildings and design; and
- integrated soft and hard landscaping to retain and improve the leafy environment with semi-formal planting and a well-designed landscape treatment.

The planning guidance sets out potential town centre uses which could contribute to the vitality and well-being of Linlithgow and may comprise a mixed use development. Potential uses include:

- Residential – subject to access, parking and education constraints;
- Commercial / retail;
- Tourism facilities;
- Employment – office/business; small workshops; and
- Community events, outdoor space

D.3 Consultation

It is intended that public consultation will be undertaken before the guidelines are finalised. This will include canvassing views from neighbours adjoining the site as well as other local and national interests including the community council. Consultation will also be undertaken with national bodies including Historic Environment Scotland (HES), Scottish Natural Heritage (SNH) and Scottish Environment Protection Agency (SEPA). Consultation will be undertaken for an eight week period and will also be publicised through the council's web-site.

Further changes to the planning guidance may be required following consultation with interested parties. Approval of the guidance will allow for the marketing and, in time, re-development of the site. The planning guidance provided is without prejudice to any further comments and decisions that may be made by the council on any formal consideration of a planning application to develop the site.

E. CONCLUSION

The draft planning guidance is supported by national planning and design guidance; complies with the development plan; informs the marketing and re-development of the site; and will ensure that a master-planned approach is taken forward respecting the terms of the Urban Design Framework. The re-use of this central site will provide a rare opportunity to harness improvements to urban design, townscape and landscape, access and integration within this significant location at the heart of historic Linlithgow. Comments received during the consultation period will be reported to the Council Executive at a future date.

F. BACKGROUND REFERENCES

West Lothian Local Plan
West Lothian Local Development Plan - Proposed Plan
Scottish Planning Policy (2014)

Appendices/Attachments: One

Appendix One: (Draft) Planning Guidance and site plan: The Vennel, Linlithgow.
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