

DATA LABEL: PUBLIC



## **DEVELOPMENT & TRANSPORT POLICY DEVELOPMENT AND SCRUTINY PANEL**

### **PLANNING GUIDANCE: THE VENNEL, LINLITHGOW**

#### **REPORT BY HEAD OF PLANNING, ECONOMIC DEVELOPMENT & REGENERATION**

##### **A. PURPOSE OF REPORT**

The purpose of this report is to update the panel on the outcome of consultation on planning guidance for The Vennel, Linlithgow and to consider a request from Linlithgow & Linlithgow Bridge Community Council's to make further representations on the planning guidance in accordance with an approved Participation Request.

##### **B. RECOMMENDATION**

It is recommended that panel considers the following recommendations which are intended to be reported to Council Executive together with any comments arising from discussion at PDSP:

1. notes the comments received during consultation on the Draft Planning Guidance (Appendix 2);
2. approves the responses to the comments received during public consultation (Appendix 2) including the further submission from Linlithgow and Linlithgow Bridge Community Council (Appendix 4);
3. approves the Planning Guidance for The Vennel, Linlithgow (Appendix 1); and
4. notes that the Planning Guidance will be a material consideration in any future development proposals for the site.

##### **C. SUMMARY OF IMPLICATIONS**

<b>I Council Values</b>	Focusing on our customers' needs; being honest, open and accountable; making best use of our resources; and working in partnership.
<b>II Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)</b>	<p>The planning brief supports the terms of the West Lothian Local Development Plan and will assist in the development management process when considering any future planning applications for the site.</p> <p>The planning guidance in itself is unlikely to have significant environmental effects and it is not anticipated that there will be a requirement to make it the subject of separate Strategic Environmental</p>

Assessment (SEA). The required 'screening' procedures will however be undertaken.

There are similarly no equality, health or risk assessment issues associated with the proposed planning guidance.

Participation in the preparation of the planning guidance was the subject of an approved participation request by Linlithgow & Linlithgow Bridge Community Councils.

<b>III</b>	<b>Implications for Scheme of Delegations to Officers</b>	None.
<b>IV</b>	<b>Impact on performance and performance Indicators</b>	None.
<b>V</b>	<b>Relevance to Single Outcome Agreement</b>	Outcome 8 - We make the most efficient and effective use of resources by minimising our impact on the built and natural environment.
<b>VI</b>	<b>Resources - (Financial, Staffing and Property)</b>	The site has the potential to generate a capital receipt and / or a revenue stream for the council.
<b>VII</b>	<b>Consideration at PDSP</b>	A report on the draft planning guidelines was considered by the Development and Transport PDSP on 3 April 2017. The PDSP was supportive of the terms of the draft guidance and was agreeable to it being made the subject of public consultation with the outcome to be reported to the Council Executive with a recommendation that the guidance be approved.
<b>VIII</b>	<b>Other consultations</b>	Head of Property and Finance; external consultation including Historic Environment Scotland and the Linlithgow & Linlithgow Bridge Community Council.

## **D. TERMS OF REPORT**

### **D1 Background**

The opening of the new partnership centre at the County Buildings (Tam Dalyell House) and the move of partnership services to this building has resulted in a number of properties in and around The Vennel becoming surplus to requirements.

Planning Guidance has been prepared to guide the potential re-use or redevelopment of land and buildings in the vicinity of The Vennel, Linlithgow. The proposed guidance is attached as Appendix One. The purpose of the guidance is to set out the considerations which will guide any future marketing of the site and redevelopment of the area.

## **D2 Planning Guidance**

Any redevelopment of The Vennel, in accordance with the Planning Guidance would be consistent with the policy and terms of the West Lothian Local Development Plan. The 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*, *Creating Places* and *Designing Safer Places* are respected.

The guidance details potential uses for the site and sets out a number of matters which would have to be addressed in any future redevelopment. It provides guidance on scale and massing of buildings on the site. Whilst the guidance allows for a range of potential uses and development options, the status of the site in the conservation area and its constrained nature create some design challenges but also some opportunities. For example the guidance supports recreating a frontage to the High Street. Potential uses include residential, retail and / or uses such as hotels and restaurants. An element of business uses, such as office space may also be acceptable as would other service uses including facilities for health care.

## **D3 Consultation**

The draft Planning Guidance was the subject of consultation over a nine week period during 2017. The consultation period was extended at the request of consultees. The draft guidance was published on the council web-site and consultees included Linlithgow Community Council and a number of local organisations and public bodies including Historic Environment Scotland (HES), Scottish Natural Heritage (SNH) and Scottish Environment Protection Agency (SEPA). Around 175 letters were sent to addresses in The Vennel area including the multi-storey flats and all properties adjacent to the site. Details of the draft guidance were also publicised in the local press.

A total of nineteen responses were received during the consultation period. These are set out in Appendix 2 together with the proposed council response. In some instances comments have led to proposed amendments to the draft guidance. Relatively few changes have been deemed necessary in response to the comments received. However, the extent of the area covered by the planning guidelines has been reduced to focus on land which is solely in the control of the council and most likely to be appropriate for early development. Further opportunities to comment will be available if and when detailed redevelopment proposals are submitted.

The two main areas of change have been to ensure that access arrangements for neighbouring properties in the area are respected and that a direct access from the High Street to the loch is considered. The plan associated with the guidance has also been refined to show the extent of the area considered most likely to be appropriate for redevelopment. This includes the Vennel Car Park area which is currently leased to a private operator.

Members will note that some consultees wished to see a much wider redevelopment of The Vennel area promoted. However, this included properties which were not in the council's ownership and these proposals have not been incorporated within the planning guidance. Nevertheless, if these areas were to become suitable for redevelopment in the future, the design principles set out in the Planning Guidance could equally be applied to these sites.

Following consultation on the draft guidance a Participation Request was received from Linlithgow and Linlithgow Bridge Community Council received. That participation request, which sought further engagement by the community council in progressing the draft brief, was approved by officers in accordance with agreed council procedures. In doing so officers undertook to bring the community council's representation on the draft guidance to the attention of the PDSP (Appendix 3) together with the officer response to it (incorporated in Appendix 2). The community council was also afforded a further opportunity to comment on the process and community council's further response is appended as Appendix 4

#### **D4 Next Steps**

Following further consideration by the PDSP, including any agreed participation by Linlithgow & Linlithgow Bridge Community Council, the planning brief will be reported to Council Executive for approval. Subject to that approval, an initial soft market testing will be undertaken to ascertain the market viability to take any future development proposals forward. Once this is completed it is proposed that a report will be presented to the Council Executive outlining the findings and any intentions with respect to the site.

#### **E. CONCLUSION**

The Planning Guidance will assist in any future marketing of the site and, in time, can be used to inform future development should the council look to bring the site to the market.

#### **F. BACKGROUND REFERENCES**

West Lothian Local Development Plan

##### **Appendices/Attachments: Four**

Appendix 1: Planning Guidance: The Vennel, Linlithgow

Appendix 2: Summary of Consultation Representations with proposed council Response

Appendix 3: Consultation response from Linlithgow & Linlithgow Bridge Community Council

Appendix 4: Further submission from Linlithgow & Linlithgow Bridge Community Council

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4 September 2020



Development Planning and Environment

## PLANNING GUIDANCE

# THE VENNEL, LINLITHGOW

*Urban Design Framework for The Vennel & former Watergait re-development area*

## SITE INFORMATION

**LOCATION:** The development site is centrally located in Linlithgow on the north side of Linlithgow High Street in close proximity to Linlithgow Palace and Loch.

**OWNERSHIP:**

All owned or under the control of West Lothian Council

**AREA:** 0.60 hectares

**EXISTING USE:**

Various public uses (i.e. former library, public conveniences), retail units, parking, road access, green areas with mature trees, footpaths and public spaces.

**PROPOSED USES:** town centre uses which contribute to the vitality and well-being of Linlithgow would be acceptable and are likely to comprise a mixed-use development. Potential uses include:

- Residential
- Commercial / retail
- Health care facility
- Tourism facilities
- Employment – office/business; small workshops
- Community events, outdoor space

## PLANNING POLICY

**LOCAL PLAN:**

West Lothian Local Development Plan (LDP, October 2018)

**KEY POLICIES:**

DES 1 Design principles  
EMP 7 Tourism  
HOU 3 Infill/ windfall housing development within settlements  
TRAN 3 Core Paths and Active Travel  
TCR 1 Town Centres  
TCR 2 Town Centres First Sequential Approach  
TCR 3 Commercial Entertainment and Hot Food Premises  
ENV 1 Landscape Character and Special Landscape Areas  
ENV 23 Conservation Areas (Designations)  
ENV 24 Conservation Areas (Demolitions)  
ENV 25 Linlithgow Palace and Peel and High Street Rigs  
ENV 28 Listed Buildings  
ENV 33 Scheduled Monuments  
ENV 34 Art and Development  
NRG 1 Climate Change and Sustainability  
EMG 2 Flooding  
EMG 3 Sustainable Drainage  
WMG 4 Air Quality  
EMG 5 Noise  
Other development plan policies may apply dependent upon development proposals which may come forward.

<p><b>PREVIOUS PLANNING PERMISSIONS:</b></p> <p>There is a long history of town centre uses however there are no current planning consents which directly apply.</p>	<p><b>SPECIAL STATUS:</b></p> <p>The site is in a highly sensitive location in the historic town centre near Linlithgow Palace and Loch with important views both into and out of the site. Any re-development proposal will be required to address significant issues related to the:</p> <ul style="list-style-type: none"> <li>▪ Historic Town Centre and site history</li> <li>▪ Linlithgow Palace and Peel</li> <li>▪ Linlithgow Loch – nature conservation, biodiversity, water environment</li> <li>▪ Urban Form - integrate this key town centre location into the traditional urban fabric</li> <li>▪ Usage of the site area by the local community and increasingly wider visitor interest</li> <li>▪ Vehicular circulation, access and parking</li> <li>▪ Pedestrian access and circulation routes</li> </ul>
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## DEVELOPMENT GUIDANCE

### Purpose of the Guidance

This 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. 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.

Any proposals for the redevelopment of the site will be subject to the normal requirements of the statutory planning system and will be subject to any relevant new policy guidance, which may emerge between the issuing of these guidelines and the submission of a planning application. The 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.

### Site Context

The area from The Cross west to and including the three blocks known as The Vennel flats was part of a comprehensive redevelopment scheme in the 1960s and 70s to re-use former industrial areas and provide post-war housing. As a result of this re-development a historic pedestrian route from The Cross to Linlithgow Loch – the Watergate/gait – was lost and the new Vennel route was re-configured as a pedestrianised street with many level changes.

Refurbishment of County Buildings to form a new Partnership Centre for Linlithgow (Tam Dalyell House) was completed in Winter 2017-18 with re-location of the library and public toilets thus making existing buildings on the site surplus to requirements. Consequently, that part of the Vennel covered by this Planning Guidance is currently under-used.

The site area comprises the former library, shop units, toilets, circulation, landscaping and green space and The Vennel car park.

While the parkland between the High Street and the loch is not part of the site, consideration will have to be given to the relationship between the site and the parkland/loch, the surrounding historic environment and other surrounding uses. It should be noted, however, that the guidance does not preclude a development expanding beyond the boundaries shown. Where an extended development area is proposed the same design principles set out in this guidance will generally apply.

## **Historic Environment: Linlithgow Loch / Linlithgow Palace and Peel / St Michael's Church and Cross House / Conservation Area**

Linlithgow Palace, Peel and Royal Park– is a Scheduled Monument for which Historic Environment Scotland's (HES) schedule includes a Statement of National Importance and a description giving the following spatial characteristics which is pertinent to any proposed development in its vicinity:

*The monument comprises Linlithgow Palace and the core of the Royal Park, including Linlithgow Loch, the ground beneath St Michael's Church and the church burial ground. The palace was built between 1424 and 1624 and is the largest non-defensive royal residence in medieval Scotland. The monument includes the upstanding palace buildings, as well as earthworks and buried archaeological remains in the surrounding parkland that preserve evidence both for early occupation of the site and for activity contemporary with the palace. The monument lies immediately north of the medieval town of Linlithgow, between the town and Linlithgow Loch. The palace stands at 60m above sea level on a natural hill of glacial drift, giving it a commanding position overlooking the loch. The monument was last scheduled in 1994, but the documentation does not meet modern standards: the present rescheduling rectifies this.*

Policy ENV25 of the adopted West Lothian Local Development Plan states: *"There is a presumption against development which would have an adverse effect on the amenity, outlook, character or setting of the Palace and Peel at Linlithgow. Developments within 800m of the Palace and Peel will be assessed for their potential effects."*

Linlithgow Loch - is part of the scheduled area for Linlithgow Palace and is administered by HES. Other designations with corresponding policy support include: Area of Great Landscape Value / Special Landscape Area, Site of Special Scientific Interest (SSSI), Conservation Area status and Geodiversity (BGS). The loch is encircled by a protected path. It is anticipated that a buffer zone will require to be agreed with HES and the Scottish Environment Protection Agency (SEPA) with respect to heritage protection and water quality issues. Scottish Natural Heritage (SNH) manages the SSSI and consent may be required for any nearby operations such as changes to tree and woodland management, drainage, construction etc. against which proposals would be assessed.

St Michael's Church and Cross House – St Michael's Church is an iconic building with its distinctive modern steeple and will require inclusion in the visual impact assessment work for any proposal. The church is described on the HES / CANMORE web-site as 'perhaps the finest parish church in Scotland'.

Cross House forms the northwest corner to the town's Cross and is an historic building with some residential accommodation. The well-used church hall is located in an extension to Cross House and is accessed off The Vennel Car Park. The CANMORE catalogue citation for Cross House (circa 1700) states that it is the:

*Town house of Andrew Crawford of Lochcote, framing the ceremonial entrance up to the palace. Three-storey, white-harled and crowstepped, dominated by baroque doorway; geometric plasterwork within. Swelling 18th-century bow-windowed extension to the west, the upper room having a rococo ceiling.*

Conservation Area - the site area is completely contained within the Linlithgow Palace and High Street Conservation Area. There are many Listed Buildings and Scheduled Monuments within the Conservation Area including those by The Cross and Kirkgate. Meeting Historic Environment Scotland's requirements will be an important stage in the progress of any design proposal.

A range of heritage and environmental policies in the development plan will apply as appropriate to proposals coming forward.

Interested developers should refer to the Historic Environment Scotland guidance: *New Design in Historic Settings* (2010) to inform successful design development of proposals.

A historical analysis of historic townscape and a Heritage Statement will be required to inform future design and to accompany any forthcoming planning application for the site.

## Urban Design

This planning guidance is drawn up as an Urban Design Framework to inform any proposals for the re-development of The Vennel and former Watergait area of central Linlithgow.

Key urban design aims for the masterplan to be prepared by interested developers 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
- improved definition of public-private space gradient i.e. sensitive treatment of the spaces around and amenity of existing residents
- integration with local and historic townscape context
- sustainable buildings and design
- integrated soft and hard landscaping to retain and improve the leafy environment with semi-formal planting and a well-designed landscape treatment

Design proposals should demonstrate the six qualities of successful places and be:

1. Distinctive
2. Safe and Pleasant
3. Welcoming
4. Adaptable
5. Resource Efficient
6. Easy to Move Around and Beyond

(*Scottish Planning Policy* (2014, paras 36 – 46))

Consideration should be given to the urban design aims above. The council will seek to ensure that proposals reflect the Scottish Government's Principle Policies of 'Sustainability' (SPP 2014, paras. 24 – 29) and 'Placemaking' (SPP 2014, paras. 36 – 46). Further relevant national guidance is found in:

- *Creating Places*: A policy statement on architecture and place for Scotland (June 2013)
- *Designing Streets*: A policy statement for Scotland (March 2010)
- Planning Advice Note 77 (PAN77) *Designing Safer Places* (March 2006)

Interested parties will be required to submit a Visual Impact Analysis for any proposals with potential to impact on the palace, church buildings, loch and conservation area.

## Development Approach

A variety of uses would be considered appropriate for this town centre location. In addition, local employment opportunities are sought within the town, which would arise from new retail provision, a tourism or leisure facility, or small business(es). The site would also be suitable for the provision of healthcare facilities. A mixed-use proposal is anticipated where an acceptable level of residential amenity could be achieved. Demolition to accommodate new build is anticipated.

Design/ Materials – high quality design and materials which support local aesthetics.

Massing – new development will require to be stepped to protect important views of the palace, church and loch and their settings. Three storey development may be acceptable on the High Street frontage, subject to design, with one and two-storeys in height beyond this.

## Pedestrianisation and Circulation Space

The ancient desire lines for the existing Vennel walkway and the former Watergait, which connected The Cross to the loch, underpin the historic street plan. Improved and barrier free circulation between The Cross, loch, High Street and existing Vennel flats area will be required. Where vehicular access and circulation may clash, 'traffic calming' type design solutions are sought for which reference should be made to Scottish Government's *Designing Streets* guidance.



### **Public Transport, Cycling and Electronic Vehicle charging**

With a town centre location, The Vennel site is well served by public transport with a main line train station a short walk away and regular local and regional buses available on Linlithgow High Street.

Electric vehicle charging points will be required in line with the requirements set out in [Supplementary Guidance Residential Development Guide](#) and [Planning Guidance Air Quality](#)

### **Vehicular Access**

Access is envisaged from the existing access point on the High Street. A further access point is provided off The Cross, providing access to the Vennel car park.

### **Parking**

The site is being marketed for a variety of proposed uses for which parking standards vary. Interested parties are therefore advised to consult with the council's Roads and Transportation Service on requirements. The council's residential parking standards are available on the council's web site and in the [Residential Development Guide](#). Other parking standard requirements will be assessed against specific proposals.

### **Public Art**

There may be opportunities for the integration of craftwork and design with street engineering such as innovative lighting schemes to support the night-time economy and security by design. The recently refurbished Burgh Halls has successfully married historic architecture with contemporary design and quality materials.

The re-development of The Vennel area incorporated fragments of historic stonework from some of the buildings which were lost as well as new works such as the metal mural adjacent the library entrance. A conditions survey of these works on site is required to consider their conservation and relocation.

### **Landscape / Greenspace / Open Space**

A tree conditions survey with accurate plans is required to assess potential impacts on existing arboriculture assets.

Design proposals will require detailed landscape plans including a strategy to demonstrate how new trees and other planting is to be integrated into redevelopment of the area. Semi-formal planting style appropriate to an urban location between town centre and loch is preferred.

For specific residential or other urban proposals, internal open space and communal landscaping are encouraged. However, such areas should be kept to the minimum and should be simple, durable and easily maintained. The developer, in liaison with the council's Development Management Unit, must establish a maintenance agreement and transfer of funds either to an approved maintenance agent or to the council.

A tree survey will be required to inform any future development of the site. A detailed landscape plan is also required which should include a plan at 1:500 scale and a planting schedule and include consideration of replacement community flowerbed.

### **Housing / Education**

For residential proposals the terms of the council's [Residential Development Guide](#) would apply.

For any housing, the site would be regarded as a windfall housing site and thus not allocated for development in the development plan. Consultation with the council's Education Planning Officer will be required to determine available capacity within the catchment schools and may require any residential development to be phased.

### **Site Development**

Appropriate regulations and standards for site development will be incorporated in any planning consent as planning conditions. Other council services and regulatory bodies will be consulted and additional consents are likely to be required. An archaeological assessment will be required as part of any planning application to re-develop the site.

### **Sustainable Urban Drainage/Flood Risk**

A Flood Risk Assessment to include a site-specific assessment, sound design and construction will be required and interested parties will be expected to demonstrate this to WLC Flood Risk Team. Early engagement with Scottish Water and SEPA will be required to ensure best practise is applied. Interested parties must submit a Pre-Development Enquiry (PDE) form found at [www.scottishwater.co.uk](http://www.scottishwater.co.uk)

### **Developer Contributions**

The council has identified a series of additional contributions which developers of new sites are now required to provide. These fund infrastructure for additional housing as identified for particular settlements and school catchment areas. In so far as this particular site is concerned, contributions would be assessed as part of the planning application process based upon the proposed usage and dwelling numbers. Details of developer contributions will be assessed against current information at the time of any application.

Should residential development be proposed the following supplementary guidance would apply: Education, Affordable Housing, Cemeteries, Public Art and potentially others according to proposal requirements, details can be found on the council's website at <https://www.westlothian.gov.uk/article/44259/Planning-guidance-and-background-information-supporting-the-West-Lothian-Local-Development-Plan-LDP->


### **Planning Applications**

Interested parties should be aware that the accompanying plans and boundaries are indicative and should not be scaled. Exact boundaries must be agreed at the time of any planning application and disposal agreement.

Developers must satisfy themselves in all matters relating to the site including ground conditions, and are strongly advised to contact the council's Development Planning, Transportation Planning and Development Management and Building Standards units to discuss proposals prior to making an offer for the site. The above guidance is provided without prejudice to any further comments or decisions that may be made by the council on formal consideration of a planning application to develop the site.

Application forms, neighbour notification procedures and fee scales are available from the Development Management Unit, West Lothian Civic Centre, Howden South Road, Livingston EH54 6FF, [planning@westlothian.gov.uk](mailto:planning@westlothian.gov.uk) or contact: 01506 280-000. Alternatively, forms can be downloaded from the council's web site at [www.westlothian.gov.uk](http://www.westlothian.gov.uk)

# APPENDIX 1: LOCATION PLAN - THE VENNEL AREA, LINLITHGOW

 Focus Area for current brief



SCALE@A4

N.T.S

## WEST Lothian Council – Planning, Economic Development &amp; Regeneration

## Consultation Summary

## Planning Guidance – The Vennel, Linlithgow

Consultee	Summary of comments	Proposed council responses)
(7)	MEMBERS OF THE PUBLIC	
John D Carswell	<p>Redevelopment – suggests demolishing as much as possible; mixed development; private developer with suitable architect; desirable for flats to west side of The Cross can be incorporated.</p> <p>Urban design - consider relationship with Palace, Church, Peace Garden, Victoria Halls, Cross House, The Cross, Partnership Building, Templars Court etc.</p> <p>Housing – mixed tenures suggested but notes conflict of social housing and making money; considers unsuitable area for families.</p> <p>Tourist Buses parking / setting down – long overdue; should not be at The Cross; use lower level to screen; provide toilets and shelter adjacent.</p> <p>Youth Centre – good to have town centre location.</p> <p>Car Parking / public transport – too much parking in the town; some parking may be required for church, Cross House, housing and tourists.</p> <p>Should mention public transport.</p>	<p>Support for mixed development is welcome. Flats to the west side are not wholly within council ownership and have not been declared surplus to requirements.</p> <p>Guidance includes urban design parameters; consultation with Historic Environment Scotland has been undertaken; no change to the Planning Guidance required.</p> <p>Housing is one of the proposed potential uses subject to education capacity being available; no change to guidance required.</p> <p>Beyond scope of the Planning Guidance.</p> <p>A youth centre would be compatible with acceptable uses set out in the planning brief</p> <p>Requirement for a parking assessment has been added to the Planning Guidance.</p> <p>Reference to public transport links has been added to the Planning Guidance.</p>

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## APPENDIX 2: Consultation Summary

	<p>Traffic – excessive in the town, not to be encouraged by the development; remove as much as possible from The Cross area; no traffic in front of the Burgh Halls and if possible no exit from the development; consider mini-roundabout at Bryerton House to help access and traffic using High Street.</p> <p>Views of the Loch – improve views; can be enhanced by trees; several extant walls block possible views.</p> <p>Trees – keep as many as possible but do not let them hinder development and replant as required.</p> <p>High Street – do not reduce or undermine the role of the High Street.</p> <p>Grass / greenspace – have green areas along Loch for public use; picnic tables useful; discourage dogs and swans fouling paths and grass etc.</p> <p>The Loch – enhance as much as possible and do not build beside it e.g. café.</p> <p>Litter – always bad after a fine evening: improve the bins and their collection.</p>	<p>Beyond the scope of the guidance; some impact is anticipated but is not considered to be significant.</p> <p>Reference to a visual impact assessment has been added to the Planning Guidance.</p> <p>A tree conditions survey and detailed landscape plans are required by Planning Guidance.</p> <p>Beyond the scope of the Planning Guidance.</p> <p>Path around the loch is a Right of Way and core path; there are picnic sites elsewhere by the loch; animal fouling restrictions; area beyond the scope of the Planning Guidance.</p> <p>Planning Guidance has provisions for protection of the loch; views on loch-side development in consultation response are contradictory and inconclusive; no change to Planning Guidance required.</p> <p>Beyond the scope of the Planning Guidance, however urban improvements usually lead to greater respect of the environment.</p>
Ian Fowell	<p>Views / access to Loch - should also emphasise that there is scope to 'open up' the area at the back of The Vennel (near the public toilets) to give visual and pedestrian access to the woodland beyond.</p> <p>Parking - no loss of public car parking is welcomed as the existing Vennel car park is crucial in giving visitors and local access to town centre. However, the car park also serves the adjacent Church Hall and the Burgh Halls, both of which hold large scale public events and functions, as well as providing parking for visitors to St Michael's Church and</p>	<p>No change to Planning Guidance required as it includes the following urban design aims which would improve visibility of trees nearer the loch:</p> <ul style="list-style-type: none"> <li>▪ <i>improved access between The Cross, High Street and loch</i></li> <li>▪ <i>protection of and enablement of views in, out and across the site</i></li> </ul> <p>Concern over parking requirements is understood, however analysis of how a future development would impact parking usage is not possible to assess in advance given the open nature of the brief, the</p>

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## APPENDIX 2: Consultation Summary

	<p>the Palace. Guidelines should refer to these requirements which means parking should be retained at eastern side of the site and not anywhere on site as suggested in draft guidelines.</p> <p>Tour bus parking - there is presently a significant difficulty with tour bus access to the Cross, Burgh Halls and Palace; the need for a safe and purpose-designed bus drop-off point should be included in the guidelines.</p> <p>Access to St Michael's Church Hall and Manse - is presently across part of the site, and should be maintained.</p> <p>Archaeology - the area would have been extensively redeveloped in the 1960s, but consideration should still be given to the possible need for archaeological excavations during development.</p> <p>Clarification - does not understand reference to pinch point caused by rail embankment, and think it should be sufficient to simply indicate there are no parallel rear streets in this part of the town centre.</p> <p>Mapping - there is no longer a surgery or clinic in The Vennel as marked on the site plan.</p>	<p>unknown type of uses and configuration of future development. It is standard practice for planning applications to be reviewed by the Council's Roads and Transportation service.</p> <p>Outwith the scope of the Planning Guidance and site area.</p> <p>Requirement noted and will be assessed in any subsequent planning application.</p> <p>Reference to archaeological assessment has been added to the Planning Guidelines.</p> <p>Traffic is constrained in central Linlithgow by geography and historic townscape pattern.</p> <p>Noted.</p>
Kirsty Leonard	<p>Opportunity for redevelopment of this town centre area is welcome and overdue; the Planning Guidance contains many relevant ideas and suggestions for this opportunity WLC capitalising on value of site high quality design difficult to realise.</p> <p>Flats /shops at The Cross – suggest refurbishing and notes not included in the Guidance; but probably reflects the view of many residents and because they are partly owner occupied and council tenants it may be impossible to knock them down and start again.</p> <p>Design for new residential buildings – care needed here to avoid the mistake of the past in which modern idiom became quickly outdated and despised; prefer pastiche of Poundbury approach in southwest England.</p> <p>Vehicular circulation, access and parking / usage of the site area by the local community and increasingly wider visitor interest - an innovative approach to the problems of a modern town, tourist and retail destination would be welcome; consider a new roundabout</p>	<p>Support for redevelopment and Planning Guidance noted; Planning Guidance is not statutory but is a planning tool to encourage better design and engagement with the planning process.</p> <p>Points noted; The Vennel multi-story blocks are outwith the site area; no change to guidance required.</p> <p>Planning Guidance has additional and sufficient urban design requirements; no change to the Planning Guidance is required.</p> <p>Planning Guidance includes rigorous design requirements; roundabout proposal outwith site area; no change to guidance required.</p>



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## APPENDIX 2: Consultation Summary

	<p>by including part of the wide pedestrian space presently occupied by a flower bed, whitebeam and silver birch trees between the Vennel passageway and the shops to the west</p> <p>Garden beds - important to retain or move the flower bed as it is the only Town Centre bed that can be used for feature floral designs.</p> <p>“Pedestrian access and circulation routes” – yes.</p> <p>“Barrier free disabled &amp; multi-user access through improved levels and integration” etc. – yes.</p> <p>No loss of parking provision underlined and supported.</p> <p>Provision for tourist coaches is badly needed.</p> <p>Landscape / Greenspace / Open Space - the Scots pines in the Vennel gardens are probably past their best and should go; the Norway Maple in the centre of the green space should be retained if possible; other trees on the loch-side, planted 50 years ago, appear to be mostly in good condition, lime, larch, alder, willow, although the sycamores have little to recommend them.</p> <p>Lochside area, including the part outlined in the Planning Guidance map - should not be built on but remain as a public park amenity with better access.</p> <p>Northeast bank to carpark - could be improved.</p> <p>No buildings, residential or retail – underlined because there are plenty of cafes in the area and the litter problem would be exacerbated.</p> <p>Concern that developers tempted to build luxury flats / hotel for the wealthy on land that is well used by both residents and visitors.</p>	<p>Landscaping will be a requirement of any re-development of the site. A landscaping scheme will be required as part of any planning application for the re-development of the site.</p> <p>Support noted.</p> <p>Support noted.</p> <p>Support noted.</p> <p>Beyond scope of the Planning Guidance.</p> <p>Requirements for a tree survey and detailed landscape plans have been added to the Planning Guidance.</p> <p>Lochside area is outwith the area covered by the Planning Guidance.</p> <p>Presume this is the unkempt, overgrown bank below lower carpark and is included in the area covered by the Planning Guidance.</p> <p>It is for developers to determine best usage of the site with respect to market conditions; litter management is beyond scope of Planning Guidance.</p> <p>The Planning Guidance sets out matters interested parties will be required to take into account in any proposals for the area.</p>
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	Iron artwork on the side of the Library – believe there is another panel of the nativity scene stored in a basement somewhere that was never hung, possibly due to weight issue.	The Planning Guidance includes reference to artwork.
Nicholas Leonard	<p>Redevelopment should be carried out by a private developer or a consortium in partnership with the Council, which should have a profit-sharing agreement to enable it to share in any financial gains which may arise but which would not expose it to any loss.</p> <p>All of the existing Vennel buildings together, if possible, with those at the west side of the Cross should be demolished and replaced by housing, together with cafes and shops to replace the existing ones.</p> <p>The design and construction materials of the new buildings should blend in unobtrusively with the existing high street.</p> <p>All existing green spaces should be preserved and, where possible, enhanced, with full access for the general public.</p> <p>More parking for cars and coaches should be provided.</p> <p>To ensure the widest possible acceptability of the redevelopment, suggest that prior to final legally binding approval of the plans, there should be a consultative, non-binding referendum in Linlithgow to obtain the endorsement of a majority of the residents of the Burgh.</p>	Commercial arrangements for the development a site are not a material planning consideration.
Colin Sumpter	<p>Pleased to see council is proposing redevelopment of area.</p> <p>More green space to the greatest extent possible.</p> <p>Advocate opening up an aspect from the High Street to the loch...that this could be achieved by a green corridor running through the existing library site down to the waterfront.</p>	<p>Support welcomed.</p> <p>Landscape, greenspace and open space requirements are covered by the Planning Guidance. No change to the guidance is required.</p> <p>Improved access to the loch is promoted by the guidance. A requirement for a Visual Impact Assessment has been added to the guidance.</p>



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	<p>Would support a café on the waterfront if this fitted with the HES requirements.</p> <p>Ask that the phrase 'it is accepted that there will be tree loss' be removed from the document and replaced with a statement that there will be a net increase in trees in the area....understand some mature trees will need to be removed, but it is not clear that these will be replaced.</p> <p>Solar energy generation / energy efficiency improvements for social housing at the Vennel flats</p> <p>Should be a requirement that development be as carbon neutral as possible.</p> <p>Reduction in car parking / car access – should be removed from centre of town and used as green space with sensitively designed commercial and leisure activities, because short distance from well-linked train station; there should be no need for regular vehicular access to palace, around well and on redeveloped site.</p> <p>Strongly supports proposed barrier free pedestrian access across the site.</p> <p>Does not support improved vehicular access.</p>	<p>A café would fall under the acceptable uses however there are mixed views about proximity to the loch; the loch area no longer forms part of the Planning Guidance.</p> <p>Trees were built into to the design of the car park therefore not feasible to redevelop without damage / loss; a tree survey is required along with a detailed landscape plan; reference to this has been added to the Planning Guidance.</p> <p>The Vennel flats are outwith the site area.</p> <p>Reference to this is included in the Planning Guidance: Scottish Government's principle policies of sustainability consideration; cycle facilities and Electric Vehicle charging point requirements have been added to the Planning Guidance.</p> <p>Conflicting views on car parking received; assessment will be required of any parking proposals by the council's transportation team; a parking assessment will be required and reference to this has been added to the Planning Guidance.</p> <p>Support noted.</p> <p>Clarifying access arrangements is one of the prime reasons for producing planning guidance; proposals will be reviewed for satisfactory access and transportation arrangements by specialist council officers; reference to a parking assessment has been added to the Planning Guidance.</p>
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	<p>Parking provision - strongly plead with the Council to remove the requirement to re-provide parking spaces on a 1:1 basis as is suggested in the document; any multiple storey car parks should go down rather than up to save views from the High Street and be made as dense (and expensive) as possible; more spaces will just produce more drivers.</p> <p>Desirable if redevelopment could coincide with decision on an alternative east – west transport route around the north side of the loch, or to the south of the high street.</p> <p>Air quality – with respect to draft AQMA planning guidance, cars are the primary cause of air pollution harming our health in Linlithgow; main wish for the redevelopment of site is that it puts rail passengers, pedestrians and cyclists first, and cars should be actively discouraged by design.</p> <p>Would like confirmation that the draft AQMA planning guidance will be followed; that redevelopment will be <i>required to provide full air quality assessment. in particular:</i></p> <p>Public access and public ownership - keen that as much of the land as is possible stays in Council hands, stays free to access for all residents, is free from as many restrictions on use as feasible and that its care be integrated into the community; a space for people and looked after by the people, not sold to private developers or restricted to residents of any housing development.; because this is a trend that has been seen in other towns; a statement to this effect and commitment to a plan for how residents will be involved in how the site is managed would be good to see in this document.</p>	<p>Parking will be assessed at the planning application stage in accordance with proposed usage and regulatory framework; reference to a parking assessment has been added to the Planning Guidance.</p> <p>Beyond the scope of the Planning Guidance.</p> <p>Sustainability principles are a consideration in the Planning Guidance; text added in support of public transport usage, cycle facilities and EV charging.</p> <p>Air quality impacts are assessed at planning application stage against relevant guidance; reference to council policy on these matters has been added to the Planning Guidance.</p> <p>The Planning Guidance will assist in marketing of the site now that Linlithgow Partnership Centre has been opened; access, circulation and urban design requirements are included in the Planning Guidance; there will be an increase in public access at the partnership centre nearby; no change to the Planning Guidance is required.</p>
John Watson	<p>The town desperately needs enhanced medical facilities and coupled with adequate car parking, sensitively designed; this central area would be ideal for such a facility.</p> <p>Car parking - the town has a serious shortage.</p> <p>More drastic action has to be taken against those individuals parking illegally, and causing unnecessary congestion on the High Street.</p>	<p>Reference has been added to identify that a medical centre could be acceptable in any redevelopment of the site.</p> <p>Conflicting views received from respondents on car parking; parking requirements of proposals to be assessed; the Planning Guidance includes reference to a requirement for a parking assessment.</p> <p>Illegal parking is a police matter; no change to the Planning Guidance required.</p>

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Mike Vickers	<p>Council asked to withdraw the proposed guidance for the development at The Vennel.</p> <p>Agree with point that the Vennel is central to the wellbeing of Linlithgow as a thriving community now and in the future.</p> <p>Any development needs to be carefully designed from 'The top down' but guidance makes no attempt to consider what is appropriate other than state the obvious; a mixed development covering any of residential, parking, commercial / retail, tourism facilities, small workshops, outdoor space.</p> <p>Presume it is expected that developer/s will come forward with a proposal: this is unacceptable; planning department must take the initiative bearing in mind The Vennel's central position, limited space, the Palace and the Peel, educational and access constraints etc. Propose that guidance for the development is withdrawn and that the council undertakes some real town planning of the Vennel area.</p> <p>Site - suggest consideration of extending the site to include the Vennel flats on the High Street to the east of proposed site.</p> <p>The town should undertake a controlled charrette.</p>	<p>Development and Transport PDSP agreed to take the site forward to consultation stage on 3/05/17; the Planning Guidance will assist in any future marketing of the site.</p> <p>Noted.</p> <p>Planning Guidance is not a statutory requirement and the council has produced guidance with enhanced urban design and historic sections given the sensitivity of this town centre site; no change to the Planning Guidance is required.</p> <p>Planning Guidance is an early stage in the development process; any proposal will ultimately be handled and determined by the council as local planning authority; no change to the Planning Guidance is required.</p> <p>The Vennel flats are beyond the scope of the Planning Guidance due to site arising from the conversion of County Buildings and the consequent relocation of many of the uses which are in the site area and the mix of private and public ownership within the multi-story blocks renders their redevelopment problematic. There are also many long-term residents for which the Vennel flats are their homes. No amendment to the Planning Guidance is required.</p> <p>Pre-applications consultation (PAC) is more appropriate in this case given that site is for private sale; no change to Planning Guidance is required.</p>
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	Ownership - rejects the implication that the site should be sold to the developer / developers; the ground is so central to the beauty and wellbeing of Linlithgow it must remain in public ownership; there must be no selling of the family silver to cover short term money difficulties.	The Vennel area has only been in public ownership since the original redevelopment of this former, partly industrial area. The site has become surplus as a result of investment in other public buildings in the town. No change to Planning Guidance is required.
<b>(6)</b>	<b>COMMUNITY GROUPS</b>	
Linlithgow Civic Trust (LCT)	<p>It is suggested that West Lothian Council has carried out a 'very basic method of consultation' for the draft planning guidance.</p> <p>The Civic Trust has worked with the other member organisations of the Linlithgow Planning Forum (Linlithgow &amp; Linlithgow Bridge Community Council, Transition Linlithgow, the Linlithgow Business Association, the Linlithgow Victoria Hall Trust and the Linlithgow Community Development Trust) to undertake a more detailed and informative public consultation exercise than would have been possible in direct response to the development ideas (set out in the response's Appendix One: Suggested Draft Layouts from Vennel Exhibition) were submitted 'as draft ideas to which the public could respond more easily than in relation to the Council's general Planning Guidance document'.</p> <p>The LCT summarises conclusions on the public response to the proposals from the Linlithgow Planning Forum (Appendix 2: Vennel Redevelopment Exhibition - Summaries of Questionnaire Results), in the following points...</p> <p>Many Linlithgow people acknowledge that this is a once in several life times' opportunity to substantially improve the centre of Linlithgow.</p> <p>Linlithgow Civic Trust believes that the current draft planning guidance is insufficient to seek development proposals which will answer the requirements of the Linlithgow Community In both the initial survey and the final questionnaire; over 80% of respondents wished to see the Linlithgow community actively represented at all stages of the development of the project brief. Representatives of the Community Council, the Linlithgow Civic Trust, the Linlithgow Business Association, Transition Linlithgow and Linlithgow Community Development Trust and 41 residents of Linlithgow have stated that</p>	<p>The council has carried out the standard approach to planning guidance preparation including a large mail-out to neighbour properties and press releases; there is no statutory requirement to produce planning guidance and in this case additional detail on urban design and the historic environment have been added; no change to Planning Guidance is required</p> <p>The Linlithgow Planning Forum was advised that the consultation on the planning guidance for The Vennel site was limited to the terms of that guidance. Hence much of the detailed submission does not relate to the consultation on the draft Planning Guidance for the Vennel site.</p> <p>The summary in point form of the conclusions of the Linlithgow Planning Forum is welcome.</p> <p>Point noted.</p> <p>There will be a further opportunity for input into the process at pre-application consultation (PAC) stage and at later stages in the planning process.</p>

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	<p>they would like to be involved in all stages of the formulation of the Vennel redevelopment project.</p> <p>There is 94% support for the redevelopment of the parts of the Vennel site identified by the Council for redevelopment (as a minimum).</p> <p>There is 90% support to extend the redevelopment area as far as the west side of The Cross.</p> <p>Housing - 81% support at least a quarter of the houses in any redevelopment scheme being social-rented and 91% would like to see housing for younger people such as first-time buyers. Room sizes larger than the minimum standard are supported by 82%.</p> <p>83% want more car parking than at present.</p> <p>92% want public toilets included in the scheme.</p> <p>88% would like existing shopkeepers to be given new shop units on site.</p> <p>Youth facilities - 76% want to see youth facilities to continue to be catered for.</p>	<p>Support noted.</p> <p>The Vennel flats are beyond the scope of the Planning Guidance due to the site arising from the conversion of County Buildings and the consequent relocation of many of the uses which are in the site area; the mix of private and public ownership within the multi-story blocks renders their redevelopment problematic. There are also many long-term residents for which the Vennel flats are their homes. No amendments to Planning Guidance required.</p> <p>Residential usage is one of the potential uses given in the Planning Guidance; room sizes are a matter for Building Standards; no amendments to Planning Guidance required.</p> <p>There are conflicting views on parking levels; car parking will be assessed for proposals forthcoming; reference to requirements for a parking assessment have been added to the Planning Guidance.</p> <p>Public toilets are now available nearby at the Linlithgow Partnership Centre and the Burgh Halls; no amendments to Planning Guidance required.</p> <p>Retail is a potential use in the Planning Guidance; the Vennel blocks are beyond the scope of the Planning Guidance.</p> <p>Linlithgow Young People's Project (LYPP) is a tenant of WLC and may need support for re-location at a later date; WLC Estates to address in due course; no change to Planning Guidance required.</p>
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	<p>Design - 95% wish to see a design in sympathy with Linlithgow's traditional buildings in terms of built form and building materials.</p> <p>Connectivity &amp; Views - there is similar support for new / attractive links between the High Street and the loch, making the area more attractive to tourists, upgrading the quality of existing open space and preserving important views to the tower/spire of St Michael's Parish Church and the tower of the Burgh Halls</p> <p>Vennel flats - 78% want to see some of the existing central open space allocated more clearly for Vennel residents.</p> <p>Design - With regard to the draft development ideas 89% indicated their support (i.e. Linlithgow Planning Forum: Map 1 – Possible Townscape &amp; Landscape Framework, Map 2 – Possible Layout &amp; Content of Development; Map 3 – Possible Phasing of Development).</p> <p>Consultation and engagement - 97% thought that the Linlithgow Planning Forum should be involved in the formulation of a detailed Development Brief for the site.</p> <p>Potential usage - there was lesser, but still substantial support for: housing for the elderly (60%), a small hotel/restaurant overlooking Linlithgow Loch (67%), shop units for specialist/tourist-related businesses (62%) and a 'business centre' or similar (61%).</p>	<p>Design, open space and urban design parameters are provided in the Planning Guidance.</p> <p>Agreed that important views should be assessed and protected through visual impact assessment; reference to visual impact assessment has been added to the Planning Guidance.</p> <p>Provision of external grounds for Vennel residents is beyond the scope of the Planning Guidance.</p> <p>Premature for detailed design at planning guidance stage; no change to Planning Guidance.</p> <p>The usual practice is for planning guidelines to be sent to the local community council, local groups and publicised in the media; planning guidance is not a statutory requirement</p> <p>All of these suggestions are contained within the proposed uses are set out in the Planning Guidance.</p>
Linlithgow Community Development Trust (LCDT)	<p>Urban design - The LCDT supports the aim of the document "to seek a comprehensive urban design offering a contemporary redevelopment of the site befitting its historic and town centre location."</p> <p>For proposed uses we support a mixed use development.</p> <p>Community space - We would welcome the inclusion of 'Community Space, rather than just 'Community events and outdoor space'. The need for some form of community space has been raised by a number of groups during this consultation period.</p> <p>Air quality - guidance must highlight current designation Air Quality Management Area. Vehicular circulation access and Parking, and Pedestrian access and circulation routes, which are mentioned in the guidance, will be impacted by the measures being discussed</p>	<p>Support for urban design approach noted.</p> <p>The guidance supports the possibility of mixed use development.</p> <p>Linlithgow is well served by buildings in the town offering potential community space, and, now with the addition of the renovated Linlithgow Partner Centre.</p> <p>Proposals would be assessed at planning application stage for potential air quality impacts; reference has been added to the Planning Guidance for the need to</p>

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	<p>to address air quality problems on the High Street. Vennel Development must complement forthcoming Air Quality Action Plan.</p> <p>Urban design - we support the key urban design aims. We are pleased the guidance mentions the importance of 'place making'.</p> <p>Engagement - design proposals ought to demonstrate how the community will be involved in developing the design.</p> <p>Town centre renewal - this development offers a perfect opportunity for Linlithgow to make use of the Scotland's Towns Partnership Town Centre Toolkit, which helps the local authority, wider public sector, businesses and the community identify what is required to make their town centre more attractive, active and accessible. Given the pivotal central location of the site in Linlithgow's town centre this, or a similar, exercise should be a requirement of the development guidance.</p> <p>Private and community development approach - Linlithgow Community Development Trust is open to discuss ideas with interested developers, and we are aware of other community groups who have noted interest in being involved. Exploring a private and community development approach may help to secure wider investment for this crucial but complex and sensitive site. It would be helpful to outline this within the guidance to encourage potential developers to make early contact with community groups to discuss possibilities.</p>	<p>comply with council policy in relation to air quality.</p> <p>Support for urban design aims noted.</p> <p>A further opportunity for input will be at pre-application consultation (PAC) stage and later when a planning application is forthcoming; reference to PAC has been added to the Planning Guidance.</p> <p>Town centre wide renewal is beyond the scope of the Planning Guidance.</p> <p>As before, further opportunities for involvement will be at pre-application consultation (PAC) stage and through the planning process.</p>
Linlithgow and Linlithgow Bridge Community Council (LLBCC)	<p>(Based on cover letter / consultation response to draft planning guidance)</p> <p>Many Linlithgow people acknowledge that this is a once in several lifetimes' opportunity to substantially impact the centre of Linlithgow</p> <p>We believe that the current draft Planning Guidance is insufficient to seek development proposals which will answer the requirements of the Linlithgow community.</p> <p>Engagement - In both the survey and the questionnaire over 80% of respondents wished to see the Linlithgow community actively represented at all stages of the compilation of the</p>	<p>Point noted.</p> <p>There is no requirement for the council to produce planning guidance; therefore robust and succinct guidance is an added benefit and will assist in any future marketing of the site.</p> <p>There will be a further opportunity for input into the process at pre-application consultation (PAC) stage and at later stages in the planning process</p>

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	<p>development brief. Policy HER 18 states “The Council will work with communities on the formulation and promotion of community led enhancement schemes where appropriate to the character of the area”</p> <p>Our response to the Draft Planning Guidance is as follows:  Design/ heritage - The majority answering either the survey (70%) or the questionnaire (95%) wish to see a design in sympathy with Linlithgow’s traditional building in terms of built form and building materials.</p> <p>Landscape - 70% of survey respondents wished to see more open space and gardens, 81% of questionnaire respondents wished to see an upgrade in the area through soft landscaping.</p> <p>Vennel garden area - a primary concern of the residents of the north and west blocks of Vennel flats is the loss of the existing garden area to the south of the north block. We suggest that the garden be excluded from the development area on the plan.</p> <p>Vennel parking - we also suggest that an area of residents only parking be included south of the north block.</p> <p>Tourism - In the survey only 3% of respondents would not wish to encourage more tourists and 97% of those expressing an opinion in the questionnaire wanted this area of the town to be more attractive to tourists. Therefore facilitating more tourists is a prime requirement. 64% of respondents to the survey wish to see a visitors centre with public toilets as a part of the Vennel redevelopment.</p> <p>Slightly less than half of respondents (46% survey and 47% questionnaire) would like to see a loch side hotel.</p> <p>Traffic, parking - parking of cars and tourist buses and traffic on the High St generally is a study in its own right and should be carried out in the context of Linlithgow as a whole.</p>	<p>Robust urban design and heritage guidance has been provided which is to be supported by a further documentation on townscape and historic environment; reference to submission of a Heritage Statement has been added to the Planning Guidance.</p> <p>A detailed landscape plan is a requirement of the Planning Guidance and reference to this has been included in the Planning Guidance.</p> <p>The site is not within the area covered by the guidance.</p> <p>Dedicated parking for the Vennel flats is to the west of the barrier adjacent the west block; reference to a requirement for a parking assessment has been added to the Planning Guidance.</p> <p>Tourism facilities are identified as a potential use in the Planning Guidance; public toilets and visitors facilities are relocated to the Linlithgow Partnership Centre (Tam Dalyell House).</p> <p>Tourism facilities are identified as a potential use in the Planning Guidance.</p> <p>Urban traffic analysis is beyond the scope of the Planning Guidance; a requirement for a parking assessment has been added to the Planning Guidance.</p>
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	<p>Retail - although there was some concern at increasing the retail offering, (31% of survey respondents did not want more shops) there was a majority view (59% survey, 62% questionnaire) that small shops to attract specialist and / or tourist related retailers would be desirable.</p> <p>Housing - the majority of survey respondents (55%) supported more housing as a part of the project with a strong following (questionnaire 66%) for 25% of housing being social rented.</p> <p>Business centre - 43% (survey) and 40% (questionnaire) would like to see a business centre with facilities for start-ups, rentable desks and meeting rooms particularly for micro businesses and home workers. There are a high proportion of micro businesses and home workers in Linlithgow, a group which is currently unsupported in terms of central facilities.</p> <p>Community facilities - 59% of survey respondents wished to see flexible space for daytime clubs and evening youth activities and 30% liked the idea of a rentable quality function room for family and other events.</p> <p>Youth centre – Linlithgow Young People’s Project, which currently occupies space in the Vennel, is highly regarded in Linlithgow as providing an invaluable service. There was mixed opinion regarding whether LYPP should occupy space at the Vennel or have a dedicated facility on the Low Port Centre site. What was not in doubt was that, as presently, LYPP need a town centre location near to bus services.</p> <p>Views - the draft PG states “new development will require to be stepped, of one and two storeys in height to protect important views of the palace, church and loch and their settings”. In reality, because of topography and trees within the peel the Palace cannot be seen from the High St even if there were no Vennel buildings. The spire of St Michael’s Parish Church and the tower of the Burgh Halls can only be glimpsed from certain angles given the current buildings outwith the proposed redevelopment area. 95% of questionnaire respondents wished current views to be retained but it would be perfectly practical to build to up to four storeys and not compromise these views, It is suggested that existing views of St Michaels spire be protected but not specify building height.</p> <p>Education - the design guidance states that housing should be restricted to retirement accommodation or one-bedroom flats on the basis of a temporary constraint on educational places. This constraint will be largely resolved once Winchburgh Academy is completed and therefore it seems illogical to restrict the type of accommodation based upon a temporary constraint.</p>	<p>Commercial / retail is indicated as a potential use in the Planning Guidance and cannot be discounted as it is within the Town Centre Boundary; support noted.</p> <p>Housing is indicated as a potential use in the Planning Guidance.</p> <p>Employment is a potential use in the Planning Guidance; a business hub has recently been initiated near the station.</p> <p>Linlithgow has considerable provision for community facilities including new provision at the Linlithgow Partnership Centre (Tam Dalyell House).</p> <p>This is a matter for WLC estates to address and outwith the scope of the Planning Guidance.</p> <p>Views are better in winter when the leaves are off the trees and from the west area of the high street looking across the Vennel site towards the church; the Vennel shopping parade were designed as low-rise to protect views; reference to a Visual Impact Assessment has been added to the Planning Guidance.</p> <p>New supplementary guidance setting out education requirements has been prepared by the council; new high school provision is to be provided at Winchburgh; any educational constraints will be addressed at the time of any application for residential development.</p>
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	<p>Elderly housing - only 19% of respondents to the survey (42% answering a slightly different question in the questionnaire) saw further apartments for the elderly as being a desirable requirement.</p> <p>Sustainability - in respect of policy NRG 1 referred to in the draft Planning Guidance we would wish to see a more proactive statement regarding renewable energy generation projects, such as a solar energy cooperative, heat recovery or heat/cooling from the Loch.</p> <p>Loch - The water quality at Linlithgow Loch must not suffer at any stage of the development.</p> <p>Cross flats - there is a majority view in the survey (82%) and the questionnaire (90%) that the Cross flats should be included in the development for aesthetic and one important social reason. The Cross flats are in a deteriorating condition and many residents complain of being cold through leaking windows and suboptimal insulation. The Cross flats building will fail at some point in the future. Whether this point is reached in 5, 10 or even 15 years is immaterial in the context of the proposed project. This project gives the opportunity for residents to be permanently rehoused in the new flats on the Vennel site prior to the demolition of the Cross flats. If this decision is delayed and the new flats on the Vennel site are all occupied then, on inevitable future demolition, the existing community of residents will be split up and rehoused, possibly all over West Lothian. Businesses would also need to be temporarily or permanently accommodated in new premises as part of a phased construction programme.</p> <p>Other projects - a significant proportion of Linlithgow people view the Vennel redevelopment project as requiring the planned inclusion of other potential projects as well as the area depicted in the draft Planning Guidance namely; the double deck car park at the Regent Centre, the Victoria Hall, and the flats adjacent to the Cross (the Cross flats).</p> <p>The LLBCC Submission also includes: Online survey and paper based survey at Linlithgow Library; summary of Results of a Questionnaire recorded at the Exhibition for the Redevelopment of the Vennel 29th August 2017 at Low Port Centre; comments received online, from the door to door survey of Vennel residents and written comments received at the library; comments recorded at the exhibition for the redevelopment of the Vennel 29th August 2017 at Low Port Centre</p>	<p>Any housing applications would be assessed on their merits.</p> <p>Sustainability principles are indicated in the Planning Guidance. It is premature to constrain future proposals which will have above average energy efficiency due to rising Building Standard requirements. Electronic vehicle charging and cycling requirements have been added to the Planning Guidance.</p> <p>SEPA is a key consultee to the draft guidance and for any proposals forthcoming.</p> <p>The Vennel flats are not appropriate to be included in the site area for the planning guidance; no change to Planning Guidance.</p> <p>These other properties are outwith the site area and beyond the scope of the Planning Guidance and site boundary.</p> <p>Detailed design suggestions are premature at this stage of the development / planning process and leaders of the community council were advised of this in advance; these items are beyond the scope of this consultation summary and have not been reviewed; no change to Planning Guidance required.</p>
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	Linlithgow; Map - Possible Townscape & Landscape Framework;; Map – Possible Layout and Content of Development; Map – Possible Phasing of Development.	
Linlithgow Reed Band (LRB)	<p>Seek community space in which to hold rehearsals because do not have a regular space; parking would be crucial for such a facility for the reed band.</p> <p>Some central parking is vital for local businesses and those with restricted mobility.</p>	<p>The Linlithgow Partnership Centre will offer community space; there are also many other buildings in Linlithgow which offer potential space; no change to Planning Guidance.</p> <p>Any proposal would be assessed by the council's Roads and Transportation Service as is standard practice; reference to a parking assessment has been added to the Planning Guidance.</p>
Elma Birrell, St Michael's Parish Church (SMPC)	<p>Vennel car park – retain to serve the church buildings in the area.</p> <p>Vehicle access to Manse and Kirk Hall via the car park would need to be protected</p> <p>Vennel flats – sensitivity to the needs of the residents should be paramount.</p> <p>Visual impact of any proposals on the church's properties would need to be carefully considered.</p>	<p>Any proposal would be assessed by the council's Roads and Transportation Service as is standard practice; reference to a parking assessment has been added to the Planning Guidance.</p> <p>Access points have been indicated on the revised plan for neighbour buildings; as above access will be assessed at proposal stage.</p> <p>Point noted; pre-application consultation stage will address neighbour issues;</p> <p>Reference to Visual Impact Analysis has been added to the Planning Guidance.</p>
1st Step Group, (1SG), Linlithgow	<p>Community space - seek community space to be included in the planning guidance due to the visibility of the Vennel site which have found over time is linked to their continuing development and success; recognise that other space either is or may become available in and around the town in the short to medium term, the opportunity to create a flexible hub space in the longer term which can be used across a number of local groups needs to be recognised in the guidance.</p> <p>Dedicated space - the group currently operates over more than one site and would benefit greatly from the kind of space which would be offered by a single location in the Vennel site and have been in contact with the Community Trust in this regard.</p>	<p>There are many community spaces, indoor and outdoor, within Linlithgow; the Linlithgow Partnership Centre (Tam Dalyell House) will provide additional space.</p> <p>Issue is beyond the scope of the Guidance; no change to Planning Guidance.</p>

(4)	SCOTTISH GOVERNMENT (QUANGOs)	
Historic Environment Scotland (HES)	<p>HES broadly welcome the provision of guidance to direct future development in this sensitive area of Linlithgow</p> <p>Early engagement and dialogue on any proposals that may come forward for the site is welcomed with the local authority and prospective developers to discuss how this potential might be delivered</p> <p>Path - The section of path adjacent to the loch which falls within the site boundary is in the ownership of Scottish Ministers.</p> <p>HES Consider that the proposed uses are appropriate.</p> <p>HES welcomes that the guidance outlines heritage assets which may be affected by the development of this site, and gives direction on relevant policy for their protection.</p> <p>Historic townscape and context - HES consider sections on urban design and development approach in particular could be stronger in emphasising the necessity of understanding and responding to the historical development of the current townscape. In large town centre re-development sites such as this, we find successful schemes are generally accompanied by a thorough analysis of the historic environment, which in turn can provide inspiration for the layout, form and appearance of a finalised design. The PG should seek to build upon the specific location of the Vennel and its relation to the Palace and medieval burgh.</p> <p>Archaeology - there is potential for desk-based study and archaeological techniques to inform development proposals which would support place-making and distinctiveness.</p> <p>Scheduled Monument consent - map identifies that part of the development area is within the Linlithgow Palace and Peel scheduled monument boundary. HES recommend that the PG explains that any works in the scheduled area would require an application to HES for Scheduled Monument Consent and it is unlikely that consent would be granted for works that adversely affect the scheduled monument.</p>	<p>Support for guidance noted.</p> <p>Important advisory role of HES regarding the historic setting and environment is noted.</p> <p>Noted.</p> <p>Support for proposed uses noted.</p> <p>Support for guidance on heritage assets is noted.</p> <p>The Historic Environment Scotland guidance: <i>New Design in Historic Settings</i> (2010) has been added to the Planning Guidance; requirements for historical analysis of townscape and Heritage Statement to accompany any forthcoming planning application have been added to the Planning Guidance.</p> <p>Requirements for historical analysis of townscape and Heritage Statement to accompany any forthcoming planning application have been added to the Planning Guidance. Requirement for an archaeological survey has been further added as a standard requirement to the Planning Guidance.</p> <p>Reference has been added to the Planning Guidance in relation to implications of any proposals on Scheduled Monument status of Palace and its curtilage.</p>

## DATA LABEL: PUBLIC

## APPENDIX 2: Consultation Summary

	<p>Reference the document <i>New Design in Historic Settings</i> in the Planning Guidance.</p> <p>Developers to prepare a historical analysis / heritage statement to accompany any forthcoming planning application.</p>	<p>Reference to <i>New Design in Historic Settings</i> has been added to the Planning Guidance.</p> <p>Requirements for historical analysis of townscape and Heritage Statement to accompany any forthcoming planning application have been added to the Planning Guidance.</p>
Scottish Environment Protection Agency (SEPA)	High quality Sustainable Urban Drainage Systems (SUDS) should be used in any development on this site and opportunities to retrofit SUDS should be taken, since it is unlikely that there are SUDS in the existing development.	Reference to SUDs and best practice has been added to the Planning Guidance.
Scottish Natural Heritage (SNH)	No comment.	No comment; no revision required.
Scottish Water (SW)	<p>Water - Balmore Treatment works has sufficient capacity for development.</p> <p>Wastewater - Linlithgow Treatment works has sufficient capacity for development.</p> <p>Pre-Development Enquiry - to allow us to conduct further assessment of the development's impact on the local network we encourage the Developer to submit a Pre-Development Enquiry (PDE) form (found at <a href="http://www.scottishwater.co.uk">www.scottishwater.co.uk</a>). We recommend all planned development relating to more than a single house connection submits a PDE to Scottish Water as early as possible. When the Developer submits the completed PDE form - supplying as much information as they can about the development - this detailed information will allow us to determine if further investigation on the local network is required. Please note there is existing infrastructure within the site. We would hope that these water mains/sewers can be accommodated with the appropriate standoff areas in our current guidelines adhered to, if this is not possible the developer will be required to design a diversion with approval from our Asset Impact Team who should be consulted when such an occasion arises.</p> <p>Early engagement is recommended and the Developer can contact our Asset Impact Team using <a href="mailto:service.relocation@scottishwater.co.uk">service.relocation@scottishwater.co.uk</a> as early as possible so that these can be investigated further.</p>	<p>Noted that there is currently site capacity.</p> <p>Noted that there is currently site capacity.</p> <p>Reference to early engagement with Scottish Water has been added to the Planning Guidance.</p> <p>Reference to early engagement with Scottish Water has been added to the Planning Guidance.</p>

(2)	WEST LOTHIAN COUNCIL	
WLC Environmental Health	Regarding parking requirements, because Linlithgow is an Air Quality Management Area (AQMA) it would be useful to provide charging facilities for electric cars, bike shelter or bike facilities for other forms of transport.	Requirements for bike shelter/ facilities & EV charging point have been added to the Planning Guidance.
WLC Flood Risk Management	<p><i>Flood Risk</i> - SEPA's Flood hazard maps suggest that parts of the site are at risk of flooding from surface water. Although the maps are prepared using coarse data not suitable for assessment of risk at a property level, the data that they provide does accord with local knowledge. In particular large volumes of surface water run down Dog Well Wynd into the High Street and surcharging sewers cause water to rise out of the road gullies when the capacity of the combined sewerage system is temporarily exceeded. It is considered that the potential damages can be avoided though detailed site-specific assessment, sound design and construction but the developer will be expected to demonstrate this.</p> <p><i>Sustainable Drainage &amp; Mitigation of Flood Risk</i> - the following information should be submitted and approved before consent is issued –</p> <ul style="list-style-type: none"> <li>○ Surface water attenuation should be in accordance with CIRIA SUDS Manual C753 and the current Drainage Assessment Guide. Calculations are required to show how the greenfield run-off rate has been determined plus information on how interception storage has been included.</li> <li>○ Surface water treatment should be in accordance with CIRIA SUDS Manual C753 and the current Drainage Assessment Guide. SUDS selection should be to the new Simple Index Approach and outputs presented in this format.</li> <li>○ Sewers should be designed and constructed in accordance with Scottish Water current design and vesting standards – SFS3 is the current version.</li> <li>○ Calculations should be provided to show how exceedance is managed on site in accordance with the Drainage Assessment Guide, Chapter 8. Calculations should be provided to confirm details.</li> <li>○ Information should be provided to confirm how soft landscaped areas are to be drained</li> <li>○ Information to be provided showing what sewers are to be vested in Scottish Water, what sewers are to be adopted by WLC as road drainage and what assets (SUDS etc.) are proposed to be jointly maintained between SW and the Council under a prospective section 7 arrangement.</li> <li>○ Details should be provided on how surface water run-off will managed during the construction period.</li> </ul>	Requirements for flood risk assessment have been added to the Planning Guidance.

DATA LABEL: PUBLIC

## APPENDIX 2: Consultation Summary

(2)	RESPONSES OUTWITH CONSULTATION PERIOD	
Transition Linlithgow	<p>(Submitted before consultation commenced in response to the committee report to Development and Transport PDSP 3 April 2017)</p> <p>Community Orchard - planted by Transition Linlithgow between the flats and the loch-side on council land with the approval and support of the council.</p> <p>Key location - this space is a sensitive and critical one to our town centre, and has the potential to address major issues including air quality, noise pollution, sustainable transport choices and support for high street businesses.</p> <p>Please allow sufficient time and a genuine consultation process, so that an excellent design solution can be developed.</p> <p>Greenspace - prominent high street flower bed which volunteers from Transition Linlithgow design, plant. Seek equivalent flower bed space in the redesign</p> <p>Trees - number of trees in this area should be increased rather than decreased during the redevelopment.</p> <p>Engagement in community gardening has been proven to benefit mental and physical health, and there is the opportunity to create growing spaces for both residents and community groups.</p> <p>Should ensure that green spaces are properly considered, but to meet horticultural needs such as soil quality, depth, drainage, water retention, access to water, and also safe access for maintenance.</p> <p>The quality of the buildings to the East of this site are sub-standard with local residents contacting us to examine their issues and give guidance.....dampness, windows needing replaced, poor insulation.</p> <p>The Council's brief should be true to its legal obligations on Climate Change.</p>	<p>Tree survey to be undertaken including all trees on site.</p> <p>Beyond the scope of the site redevelopment guidance.</p> <p>A PAC is required from the developer and reference to this has been added to the Planning Guidance.</p> <p>Consideration of a replacement community flowerbed added to detailed Landscape Plan requirement.</p> <p>A detailed landscape plan and tree survey is required of the developer.</p> <p>Community gardening is not a suggested use for the Planning Guidance; there are other potential sites in Linlithgow and West Lothian.</p> <p>A detailed landscape plan and tree survey is required of the developer; reference to this has been added to the Planning Guidance.</p> <p>These are matters for WLC Housing; The Vennel flats are outwith the site area.</p> <p>The guidance includes sustainability requirements.</p>
Janice Scott	Email received after closing date: seeking to reply to community groups consultation.	Advised of correct email & re-directed.

**ACRONYMS & ABBREVIATIONS**

AQMA - Air Quality Management Area

EV – electronic vehicle

HES – Historic Environment Scotland

LCT - Linlithgow Civic Trust

LCDT - Linlithgow Community Development Trust

LLBCC - Linlithgow and Linlithgow Bridge Community Council

LYPP – Linlithgow Young Peoples Project

PAC – Pre-Application Consultation (an early application through the planning process to allow for wider consultation)

PDSP – Planning Development and Scrutiny Panel

PG – planning guidance

SEPA – Scottish Environmental Protection Agency

SUDS – sustainable urban drainage system

Table A - *Summary of Additional Documentation and Assessment* appended to final version of planning guidance

WLC – West Lothian Council

WoSAS – West of Scotland Archaeological Service (consultants to WLC)





## Linlithgow & Linlithgow Bridge Community Council

Please reply to:

John Kelly



6<sup>th</sup> September 2017

Department of Planning and Economic Development  
West Lothian Council  
West Lothian Civic Centre  
Livingston  
EH54 6FF

Dear Sirs,

### **Draft Planning Guidelines (PG) on The Vennel, Linlithgow - Consultation**

Further to your invitation to respond to a consultation on the Draft Planning Guidance on the Vennel, Linlithgow, the Community Council has set out below its primary conclusions and has enclosed the data gathered in support of these conclusions. In undertaking the consultation we have followed the guidelines described in the “engaging communities toolkit”. The Community Council has through the Linlithgow Planning Forum cooperated with The Linlithgow Civic Trust, Transition Linlithgow, The Linlithgow Business Association, Linlithgow Victoria Hall Trust and the Linlithgow Community Development Trust. “We” and “our” in the following pages refers to the Community Council in association with the other bodies.

We have undertaken in chronological order

- An on-line survey and an identical paper based survey at the Library (259 replies). This is referred to hereafter as “the survey”
- Two Saturday morning table events at the Cross
- A BBQ with the Vennel residents.
- A door to door survey with all Vennel residents.
- Articles in the Linlithgow Gazette and the Black Bitch magazine.

These activities all informed

- An exhibition at Low Port Centre (10.30am to 6.30pm) (150 visitors)
- A feedback questionnaire prior to people leaving the exhibition (120 replies). This is referred to hereafter as “the questionnaire”.

A summary of the initial survey and the exhibition questionnaire is given in enclosed Paper A. All written comments either given on-line, in the library and from those at the exhibition have been recorded and are given in enclosed Paper B. When West Lothian Council replies to the comments we will feed back the Council's answers to all responders.

We were also invited by Craig McCorriston to address the queries we sent at the commencement of the consultation. The text of Craig McCorriston's email and our response is given in enclosed Paper C.

The primary conclusions are as follows:

1. Many Linlithgow people acknowledge that this is a once in several lifetimes' opportunity to substantially impact the centre of Linlithgow.
2. We believe that the current draft Planning Guidance is insufficient to seek development proposals which will answer the requirements of the Linlithgow community. In both the survey and the questionnaire over 80% of respondents wished to see the Linlithgow community actively represented at all stages of the compilation of the development brief. Policy HER 18 states "The Council will work with communities on the formulation and promotion of community led enhancement schemes where appropriate to the character of the area". Representatives of the Community Council, the Linlithgow Civic Trust, the Linlithgow Business Association, Transition Linlithgow and Linlithgow Community Development Trust and 41 residents of Linlithgow wish to be involved in all stages of the Vennel redevelopment project.
3. Our response to the Draft Planning Guidance is as follows:
  - a. The majority answering either the survey (70%) or the questionnaire (95%) wish to see a design in sympathy with Linlithgow's traditional building in terms of built form and building materials.
  - b. 70% of survey respondents wished to see more open space and gardens, 81% of questionnaire respondents wished to see an upgrade in the area through soft landscaping.
  - c. A primary concern of the residents of the north and west blocks of Vennel flats is the loss of the existing garden area to the south of the north block. Residents' comments are given in paper B. We suggest that the garden be excluded from the development area on the plan. We also suggest that an area of residents only parking be included south of the north block.
  - d. In the survey only 3% of respondents would not wish to encourage more tourists and 97% of those expressing an opinion in the questionnaire wanted this area of the town to be more attractive to tourists. Therefore facilitating more tourists is a prime requirement. 64% of respondents to the survey wish to see a visitors centre with public toilets as a part of the Vennel redevelopment.
  - e. Slightly less than half of respondents (46% survey and 47% questionnaire) would like to see a loch side hotel.

- f. Parking of cars and tourist buses and traffic on the High St generally is a study in its own right and should be carried out in the context of Linlithgow as a whole.
- g. Although there was some concern at increasing the retail offering, (31% of survey respondents did not want more shops) there was a majority view (59% survey, 62% questionnaire) that small shops to attract specialist and/or tourist related retailers would be desirable.
- h. The majority of survey respondents (55%) supported more housing as a part of the project with a strong following (questionnaire 66%) for 25% of housing being social rented.
- i. 43% (survey) and 40% (questionnaire) would like to see a business centre with facilities for start-up's, rentable desks and meeting rooms particularly for micro businesses and home workers. There are a high proportion of micro businesses and home workers in Linlithgow, a group which is currently unsupported in terms of central facilities.
- j. In the context of community facilities 59% of survey respondents wished to see flexible space for daytime clubs and evening youth activities and 30% liked the idea of a rentable quality function room for family and other events. Clearly there is a high commonality of function between meeting rooms and a small function room which could in effect be the same space.
- k. LYPP, who currently occupy space in the Vennel, is highly regarded in Linlithgow as providing an invaluable service. There was mixed opinion regarding whether LYPP should occupy space at the Vennel or have a dedicated facility on the Low Port Centre site. What was not in doubt was that, as presently, LYPP need a town centre location near to bus services.
- l. The draft Planning Guidance states "new development will require to be stepped, of one and two storeys in height to protect important views of the palace, church and loch and their settings". In reality, because of topography and trees within the peel the Palace cannot be seen from the High St even if there were no Vennel buildings. The spire of St Michael's Parish Church and the tower of the Burgh Halls can only be glimpsed from certain angles given the current buildings outwith the proposed redevelopment area. 95% of questionnaire respondents wished current views to be retained but it would be perfectly practical to build to up to four storeys and not compromise these views, It is suggested that existing views of St Michaels spire be protected but not specify building height.
- m. The design guidance states that housing should be restricted to retirement accommodation or one-bedroom flats on the basis of a temporary constraint on educational places. This constraint will be largely resolved once Winchburgh Academy is completed and therefore it seems illogical to restrict the type of accommodation based upon a temporary constraint. Only 19% of respondents to the survey (42% answering a slightly different question in the questionnaire) saw further apartments for the elderly as being a desirable requirement.
- n. In respect of policy NRG 1 referred to in the draft Planning Guidance we would wish to see a more proactive statement regarding renewable energy generation projects, such as a solar energy cooperative, heat recovery or

heat/cooling from the Loch. The water quality at Linlithgow Loch must not suffer at any stage of the development.

4. There is a majority view in the survey (82%) and the questionnaire (90%) that the Cross flats should be included in the development for aesthetic and one important social reason. The Cross flats are in a deteriorating condition and many residents complain of being cold through leaking windows and suboptimal insulation. The Cross flats building will fail at some point in the future. Whether this point is reached in 5, 10 or even 15 years is immaterial in the context of the proposed project. This project gives the opportunity for residents to be permanently rehoused in the new flats on the Vennel site prior to the demolition of the Cross flats. If this decision is delayed and the new flats on the Vennel site are all occupied then, on inevitable future demolition, the existing community of residents will be split up and rehoused, possibly all over West Lothian. There is an interesting comment in paper B from a resident of the Vennel flats, previously a resident of the St Ninians flats which were demolished and the site sold to a private developer. Businesses would also need to be temporarily or permanently accommodated in new premises as part of a phased construction programme.
5. A significant proportion of Linlithgow people view the Vennel redevelopment project as requiring the planned inclusion of other potential projects as well as the area depicted in the draft Planning Guidance namely; the double deck car park at the Regent Centre, the Victoria Hall, and the flats adjacent to the Cross (the Cross flats).

The above defines the results of a logical approach to the consultation following the guidelines in the “engaging communities toolkit”. The consultation commenced with a wide ranging multimedia survey which informed an exhibition and concluding questionnaire. The exhibition displays prepared by the Linlithgow Civic Trust illustrate exemplar development ideas and possibilities which attendees related to. The penultimate question in the questionnaire was “Do you agree with the sort of development approach outlined in the plans on Exhibition Boards 6, 7 and 8?” 89% of those expressing an opinion agreed. The Vennel presentation boards accompany this letter.

In conclusion, it is the wish of the Linlithgow Community to be actively involved in the all stages leading up to and including the development of the brief for the redevelopment of the Vennel and we believe that the consultation summarised above gives us such a mandate. The draft Planning Guidance mentions a forthcoming master plan for the proposed redevelopment of the Vennel and former Watergate area of central Linlithgow. We would wish to be involved in the forthcoming masterplan but suggest that it be extended to cover the High St, the Cross, the Regent Centre and Low Port Centre such that the redevelopment of the Vennel will be in context with the environment of central Linlithgow.

Yours faithfully

Dr John R Kelly  
Planning Secretary

## PAPER A

### Redevelopment of the Vennel Online survey and paper based survey at Linlithgow Library Results of 259 survey returns

<p>1. What do you like about the existing Vennel area? (Tick all that apply)</p> <p>14% Nothing</p> <p>37% Convenient parking</p> <p>38% Toilets</p> <p>6% The look of the place</p> <p>54% Gardens in front of the flats</p> <p>71% Trees &amp; floral displays</p>	<p>6. What other community facilities would you like to see in this area? (Tick all that apply)</p> <p>59% Flexible space for daytime clubs and evening youth activities.</p> <p>26% Serviced space for start-up businesses</p> <p>31% Business centre and meeting rooms for micro businesses &amp; home workers</p> <p>30% Rentable quality function room for family &amp; other gatherings</p>
<p>2. What would you wish to see done to improve the area? (Tick all that apply)</p> <p>58% Open views from High St to palace, church and loch</p> <p>22% No development just demolish &amp; create large garden/park</p> <p>32% Increase amount of car parking</p> <p>58% Include public toilets in redevelopment</p> <p>63% Improve open space and gardens</p> <p>33% Widen Vennel avenue and extend it to loch side</p>	<p>7. What sort of look would you like for the new development? (Tick all that apply)</p> <p>11% Modern - concrete/glass/timber</p> <p>70% Traditional - stone/render/pitched slate roofs</p> <p>24% A luxury/high quality feel</p> <p>17% Practical/functional</p> <p>14% I don't mind, leave it to the architect</p>
<p>3. What would you like to see to encourage more tourists into the town? (Tick all that apply)</p> <p>3% Nothing, I would not wish to encourage more tourists.</p> <p>41% Parking for tourist buses</p> <p>64% Visitors centre with public toilets</p> <p>46% Loch side café/restaurant/hotel</p> <p>45% Increased car parking</p> <p>70% Floral displays &amp; garden/park</p>	<p>8. Should the flats adjacent to the Cross be included in the redevelopment? Currently they are not but providing residents &amp; businesses are offered equivalent accommodation in the new development is this the right time to demolish and re-build. (Tick only 1 answer)</p> <p>82% Yes</p> <p>18% No</p>
<p>4. What housing should be in the redevelopment? (Tick all that apply)</p> <p>45% None, we require no more town centre housing</p> <p>34% Apartments for families, couples or single people</p> <p>19% Apartments for the elderly</p> <p>31% Affordable apartments for first time buyers</p> <p>21% Social housing</p>	<p>9. Who should manage the specification of the development? (Tick only 1 answer)</p> <p>5% A private developer</p> <p>7% West Lothian Council</p> <p>83% A Linlithgow Community group in partnership with developer and/or West Lothian Council</p> <p>5% A Linlithgow Community group on its own</p>
<p>5. What shops would you like to see in the new development? (Tick all that apply)</p> <p>31% None, at present we have enough shops</p> <p>39% Art &amp; craft studios/shops to encourage tourists</p> <p>16% A few large shops to attract national retailers</p> <p>56% Small shops to attract specialist retailers</p>	<p>10. Would you like to be involved in the development process? (Tick only 1 answer)</p> <p>126 No, I do not wish to be involved, just informed of progress through Black Bitch, Gazette &amp; other media.</p> <p>116 I would like to receive regular updates by email. (give email address)</p> <p>41 I am interested in being involved in a Linlithgow Community group to develop proposals. (give email or other contact details)</p>

## PAPER A (continued)

### Summary of Results of a Questionnaire recorded at the Exhibition for the Redevelopment of the Vennel 29<sup>th</sup> August 2017 at Low Port Centre Linlithgow

	Yes	No	Indif	Blank
<b>1. AIM &amp; SCOPE OF THE VENNEL PROJECT.</b>				
Do you think that the part of the Vennel area, as defined by the Council's intended development boundary should be redeveloped?	85%	5%	3%	8%
Should the redevelopment boundary be extended to include the flats and premises between the library and The Cross	77%	8%	8%	8%
<b>2. HOUSING CONTENT OF REDEVELOPMENT.</b>				
a) Should at least 25% of the houses in any redevelopment be social-rented?	66%	15%	12%	8%
b) Should any new housing provide for the needs of young people, eg first-time buyers?	74%	8%	10%	8%
c) Should any new housing provide for the needs of the elderly eg sheltered housing or care home?	42%	28%	20%	10%
d) Should any redevelopment scheme aim to include privately-rented flats as well as flats for sale?	33%	31%	23%	13%
e) Should room sizes in any new housing be bigger than the minimum standards laid down by law?	51%	11%	29%	9%
<b>3. OTHER POSSIBLE TYPES OF DEVELOPMENT IN THE NEW SCHEME.</b>				
a) Increased off-street car parking?	74%	15%	6%	5%
b) Space for a number of tourist buses to park?	48%	38%	8%	5%
c) Public toilets?	83%	8%	7%	3%
d) A small hotel/restaurant overlooking Linlithgow Loch?	47%	23%	20%	11%
e) Shop units to relocate existing businesses as required?	74%	10%	9%	7%
f) More shop units to cater for specialist and/or tourist-related businesses?	46%	28%	21%	5%
g) Space for offices or workspaces?	38%	29%	24%	9%
h) Facilities for start-up businesses such as a 'business centre' with hireable desks and meeting rooms?	40%	26%	26%	8%
i) Youth facilities?	61%	19%	13%	7%

#### 4. DESIGN OF ANY NEW DEVELOPMENT.

a) Should the design of any new development be sympathetic to Linlithgow's existing traditional buildings in terms of built form and building materials?	88%	4%	3%	5%
b) Should new and attractive routes for pedestrians link the High Street to Linlithgow Loch?	89%	4%	2%	5%
c) Should this area of the town be made more attractive to tourists?	86%	3%	6%	6%
d) Should the quality of the open space around the existing flats near the loch be upgraded by soft landscaping?	81%	4%	8%	7%
e) Should any of the existing central open space be defined more clearly for the use of existing and future residents of the surrounding houses and flats?	52%	14%	27%	8%
f) Should views across the site to the tower/spire of St Michael's Parish Church and the tower of the Burgh Halls be respected in any development design?	82%	4%	9%	5%

#### 5. GENERAL QUESTIONS.

a) Do you agree with the sort of redevelopment approach outlined in the plans on Exhibition Boards 6, 7 and 8	79%	10%	3%	8%
d) Should West Lothian Council involve the Planning Forum in drawing up a detailed Development Brief for the site?	80%	3%	1%	17%

## Summary of Results Excluding Undecided and Including Demographic Information

	Yes	No
<b>1. AIM &amp; SCOPE OF THE VENNEL PROJECT.</b>		
Do you think that the part of the Vennel area, as defined by the Council's intended development boundary should be redeveloped?	94%	6%
Should the redevelopment boundary be extended to include the flats and premises between the library and The Cross	90%	10%
<b>2. HOUSING CONTENT OF REDEVELOPMENT.</b>		
a) Should at least 25% of the houses in any redevelopment be social-rented?	81%	19%
b) Should any new housing provide for the needs of young people, eg first-time buyers?	91%	9%
c) Should any new housing provide for the needs of the elderly eg sheltered housing or care home?	60%	40%
d) Should any redevelopment scheme aim to include privately-rented flats as well as flats for sale?	52%	48%
e) Should room sizes in any new housing be bigger than the minimum standards laid down by law?	82%	18%
<b>3. OTHER POSSIBLE TYPES OF DEVELOPMENT IN THE NEW SCHEME.</b>		
a) Increased off-street car parking?	83%	17%
b) Space for a number of tourist buses to park?	56%	44%
c) Public toilets?	92%	8%
d) A small hotel/restaurant overlooking Linlithgow Loch?	67%	33%
e) Shop units to relocate existing businesses as required?	88%	12%
f) More shop units to cater for specialist and/or tourist-related businesses?	62%	38%
g) Space for offices or workspaces?	56%	44%
h) Facilities for start-up businesses such as a 'business centre' with hireable desks and meeting rooms?	61%	39%
i) Youth facilities?	76%	24%
<b>4. DESIGN OF ANY NEW DEVELOPMENT.</b>		
a) Should the design of any new development be sympathetic to Linlithgow's existing traditional buildings in terms of built form and building materials?	95%	5%
b) Should new and attractive routes for pedestrians link the High Street to Linlithgow Loch?	96%	4%
c) Should this area of the town be made more attractive to tourists?	97%	3%



d) Should the quality of the open space around the existing flats near the loch be upgraded by soft landscaping?	95%	5%
e) Should any of the existing central open space be defined more clearly for the use of existing and future residents of the surrounding houses and flats?	78%	22%
f) Should views across the site to the tower/spire of St Michael's Parish Church and the tower of the Burgh Halls be respected in any development design?	95%	5%
<b>5. GENERAL QUESTIONS.</b>		
a) Do you agree with the sort of redevelopment approach outlined in the plans on Exhibition Boards 6, 7 and 8	89%	11%
d) Should West Lothian Council involve the Planning Forum in drawing up a detailed Development Brief for the site?	97%	3%

## Demographic of Respondents to Questionnaire

### 6. AGE

Under 17	1%
17 -20	3%
21-35	5%
36-55	25%
56-65	25%
66+	41%

### 7. RESIDENCE

Vennel Flats	12%
Elsewhere in Linlithgow	83%
Outwith Linlithgow	5%

## PAPER B

### Comments received online, from the door to door survey of Vennel residents and written comments received at the library

Resident Number	Comment
16	The LYPP has been in the Vennel for years and has helped numerous young people from all different backgrounds with many difficulties which they can face. It would be horrible for them to close down as they have been a massive support to alot of people
18	If not demolishing buildings adjacent to the Cross, at least re-render with a surface which is sympathetic with the natural stone colour of the historic surrounding buildings of the town.
19	Would like to see a fenced off garden for the Vennel residents to use and some community space (a community cafe/bistro overlooking the loch and a community hall)
23	Board with map of town in a central place
27	More parking space for residents only (Vennel flats)
28	You mention tourists, but this development should also be done to enhance the area for the people of Linlithgow. I think that it MUST include a place for young people to be able to go to - a "coffee bar" type of thing, where they can gather in an informal setting and enjoy themselves. More "adult" ie like a pub - but without the alcohol of course! I have seen some young people of a certain age - too old for play areas but too young for cafes and bars - they just hang around the parks/streets. They need a place to go. Also, make use of the beautiful lochside setting and provide cafes and restaurants. Also being that a LOT of people in the town own dogs it would be great if a couple of these could be dog friendly. I have encountered places (Dunblane) where this does work. I think that these ideas would not only work for residents, but also tourists. Mum and Dad can leave their kids (supervised of course) and go for a quiet meal. Then the whole family plus dog can have a trip to the loch followed by a visit to a cafe. And lastly, thank you for your continued work in looking after Linlithgow's best interests
29	Please ensure we don't repeat the mistakes of the 1960's
30	To gain anything of value from such an exciting opportunity the Vennel flats must be replaced - they are at the end of their life and will seriously limit the scope for the whole redevelopment project's impact if kept
31	The survey would be improved if every question has a tick option for "Other, please specify". That way you will get other ideas proposed rather than support for ideas you already have. I have not ticked an option for Question 3 because none apply for me. Parking for Tourist Buses - yes this would be nice, but I wouldn't want them parked up in this area (possible drop off zone?). Visitor centre/cafe/Toilets - we have the Burgh Halls. More car parking - the multi story at Tesco proposal was a brilliant solution to the Town's parking and would be my top consideration for improving parking in the town. Finally about the look of the development - I am strongly in favour of it being traditional with it so close to the Palace and the Cross. I understand the Outlander fans are loving coming to the area, so there is an opportunity for Linlithgow to benefit further from this and redevelop a prime central area of the town with a period facade. Linlithgow has the potential to become the hub for Outlander tours, not a stop off point.
34	Whilst it is important to have space for youth and community projects, this is not the correct area. Mill Road Industrial Estate is more appropriate. This is a touristy area and so needs to look beautiful to enhance the town. The area definately needs improving as the flats and the surrounding low lying buildings are an eyesore. However, you don't want to go putting carparks in this beautiful space, unless the cars are hidden. Shops would be good, but there are

	too many empty spaces along the High Street already.
36	Town needs an open covered space for entertainment for all seasons
37	Serious consideration to park and ride.
38	The Vennel is an eyesore that makes me wonder why on earth is that still standing. Please get rid of ASAP.
39	Please get rid of all of the horrible concrete buildings. Any new buildings should be required to mirror the look of the other historic buildings in the town centre. It will make the High Street so much more lovely!
42	Just do it well.
47	Really excited to see the area improved.
48	There is an opportunity to create the best tourist town in central Scotland here. We should demolish the white flats and recreate a high quality town centre full of character and which reflects the town's history. Views of the loch and Palace should be maximised from all locations. An indoor market/ function area full of character similar to Leadenhall market in London.
49	Skate park long overdue
50	We don't need more shops but could we find other ways of attracting business to the town? Conference centre/ meeting spaces - Linlithgow is convenient for travel from across the country.
57	Be sensitive to the feelings of people for whom the Vennel is their home - don't refer to 'eye-sores' or wholesale demolition
59	My daughter attends the LYPP at the Vennel and I think is a vital free service for all teenagers and think it's important to keep them in mind within the project for the children of Linlithgow
60	The budget needs to be kept to a minimum. A rentable space for local groups and a hub for young people to hang out would be a good and much need facility in the community
65	Please encourage access to the loch and the buildings should be 'sympathetic' to the existing buildings
66	The town needs more housing but we also need open space for the community to use.
71	The flats are very very ugly. Realise it's a huge problem for people who live there to move out but I look at them every time I am in the town and think "who allowed that?"
72	The flats are horrible and ruin the look of the town. It would be great to see them go.
73	We do not need more parking for local people. Local people need to learn to walk more than 20yds. The Vennel ought not to have been neglected the way it has, in fact I'd do the same as for the County Buildings, I'm just thankful for the beautiful work Jim Hay has done at the Court because that could easily have lain empty for years. 25 years ago the Vennel was a busy wee spot, with the surgery, library, rent office, now it's got nothing, no wonder it needs development. Perhaps if WLC were better at supporting businesses it wouldn't have ended up the way it has.
74	A great architect to provide cutting edge and sympathetic architecture redevelop entire venal eyesore
78	Any community facilities clash with the current proposals for the Victoria Halls community buyout (proposed) and there is insufficient parking for any of these things without causing more gridlock through the High Street. The two developments need careful consideration so as to complement not duplicate
80	Crucial that appropriate "Urban Design" input is obtained. NO more town centre parking. Essential to coordinate the various elements of Linlithgow Town centre. Cross may be historic but it's not very useful.
82	The flats next to the Cross and along the High Street are an eye sore and should be demolished and replaced with housing which compliments the existing housing at the Cross & surrounding area. Linlithgow also needs decent town parking to bring tourists & shoppers into the town.

	The council has made mistakes in Linlithgow in the past and this is an opportunity to rectify these mistakes
87	The Vennel area is very ugly. Any improvements in redevelopment should consider the character of the Royal Burgh.
92	Residents need to be considered most importantly, parking for residents needs to be reviewed as it is insufficient given the average cars per household in this day and age. An outdoor residents garden would be amazing. An affordable alternative venue for wedding and parties would also be great.
97	The Vennel is a blot on the landscape in Linlithgow. It would be fantastic to see something more in keeping with our beautiful, historic town in this space, whether it be gardens or more sympathetic buildings. Anything would be an improvement on the buildings as they are now.
99	Mixed-use retail and residential. Get rid of the car park. One space for each home only.
101	I live directly opposite the development site. As a resident I make use of the small public car park by the library - a valuable perk. I'd like to see some sort of residents parking made available to the wider High Street, perhaps a permit holders multi-story car park
102	It's ok for me to give my opinion but must be hard for the people living there its nice to look out onto nice gardens and or seating areas as long as they don't become a new gathering spot for this town's growing methadone zombies
103	What is going to happen to the office spaces in the Vennel during the development? And if the flats are demolished and rebuilt where are the residents going to be housed for the duration?
104	More parking for Vennel residents. Private garden area for Vennel families
107	Needs considered in a town wide context. i.e. asking for more X or Y but also planning to re-develop Victoria Hall at the same time. Seems pointless having 2x of something. New flats over car park to hide that, redevelop Cross Flats and replace Vennel flats at Cross with something more in keeping with Cross and heritage look and relocate existing residents into new warm flats above car park looking out on loch. Create public space to get away from road noise/fumes and better access to loch. Should be an open public design NOT comments on a prescribed plan.
109	Knocking down the flats would displace all the residents. Where could they be rehome within the town. Redevelopment by private developers would lead only to even more expensive private housing. The town needs more social housing, not less. It needs more smaller properties for older people which would free up larger houses.
112	Include a 'Changing Places' disabled toilet
113	the High Street really needs to encourage more visitors if it's to survive / thrive. The development area is so so important to this given its prominent location and it really needs to focus on the needs of these visitors. New money flowing into town will naturally benefit the rest of the high street.
116	Remember the Vennel contains people's homes. Some of these questions may offend them.
117	On holiday in Italy I note that many small towns feature public well maintained gardens in their centres
119	I absolutely do mind how the new development looks, but I'm not an expert. I would like an architect to work closely with the community to come up with some designs for consideration. In terms of the Vennel flats it is important to involve residents in any decisions about their homes. Personally I feel the flats need improved, but not necessarily demolished. Overall I feel strongly that any development ought to be part of a broader future vision for Linlithgow town centre, including any improvements to improve air quality and town centre vibrancy. I would like to see an exercise engaging with the community to create a clear vision for the town centre that can be used to inform the Vennel development and any other investments in the town centre over the next decade. (For example the Scotland's Towns Partnership Town Centre Toolkit <a href="http://www.scotlandstowns.org/town_centre_toolkit">http://www.scotlandstowns.org/town_centre_toolkit</a> ). To progress individual development opportunities and improvements separately is piecemeal and short-sighted. At

	best this lacks ambition for the town and at worst could result in poor short-term decisions being taken that have longer term detrimental effects.
121	Maximise practical use of town centre space, maybe contradicts some of my choices
122	I would not like to see additional car parking. It will just encourage more cars. A couple of electric charging points might be an idea
195	We should develop the area to look traditional like most of the High Street is already
197	The land by the loch which serves as a green space in a scenic location in my opinion should not be built on or sold off to developers. The space should be protected.
198	New buildings need to look nice. The buildings are awful at the moment. Housing should most definitely NOT be more retirement homes otherwise we are going to have a bias to older population (increased drain on medical centre, less spending power etc).
202	The local community, visitors and tourists cannot manage without the car parking facilities or equivalent new car parking facilities. I don't mind some new development but I think the area should be kept as green as possible.
203	Very biased article in the Black Bitch magazine on this topic with leading questions. You undermine your credibility as a Community Council with this kind of approach. I also think you don't understand how the planning system works - it's largely reactive not proactive and to change that, you need to lobby the Scottish Government.
206	We don't need more housing in the town as the amenities already struggle, however if we were to demolish the eyesore of the Vennel flats, they should be replaced with a similar number of apartments which are more fitting to the town's historic nature. To develop the Vennel and not demolish those flats would be a missed opportunity to make a real difference to the appeal the town. A bus park is a great idea, but ideally not slap bang in the middle of the high street. Arts & crafts shops/gift shops are what tourists expect when they visit a town, not another massive High Street name. We should do all we can to enable shops like that to thrive here.
208	This is a prime area and should be used to enhance long term prosperity and quality of life of Linlithgow
210	Demolish existing, create gardens with open views from High Street to loch and create underground car park below gardens with ramp access from new roundabout on High Street. Use out of town centre tourist bus parking with shuttle for those who need it.
212	The green space to the lochside should be preserved as it is, as a valuable local amenity. No more retail units please - the existing ones on the High St aren't all in use. There are plenty of places to eat, drink and stay at in the town. This should instead be seen as an opportunity to improve and somehow mitigate the sheer ugliness of the buildings at the Vennel site. It might also be worth making adding a northbound access road to the M9 at the Eastern end of the town a precondition for any developer getting the contract.
213	Don't lose any of the green space - visitors like it ,as do residents -keep it open by the loch it enhances the town centre
215	Use architecture which is both traditional and innovative. Keep a mix with plenty of green open space and views to St Michael's and the Palace. We don't want a blot on the landscape
216	The lead agency/owner should be a new social enterprise led by local residents, micro business leaders and other charity trustees of our community. It would work in partnership with statutory and non-statutory agencies and deliver community benefit from the surplus made. It would have charitable status too. Under the Community Empowerment Act, the entire asset and housing should be transferred over to the new community entity or partnership between LCDT, TL, Burgh Beautiful/Trust and key agencies, including WLC and HistES. There should be far more focus on innovation, energy and environmental sustainability, social enterprise, increasing visitors and tourism and most importantly facilities and services for young people. The new buildings, green and urbanscape need high level, top quality design input, with fresh and highly innovative ideas and much wider and deeper community engagement activities. We

	ought to be as bold as we possibly can in our joint plans to make the people of Linlithgow proud..
217	I live in the Vennel and would like them to look at all Vennel areas as where I am the balcony for 57 to 99 is a disgrace with drains blocked and weeds growing. Is it a case of out of sight?
218	Reference question 7 'no rendering' , stone or brick. Reference question 5, the existing range of shops to be retained. Reference car parking due to confined space build in underground and under building parking.
221	The demolition of the Victoria Halls should be included to develop a cohesive plan for the whole of the centre of the town. This once in a life time opportunity should be used to rectify the mistakes of the 1960's and build a town centre worthy of a Royal Burgh
222	Primarily the unsightliness of the buildings needs to go. They are an eye sore for such a beautiful town centre
224	The blue flats need redevelopment or better still rebuilt. As a WLC resident overlooking these flats I find them unsightly and stand badly out from the rest of the town especially in the centre at the cross. I think it would be a great idea to change this and provide better accommodation the residents currently residing in the flats for the future.
226	May be a good idea to create a Facebook page to keep everyone up to date. Make sure that it is what the people of Linlithgow/Linlithgow Bridge want, it involves the community and supports the existing business within the town as much as possible.
228	We should not lose public greenspace as part of this redevelopment. It should incorporate an equal amount of public greenspace as we currently have. it should include a tourist information office.
229	Having gone through the trauma of being removed from my flat at 1 St.Ninian's way when West Lothian sold the land to a Private Developer to build luxury flats, I have no desire to see The Vennel area turned into some giant car park or some monstrosity of a hotel blocking my views to the Lochside , Palace etc. Why does West Lothian not invest any monies into the existing Vennel Flats and not allow them to fall into further disrepair.
236	Flats at the Cross how do we provide temporary accommodation for small businesses and householders. Another problem is some of the residents of the Vennel might have purchased their property. Whilst the development is long overdue we need to think of the short term financial impact of businesses occupying the current site such as M&Co, Wilsons, Paul Rolfe, Truly Scrumptious and So Strawberry. Also we need to redevelop the area with traditional stonework probably along the lines of the new retirement flats on the site of the old bus station. In my opinion the old buildings should never have been knocked down in the first place. We need to make sure there is retail/businesses space in any future development to maintain a vibrant and busy High Street which will generate income for the town. Last idea on this redevelopment if the area at the Cross was not demolished would it be feasible to reface the existing flats with traditional materials?
237	The current concrete buildings and areas are out of place in a historic town like Linlithgow. Development should be high quality and sympathetic to the other buildings. There is a lot of wasted space in the current layout of the flats and buildings. I would support the demolition of the flats but residents should be offered places in any new development. Parking space is at a premium in Linlithgow but I don't want to see acres of car parks either.
238	A community garden in this space would be great for people living in town centre with no garden
239	There are too many empty shops on the high street. Until these are all occupied no more retail units should be built.
240	Open the space
130	We need a good general store in the town centre eg M&S food/co-op/margiotta type shop. Thanks
131	Linlithgow does not need more small shops, there are some empty premises on the High

	Street. We do need a community space (concert hall/cinema?). We need lots of green space, especially for the residents in flats who do not have gardens. Also a pleasant, well kept green environment is good for people's health and keeps down crime and vandalism. It's such a shame Linlithgow's traditional look was spoiled in the 1960's, now is the chance to bring it back, with traditional architectural style and rebuild of the Vennel flats in that style. Public toilets are important, both for tourists and residents, especially children and elderly..
133/57	people live in the Vennel, it's their home - don't ride roughshod over them
135	Any building needs today enhance the views to the loch and not block or distract from the views. A car park with at least the same number of spaces as the existing Vennel carpark, although the drainage issues need to be addressed
139	The visual, social and environmental aspects (benefits) of such a redevelopment should take precedence over the amount of money it makes for the council
141	Let's not make same mistakes as before leaving town with hideous development
148	I think rentable affordable studio space for crafts people and artist would make the area more interesting, not just for tourists but for locals too. It would give an opportunity for people to share skills and open the door the night classes etc for adults which I feel Linlithgow really lacks.
156	Vennel flats and units are an eyesore. Must be demolished. Critical to town to build new sympathetic development in keeping with historic town and increase shops and local businesses.
160	Any building should be in-keeping with the historic buildings in that part of town, style of the nearby McCarthy and Stone is nice and may lend itself. Should not encourage more buses/ traffic into centre of town. Additional trees in centre would be beneficial for health and wellbeing, also wildlife
161	Thank you very much for giving the community the opportunity to express their thoughts and ideas.
168	The flats opposite the Vennel car park are a disgrace the outside needs to be cleaned up and refurbished. People using the Vennel car look up at them and must say to themselves what an eyesore I live in these flats and i am afraid to tell anyone
170	Designated parking for residents
174	As a resident I think we should have a lot more say. There should be more for residents as a lot of families live here and we don't have our own private outdoor space
85	I believe that the development options should be properly costed with cost benefit analysis. Do we have to actually demolish everything and start from scratch? Too often developments are squeezed down to a cheap and non-enduring form of construction when profit motivation and unforeseen costs kick in. There is also a real danger that this becomes just another development which reflects what is fashionable within the architectural profession in the current decade, and in 10-15 years' time it has no admirers either amongst the public who by and large simply want the development to fit-in with the appearance of the historic fabric of the town or amongst the architectural profession who have at that point moved onto the next fashion and are sneering at the last one which they imposed on the world 15 years earlier. In short the development should not become a victim of people with vested interests who, whilst they are intelligent are presenting a limited series of options and informing the recipients that these are the only options, when in actual fact this is not the case.
83	If traditional stone building isn't possible, then please at least make its appearance fit in with the traditional local buildings better than the existing brutalist eyesore. It is possible to harmoniously blend modern and traditional architecture and would be preferable
15	Throughout the Continent, especially in historic towns, car parks are placed underground, often under the main square. We should do that here and use the free space at ground level for housing. The heart of a royal burgh should look urban, with high density housing, not suburban.

242	Structure needs to compliment the character of Linlithgow ideally the concept will be composed of a mixture of stone, wood, glass and steel a contemporary modern look. Facilities should consider "underground" parking with overhead facilities for a mixture of small boutique shops and mainstream shops (which complement the existing business) and restaurants/cafes. The facilities should appeal to a younger to middle age generation primarily to encourage a new generation of families in Linlithgow
243	The Vennel flats are dated, an eyesore and do not blend in with the traditional feel of the high street
244	One does solemnly believe that the Vennel Flats should be demolished in their entirety and a continuation of the original high street should be restored and in this restoration the Victoria Halls should be bought through community rights and included as part of this development from the Cortolesa family.
251	The whole Vennel area including all the white-finished blocks of flats etc should be thoroughly re-thought. The blocks to the west of the current health centre were very tastefully re-finished a couple of decades back. Combine this with complete demolition of the current Vennel avenue, and introduction of "in-keeping" period style facades for a fresh new look.
232	<p><b>General</b> - demolish as much as possible and have a mixed development. Lateral thinking required. Use private developer with suitable architect. If flats to the west side of The Cross can be incorporated, that would make a great difference.</p> <p><b>Other areas</b> - consider relationship with Palace, Church, Peace Garden, Victoria Halls, Cross House, The Cross, Partnership Building, Templars Court etc</p> <p><b>Housing</b> - mixed but there is a conflict of social housing and making money! Not a suitable area for families.</p> <p><b>Tourist Buses</b> parking/setting down -long overdue. Should not be at The Cross. Use lower level to help screening. Provide toilets and shelter adjacent.</p> <p><b>Youth Centre</b> - good to have town centre location.</p> <p><b>Car Parking</b> - no mention of public transport instead. Too much parking in the town. Some parking may be required for church, Cross House, housing and tourists.</p> <p><b>Traffic</b> - is excessive in the town, so not to be encouraged by the development. Remove as much as possible from The Cross area. No traffic in front of the Burgh Halls and if possible no exit from the development ie in front of Cross House. Consider mini-roundabout at Bryerton House to help access and traffic using High Street.</p> <p><b>Views of the Loch</b> - improve. Can be enhanced by trees. At the moment there are several walls across possible views.</p> <p><b>Trees</b> - keep as many as possible but do not let them hinder development and replant as required.</p> <p><b>High Street</b> - do not reduce or undermine the role of the High Street.</p> <p><b>Grass</b> - have green areas along Loch for public use. Picnic tables useful. Discourage dogs and swans etc fouling paths and grass etc</p> <p><b>The Loch</b> - enhance as much as possible and do not build, eg cafe, beside it.</p> <p><b>Litter</b> - always bad after a fine evening: improve the bins and their collection.</p>
231	I would like to suggest an architectural competition in order to get a broad spectrum of options and particularly to include development of West side of Cross to complement buildings on the north and east sides. I do not wish to encourage more tourists but there should be discreet and unobtrusive provision made for the tourist buses which will inevitably come.
230	<p>I have noted the following details for the Vennel redevelopment</p> <ul style="list-style-type: none"> <li>• competition for redesign of precinct of the Vennel given to final year architecture students</li> <li>• retain the flats. We need social and less expensive housing. Design includes improvements to the outside of flats.</li> </ul>



	<ul style="list-style-type: none"> <li>• No shops. New unit for youth project in design.</li> <li>• Attractive unit for young craft entrepreneurs and artistic people (lowrise)</li> <li>• single-storey studios and one bedroom units for old people -- social housing.</li> <li>• Courtyard garden with seating.</li> </ul>
184	An architectural award does not guarantee any useful longevity, or "value". Too easily influenced by current trends. The 1960 approach was in many ways a disaster
193	This development in the heart of Linlithgow is vital to the future of the town. It is essential to get it right!! The Civic Trust have the town's interest at heart and their opinions should be listened to, especially as this is a designated conservation area.
123	I am very pleased that this ugly unattractive area is to be redeveloped. Linlithgow is a lovely town but the Palace and Loch are its main unique attractions so this should be the prime consideration in future developments. The 1970s flats should be demolished they are totally out of place in the town. More car parking could be provided by demolishing the old building in the High Street. Flats could be incorporated in this building on all the empty premises on the High Street. Good luck.
7	The current housing situation is unfair on residents. I don't see private developers rehousing them. Tenants who have bought would not get equivalent accommodation on the open market.
245	Perhaps a drop-off point for tourist buses, with out-of-town parking for them.
247	Maximise open space, minimise building, housing requires more parking -- the High Street is already a nightmare on many occasions.
250	A loch-side cafe would be welcome but not a hotel or restaurant. It needs to provide a focal point for the space and to encourage people to sit there.
30	In my opinion there should be <b>NO</b> investment in this scheme unless the Vennel flats are included
252	I would like the area at the Cross in front of the McCarthy and Stone apartments to be considered at the same time as the Vennel development. I feel strongly that it should be an open space to complement the Cross with perhaps spaces to park a small number of tourist buses. Perhaps this would also be the right area for a tourist information bureau. The finished development on this area should be in the style of a town square roughly double the present area of the Cross.
256	The flats at the Cross are an embarrassment! And an eyesore! But they are people's homes and they will have to be satisfactorily rehoused, along with the shops all of which do appear to be thriving. I would HATE to see the loch-side green area included but the lower area of the car park is also a mess and unfortunately the area to the left of the steps going up to the car park appears to be a supplementary bin for various containers of carryout food.

The following comments are from the residents of the Vennel Flats and relate to the current garden area which is included in the planned re-development area.

1	Please do NOT sell off the garden! Please redevelop the garden for residents use. We need flowers and seats in a new garden.
2	Regarding the Gyancourt Vennel and car park : no more flats! No more shops (there are enough empty shops in the town). An Arts and Crafts Hub would be brilliant...maybe a Community hub accessible to prams, push chairs and wheelchairs.
3	Save the garden! It is OUR garden for Vennel residents. A bit more car parking would be good but for residents only. I don't want the garden to be replaced by a car park.

4	Keep the garden! Develop it for residents only. It would be nice to have a Community Gardening project. A few more residents parking spaces would help. No more flats or houses.
5	My Title Deed says the garden belongs to the flats
6	VERY concerned about the garden becoming a car park. We live on the lower ground floor of the North block and our living room window looks south onto the garden.
7	It is worrying that the plans suggest the garden is an ideal area for a car park for the town if the top car park was redeveloped for buildings (which is quite likely)
8	I would like to see the garden redeveloped.
9	Keep the garden for residents. Put a border or railings around it to make it private/residents only with a play area and benches. Make it a low maintenance garden. A volunteer gardening group could maintain it and there could be lazy beds for people to grow veg and flowers. Parking should be for residents only. If more parking spaces were provided make sure they don't become public usage. Some craft shops in the Guyancourt Vennel would be nice and a meeting place for community groups.
11	Keep the garden for residents and make it a private garden with keys. A play area for residents' children. No more houses. Do not allow the garden to become a car park!

Comments recorded at the  
Exhibition for the Redevelopment of the Vennel  
29<sup>th</sup> August 2017 at Low Port Centre Linlithgow

Resident Number	Comment
1	There is no other central location for LYPP to move to in the town. Young people from Linlithgow, Winchburgh, Bridgend and Springfield attend and need access to bus routes etc. LYPP has been a key service provider in the town for 27 years. I would be keen to see the plans for re-housing the current youth space.
2	A redevelopment on this scale is not required for a town the size of Linlithgow, parking is the main issue for the town.
3	There is a need for youth facilities, no other areas are affordable and fit for purpose for LYPP. It needs to be central and near schools for access by young people. There seems to be some suggestion that youth facilities be shared space however this would not be ideal. The LYPP currently has a kitchen space for training sessions as well as other specialised areas which would be missed in a shared space.
4	The High Street suffers from severe congestion at times. If a new car park is introduced, no parking must be instigated on the High Street with pavement parking for residents only. I really feel that the flats at the Cross require to be replaced with sympathy for the present incumbents.
5	It makes sense to extend the redevelopment boundary to include the flats and premises between the library and the Cross. Do it now rather than at a later stage.
6	Focus on increasing open space between Vennel park and Cross. Would be better if a few scenes/illustrations of what the finished Vennel area would be like.

8	This is already a very complex site. Maybe need to phase the future phases to include extending the boundary at flats and premises. Should be based on housing needs as per plans and demand. All traffic and parking must be considered within broader vision of Linlithgow traffic and parking goals particularly air quality. The urban design framework criteria must include a requirement to involve the community in developing a design proposal. Needs to recognise the importance of the site as a town centre and identify for the community.
9	There is a need for coach parking rather than just a drop off.
10	There should be a variety of types of housing because it is important to have a mix of people in the community. It is important that the form and frontage of the proposed buildings reflects the local style and will suit the area in coming years. I think you should involve local people.
11	The development needs to be seen as one lot, a mix and match. While flats for the elderly are very necessary in Linlithgow they do not necessarily need to be sheltered housing or care home types. Increased off-street parking is desirable that current policy would need to be replaced it may not be possible to include the whole wish list of provision. Care should be taken not to overdo shops -- small businesses are desirable. I believe most fervently that traditional materials should be used in a new way to reflect our age. We should have confidence in our own times. Old and new work together exceedingly well in the hands of good designers. This is the key site in Linlithgow and redeveloping this area is a unique opportunity. It must be done with conviction, a fantastic sense of design and be a mixture of residential and commercial. Space for tourist buses is a high priority.
12	I do not think any flats or housing should be included. Any proposed facilities for start-up businesses or a business centre is a great idea but not on this site. I strongly oppose the inclusion of youth facilities. Space should be developed as an entertainment space with seating in place where the library is at present. Visual impression can create a false impression especially in blocking sunlight. The town needs entertainment space preferably covered with seating and nothing on the west side to give a more open townscape.
13	The existing flats are unattractive and I believe have structural problems so it is an opportunity to improve the area. The extra parking required is a "no-brainer". I do not think exuberant youths would attract either locals or visitors. Low Port would be ideal to provide facilities to youth activities. Cafes and adequate seating areas are an attractive feature in any town and Linlithgow has the ideal environment to provide this. Perhaps a covered area would be an idea considering the inclement weather we experience.
14	Any new housing should only be in replacement for those demolished. We need to provide as much open space as possible.
16	The flats west of the Cross should be replaced. They are a shabby disgrace. Landscape/townscape quality must be a priority over commercial/private/Council profit. The design of the new development must be sympathetic to Linlithgow's traditional built form, we need to restore that destroyed by past development. We need no more flat roofs, be wildlife friendly therefore no lower buildings at the north end of car park. Buildings must not be prominent in views of Palace, St Michael's from the west/northwest of the Loch. I believe we need a community centre which can be used by voluntary organisations.
17	I live in the at the Vennel and there isn't enough parking as it is. Don't take away from residents to make room for buses to park!!
18	Including between the library and the Cross will result in a more coherent development area. There is existing scope to provide business start-up space within the town. Any development should be mixed use, residential to suit local needs for young people. There needs to be clear support for tourism development.
19	I live in the flats facing the loch; views would be restricted. There isn't enough parking in front of these flats without adding buses to park as well -- crazy. Disagree with this development because great views would be restricted; as a tenant I don't like the fact of changing things.
20	I strongly support a social enterprise approach with community ownership. There should be a

	special focus on services and amenities for young people. We need a flexible and adaptable community space for local people, groups and young people to enjoy. The asset should be transferred to community ownership. We need a new entity that can work in partnership with statutory and non-statutory agencies. Consider the lead agency partnership from LCDT, TL, Burgh Trust, etc. Create modern social and affordable housing -- total redevelopment of whole site including the flats. Use innovative "passive house" design to create low energy/sustainable buildings with renewable energy (including heat from the loch), rainwater harvesting and sustainable urban drainage system. Enhance aesthetic look to attract more visitors and tourists. Firmly incorporate educational/historical learning elements. Consider major local fundraising and shares initiative driven by local community and in leaders. Employ high-calibre design consultants and include in-depth community engagement and design scoping activities including 3-D modelling. We need flexible workspace rather than offices and facilities that encourage interactive cultural and musical activities, especially for the younger folk .
21	Rebuilding the flats adjacent to the Cross is attractive if there was sufficient finance available -- of course but less urgent than existing project. We need no more sheltered housing there are two centres already and two expensive care homes. There are lots of empty shop units already; turnover of shop owners very frequent therefore unsustainable to keep trading? Concerned about youth venue in a pedestrian area surrounded by housing -- asking for trouble. Residents need considered first -- then tourists. I like the idea of access to the loch viable and wide avenue but pedestrian precincts in Grangemouth and the likes make me shudder.
22	A multi-storey car park with an increase in the number of off street parking spaces is essential to any redevelopment. However access needs to be improved -- getting onto the High Street can be difficult. Better provision for a visiting tour buses is also important. Do we really need more retail/office units there are already a number of vacant premises in the High Street? Offering more modern/suitable units might reduce High street occupancy further.
23	Presently there are lots of social problems with social rented housing -- this should be a showcase development. Coach parking should be out of town with dropping off passengers only. We must ensure public toilets are included.
24	My worry is that if the flats adjacent to the Cross have to be demolished in the next 5 to 15 years where will the tenants be decanted to -- all the new flats will be occupied by then. Tourist buses need to drop off -- parking can go elsewhere.
25	The present flats are an eyesore, also do not fit with surrounding area. Any development must be sympathetic to existing old buildings.
26	Not to include the flats next to the Cross would be a missed opportunity. Just pushing an ugly problem down the road. Retail needs are declining -- internet etc - to supply new shops will simply empty the existing retail units.
27	Refurbishment of the Cross flats building should be completed by the developer as part of the planning approval. We have enough housing to meet the needs of the elderly in the town -- affordable and social housing only please -- there is a severe lack of this locally. The Cross building block should be refurbished and not included. It is vital that any development must be low rise affordable housing. Need electric car charging points in the car park and need community space for young people - fenced off garden for Vennel residents.
28	The people living in the Cross flats would no doubt be concerned if development went ahead, but in my opinion, if the flats cannot be readily renovated to a decent standard to eradicate dampness and deterioration of the buildings, they could be considered, albeit if it was mine I'd rather have help to save the home. In my opinion, the green field site that is currently front and back of the Vennel is a treasured area and is already a spot that townsfolk and tourist view as a picnic/meeting area. Top loading the area as an unsightly car park to me is ludicrous -- it would add to the congestion of the town and detract from its splendour and homely feel. Developing certain aspects does in fact make sense but overdoing the development is not in my opinion beneficial to the town. A more in-depth consultation should be available to the

	townsfolk, especially to those of us who reside there and are very happy and proud to be there.
29	The west side of the Cross should be redeveloped in character with the Cross and Burgh halls to improve tourist potential of the town -- much more attractive. Buildings should definitely be sympathetic to traditional style using appropriate materials -- traditional style and appearance are important. Open space along a pedestrian boulevard is important for cafe/street culture -- this should be cobbled or similar. Maximise grass/trees/flowerbeds. Avoid chain retail types and promote independent retail. Please build on Linlithgow's culture and heritage perhaps including symbols/statues etc of tanneries/leather/glue, canal pathway, royal connection. Development would be an ideal opportunity to redevelop the west side of the Cross -- please do not miss the opportunity!
30	The community orchard in the grass area by the Loch should be preserved.
31	A bus drop-off area should be included.
32	I think that in the landscape outside there should be a bit caged off for kids to play with slides, swing etc -- the Vennel flats area should have a kids' area outside because they have no garden. The other side of the car park should be resident only because most residents have nowhere to park, also more parking spaces. The library should stay as well as the public toilets. I don't think there should be a hotel because it will block views and ruin the Vennel/loch. The hotel will also take up space for picnics and for kids to play. (Primary school student -- resident of Vennel flats)
33	A multi-storey car park and spaces for coaches are not only great ideas but absolutely necessary. However access via the Cross already leads to a bottleneck so the road layout around the Cross needs to be included in planning/redevelopment.
34	The redevelopment must include buildings to west of Cross (currently an abomination). I would like as much open space to be preserved as possible and retention of most of trees. Any new build must be in a sympathetic design. Needs to be mindful of visitors' requirements and look to be accommodating new businesses and providing artistic space. Essential attractive planting spaces be included.
35	Optimise and value the heritage opportunities this could give, while incorporating attractive appropriate social housing, car parking and leisure facilities.
36	The planning should make the loch visible and accessible from the High Street e.g. new Guyancourt Way. The development should have more open feel to it and should include cafes drinking/catering.
37	I have reservations regarding the proposal to include a fairly substantial hotel so close to the loch.
38	Youth facilities is a proven help in reducing vandalism etc. Toilets are of prime importance.
39	I think the green area in front of the stilted flats should remain -- these flats benefit from the open aspect, front and back. The rooms in the stilted flats are very generous with amazing views.
40	One concern is a fully pedestrianised High Street (I have seen my town in Essex "killed" by doing this) however my question was answered positively in that it would just be developed area which would be very nice. It would be nice to have a few more "dog friendly" cafes (as in Dunblane -- the Riverside") since the loch area is a prime area for dog walkers.
41	The Cross flats are very ugly. Youth facilities are very important in LYPP and should be accommodated. I would like to see the redevelopment to include as many trees as possible. I would like pitched roofs on any new building -- the current flats are extremely ugly. The tourist information needs better signage if it is staying where it is. I am not even sure if it is a tourist information.
43	This seems like a once in several lifetimes chance to redress some of the errors made in the 1960s/70s. Ambitious towns and councils seize their opportunity to transform civic life for the benefit of quality of life of residents, businesses, and visitors alike. -- let's be ambitious!

44	Priority to give homes to the young (with or without families) and the elderly close to the town centre. No need for a hotel – plenty nearby at reasonable cost. Identifying need first before working provision. Disagree with more retail – we already have too many empty shops. We don't need more! We have seen what can be done with innovative thought -- not something that WLC is strong on! We need a modern attractive development in keeping with the heritage of the town. The community must be involved and agree the final plans.
45	This is a good opportunity to demolish existing flats and shops which are not an attractive addition to the town. Tourist buses would need some parking arrangement, perhaps park-and-ride type facility. I strongly support the design of any new development be sympathetic to Linlithgow's existing traditional buildings. Important to retain character in new development and be in keeping with traditional buildings nearby. Differing roof levels etc (not just the plain block of flats/shops) perhaps along the lines of McCarthy and Stone developments in the town.
48	I particularly dislike the square edged stilts Of the existing Vennel. Building heights and frontage depth should be varied – we do not want a prison block. What is the potential for a new health centre here?
52	It is important to consider the move for LYPP. It is important for the redevelopment to fit in aesthetically with the rest of the town.
56	Residents must be informed regarding any future development and must, if decanted, be given the choice of where! Timeframe?
57	Total agreement with the fabulous plans laid here this morning!!
58	It is essential to use this opportunity to redevelop the flats and shops opposite Cross in order to recreate the square as it was. Oh that modern design could be used for the rest of development.
59	Deeply concerned about the impact on our business should buildings between the library and Cross go ahead. Also I think the Council will find it difficult to attract interest from developers for relatively small and complicated site. Developer will need experience of residential, retail and commercial.
60	Where I live at the moment I can't see Burgh Halls or St Michael's Church because of high trees. It would be a big difference to the area but I am not very sure about a bus or coach Park in the Vennel area.
61	The Vennel flats should be included in the development.
62	In the Lake District, school playgrounds are car and coach parks at weekends and on school holidays with money going partly to the schools. Linlithgow Academy would be ideal for coach parking and raise some revenue for the school. This would avoid the need for coach parking elsewhere.
64	The current Vennel is a disgrace. Relative to the needs of existing tenants, it should be flattened as soon as possible. It currently severely damages the image of the town. Ensure trees are planted and protected, the current High street is almost a desert, trees make High-Streets -- well essential anyway.
66	Bus parking could be part of a park-and-ride scheme to help reduce the amount of traffic on the High Street.
67	It is crucial to enhance tourism to the Palace by creating a positive space around the Cross. Also important to maintain integrity with the development around the library as this is a once in a generation opportunity. We are about to enter an era of driverless cars and we should discourage any increase in cars to the town centre so I think we should not increase parking spaces. Any parking should be underground. There should be space for buses to drop off tourists but not park. It is not appropriate for the buses to access the Vennel car park from the Cross. The Vennel car park should be accessed from a ramp from the West descending into the carpark not the Cross.
68	The 1970s development is awful and an eyesore much in need of development. There are plenty of facilities in town for older people and a plethora of care homes. We need to support

	young people. No more car parking facilities -- more trees please.
69	The whole area should be turned into a park area to extend as far as possible, including flats and premises next to the Cross. The area should be opened up to provide views of the Loch. There is no requirement for further housing. The population of Linlithgow is large enough. Less housing will ease congestion on the High street and ease pressure on schools etc. We must reduce congestion. There are plenty of facilities/opportunities for facilities in other parts of the town and surrounding areas. This is a once in a century opportunity to improve the town for the good of those who live here. The financial benefits to West Lothian Council should be totally disregarded. The council is trying to operate as an institution in its own right not as a vehicle for the good of those it serves.
70	The whole area is an eyesore and spoils the centre of the town. Any housing content should centre on those who cannot be catered for elsewhere in the town. Development should concentrate types that take advantage of the historical strength of Linlithgow. The historical significance of the town centre is not exploited to the advantage of the town and residents. Anything will be an improvement. The residents have a once in a lifetime to not only correct previous planning mistakes but to take a forward-looking chance to make the town centre attractive. Should or will Historic Scotland be a supporter of the redevelopment?
71	We need some housing for single able over 65's rather than care home/sheltered housing. We need 50% social rented housing.
73	The 1970s development is an eyesore. We need sensitive redevelopment of low density and consistency with the 1700s and 1800s High Street would be very good. Take care of LYPP – it saves a lot of issues and is great value for money. This is the sensitive heart of the town; Council and planners got this badly wrong in the 1970s – don't repeat your mistakes. Focus on quality -- don't go for the best price to sell and poorest quality development. Make sure planning conditions are enforced.
74	This is an opportunity to improve the important Cross area which now looks outdated, shabby and out of place. Pastiche might be suitable in this area to restore the historic area. A good hotel could be an asset but strict control required at the planning stage to preserve the public space bordering the loch
78	The percentage of social rented housing is immaterial as long as current residents/owners are relocated within the development. Keeping development 1/2 beds would appeal to young and old and might mean fewer cars. There are currently eight empty shops and four long-term empty premises to cater for increased shopping. There should be community plans/buyouts of these e.g. Victoria Hall/Clydesdale Bank. As a business owner, I would prefer to see money spent on consolidating the current resident's rights and on keeping more tourists on the High Street to spend their money i.e. parking parking parking, less time trotting off to the Peel and more spending! The space should be taken up with housing, a few shops and parking, perhaps a hotel but no no no to the Boulevard wasting space. The only routes from the Cross/High Street to the Loch were at Cross House and the original Vennel. I see no need to waste space by introducing an alien Boulevard.
79	It would make sense to include the Cross flats however it obviously raises questions about where people would be housed while the process takes place. What happens to the likes of LYPP in the meantime -- what happens to car parking while this is happening - this affects local businesses. The consultation process over the summer has been poor. I saw bits on Facebook (Linlithgow page) and read the Gazette. Dates too short to respond due to holidays and other family commitments.
80	Must consult with 100% of Vennel residents and businesses. What are their needs? Some property owners may not want to change. Solution must be sustainable in design using appropriate materials, support renewable energy with minimum heating and cooling needs.
81	A mix of private rented and social housing is essential. Innovative landscape design would open up the area and encourage visitors/residents to use the area. A community arts space available

	for rent/hire. The tourist information centre properly staffed and with opening hours to seek tourists (i.e. at weekends!)
82	Demolish the existing ugly Vennel flats.
83	This is a great opportunity to restore/rebuild the properties on west of Cross (Nuremberg and elsewhere have done it!) Any social rented housing should be managed by a housing association. The percentage of social housing should be based on need. Only non-car owners should be allowed to buy or rent. Car share/car club could be part of the equation. Flats could have a range of spaces from large open plan to smaller and cosier. Heights should not spoil views of Palace etc from across the Loch. Buses could be an eyesore on top level of car park – could there be a park-and-ride to the east and west of the town with a free bus going back and forth to reduce parking spaces. I don't think there should be private space which would require upkeep – we need an area to enjoy. Also views from across the Loch to be considered, especially from west corner to Palace. A multilevel car park is needed but how about all residents in future to be non- car owners to reduce car parking in centre?
84	There is a traffic bottleneck of vehicles turning right to cross the west to east traffic at the Cross to enter the existing Vennel car park. There is sufficient space in the existing pavement for it to be narrowed thus allowing the creation of a central filter lane for right turning traffic and thus allowing the east to west traffic to continue to flow freely. I would strongly suggest this to help the traffic situation at the Cross especially if the capacity of the car park is to be increased.
86	I am not indifferent to youth facilities I think they should be located in other public buildings in the town e.g. Low Port Centre.
87	Traffic management will need to be seen in the wider context of the town. Any hotel proposal should only be considered if a suitable occupant/developer can be identified at the outset. Recreating the original building line in the High Street is most important and having some regard to the gentle curve in the street.
88	We need a turning area for buses and pick up and drop off area. A hotel could generate 40+ cars. Youth facilities should be brought to the local centre. Discussion to date has not gone far enough. I am concerned that there are constantly shops empty on the High street -- does this mean even more empty properties -- the Victoria Hall is still sitting as an eyesore.
90	If possible, the existing Cross flats should be re-roofed, clad, etc in an eco-refit. 15% of Danish developments are cohousing. This is a great candidate for intergenerational cohousing. Residential space should be stepped as in the Scandinavian model. Definitely not three-storey blocks. We need a public space at high level.
91	Use the empty shops to have more diversity such as sportswear and equipment, music sheet, recorded and instrument equipment. Too many eateries and hairdressers. Keep things low and widen the High Street. Construct a multi-storey car park in Edinburgh Road.
92	The 1960s buildings are an eyesore. I would be happy for all the housing to be rented -- at affordable rents to help ease homelessness and avoid property developers buying them to rent out for profit. I feel there are too many charity shops in the town which could be indicative of too few businesses wanting to come -- feeling it is viable therefore creating further retail space doesn't seem sensible. It would be sad if the design lacked local reference and repeated so many other town centre developments e.g. Inverness. I am concerned that the development should be to the good of the community not primarily to generate revenue although I appreciate funding is an issue. It would be very good to incorporate as many eco-friendly aspects re-building materials, energy sources etc.
93	While the design should be sympathetic to the traditional buildings in the vicinity, it must be carefully undertaken so as not to look like a mock or a new version of older buildings as this is not often successful. The form of the development framework should not be too restrictive so as not to attract developer interest in the scheme.
94	There should be no building by the Loch. Reduce traffic on the High street. Limit parking to the



	essential. Parking of tourist bosses is urgently required. Remove as much traffic as possible from around the Cross – no traffic in front of Burgh Halls.
95	The facings design of the current Vennel is dated and unpleasing to the eye; it detracts from the lovely historic feel of the town. Lifetime home designs do enable easy modification to ensure accessibility, inclusion of lifts. Finishing should be stone and mortar not harling! We need a multi-user property in support of historic significance of the town. Needs to be fully accessible as per the legislation to include both disabled but especially changing places toilets - this convenience will support inclusivity and bring people with those types of necessities and their families to Linlithgow.
96	It is important to reclaim parts of this area as aesthetically pleasing to walk through. Especially the area below the car park beside the toilets is a disgrace and a loss to the town. Tourist buses can drop off and then park outside the main town area. Public toilets should be included if not available elsewhere in nearby -- Burgh Halls is acceptable. Communal use is important to me with pleasing appearance sympathetic with the older properties in and around the Cross. Car parking is important but preferably discrete, lower-level, landscaped etc .
97	I agree that the Cross flats should be redeveloped with the caveat that the residents maintain the right to be rehoused in the new Vennel development. I do not support privately rented flats. I think there should be a housing association set up to provide social housing for Linlithgow residents. The present residents of the Vennel have been hoping for a long while that our garden would be renovated and replanted. Current residents are worried that we could lose our garden. I think there is an opportunity to place a structure/building above/on top of the Vennel car park with a cafe or restaurant with views of the loch. I wish to see the garden space between the flats developed for the use of residents (priority) – an architectural plan already exists (see Stewart Ness) which could be adapted. Also full capacity residents parking please.
100	Any development has to be aware of the history and environs of Linlithgow. There are not enough public toilets – this would add to the value of the development. Traffic flow is an issue in the High Street but a bus park does not appeal. We need to see more open spaces and not too much building just for the value of buildings!
105	A great opportunity for improvements which should be seen as an opportunity to improve the area (which is currently an eyesore which makes very poor use of the space) and improve the lives of local people and businesses. And amenities must be included as well as commercial considerations. The council's role is to look after the needs of inhabitants – maximising short-term profit is short-sighted and will result in poorer value and amenities in the medium and longer term.
106	The previous Vennel development was rushed or ill-conceived. This is a prime opportunity to put the town in a brilliant tasteful position. Both the Council and developer(s) must be tightly managed and controlled to the limit. Control the capital/profit motive and prevent abuse of the critical area in an already pressured town. The views of the iconic assets of the town are sacrosanct.
107	I strongly agree that the buildings facing the Cross should look like those which existed prior to the 1960s redevelopment.
108	I am concerned about the style of new buildings being too modern. Pitched roofs are absolutely essential. Stone finish is ideal, failing that, the style of McCarthy retirement flats opposite is desirable. Quality materials throughout -- building, paving, landscaping. Lots of trees and green spaces
109	Linlithgow has become a very expensive place to buy/rent is too expensive for residents in various groups. We want to give opportunities to potentially excluded groups and retain social diversity of the Linlithgow community.
110	I think the Vennel car park does need renewed. It looks terrible. I think the wasteland is a mess at the side of the car park wall and have said for years there should be a cafe or snack area

	especially in the summer for tourists. The Vennel car park is a nightmare as it is. We can't get parked and it's a mess. It should be the residents only. If there was more flats then there is even less spaces. We have kids who use front garden so I don't think it's ideal to have more traffic coming in and out. Also I think the front garden should be for residents only. It needs upgraded. My daughter was in the Gala day and everyone said we couldn't do an Arch because of what it looked like. Well, we've done it and she won first prize. I left most of it up and it was so nice to see people having picnics at it in the street so it can be done. The public toilets are well used and should stay. There is no need for more flats to be built. The schools are full as it is without more flats being built.
111	We need to see plans, drawings how it will look and need much more information. Just want it to look good, bring in more people into the town to live and visit.
112	No more sheltered housing, the town will soon be full of old people. We need affordable housing to buy.
113	I do not like the idea of the bus park and a new hotel, also I am concerned about the conservation of the trees and green areas. Do not cut any trees.
114	Any development should make provision in future for maintenance.
115	The Cross flats should be included to make a cohesive beautiful development. The northern edge of the site should be extended for use as a larger scale hotel of 4 to 5 star rather than say a lodge type hotel/motel. This would provide enhanced value to the site to offset the cost of constructing the car park. The fundamental question is should the site focus on a wraparound vehicle car park.
116	I would not want any of the present householders and shop owners to lose their premises. Hopefully they would all be housed in the new development. Very expensive though to rehouse and compensate shopowners for the duration of the redevelopment.
117	The whole area should be sympathetically redeveloped in keeping with an historic town. The High Street from the library to the Cross could be restored in keeping with the Courthouse ,l County Buildings and Cross well. No more flat roofed flats!!
118	Given precedent of social-rented housing on the site, there clearly needs to be a provision of this on site. Ideally, there should be a full mix of tenures. Scale and High Street frontage should be consistent and in keeping with surroundings. I believe area east of this, up to and including the west side of the Cross, should be included in the development area and that this should directly replicate original buildings on site – ideally a replication of pre-60s buildings on west elevation of the Cross, utilising stone pediment from existing building. Similar reconstructions have been undertaken in a number of German and Polish cities after World War II. Excluding this area would be a missed opportunity and it is perhaps most important part of the present Vennel needing redeveloped.
120	The area is tired and in need of development. The current design is not in keeping with the rest of the town centre. Current residential purpose should not be disregarded if current area supports social housing then so should the new. Room sizes bigger to avoid developer exploitation. The town is lacking in new facilities, and I believe it is important to support some youth facilities. I would like to see the central open space kept i.e. no building development on that section. Happy for this to be private for residents -- just not built upon to add housing. I would want the development to be in keeping with the traditional buildings in the town and have been more of a feature to attract locals/tourists. Some shelter or awnings to protect from the usual weather. Perhaps a centrepiece or sculpture from a local artist. Seating and/or picnic area on green near the loch.

END OF COMMENTS

## PAPER C

### Initial queries raised on 28<sup>th</sup> June 2017 addressed as part of our response to the consultation

The Community Council meeting on 25<sup>th</sup> April 2017 and subsequent Linlithgow Planning Forum meetings generated a number of queries which were sent to Craig McCorriston whose reply is below.

**From:** McCorriston, Craig [mailto: ]

**Sent:** 03 July 2017 16:52

**Subject:** RE: Proposed Vennel Development - queries - [OFFICIAL]

**DATA LABEL: OFFICIAL**

John

Thank you for your further email on this and I not the questions which you are seeking clarification on.

At this stage the council is simply seeking comments on the terms of a draft development brief. Most of your questions are at a level of detail which wouldn't ordinarily be covered at the development brief e.g the condition of the neighbouring flats or the council's expectation on land values. Much of the detail of the questions is about a project to develop the Vennel, but we are not at that stage yet.

The consultation seeks views on the potential land uses set out in the draft brief together with views on other matters such as access arrangements. Consequently, I can't provide any meaningful answers to your detailed questions at this stage. You are, however, welcome to address the matters which are set out in your questions as part of your response to the consultation.

I hope my response is helpful in setting out the purpose of the current consultation.

Regards.

Craig.

Craig McCorriston  
Head of Planning, Economic Development & Regeneration

West Lothian Council  
Howden South Road  
Livingston  
EH54 6FF

Tel:

Email:

## 1. Initial Queries arising from the Planning Guidance

	Query	Community Council response
1.	Is it proposed that ownership of the land will transfer to a developer?	For only those apartments sold should ownership transfer. All other property should remain in public ownership. A factor should be engaged to look after common property with appropriate burdens included in the sale.
2.	The report by the head of planning, economic development & regeneration states “it is anticipated that the Council will benefit from a capital receipt or alternatively a new revenue stream through the implementation of any redevelopment proposals for the site”. The planning guidance appears to be aimed at developers and seeks their proposals for a development solution which would maximise financial receipt. It would seem that the development value is unknown. How important is income to West Lothian Council i.e. what weight will be given to income (capital and revenue) in relation to the other success criteria indicated in the planning guidance?	The focus of the project should be aimed at improving the Vennel area and if the development budget permits other areas in the centre of Linlithgow. The exercise should not be seen as an opportunity for a capital receipt for West Lothian Council; income must be balanced with community gain. Similarly, a whole life costing approach should be taken with regard to any new revenue stream balanced against investment for the community.
3.	The development driven approach may not be what the Linlithgow community want. What it is anticipated by West Lothian Council?	The Community Council and representatives from other organisations in the town wish to be involved in the development decision making process.
4.	Could the Vennel flats [adjacent to the Cross] be included in the development proposal?	We wish the property between the library and the Cross to be included in the development for the reasons stated in the letter.
5.	What are the checks and balances will West Lothian Council put into place to ensure the development matches the expectations of the community?	The Community Council and representatives from other organisations in the town wish to be involved in the development decision making process.
6.	What are the current plans for the replacement of defective fabric in the existing Vennel flats?	Our position on this question is described in the letter.
7.	What benchmarking has West Lothian Council carried out? It was stated at a Community Council meeting that other Councils had undertaken similar schemes	In the comments a number of people have cited examples of other projects of this nature. There must be many more in Scotland and the UK.
8.	The planning guidance mentions a forthcoming master plan for proposed redevelopment of the Vennel and former Watergate area of central Linlithgow. Who is preparing the master plan and when will it become available? Is there likely to be a consultation on the master plan?	The Community Council and representatives from other organisations in the town wish to be involved in any future Charrette or master-planning exercise.
9.	Policy HOU 6 identifies the need for any deficiency in local community facilities and	The letter and resident’s comments outline our view of the deficiencies.

	amenities which arise from proposed housing development to be addressed. What, in West Lothian Council's opinion are the deficiencies in local community facilities and amenities which would be relevant to the development?	
10.	Policy HER 18 states that "character appraisals will be undertaken for each conservation area in order to bring forward appropriate policies, development briefs, design guides, controls and proposals to preserve and enhance their special architectural character. This will be progressed on a priority basis and will be subject to consultation with local communities.... The Council will work with communities on the formulation and promotion of community led enhancement schemes where appropriate to the character of the area". Other than the public realm paper, has the character appraisal been undertaken for the Linlithgow Vennel and the Cross area?	We are aware of no such exercise but would be pleased to be involved.
11.	Policy TC 7 appears only to apply to Bathgate. Can you confirm that this is not relevant?	We assume that the inclusion of TC 7 was a mistake.
12.	LDP 2009 clause 9.42 states "in recognition of the outstanding issues [in Linlithgow town centre], the Council will prepare an Action Plan for the town centre to include issues of retailing, traffic congestion/parking and community needs and full community consultation will be undertaken". Has this Action Plan been completed?	We assume the action plan has not been carried out but would confirm that such an action plan is important before proceeding with the Vennel development. The Community Council and representatives from other organisations in the town would wish to be involved in any such action planning exercise.
13.	Policy ENV 23 conservation areas states "the council will work with communities on the formulation and promotion of community led enhancement schemes where appropriate to the character of the area". How soon is this work likely to be completed?	We are not aware that it has begun. The Community Council and representatives from other organisations in the town would wish to be involved in any such community led enhancement scheme.
14.	Policy ENV 28 listed buildings. Could the council confirm that there are no listed buildings within the proposed Vennel redevelopment site?	The Vennel is within the conservation area but contains no listed building.
15.	Massing. The design guidance states "new development will require to be stepped, of one and two storeys in height to protect important views of the palace church and loch and their settings".	The surrounding buildings are generally 4 storey. Enhancement in views and amenity can be gained through careful planning rather than a restriction of height. This point is addressed in the letter.
16.	With reference to Housing/Education - it does	This point is addressed in the letter - point 3m.

	not appear sensible to restrict accommodation to retirement accommodation or one-bedroom flats on the basis of a temporary constraint which will be resolved once Winchburgh Academy is completed.	
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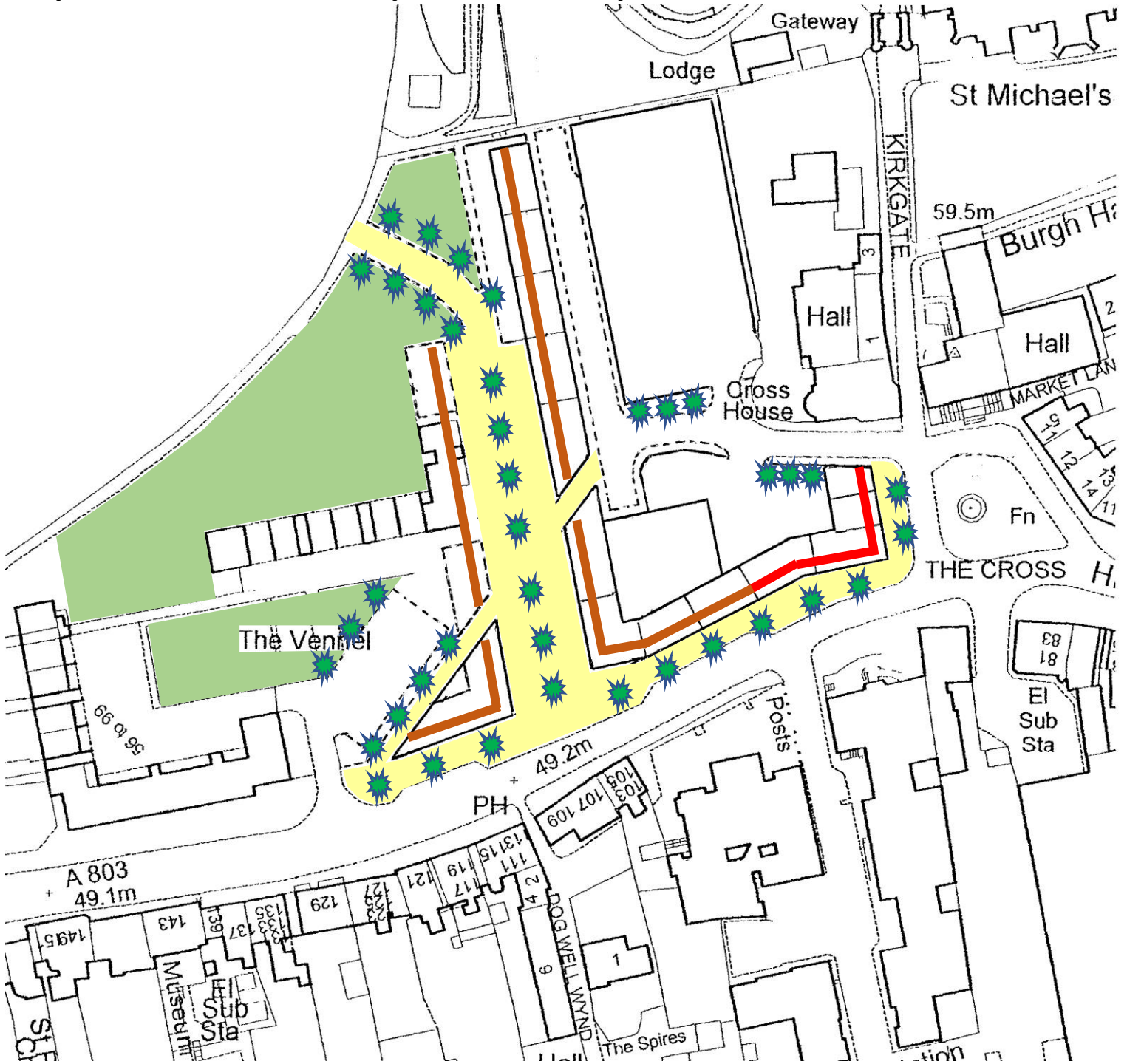
## 2. Queries arising from the absence of a design and construction management statement.

1.	Who is the client for the project?	We assume this will be West Lothian Council
2.	Who is the client's representative - the organisation who will take technical responsibility?	We do not know who this will be but the name of the client's representative/project sponsor would be useful.
3.	What is the project's mission (high level statement of functional requirement which answers the question - why are we doing this project)?	We have assumed that there is no mission statement as such for this project but would like to see community benefit in the mission rather than capital receipt or new revenue stream.
4.	Is the project a single project or a series of interlinked projects each of which has a definable mission?	This would be interesting to know.
5.	What factors will be used to determine the success of the project? The design guidance quotes: Distinctive Safe and Pleasant Welcoming Adaptable Resource efficient Easy to move around and beyond	These factors and their method of measurement will be required for the OJEU statement on how the tender will be judged and are required to be explicit by the Public Contracts (Scotland) Regulations 2006 clause 30(3). The Community Council and representatives from other organisations in the town would wish to be involved in the development of the factors used to judge the success of the project.
6.	Method - There appears to be no project plan It would be helpful to see a project plan which would be expected to follow established principles e.g. BS 8536-1: 2015 or the methodology laid out in the Scottish Construction Policy and referred to by the Accounts Commission in its publication Major Capital Investment in Councils see particularly Part 3 page 25 - business cases	At the appropriate time it would be helpful to see and contribute towards the project plan.
7.	Option Appraisal: Will options be sought? How will options be judged? What methodology will be used to generate options?	We would expect to see a proper auditable option appraisal. The Community Council and representatives from other organisations in the town would wish to be involved in the development of the factors used to undertake an option appraisal.
8.	Will exemplar designs be consulted upon and used in the tender process?	Exemplar designs are a useful vehicle in consulting with the public. They do not need to be detailed.

### 3. Civic Trust Comments to Craig McCorriston 6<sup>th</sup> April 2017




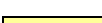
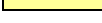
1.	The guidance is very vague on how exactly the site should be redeveloped. It is generally lacking in requirements relating to important aspects such as positioning/massing of structures, building materials and townscape character. Views or routes across the site and car parking/servicing locations are not defined and there appears to have been no consideration of the possible need to accommodate tourist buses. There are no details of the preferred landscape treatment in different parts of the site. It is essential that a proper <i>detailed</i> Development Brief, setting out all necessary requirements and parameters, is prepared before prospective developers are invited to bid for the site, let alone apply for planning permission.	These issues are those reflected in the survey and questionnaire. They are addressed in the letter and also in the comments received from residents.
2.	We consider that any mention of restricting housing to suit the current capacity at Linlithgow Academy is very short-sighted when it is so important to achieve the right outcome on this important site. The provision of sufficient capacity in local schools to serve this development should be guaranteed by the education authority through expediting school building (for example Winchburgh Academy) or adjusting school catchment areas.	These issues are those reflected in the survey and questionnaire. They are addressed in the letter.
3.	The opportunity has been missed to include the 1960s buildings on the west side of The Cross – although only renovated about 20 years ago, they are already in poor condition, both visually and because of severe water penetration problems, making them ripe for redevelopment. It is understood that the Council is contemplating buying back flats in this area. A sensitive redevelopment of this site, restoring past townscape as appropriate, would be very popular locally. Not to include this area just now would cause problems in the future and miss a once-in-a-lifetime opportunity to maximise the development opportunity for the town's benefit.	These issues are those reflected in the survey and questionnaire. They are addressed in the letter.

### Map 3 – Possible Townscape and Landscape Framework



Scale: 1:1250 at A4

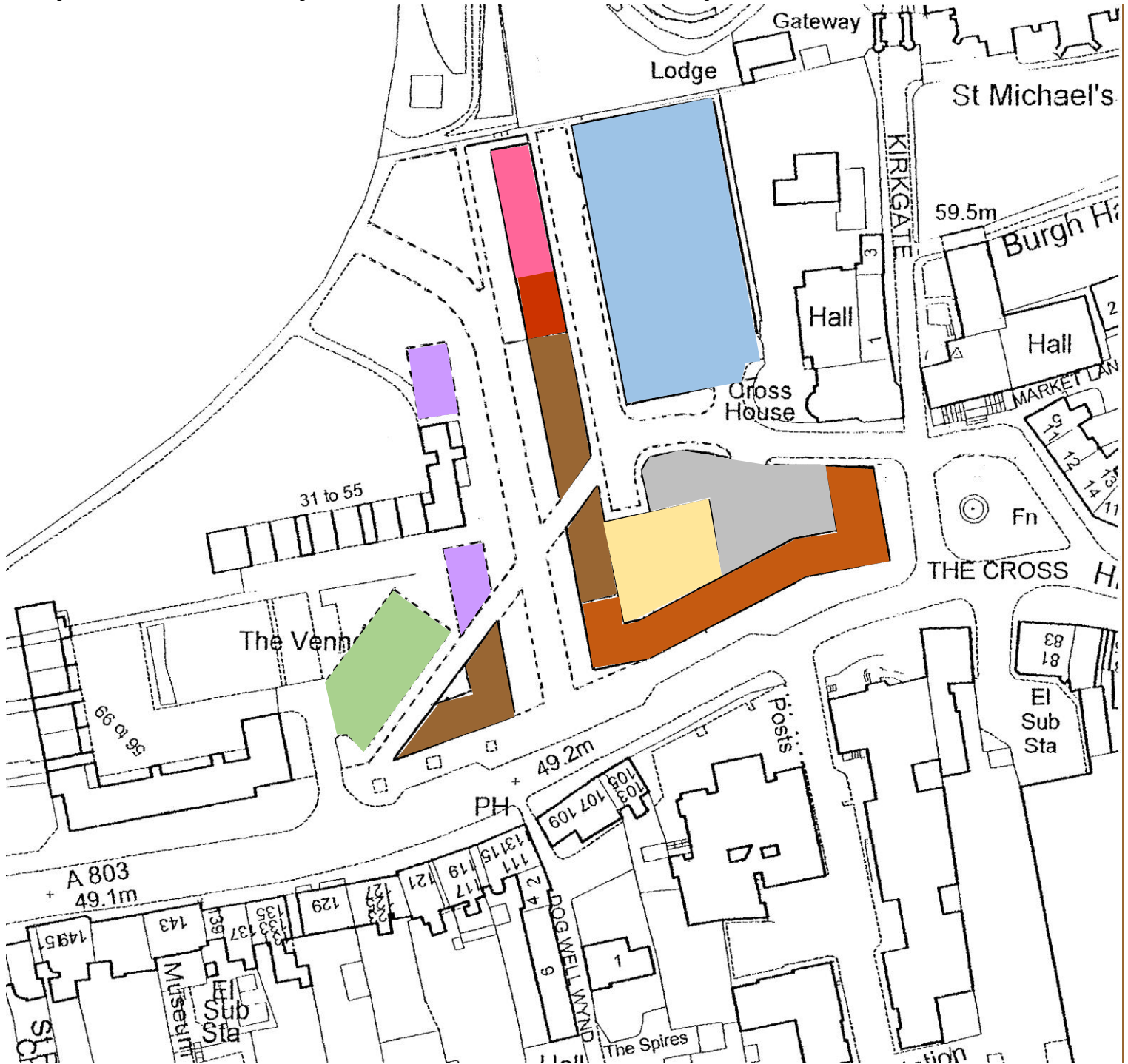
## LEGEND

-  Restoration of historic building frontages
-  Other main frontages
-  High-quality 'public realm' (paving, etc)
-  Street and avenue trees
-  Upgraded open space



# VENNEL REDEVELOPMENT AREA COMMUNITY CONSULTATION

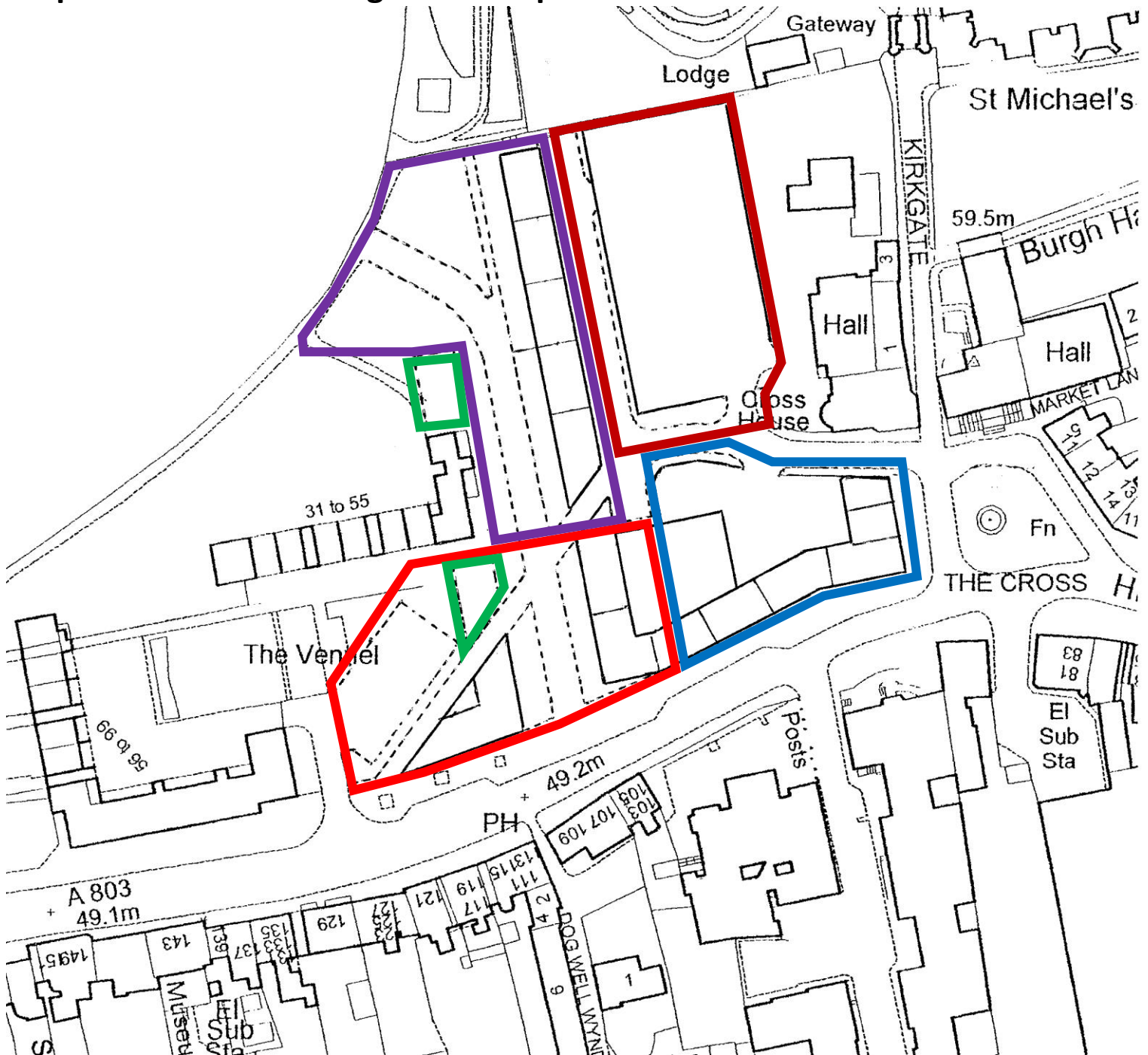
## Map 4 – Possible Layout and Content of Development



### LEGEND

- |  |  |   |  |
|--|--|---|--|
|  | Flats with retail/commercial below                                       |  | Potential additional flats (16)  |
|  | Retail extending behind flats above                                      |  | Three-deck multi-storey car park, top level same as existing, potentially 280 spaces |
|  | Flats with specialised retail, workshops or youth facilities below       |  | Ground-level car park  |
|  | Flats (whole height of building)   |  | Service area for shops etc.  |
|  | Flats (16) or hotel (40 rooms?)<br>Total of above flats – potentially 84 |   |  |

## Map 5 – Possible Phasing of Development



Scale: 1:1250 at A4

### LEGEND

- Phase 1A – 9 flats/ground floor shop(s), landscape work and temporary car park at 'Guyancourt Vennel'
- Phase 1B – Multi-storey car park
- Phase 2 – Housing, possible hotel and public realm works west of multi-storey car park
- Phase 3 – Demolition and redevelopment of site west from The Cross
- Phase 4 – Possible additional flats next to remaining Vennel flats

## Appendix 4

### Further Comments From Linlithgow & Linlithgow Bridge Community Council

Thanks for the heads up regarding the PDSP meeting on Friday 4<sup>th</sup> September. Ron and I have looked again at the (Draft) Planning Guidance, on which our consultation and our subsequent comments were based, and the final Planning Guidance and the section of the Consultation Summary which considers our response. Our comments are as follows:

1. Despite the clear support demonstrated by the consultation process, we are unhappy that the option of extending the development area to include the flats facing The Cross has been rejected as 'inappropriate' without clear justification. This is particularly disappointing as eventual redevelopment of that block on its own would make it much more difficult to retain residents and businesses through the regeneration process and much more difficult to achieve high building quality without 'subsidy' from the rest of the site. We note that currently a significant proportion of the retail floorspace in the block is now vacant.
2. Similarly, we are disappointed that there is no explanation as to why the development area has been reduced from 1.10ha to 0.60ha, particularly as there is no indication or justification for this through the results of the consultation process.
3. Our meeting of 26 March 2019 was informed that " West Lothian Council have identified eight development parcels on the area of the Vennel which are essentially potential pieces of land that could be developed. What could be achieved is a programme that is based on any combination of these parcels. The complexity of the programme increases depending on how many parcels are included. WLC are going through process of costing out these options on an opportunity basis (not a financial basis) Finance are looking at the likely return on all of these options. Once all of these considerations have been made, a proposal will go to Council Executive, outlining the planning factors that need to be considered.". It would be useful at the PDSP to know whether the eight parcels are constituents of the original 1.10ha and which parcels have been dropped and for what reason.
4. Errors should be corrected such as reference to views of the Palace from the High St of which there are none in the area of the Vennel. Only the spire of St Michaels church is visible from one point across the existing Vennel (see photo) and this could be preserved and enhanced through architectural solution. There is no reason to restrict the development height below that of the surrounding buildings.
5. It was confirmed and recorded at our meeting of 26th March 2019 that the Planning Guidance was an introduction to an opportunity and not a development brief. The Planning Guidance states that the redevelopment will be subject to the normal requirements of the statutory planning system but does not make reference to the Scottish public sector procurement process which we assume will be followed. We would expect to be involved as stakeholders in the subsequent development brief process.

Thanks again for the opportunity to comment.

Regards





