



Aithrie Estates and Hopetoun Estate Trust

NEWTON

West Lothian Local Development Plan
Main Issues Report

Representations - October 2014

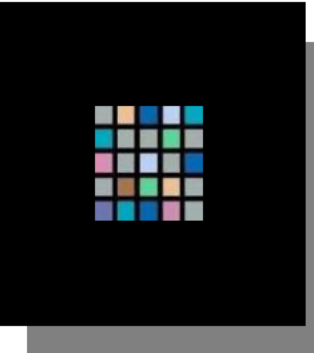


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location

Newton is located on the A904 and is one of the larger villages in the area. It has a range of local facilities including community centre, petrol filling station, shop and pub. Limited additional residential development would support these facilities and could encourage the re-opening of the village Post Office that has closed in recent times.



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situation

The village is highly accessible by both private and public transport.

The current Local Plan Core Development Area allocation at Winchburgh will deliver significant new houses and associated commercial and business development to the south of Newton providing additional local employment opportunities.

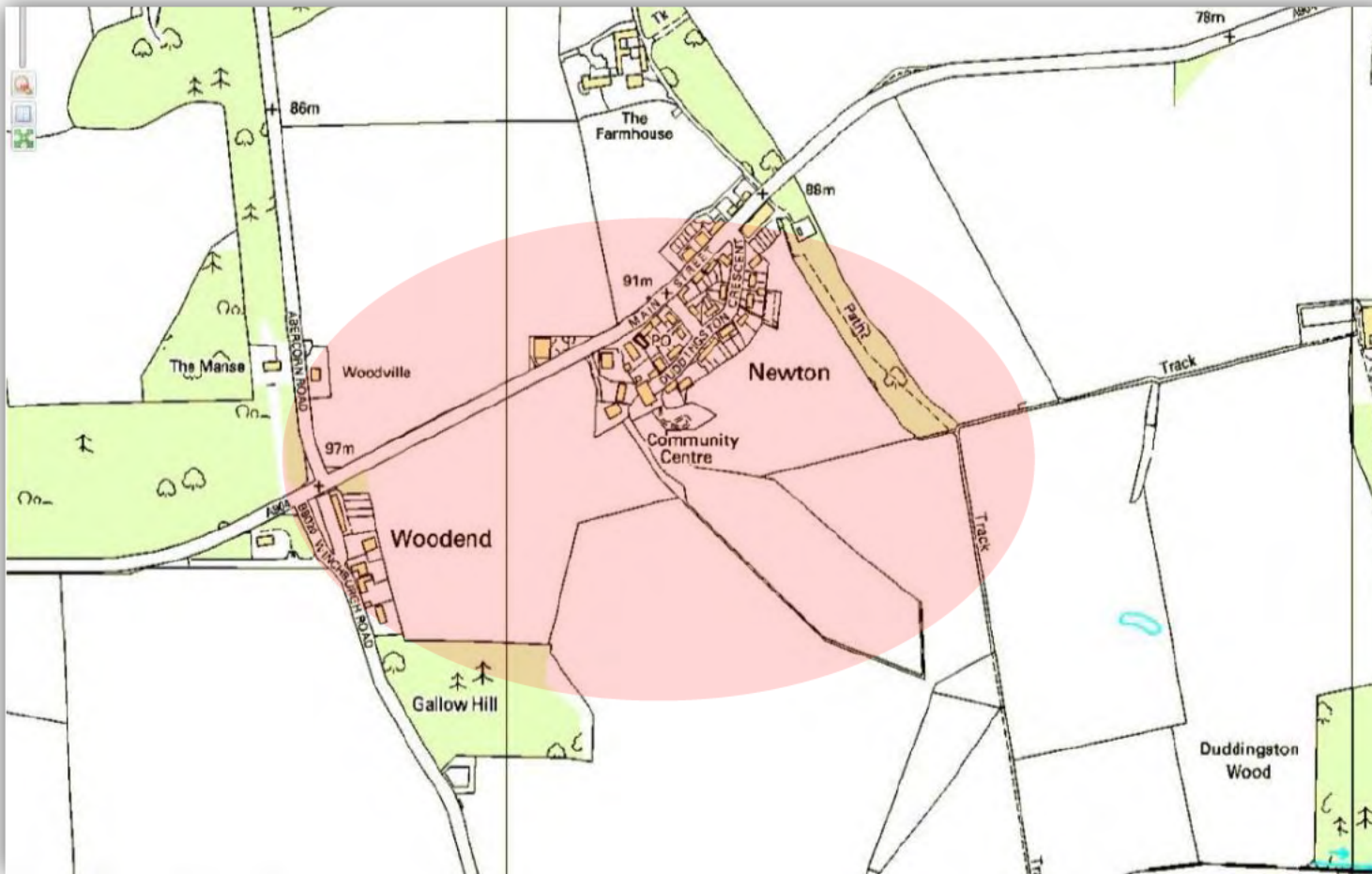
The entire west of Edinburgh has become much more sustainable in terms of transport in recent years, and this will only improve with new land releases isolated by the infrastructure required for the second Forth Road crossing.

Education provision will be impacted upon by the proposed strategic growth of nearby Winchburgh promoted through the current Local Plan. Reasonable contributions would be provided at the relevant time to address any future educational requirements that arise directly as a result of the proposed development of the land put forward by this submission at Newton.

The proposed development area is of a scale that would guarantee the long term sustainable future of the existing village.. It would be developed for mixed use development including residential use and community facilities such as public open space within a landscape setting. It will offer wider planning benefits to the village such as provision of new affordable housing provision.

The proposed development site includes the field to the south of the village together with the field between the western edge of the village and Woodend. This field is bounded by the A904 to the north and residential development to the east and west.

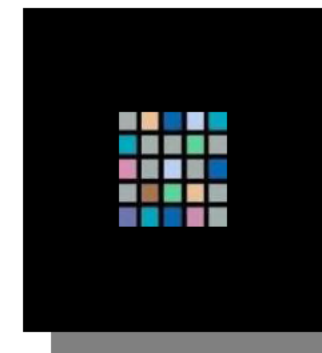
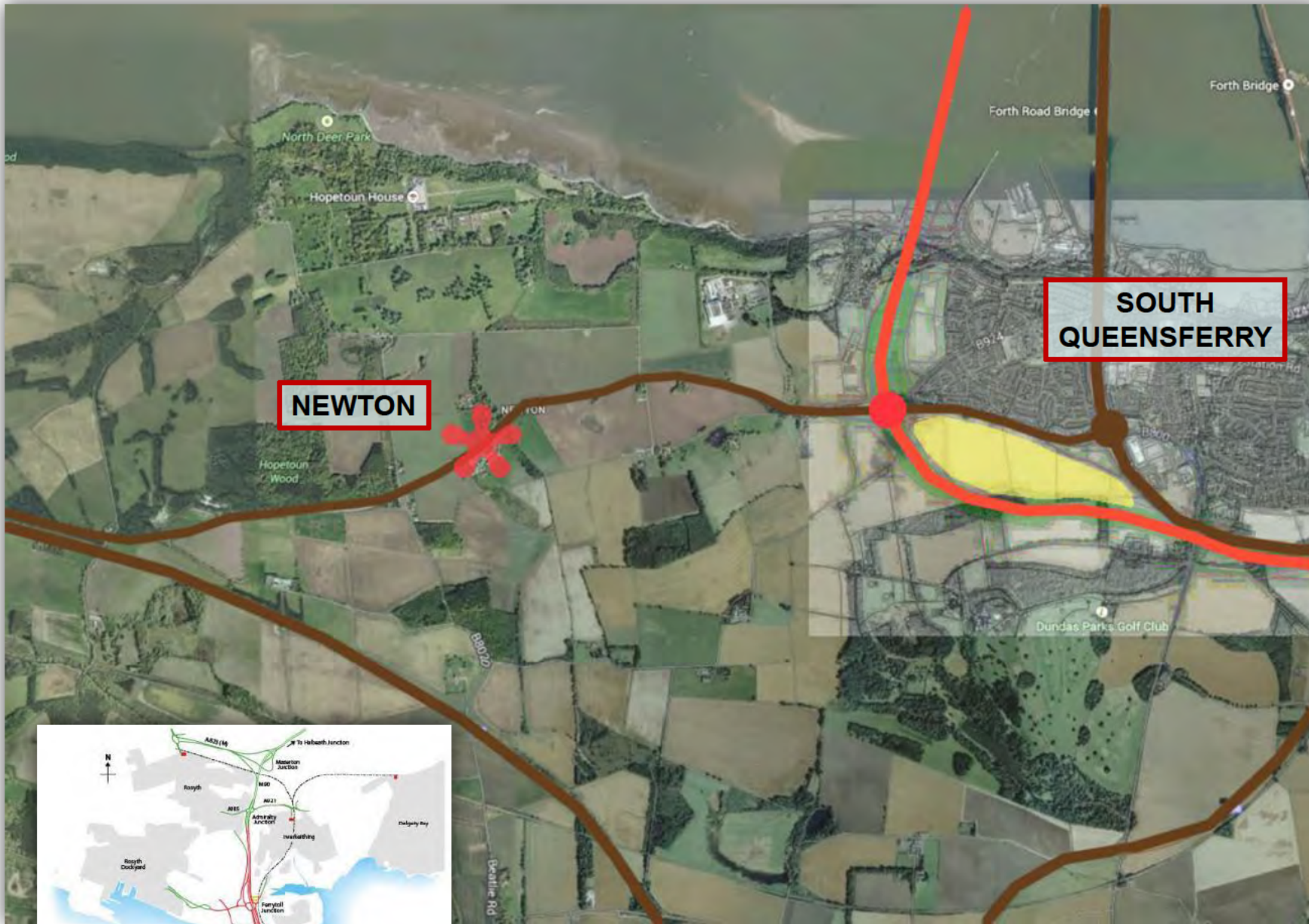
To the south there is a tree belt and planted agricultural field boundary.



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infrastructure

The infrastructure for the second Forth Road Crossing is well underway. Strategic urban extensions to South Queensferry are in close proximity to the east of Newton and opportunities exist to utilise and share sustainable transport initiatives.



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