



# Aithrie Estates and Hopetoun Estate Trust

## THREEMILETOWN

West Lothian Local Development Plan  
Main Issues Report

Representations - October 2014

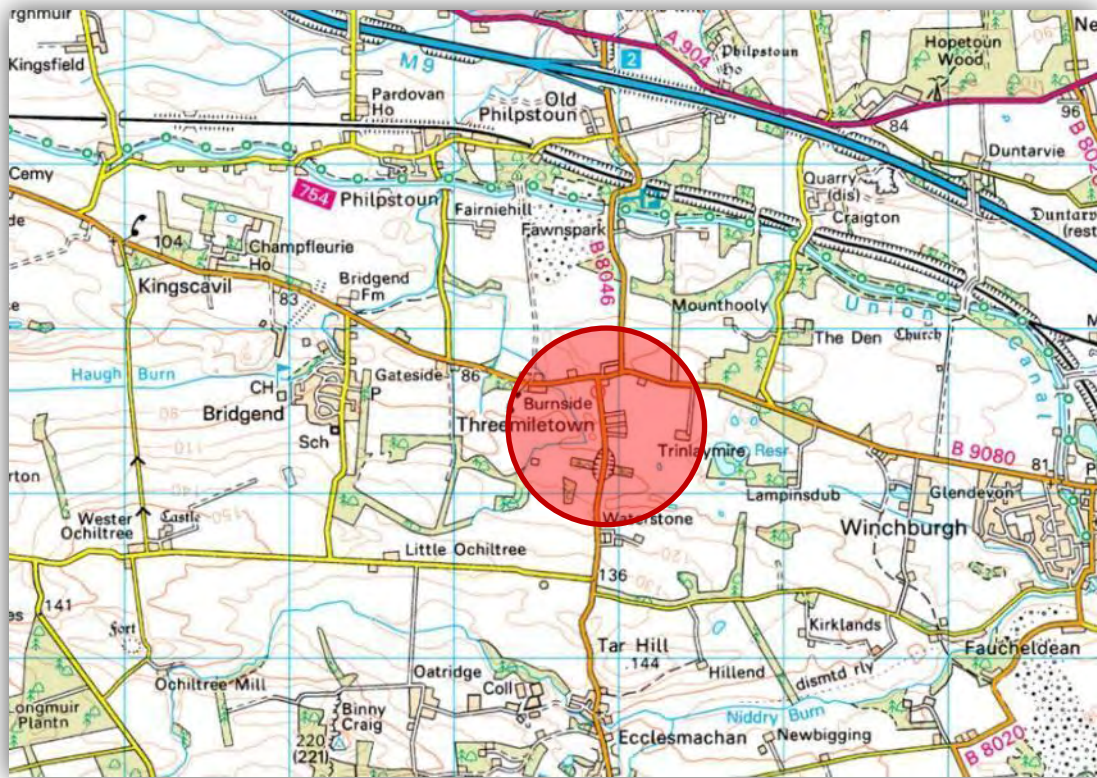


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# location

Threemiletown lies between Linlithgow and Winchburgh, and is centred around the junctions of the B9080 and B8046, and consists of three discrete building groups on the B9080 and a further grouping south off the B8046 known as Redhouse Cottages.

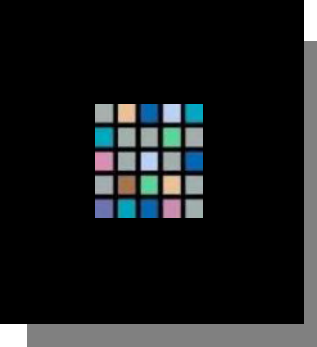
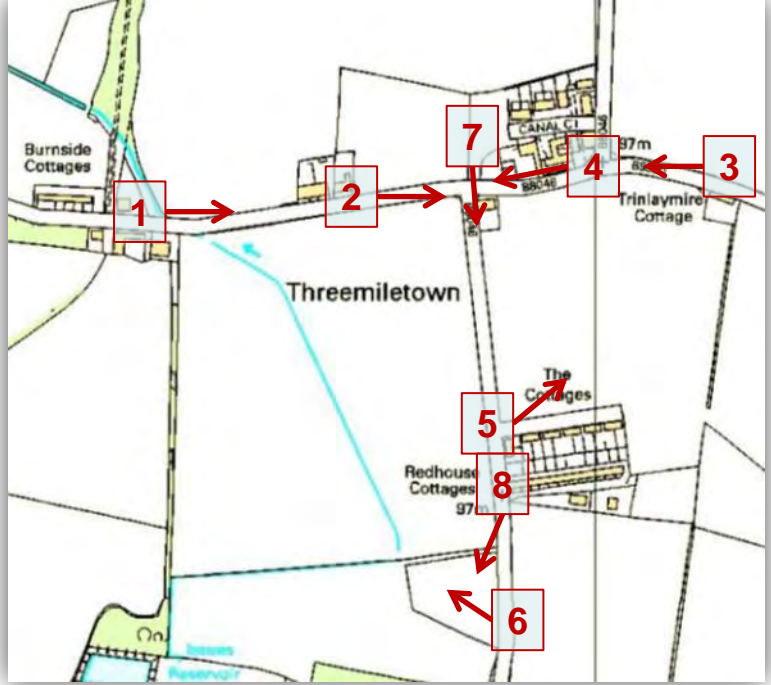
There are no known built or natural environment designations that would be affected by this proposed allocation. The site is not subject to flooding according to the SEPA online flood map.



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# local context



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# situation

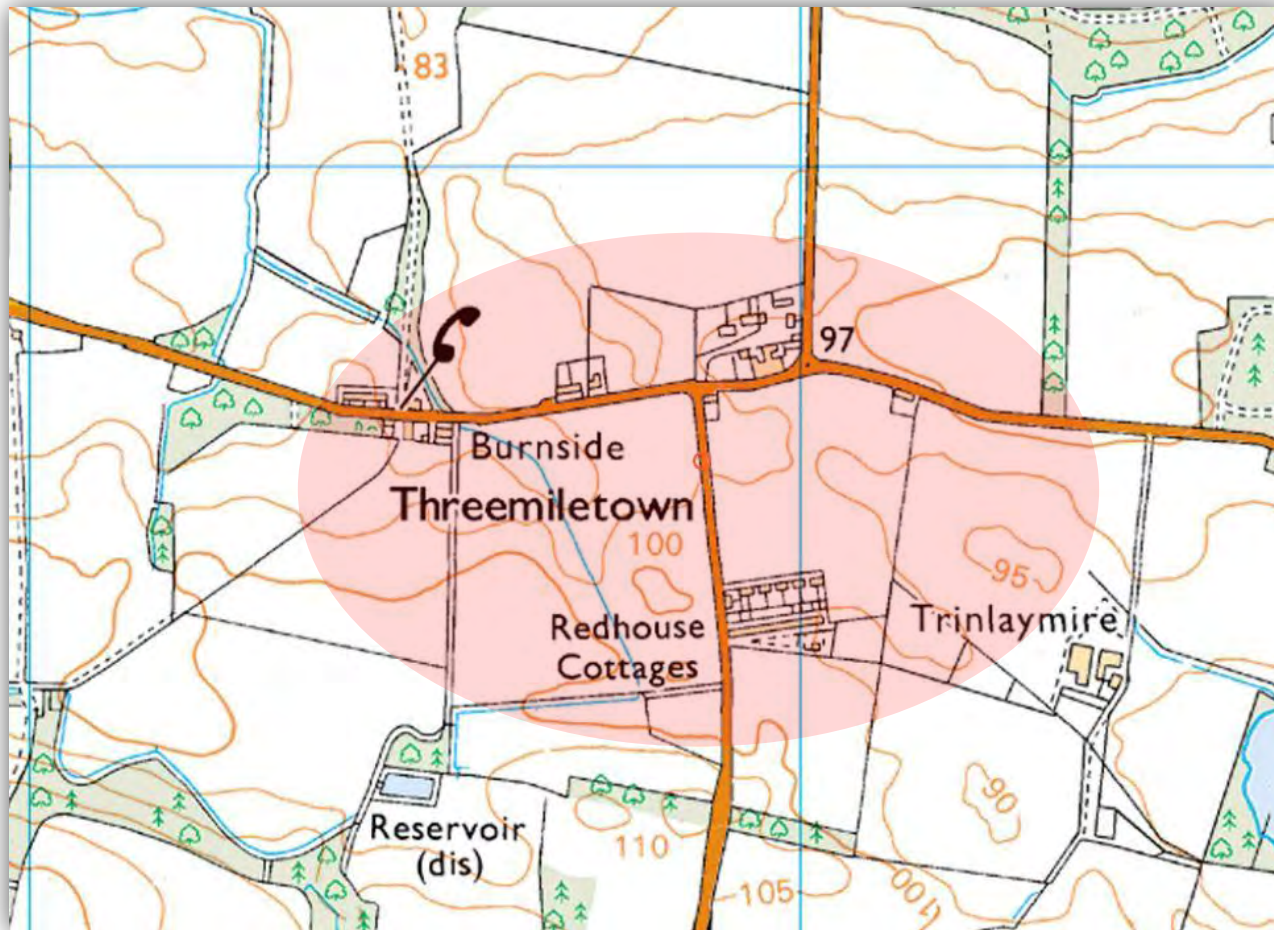
Proposed development could incorporate one field to the north of the building group north of the B9080 together with the fields surrounding Redhouse Cottages to the south. All are in agricultural use.

There is provided an opportunity to coalesce all of the building groups and create a new sustainable village. Whilst this may constitute a change to the character of the area it will consolidate the discrete building groups, provide a sustainable future and sense of place. It is an opportunity to create a rural scale settlement with improved social and community structure. Development of this scale would be easily capable of providing appropriate local community facilities and infrastructure.

It could accommodate residential development as part of a wider mixed use development and provide small scale community facilities for existing and new residents. This could be centred around a new community facility such as a village green, giving it a sense of identity that does not exist at present.

The strategic expansion of Winchburgh to the east of Threemiletown will provide a wide range and choice of nearby employment and commercial business opportunities. This is an opportunity to promote development of an appropriate scale in the locality that reduces the need to travel. Threemiletown is within an acceptable distance to the primary school at Bridgend, which currently has capacity. A "safe route" to this school may be accommodated within the existing road and footpath network or through estate land in order to reduce the walking distance below the threshold for requiring transport to the school.

*This sites at Threemiletown offer the opportunity to consolidate the existing building groups and create a sustainable local village community with a range of new local facilities in support of the wider strategic growth of nearby Winchburgh. The sites combine to measure approximately 9 hectares and could provide between 175 – 225 new homes.*

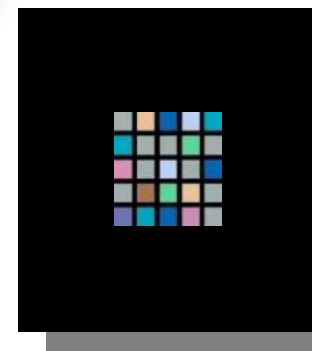


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# opportunities

1. Natural and organic infill and expansion
2. Improved sense of identity
3. opportunity to coalesce all of the building groups and create a new sustainable village
4. provide a dependable future and sense of place
5. create a rural scale community with improved social and community structure
6. Improved safety within the existing road network - speed reducing measures incorporated along the new "high street" – signalised junctions could be an option if necessary
7. easily capable of providing new local community facilities and infrastructure centred around a new village green
8. Opportunity to relocate existing isolated play area into a more appropriate central location
9. provide a cycling and pedestrian network that is detached from the busy B9080, and that can integrate with adjoining new significant developments.
10. An acceptable safe route to Bridgend Primary School could be an option.
11. promote development of an appropriate scale in the locality that reduces the need to travel
12. potentially, deliver around 200 new homes

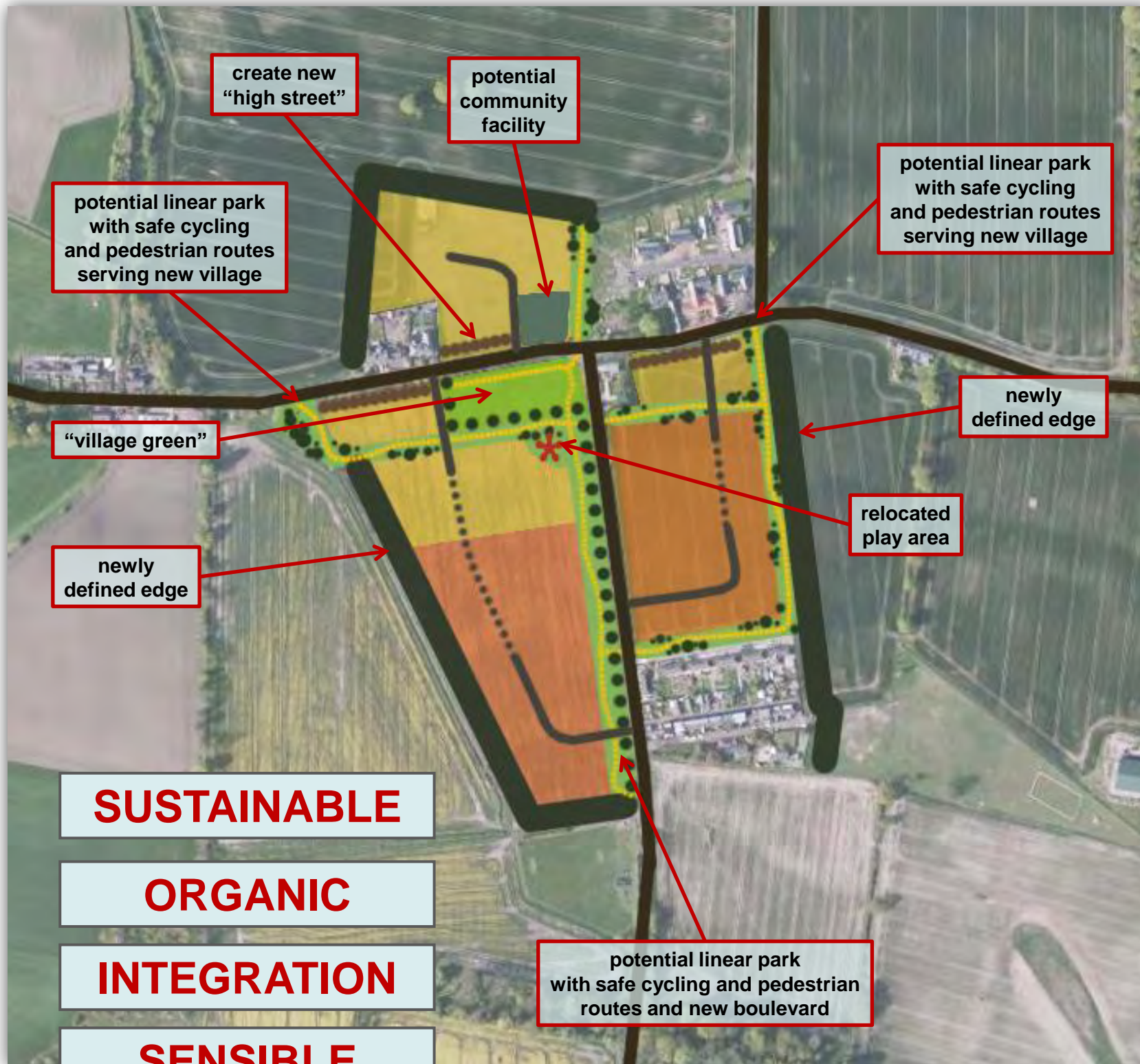


# masterplan

Threemiletown provides an opportunity for the existing settlement to grow organically in phases providing new housing (including affordable housing) and new local amenities. There is also the opportunity to allocate land within the expanded village envelope to promote local employment.

The development sites at Threemiletown provide a logical coalescence of the existing building groups, and can be subdivided to allow flexible and phased development.

The sites combine to measure approximately 9 hectares and could provide between 175 – 225 new homes.



**SUSTAINABLE**

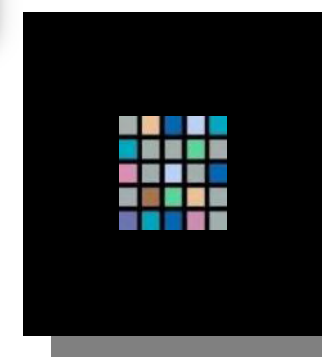
**ORGANIC**

**INTEGRATION**

**SENSIBLE**

**LEGIBLE**

**200 homes**



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# phasing



The land at Threemiletown provides an opportunity to deliver further housing through a phased approach. Five sites have been identified providing a logical extension to the settlement over a period of time.

The sites combine to measure approximately 9 hectares and could provide between 175 – 225 new homes. To make sense of the organic expansion, and sustain improved facilities, these homes could be delivered over the duration of the proposed LDP.

Potential phasing could include the following:

Phase One (yellow) – medium density - 100 homes

Phase Two (orange) – low density – 40 homes

Phase Three (pink) – low density – 60 homes



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# team

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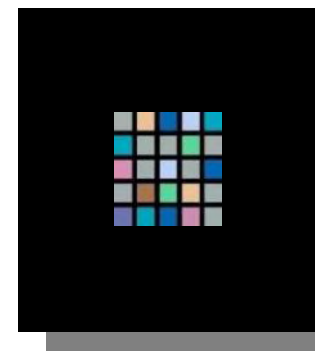
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