



Aithrie Estates and Hopetoun Estate Trust

NEWTON

West Lothian Local Development Plan
Main Issues Report

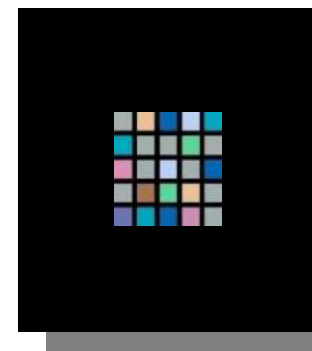
Representations - October 2014



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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.

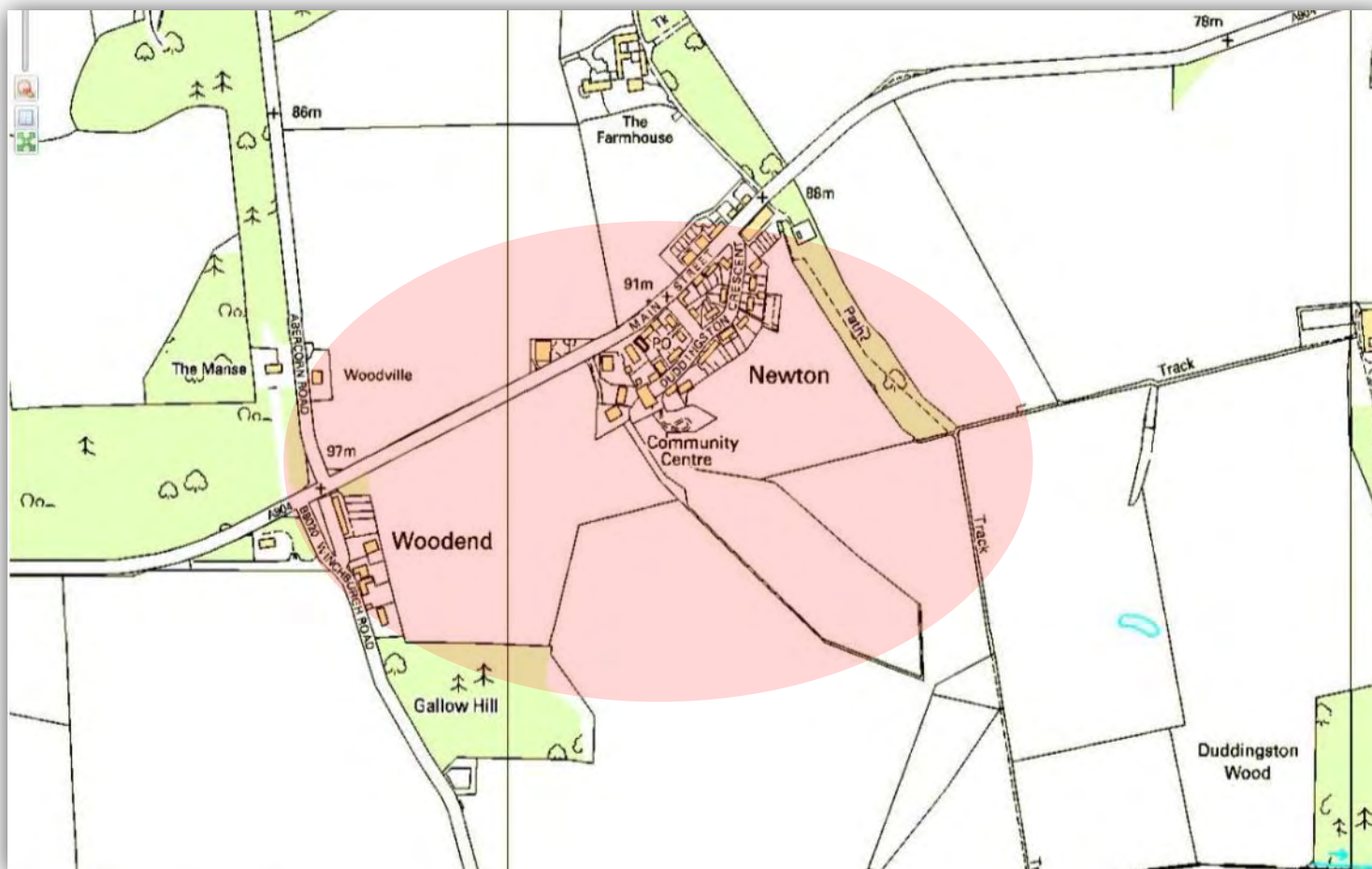
The entire west of Edinburgh has become much more sustainable in terms of transport in recent years, and this will only improve with new land releases isolated by the infrastructure required for the second Forth Road crossing.

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.



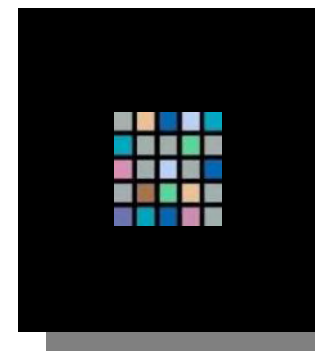
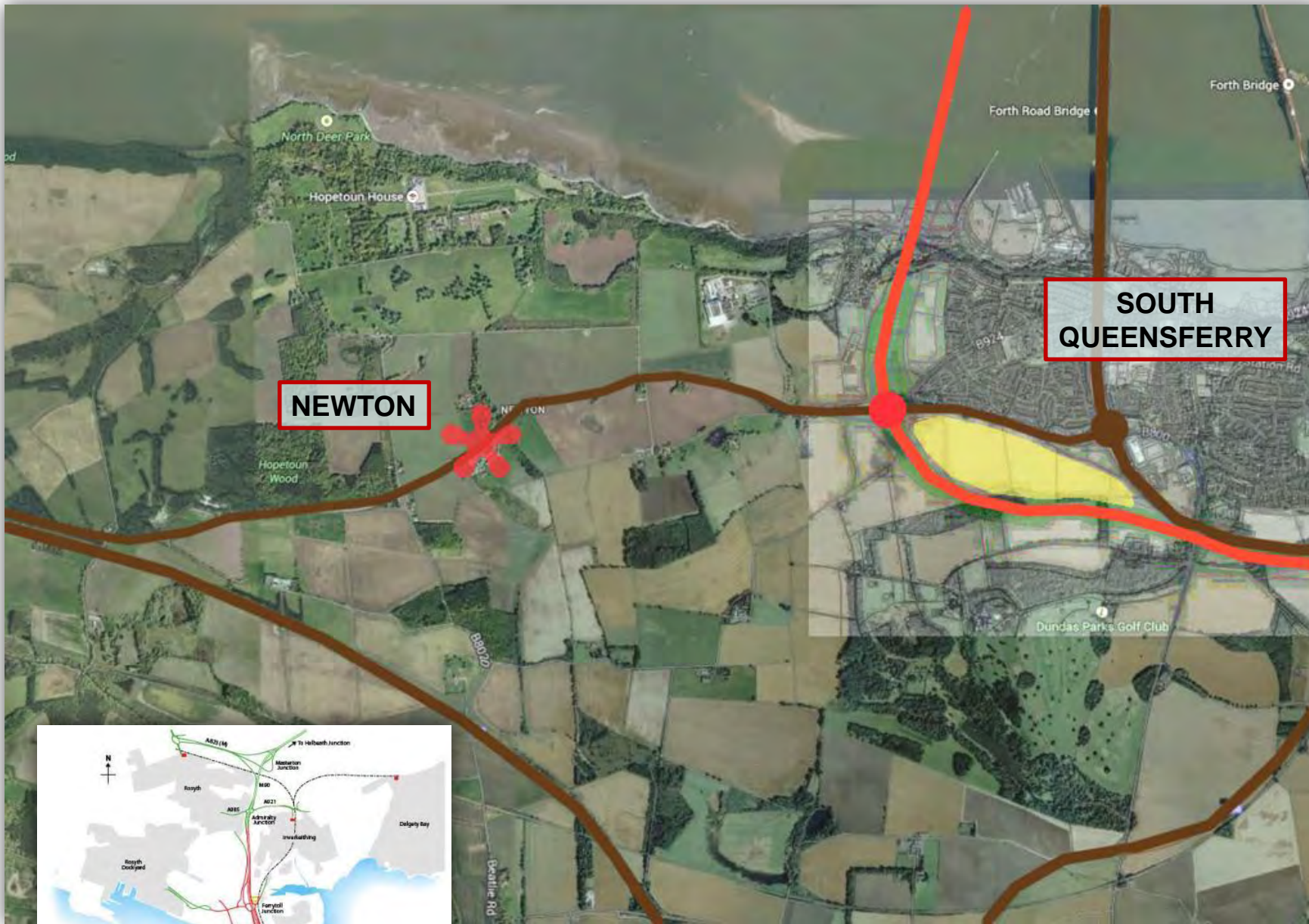
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infrastructure

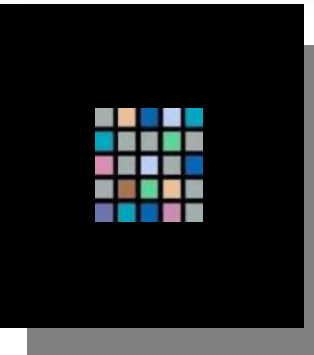
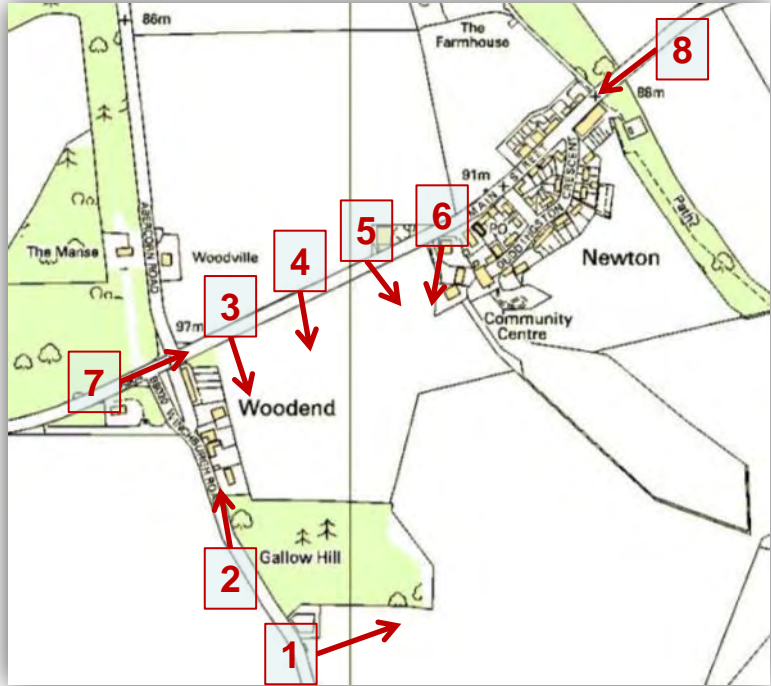
The infrastructure for the second Forth Road Crossing is well underway. Strategic urban extensions to South Queensferry are in close proximity to the east of Newton and opportunities exist to utilise and share sustainable transport initiatives.



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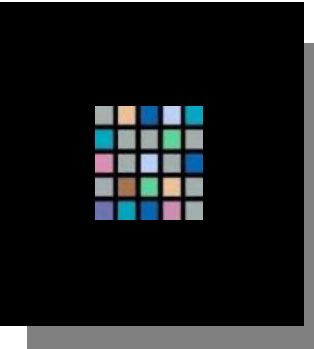
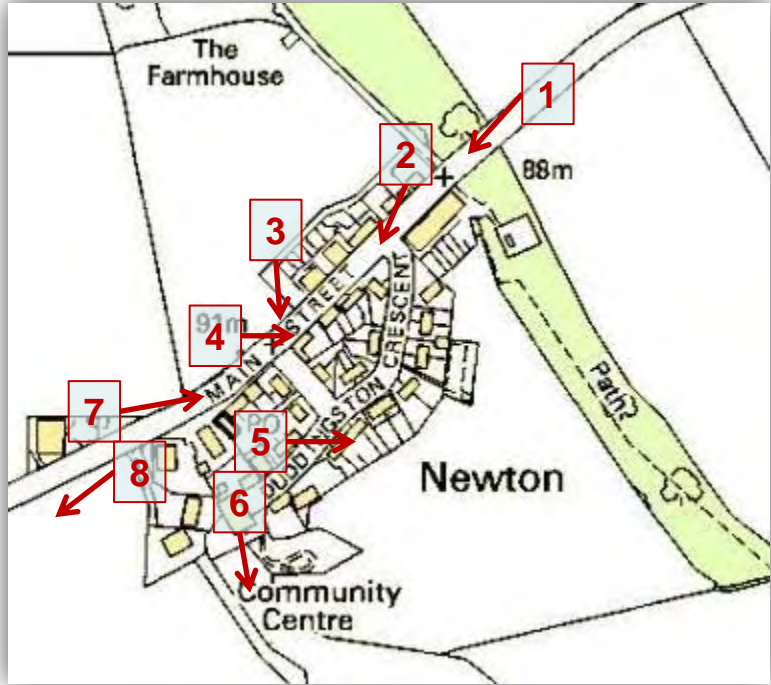
wider context



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local context



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constraints

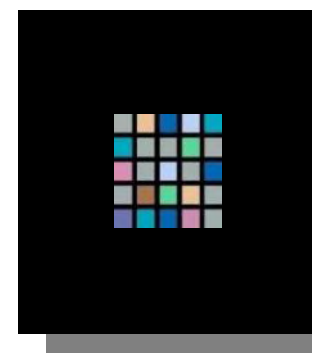
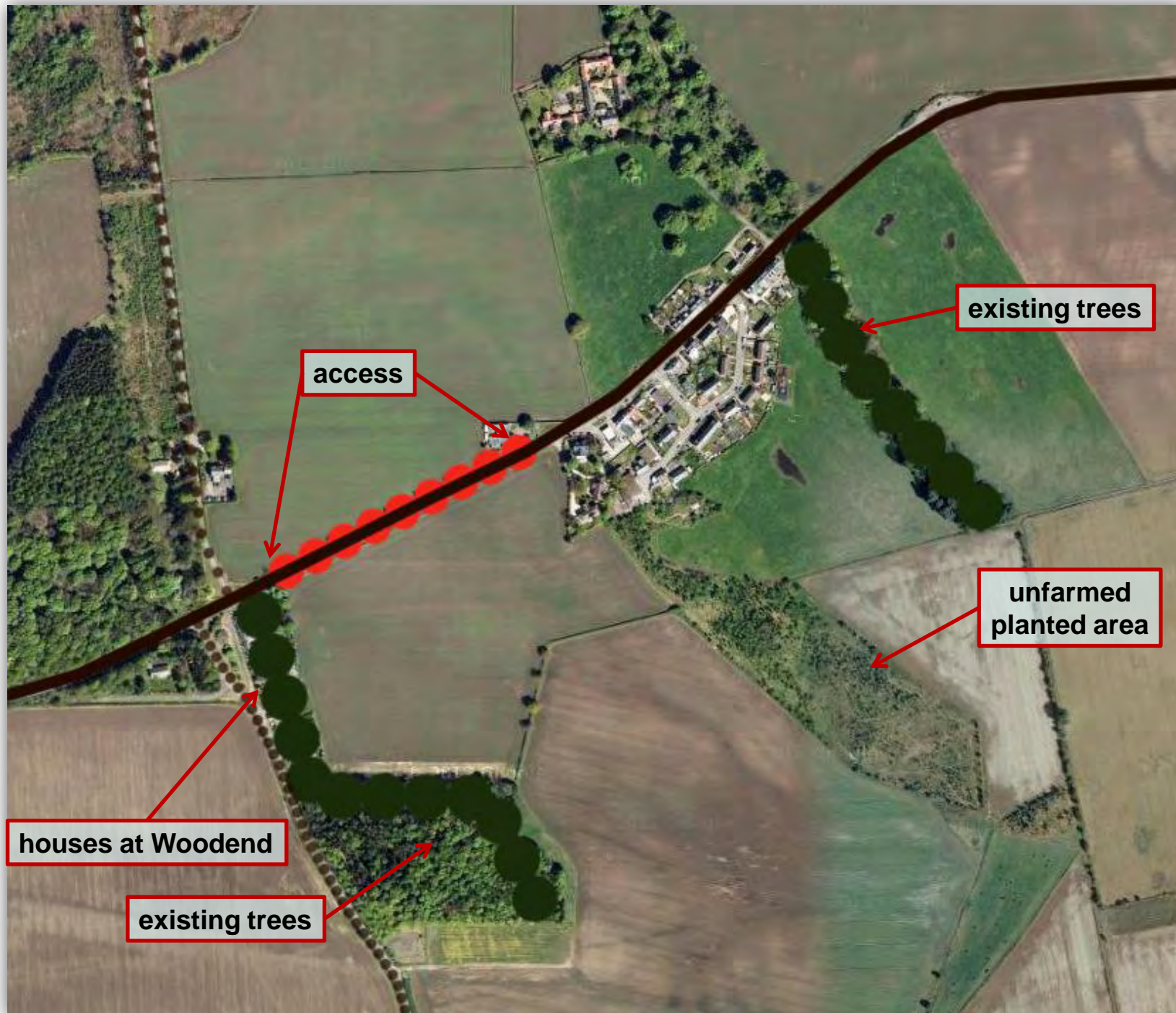
There are no known built or natural environment designations that would be affected by this proposed allocation. The site is not subject to flooding according to the SEPA online flood map.

There are tree belts immediately to the east of the Village and more distantly to the south west. The A904 naturally constrains development to the north.

The group of houses known as Woodend are to the west on the junction with the Winchburgh road.

The land is relatively flat and low lying, it does not obstruct any distant views, nor are there any views from the site that are of any significance.

Access is readily taken from the A904 from within the 30mph zone, and sight lines both ways are achievable.



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opportunities



1. Natural and organic extension to existing settlement
2. Providing much needed facilities to re-invigorate the existing social and community structure
3. Development contained within existing tree belts
4. Safe access off A904
5. Enhance existing community facility and centralise play park
6. Provide a cycling pedestrian network that is detached from the A904, and that can integrate with adjoining new significant developments.
7. Link existing tree belts to readily redefine the new rural edge
8. Existing tree plantation could be used for extended recreational facilities



integration



The village is highly accessible by both private and public transport. It is approximately 5 miles to Linlithgow and its rail station on the Edinburgh – Glasgow Line and 11 miles to the centre of Edinburgh. It is only 2.5 miles to Dalmeny Rail Station at South Queensferry. It is located 9 miles from Edinburgh Airport.

The entire west of Edinburgh has become much more sustainable in terms of transport in coming years with the advent of the tram system terminating at Gogar and potential reinstatement of a rail station at Winchburgh.

The village is already served by local public transport services along the A904. These would be supported and enhanced by additional residential development.

Potential to extend proposed Cycling and Pedestrian routes beyond the Village to integrate with other significant development areas close by, providing access to additional public transport services and future initiatives.



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masterplan



The site at Newton provides an opportunity for the existing settlement to grow organically in phases providing new housing (including affordable housing) and local amenities.

The development sites at Newton provide a logical extension to the existing settlement and can be subdivided to allow flexible and phased development.

The site area measures approximately 9.5 hectares and could provide between 225 and 250 new dwellings within the village.

Existing natural tree belts together with the isolated group of houses named Woodend, provide the framework within new development can sensibly be situated. A new linear park could link the existing tree belts and provide safe cycling and pedestrian links east to South Queensferry and south to the new Winchburgh CDA. This new cycling and pedestrian network would link to the existing access at the end of Duddingston Crescent within the village.

This area containing the existing Community Centre can form a central catalyst which would integrate the new homes with the existing settlement and facilities. A much needed formalised recreational area and community facility could be strategically located to provide an improved sense of place. Phased areas of new homes could straddle this new hub.



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SUSTAINABLE

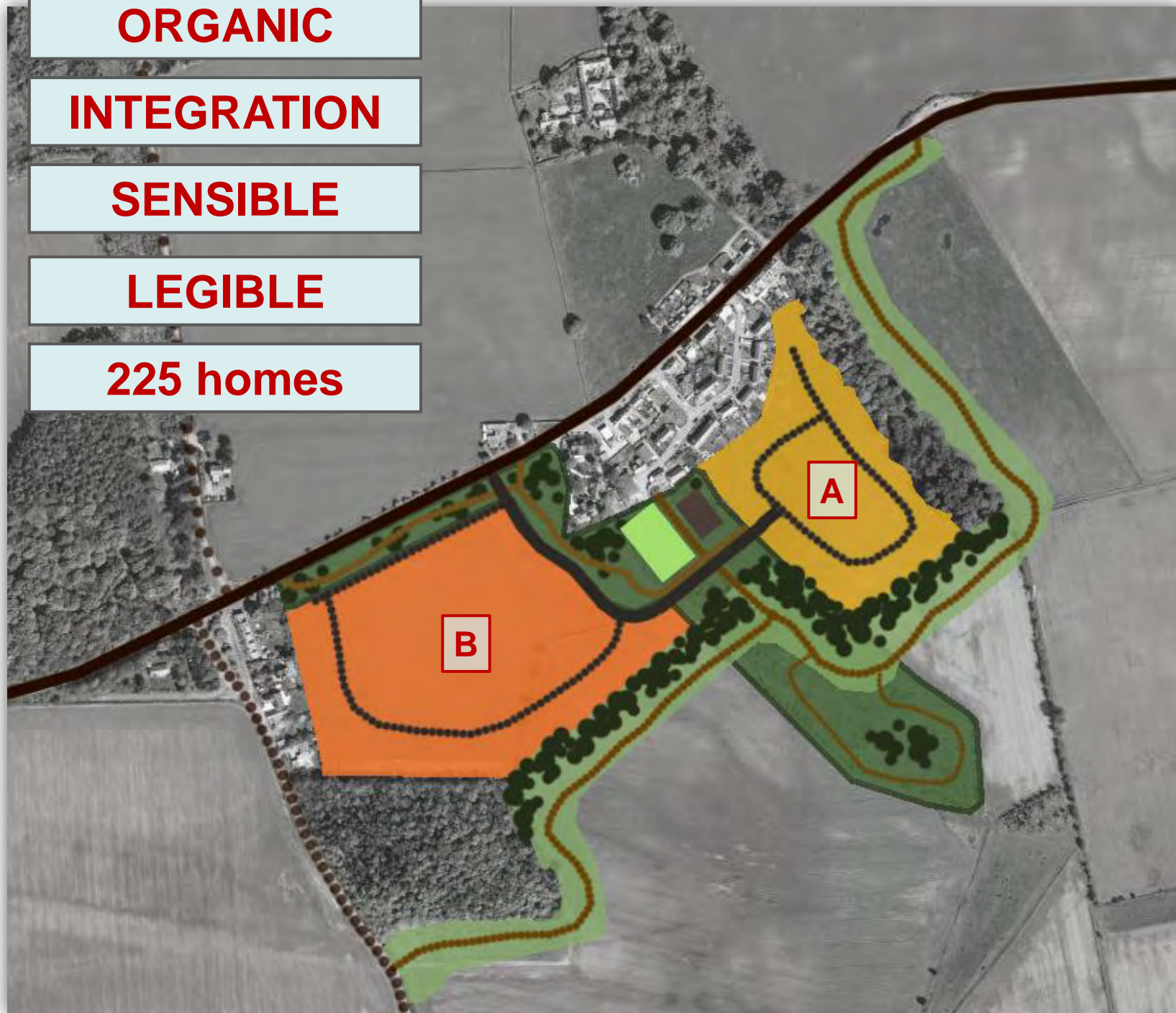
ORGANIC

INTEGRATION

SENSIBLE

LEGIBLE

225 homes



phasing

Site A would provide a natural extension to the existing settlement, maintain existing woodland and provide up to 85 homes.

Site B would provide a logical extension to site A providing an opportunity for around a further 140 homes to the west of the existing settlement, with potential for improved local amenity/community facilities.



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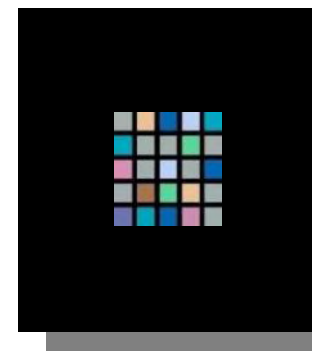
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