



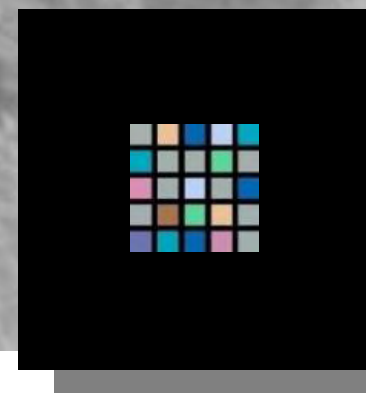
**Aithrie Estates and Hopetoun Estate Trust**

# **WHITEQUARRIES AND CRAIGTON**

**West Lothian**

**West Lothian Local Development Plan  
Main Issues Report**

**Representations - October 2014**



**yeomanmcallister**  
architects interiors

# contents

1. Opportunities
2. Local Context
3. Existing situation
4. Phase 1 – Whitequarries
5. Phase 2 - Craighton
6. Team



**yeomanmcallister**  
architects interiors

# opportunities

The Estate has ambitions to bring to life their aspirations for Whitequarries and Craigton as a tourism and leisure destination. Their intentions are to create a hub on Hopetoun Estate comprising garden centre, farm shop/country estate shop and café, hotel and restaurant, and countryside and leisure activities which would radiate out from the destination.

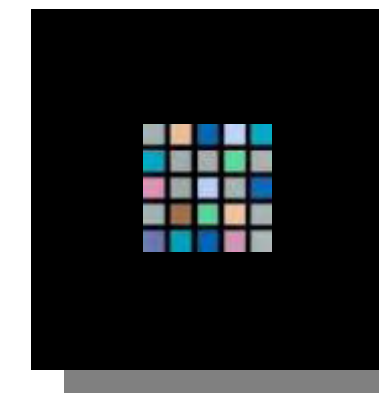
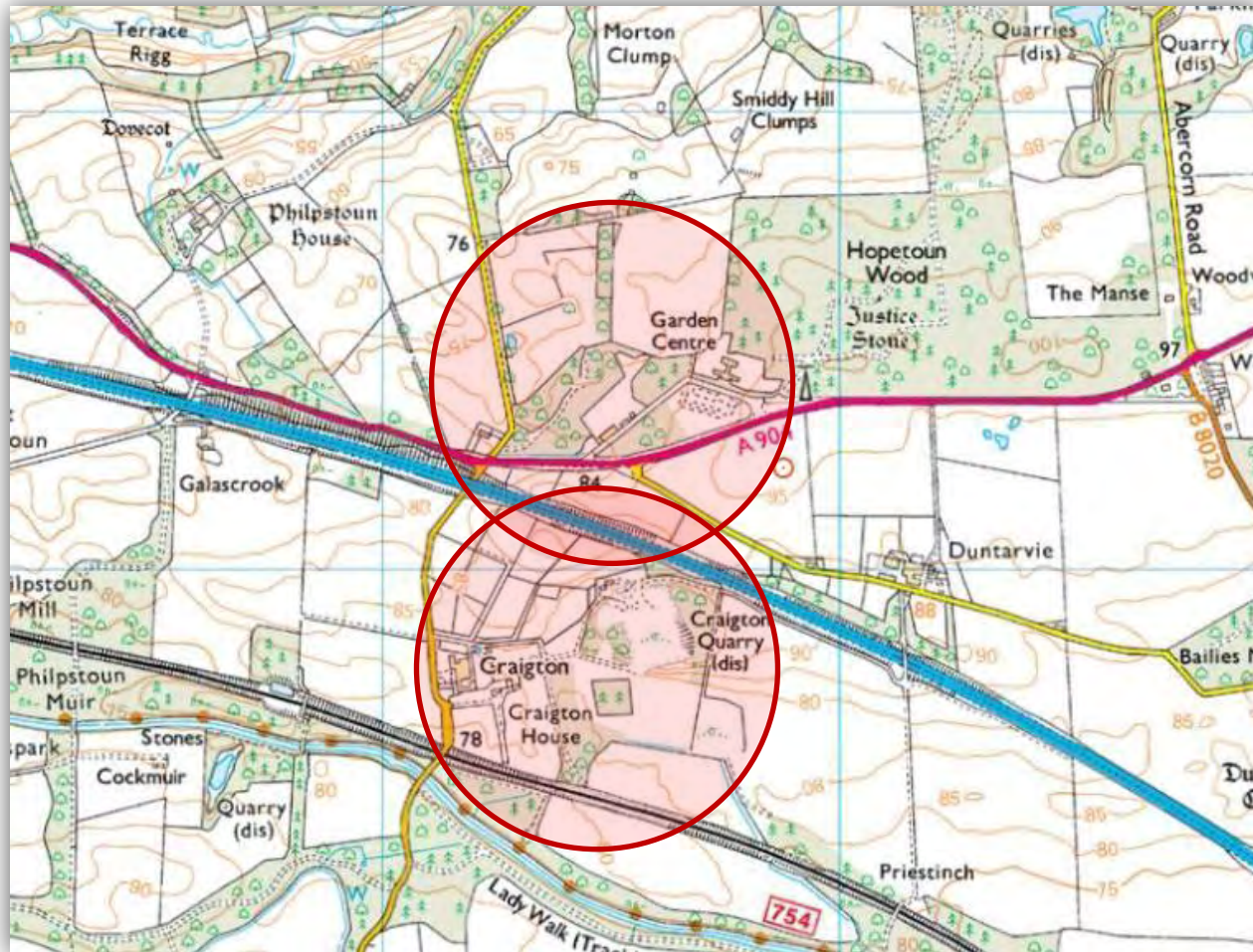
The garden centre and farm shop are already there, and clay pigeon shooting happens in the countryside to the north. These are growing businesses which need certainty on potential for growth to sustain momentum. The Estate would like to expand the clay shooting school in the field to the north of the site and potentially other outdoor activities, and extend the farm shop to provide a café. There are opportunities for siting a hotel lead development at the industrial estate adjacent, the Estate is in negotiation with a Hotel Group to realise this opportunity. This industrial estate is a brownfield site – a former shale mine site and pallet factory.

These activities would include connecting into existing access routes for walking, cycling and riding, including linking into canal towpath to the south (NCR 75) and the NCR 76/John Muir Way to the north along the coast.

The site currently lies within the Designed Landscape and AGLV. Existing woodland areas within the boundary would be safeguarded and enhanced. There is an opportunity to plant additional trees within the Designed Landscape to the north.

Allied to this in the medium term would be the provision of holiday lodge and camping accommodation based around Craigton Quarry and Craigton steading close to the Union Canal and further leisure activities. Craigton Quarry is a brownfield site. This might also encompass in the medium term working with Scottish Canals in the creation of a canal basin by creating a link between Cockmuir Quarry and the Union Canal.

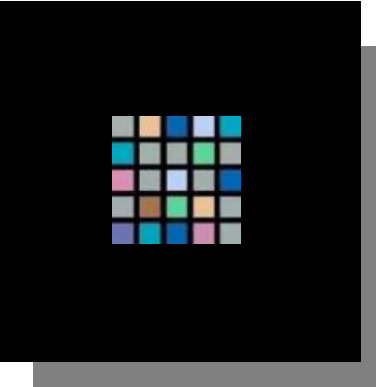
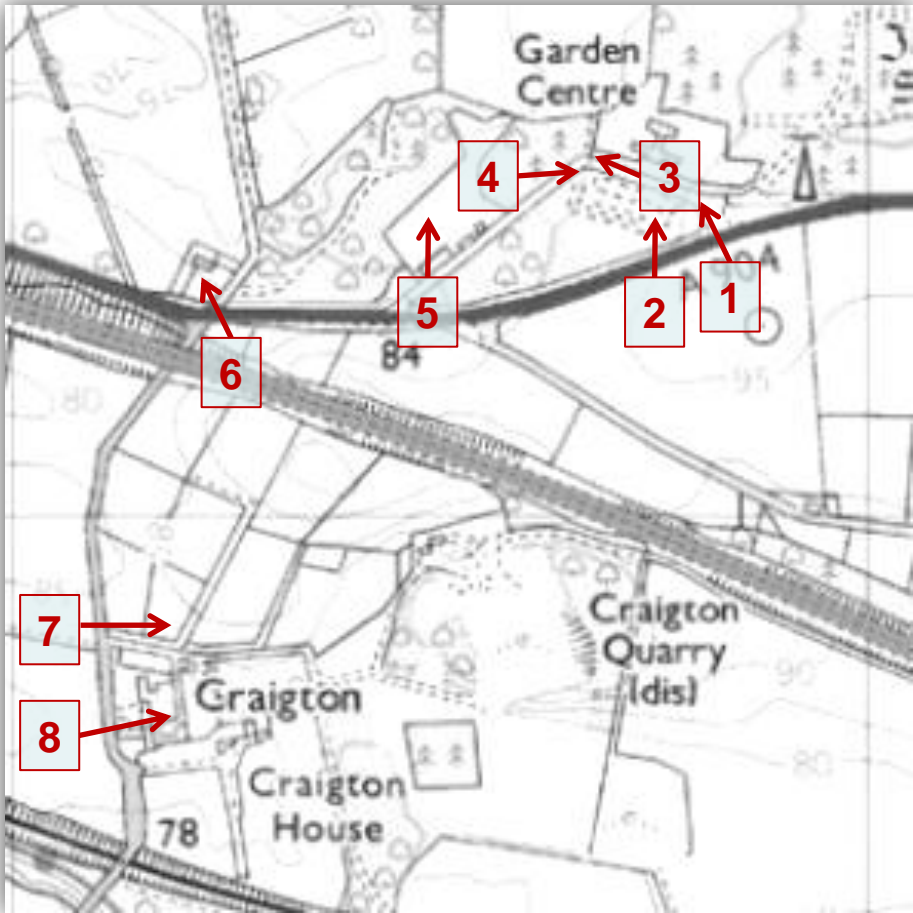
The location is entirely appropriate because of its accessibility off the A904, and close proximity to the new Forth Road crossing road junction at one end and J2 of the M9 at the other end. The proposed area is very well connected by footpaths and cycleways to strategic access routes and the CDA at Winchburgh.



**yeomanmcallister**  
architects interiors



# local context



**yeomanmcallister**  
architects interiors

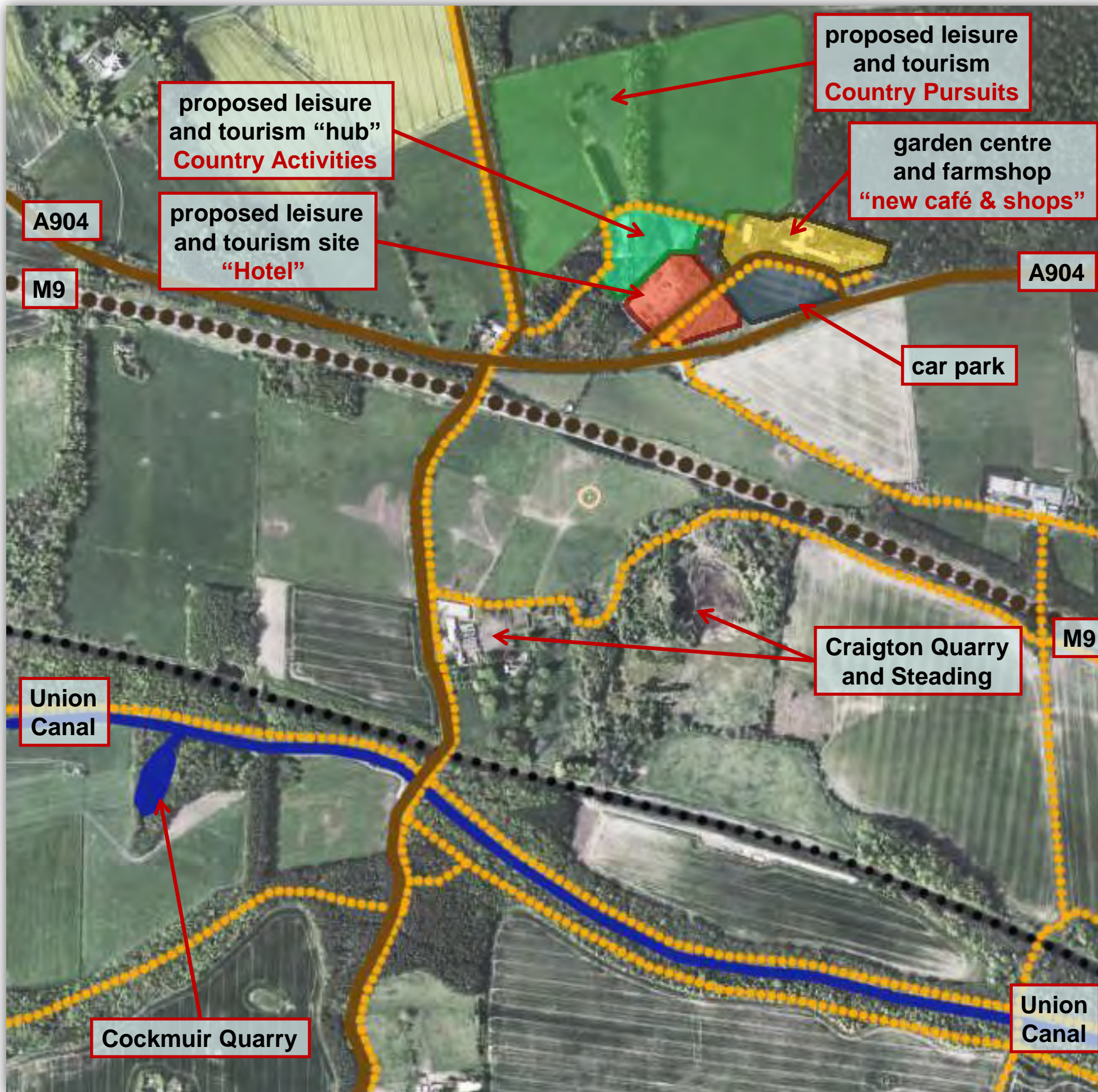
# existing situation

- Existing Garden Centre and Car Park at Whitequarries indicated
- Existing Road Network
- Existing recreational routes
- Union Canal

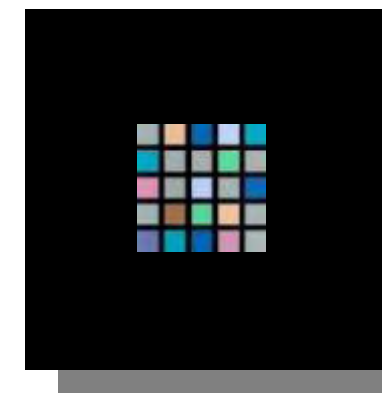


**yeomanmcallister**  
architects interiors

# phase one



- Extend existing recreational routes into Hopetoun Estate and beyond to the John Muir Trail
- Extend existing recreational routes to the south, linking to the Union Canal and to the basin at Cockmuir Quarry
- Existing Garden Centre, farm shop, café to be extended with commercial activities
- Proposed site for Hotel lead Leisure and Tourism Activities
- Redevelop existing brown field site as a "Country Activities Hub"
- Extend existing Country Pursuits Activities in fields to the north
- Extend car park

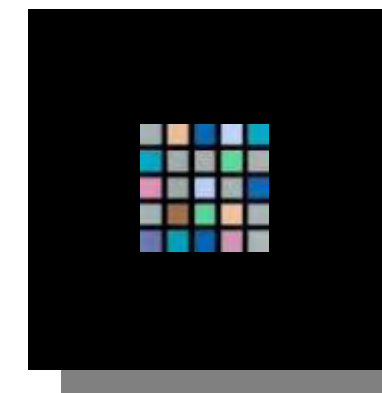
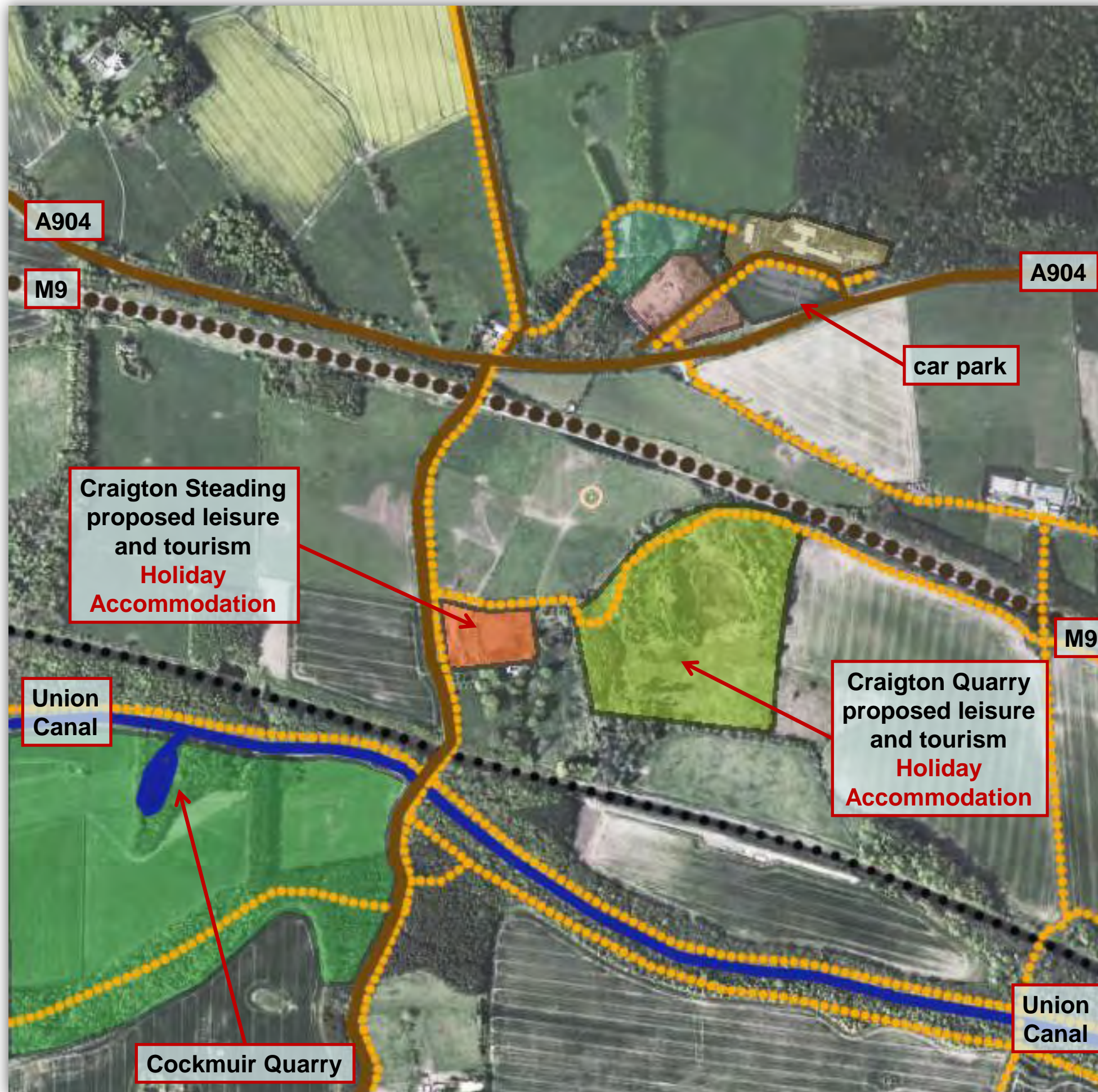


**yeomanmcallister**  
architects interiors

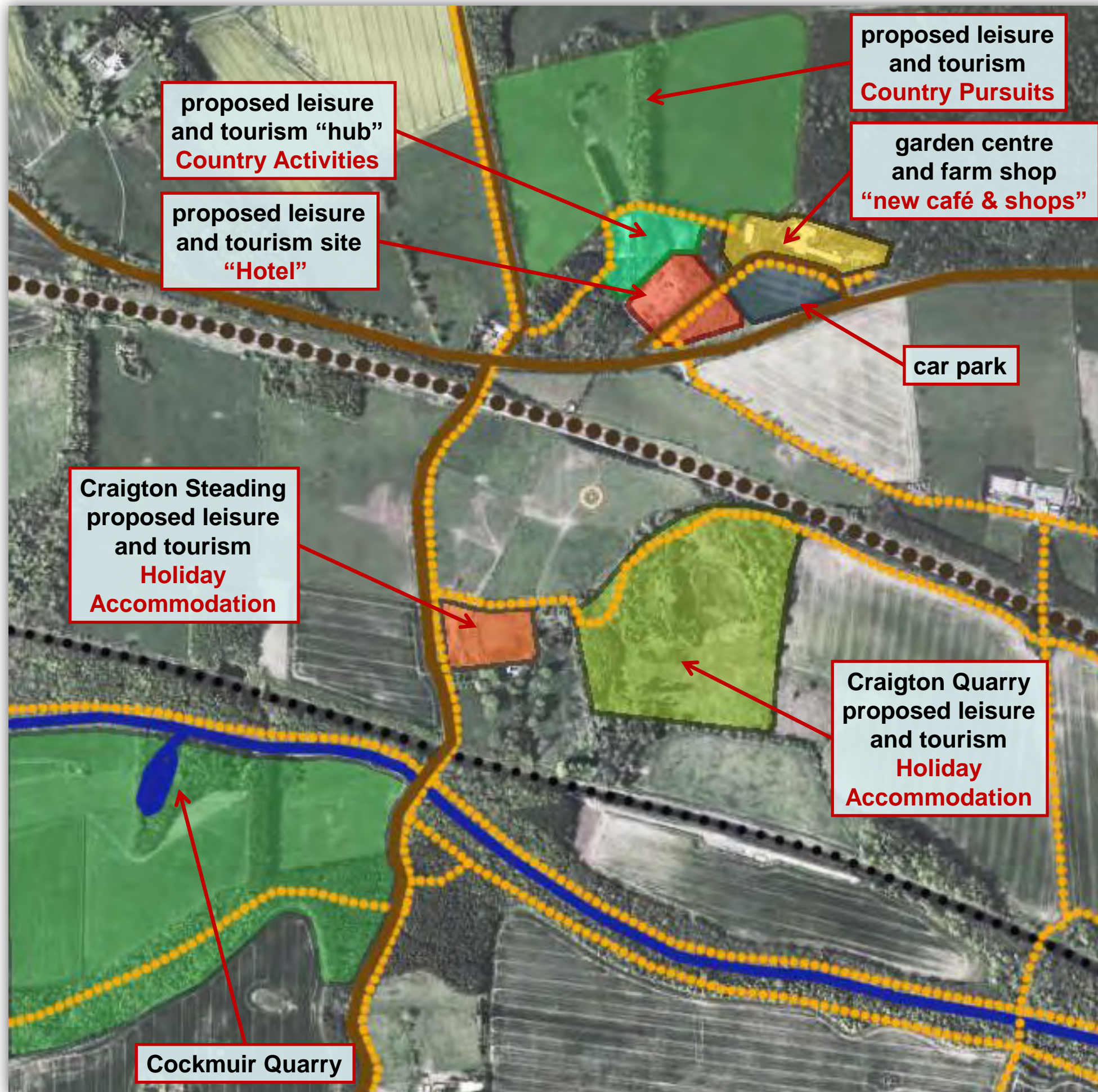
## phase two

Part of the Hopetoun strategy involves provision of rural leisure opportunities and accommodation to encourage visitors to visit to area and then to stay there. The area at Craighton Quarry and along the canal running westwards would provide a suitable area for holiday lodge sites and camping with associated canal-side and leisure activities and should be allocated as such. This would help facilitate the restoration of nearby Craighton Quarry. Such uses might also offer the opportunity to connect Cockmuir Quarry to the Union Canal as a small berthing basin.

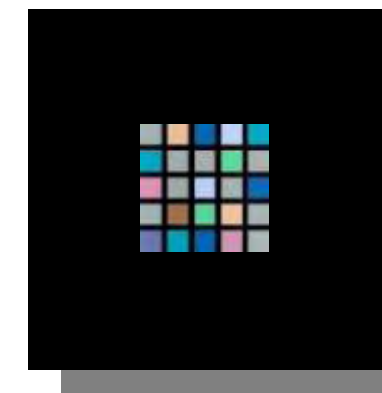
- Extend existing recreational routes to the south, linking to the Union Canal and to the basin at Cockmuir Quarry
- Redevelop existing brown field site at Craighton Quarry for holiday accommodation
- Refurbish and extend existing Craighton Steading for holiday accommodation



# combined



- Extend existing recreational routes into Hopetoun Estate and beyond to the John Muir Trail
- Extend existing recreational routes to the south, linking to the Union Canal and to the basin at Cockmuir Quarry
- Existing Garden Centre, farmshop, café to be extended with commercial activities
- Proposed site for Hotel lead Leisure and Tourism Activities
- Redevelop existing brown field site as a "Country Activities Hub"
- Extend existing Country Pursuits Activities in fields to the north
- Extend car park
- Extend existing recreational routes to the south, linking to the Union Canal and to the basin at Cockmuir Quarry
- Redevelop existing brown field site at Craigton Quarry for holiday accommodation
- Refurbish and extend existing Craigton Steading for holiday accommodation





# team

**Client:**

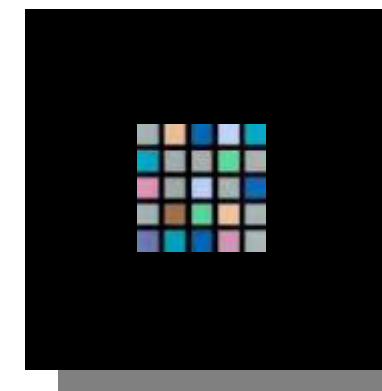
**Donald Noble  
Aithrie Estates and Hopetoun Estate Trust  
Home Farm  
Hopetoun  
South Queensferry  
EH30 9SL**

**Architect:**

**J Brian McAllister  
Yeoman McAllister Architects  
Waterside Studios  
Coltbridge Ave  
Edinburgh  
EH12 6AH**

**Planning Manager:**

**Justin Lamb  
Justin Lamb Associates  
2<sup>nd</sup> Floor  
23 Castle Street  
Edinburgh  
EH2 3DN**



**yeomanmcallister**  
architects interiors