

Proposed Development

The proposed development has the potential to include a mix of properties ranging in size. The development framework plan shown below, illustrates how the proposal will integrate within the existing context and utilise the existing landscape.

Two new access junctions will be formed along Drumshoreland Road which will create a primary loop road through the new neighbourhood. From this, a series of interconnecting secondary streets and tertiary lanes will provide access to the wider site.

The proposal will be designed to maximise connections to the surrounding footpath and cycle path network, with links proposed to existing routes along Cawburn Road and Drumshoreland road as well as the existing core path network to the north of the site. This will encourage active travel to the surrounding green network and improve access to public transport.

Development blocks will be contained to the eastern portion of the site, with frontage overlooking proposed areas of open space and Drumshoreland Road. This will create a positive relationship to the existing road as well as creating an attractive entrance gateway into the site.

An area of open space will be formed to the north-west of the site which will also incorporate a SuDS basin. In addition, a central green network will form the heart of the development as well as acting as a biodiverse corridor for the existing habitat of Great Crested Newts in nearby areas. Open spaces will incorporate new native planting to further enhance biodiversity and provide structure to the landscape.

The proposed development will take full cognisance of current Local and National design guidance, with particular focus on NPF4 policies and the protection of nature and ecology within and around the site.



Dundas Estates development at Uphall Station Village



Example of housing development nearby



Proposed Development Framework



New active travel routes



New pedestrian and cycle connections



Illustrative example of green corridor through development

Planning time-line

- **Public Event No. 1** - June 2023
- **Commence Pre-Application Discussions** - July/August 2023
- **Public Event No. 2** - August/September 2023
- **Planning Application Submission** - Late-2023 (estimate)
- **Planning Application Decision** - Mid-2024 (estimate)

What happens next?

Thank you for attending Almond Real Estate Company Limited's public consultation on our intended planning application for residential development, access arrangements, landscaping, open space, all associated infrastructure and engineering works (including land remediation) on land at Drumshoreland Road (including former brickworks), Pumpherston.

We would welcome your feedback on the initial proposals you have seen today. Please take the opportunity to fill out the survey forms available at today's consultation.

Alternatively feedback can be provided via our project website:

<https://pumpherstonresidentialapplication.com>

or by emailing:

Pumpherstonresidential@iceniprojects.com

Comments are invited until Thursday 20th July 2023.

Please note that all comments should be sent to the above address and are NOT representations to West Lothian Council. There will be an opportunity to make representations to the Council, as planning authority, when a formal planning application is made



Illustrative example of development frontage onto open space