

PUBLIC MEETING SUMMARY

February 2005 Public Meetings

WINCHBURGH DEVELOPMENT INITIATIVE

on **TRANSPORT** *you said*

The **timing** of any new infrastructure (roads and rail) is important to any new development. Need to incorporate a strategy for construction traffic, potentially temporary roads. The phasing and number of houses should relate to the transport facilities.

The deliverability and location of a new **rail station** is very important. Need to consider train capacity at Winchburgh and how it will correspond with EARL (Edinburgh Airport Rail Link). A park and ride facility should be associated with the rail station and adequate parking for any new rail station is an issue.

The location of any new **M9 junction** should be considered with regard to the strategic link to Broxburn and the west of Lothian. Consider traffic volume through Winchburgh and other settlements on route from M8. Strategic roads should take account of the increased traffic volume.

Traffic management issue, how to cope with increased traffic generated by the increased population. Existing and potential '**rat-runs**' need to be identified and solved. Consider closing Faucheldean Road at one end to form a cul-de-sac and stop 'rat-run', although there were also views on keeping it open and improving it through the use of traffic calming.

Consider **traffic calming** on any proposed and existing streets of Winchburgh to cope with increased traffic volume.

Public transport links in Winchburgh are poor and improved bus and rail links should be provided.

Integration of **existing roads** needs to be considered including access and upkeep of farm roads, how will the new road structure relate to existing roads and houses?

on **HOUSING** *you said*

The new residential areas also attracted many comments with primary attention on the mix of housing types: A range of **housing types** and sizes (flats to 5/6 bedroom detached houses) is desirable. There must also be provision of rented, affordable and sheltered housing throughout the settlement. The interface with the existing houses and rural edge should be carefully considered, with flats and other tall buildings restricted to the town centre.

The rural/village **character** of Winchburgh was highlighted as a major priority and important to the residents and noted that any new housing should respect this character and create a place that gains from the rural setting, whilst protecting the character of the rural homes. The architecture of any new buildings should complement the architectural style of Winchburgh and surrounding area and include buildings with a contemporary Scottish style.

The setting of **existing rural buildings** including farm buildings should be respected as they are part of the rural character. Farm buildings should be considered for renovation to residential or offices and kept within the settlement to add character.

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on **COMMUNITY AND JOBS** *you said*

A **new town** centre received lots of comments regarding location, timing and particularly facilities that would benefit local people and create a community feel. Uses suggested include: banks, library, internet café, restaurants, coffee shops, pubs, hotel, canal basin, entertainment facilities, community facilities, health centre and a variety of shops including a supermarket are the key facilities that should be part of the town centre. Adequate parking must be provided for all these facilities.

A large variety of **community facilities** were recorded at both meetings and should be considered in either directly accommodating or allowing space to be facilitated. A range of community facilities for all age groups should be provided, with particular attention on providing for children and youths, e.g. skate park, youth centre, nursery. In providing community facilities new and existing buildings should be considered, a new church hall and partnership centre were mentioned along with improved communications facilities such as the greater use of the internet (broadband) as new facilities. Existing buildings such as the Beattie School building were identified with potential new uses such as day centre, nursery, arts centre, job training centre, along with the attractive existing buildings allotments and the angling clubs were identified as community facilities that would benefit from accommodation and funding initiatives. Would there be potential for the Winchburgh Development Initiative to invest in the existing golf club as it would benefit the community?

A **new secondary school and primary schools** were highlighted as facilities that are much needed with timing and location noted. A new secondary school will provide a valuable community asset and should include potential leisure/sports facilities, cater for disabled children and encourage potential links with employment and further education. Safe routes to school should be considered as part of the school's setting within the settlement.

Winchburgh currently has inadequate **health care and emergency services provision**, as part of the settlement expansion health care (partnership centre) and provision for emergency services should be considered. Police and security issues (CCTV) need to be discussed as part of a new community.

As a sustainable community **employment and employment facilities** need to be considered, light industry, small units, offices for business and workshops to rent or buy throughout the settlement.

There are existing facilities that need to be improved. The basic **utilities**; water, sewerage and gas need to be improved. The size of the existing cemetery size was also noted as a problem.

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on **ENVIRONMENT AND LANDSCAPE** *you said*

As Winchburgh is a **rural village** the environment and surrounding landscape provided a lot of discussion. The rural setting of the village is important, and it was suggested that the countryside between Broxburn and Winchburgh needs to be respected with potential for a **country park** set around the Bings. The rural/urban interface is very important and hard urban edges should be avoided with rural views respected where possible. It is even suggested that Faucheldean should be designated as a heritage village. There are also areas such as the canal, Claypit, bings and Auldathie Kirk that should be considered as part of the heritage with the settings preserved.

The rural character of Winchburgh is also very important as a **wildlife habitat** which should be maintained and reinforced where possible. There were specific areas noted such as the Glendevon pond and Tippet Knowes that should be respected as they provide valuable habitats for a variety of wildlife including badgers, owls, Kingfishers and wildflowers. Environmental protection measures including woodland planting, a conservation park, wildlife centre and wildlife corridors were all suggested.

As Winchburgh has an attractive rural setting there were many references to the enjoyment of the countryside walks. **Existing walks and rights of way** need to be identified and accommodated into the development, integrating new footpaths and cycleways with existing footpaths. There should be a variety of footpaths including countryside walks, canal walks and safe routes to school through the development.

The **canal** is an asset that should be respected and enhanced within a new settlement. It has the potential to add character to the settlement if clear access to the edge is allowed and possibly a canal basin in the town centre. What about waterside development and moorings?

Within the new development a need for a variety of green (open) **spaces** was noted. Playing fields and sports facilities, children's play facilities and wildlife corridors should all be accommodated. There should also be some urban spaces provided within the town centre, perhaps around a canal basin as well as improvements to existing Winchburgh street-scape and open spaces.

Environmental issues were raised regarding Auldathie Tip; needs to be made safe and monitored. There were questions also regarding the bings whether they will be removed and if they are to be removed how the construction traffic and haulage lorries will be routed to minimize impact on local residents. **Construction** and construction traffic was an issue that needs to be monitored and controlled.

There were a number of comments regarding environmental and sustainable issues, **recycling facilities** must be provided with green energy to be considered. Watercourses and flooding should also be considered as these are important with regard to any new settlement.

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other **COMMENTS** *you raised*

There were a number of comments regarding concern over the character of the settlement in particular the size of change and number of houses, change from **village to a town**. Along with the concern over the size of development, there were also comments on the form of development. Need to be more compact form or individual communities as opposed to one large settlement. Any expansion to Winchburgh should try to integrate where possible with the existing settlement and have emphasis on the industrial heritage.

The **form of the settlement** also raised comment on the need to keep autonomy from East Broxburn, and not become a dormitory town with a loss of community.

Phasing and deliverability are areas of concern from a few people with regard to any new development. What level of commitment from landowner/Winchburgh Development Initiative and the Council?

Finally many people asked that there are **updates** on the development process at regular intervals either through a website or newsletter.