

13. Newtyle Landscape Capacity Study

13.1 Landscape Assessment

Natural Heritage Zone (SNH 2002):
Eastern Lowlands

Regional Landscape Character Type (LUC 1997):
Broad Valley Lowlands
Igneous Hills

Landscape Character Units (LUC 1997):
Strathmore
Sidlaws

13.1.1 Landscape Character Assessment

The landscape and visual analysis is shown on figure 13.1.

Newtyle is located on the dividing line of the Sidlaw Hills (Igneous Hills Landscape Character Type) and Strathmore (part of the Broad Valley Lowlands Landscape Character Type). Strathmore is a broad valley where the ground is generally flat and gently undulating. Strathmore is enclosed by the Highland Foothills to the north and the rising sweep of the north-facing dip slope of the Sidlaw Hills to the south. Land-uses are predominantly agricultural, interspersed with settlements and agricultural steadings. Large rectangular field patterns create an open and expansive landscape. Some areas are more textured due to the presence of hedgerows, deciduous shelterbelts and larger areas of estate planting.

The Sidlaws are a landscape of steep igneous hills of up to 300m AOD and about 5km wide. The hills form often distinctive scarp and dip slopes with small burns and rivers flowing from short steep glens. The landscape is open and exposed around the higher ground where the almost conical summits are dominated by grass and moorland. There are limited areas of deciduous woodland which are confined to the slopes and the more sheltered glens. In some areas coniferous woodland has been planted.

Pre-historic landmarks such as Stone Age hill forts and Bronze Age burial mounds are common features which occupy key locations on prominent ridges overlooking the lower lying land. There are several medieval castles and mottes, and a number of follies like the tower on Kinpurney Hill which overlook the village. More recently telecommunication masts have been installed on several hill tops.

The landscape around Newtyle is rich and textured due to the survival of estate planting and the abundant vegetation around the disused railway. The two contrasting Landscape Character Types at Newtyle are merged by a dense pattern of deciduous woodland, estate and avenue planting and hedges around the village, combined with deciduous and plantation woodland on the north facing dip slope of the Sidlaw Hills.

13.1.2 Landscape Setting

The village sits on gently sloping ground on the north facing dip slope of the Sidlaw Hills. The village is slightly wedged into the lower end of the den of the Newtyle Burn, which forms a steeper valley further into the Sidlaw Hills with Newtyle and Auchtertyre Hill to the south-west and Hatton Hill and Kinpurney Hill to the north-east. The steep hills to the south-east and the open distant views to the north-west are characteristic features of the village.

The village has grown around the crossing of the two main communication links, the B954 road from Dundee (Dundee Road) entering Newtyle from the south-east through the valley of the Newtyle Burn, with C16 (Coupar Angus Road and North Street) which run along the southern edge of Strathmore and links Coupar Angus to Glamis and Forfar.

To the north-west the Coupar Angus Road marks the edge to the flat agricultural plain of Strathmore. Around Newtyle this transition is softened by abundant tree-avenues, woodland belts and hedgerows. The re-naturalised disused railway, in the form of an embankment and cutting, forms a loop around the north, south and western edge of the village, largely enclosing the village to all sides but the east. The disused railway has overlaid the existing landscape pattern with the embankment forming a strong landscape feature within the flat ground to the north-west of Coupar Angus Road, before gradually turning into a cutting to the south of the Road. The disused railway forms a distinctive, thick boundary of vegetation around the outside of the village.

13.1.3 Settlement Form and Pattern

Newtyle was originally centred around Newtyle Parish Church and what are now known as Kirkton Road and Smiddy Road. The central part of the village was laid out as a grid street plan and was intended to form the basis for a manufacturing centre when Newtyle was the northern terminus for the first commercial railway in Scotland, the Dundee and Newtyle Railway which opened in 1832. Rail services to and from Newtyle were in decline before the line was closed in the 1960's. Most of the railway buildings have since been demolished.

The sixteenth century Bannatyne House and Kirkton of Newtyle Farm and associated buildings all lie to the south-west of the village at the end of Kirkton Road. The designed landscape within the estate includes tree avenues which form the western edge of Newtyle. The sixteenth century Hatton Castle sits overlooking the village on the higher ground to the south-east. It is separated from the village town by the den of the Newtyle Burn.

To the south-east the village is set against the gentle lower slopes of the Sidlaw which provide a backdrop of bare hilltops, lower woodland and open pasture bordering the village. The south-eastern edge of the village is directly bounded by the Newtyle Burn which separates the village from Hatton Castle, surrounding cottages and Hatton Farm which are all situated on the gentler lower slopes of the Sidlaw Hills.

To the north, Coupar Angus Road, North Street and Eassie Road mark the southern bottom edge of Strathmore. Beyond this edge, and in particular to the north and north-west, the village is framed by the disused railway line embankment and the woodland on it which creates a sense of enclosure in this direction for the older part of the village.

More recently, the laid out grid street plan has been disrupted by new development to the east and new development has also protruded the original edges of the grid street plan to the north of the Coupar Angus Road and to the west of the Dundee Road. The eastern edge is marked by the sewage works and the Newtyle Burn.

The village is well contained by thick belts of vegetation along the disused railway embankments, avenues of mature trees along the main roads, on the

old estate and surrounding Hatton Castle. This is complemented by some well preserved field hedges within Strathmore. This large amount of mature deciduous vegetation creates a very rich and lush green ambiance and rural setting around the village.

13.2 Visual Assessment

Refer to figure 13.2 for key to photographs.

13.2.1 Views Out or Across Settlement

The village overlooks the flat Strathmore valley and its mountain backdrop to the north-east. However, due to the strong enclosure by vegetation towards the north and north-west these distant views would only be gained from the higher ground.

13.2.2 Views of Settlement

Within the Sidlaw Hills, Auchtertyre Hill, Newtyle Hill, Hatton Hill and Kinpurney Hill in particular overlook Newtyle and the flat Strathmore valley with its distant mountain backdrop. The village is best seen from the recreational walks of the surrounding hill tops. In particular, Kinpurney Hill to the east has a panoramic overview of the village and the landscape beyond. From this viewpoint the village appears compact and well contained by rich and mature vegetation. The linear limit of the Coupar Angus Road, North Street and Eassie Road separate the village from the open plain of the Strathmore valley.

Views from the recreational walks on higher ground to the south are rural and picturesque. From the south there is a view of the Newtyle Parish Church and other historic buildings embedded into the valley slopes and framed by an avenue of trees with a backdrop of Strathmore and the distant Highland Foothills. (See photos 13.1, 13.2 & 13.3)

13.2.3 Approaches

Approach from North-East via C16 (Bulb Park Road and North Street)

The road approaching Newtyle from the north east runs along the southern edge of the Strathmore valley, parallel to the edge of the Sidlaw Hills. It is lined with an avenue of trees on one side which becomes a two sided avenue when entering Newtyle after crossing the bridge over the Newtyle Burn. Security fenced sewage works situated on the left hand side precede the new development at Bulb Park which has a traditional design facing onto the street to the south side of the road. The village becomes two-sided after the overgrown railway embankment and the small park which are situated to the right on the north side of the road. (See photos 13.4 & 13.5)

Approach from North-West via B954 (Dundee Road)

The B945 (Dundee Road) approaches Newtyle from Strathmore to the north-west. The road is framed by an avenue of large mature trees creating an enclosed corridor at this approach; at visual openings the backdrop of the northern slopes of the Sidlaws is visible. The entrance to the village is marked by the passage through a gap in the embankment of the overgrown disused railway which creates a strong edge and screen to the village from

this approach road. The passage through the gap is followed by an immediate arrival in the centre of the village at the crossing of the Coupar Angus Road. (See photos 13.6 & 13.7)

Approach from the South-West via C16 (Coupar Angus Road)

The south-western approach road is lined by a two sided avenue of large mature trees and hedges to the other side of the road. The entry into Newtyle is preceded by the passage through the arch of the bridge of the disused railway embankment. The overgrown embankment creates a wall and screen to the village from this approach road. After passing the railway bridge the village is not entered until passing the old access avenue of Bannantyne House which is situated to the right side of the road and which is preceded by a few single houses. The village becomes two sided just prior to the junction with Dundee Road. (See photos 13.8 & 13.9)

Approach from South-East via B954 (Dundee Road)

This is the most scenic approach to the village. The B954 (Dundee Road), after crossing the Sidlaw Hills, exits the woodland on higher ground to the south-east of Newtyle. At this point distant views over Strathmore and the distant mountain backdrop open up. The approach road is lined by an avenue of trees and winds down the valley of the Newtyle Burn. The view of Newtyle is preceded by the view of Hatton Castle, surrounding cottages and Hatton Farm which are all situated on the gentler lower slopes of the Sidlaw Hills, with views across Strathmore to the distant Highland Foothills. (See photos 13.10 & 13.11)

13.3 Detailed Analysis of Directions of Growth

Refer to figure 13.3 for key to directions analysed below

13.3.1 North (between B954 Dundee Road and Core Path 234)

Towards the north the village is enclosed by the two thickly overgrown railway embankments, which join together to the north of the current recreation ground which is situated to the north of North Street. In this direction there are small pockets of land situated between the embankment and the village which are still undeveloped. Vehicular access might be more difficult but achievable. These remaining undeveloped pockets are part of the enclosed entity of the village and are potentially ideal locations for additional houses as they would be well screened due to the enclosed structural green corridors. These pockets have low visual sensitivity and have high capacity for urban extension.

13.3.2 North-East (East of Core Path 234 and North of C16 Bulb Park Road)

The straight railway embankment, north of North Street contains Core Path 234 which connects North Street and Newbigging Wood. To the north-east of the embankment, this direction lies outwith the enclosed area of the settlement, with the landscape opening out onto the plain of Strathmore. Development in this direction would protrude the well contained settlement form and would spill out over onto the open plain of Strathmore. Development would have the visual effect of compromising and erasing a visible landscape contrast along the dividing line of the two landscape character types and also between the well contained settlement and the open agricultural plain. This direction therefore has high landscape character sensitivity to urban expansion. Any new development would be a prominent feature for the views from surrounding hill tops such as Kinpurney Hill over Strathmore as there is no screening or containing structural landscape

features to accommodate and integrate urban development. If development was to be permitted, there would be a necessity to create a new permanent boundary consistent with existing landscape patterns to visually contain the settlement and create a defined contrast with the open plain of Strathmore. Street patterns and layout geometries should be prevented from contradicting the existing orientation of the village grid street pattern and the agricultural grid. This direction has low capacity for urban extension. (See photo 13.12)

13.3.3 East (Between B954 Dundee Road and C16 Bulb Park Road)

To the east, Newtyle is bounded by the Newtyle Burn. A small modern development and an old estate with designed gardens protrude the Burn where it is channelled. However, both are bounded by a large stone wall which seems to be part of the former grounds of the estate.

Further north, the eastern edge is formed by a recent cul-de-sac development of large houses which are loosely grouped with their back gardens facing onto the open agricultural fields. Due to the layout of the recent development, access in this direction beyond the current village edge from within the village may be restricted. would not be possible and therefore would be a major constraint to any future development.

To the south of Knox Close the ground rises steeply as it forms part of the bottom slope of Hatton Hill. Traditionally, the village is wedged into the triangle of flatter ground at the bottom of the Newtyle Burn, where the sloping sides of the valley towards the Sidlaw Hills are used for pasture and form an important part of the rural setting of the village. Furthermore, Hatton Castle also discreetly towers over Newtyle which adds an important element of the historic character of the village. Modern development on the rising ground east of the village would be visually prominent and would dominate the appearance of the old village. It would also strongly compromise the rural landscape context and setting of the village.

The open field between the Newtyle Burn Pond, the new Primary School and the ensemble around Hatton Castle is agricultural pasture. It is the single open area where the valley of the Newtyle Burn is a visible landscape feature. This area part is part of the immediate rural landscape setting of Newtyle and Hatton Castle and also preserves a visual opening between the village and the Castle.

There is a gap to the north-west of the new Primary School which could potentially be developed. Development of this small area could potentially have a positive impact on the village as it would consolidate the built area of the village. (See photo 13.3)

13.3.4 South (Between Core Path 236 and B954 Dundee Road)

The area to the south-west of the B954 (Dundee Road), between the green corridor and the popular recreational route of the disused railway cutting, forms part of the villages southern edge and is part of the sloping ground of the valley side. Traditionally the village is wedged into the triangle of flatter ground at the bottom of the den of the Newtyle Burn, which forms a steeper valley further into the Sidlaw Hills. The sloping sides of the valley towards the Sidlaw Hills are used for pasture and form an important part of the rural setting of the village. Modern development on the higher, southern slopes above the village would be visually prominent and would be contrary to the rural landscape context and setting of the village. It would also obscure the distant views over Strathmore from the popular recreational walks along the disused railway. Landscape character, visual and landscape value sensitivity are all considered to be high. There is not considered to be capacity for urban extension in this direction.

13.3.5 West (Ballantyne House)

The area to the west of the current settlement edge is part of the sloping fields at the lower end of the northern Sidlaws dipslope. The character of the area is formed by the designed landscape around Ballantyne House and its access avenue. This dipslope to the west of Newtyle has been dissected by the railway embankment which forms a prominent landscape feature overlaid upon the landscape. It is also a physical barrier and visually screens the lower ground from the wider landscape.

Near the village edge, the landscape is strongly characterised by rural heritage features such as the avenues of mature trees, Ballantyne House, the remnants of its designed landscape and rural hedges and the thick belt of vegetation along the disused railway embankment. The area is accessed by Core Path 237, which is a continuation of Kirkton Road, passes Ballantyne House and joins Core Path 236 on the disused railway embankment to the west. The western edge of Newtyle is of high sensitivity to modern development due to its unspoiled rural and built heritage character. Modern development on the open dipslope field to the west of Ballantyne House and south of Coupar Angus Road would be detrimental to the current landscape setting of the village, to the well defined western edge characterised by Ballantyne House and its designed landscape and, to its recreational and scenic landscape value.

The area of land situated to the south of Kirkton Road is enclosed by a stone wall and historic buildings to each side. It creates a visual opening onto the grazing land and the Sidlaw Hills beyond from this central part of the old village. Due to the very ambient heritage character of this western end of the village around Ballantyne House and the Newtyle Parish Church, the sensitivity to modern development is very high. Modern development would not only be unsuitable in terms of built character and scale it would also obscure views onto the wider landscape context.

However, the area to the north of the Coupar Angus Road is well enclosed by the railway embankment as it is situated on lower ground and has lower visual sensitivity. The western half of this area of land is a central part of an adopted core path network. The eastern half of this enclosed area of land would be less sensitive to development and closer to the village centre. Modern development would have to be small scale and integrate with the townscape and landscape. It would have to be designed around the preserved valuable landscape features such as the green railway embankment, hedgerows, mature tree avenue and should ideally reproduce the traditional grid street pattern layout with frontages facing onto the Coupar Angus Road, as in the Bulb Park development. Vistas should take into account Kinpurney Hill which is a well renowned visible landmark from within this enclosed site. (See photos 13.9 & 13.13)

13.4 Conclusion

Newtyle is a small historic village which is embedded in a rural and picturesque landscape context. The abundance of rural heritage features such as mature tree avenues, roadside hedges, stone walls and the remains of the railway combined with the historic partly early-industrial townscape, create a romantic and pastoral sense of place. Due to the small scale nature of the village, it has less capacity to absorb modern development as the character and sense of place would be contradicted by larger scale sub-urban type additions to the village.

The constraints for settlement capacity in Newtyle are partly due to its topographical landscape setting on the flat ground within the Newtyle Burn valley. The sloping valley sides around the southern part of Newtyle are an exposed part of the rural landscape setting of the village. Furthermore, the

openness of the flatter landscape to the north and west represent landscape constraints for new development. The existing village is also well contained by vegetation.

Areas to the west and north-west which are well contained have a high landscape character and landscape value sensitivity and are sensitive due to their rural historic and scenic qualities. However, less sensitive areas such as the area directly to the north of the village and to the north of the disused railway line embankment would be constraint in the way that the characteristic settlement form, which is contained by the Bulb Park Road, would be contradicted and the new development would lack any containment, sprawling into the open plain of Strathmore.

Recent new development is situated to the north-east of the village, an area with less historic and rural heritage features and overall lower sensitivity. The layout of recent development makes the terrain beyond the eastern edge largely inaccessible. The area directly to the north of Bulb Park Road could accommodate some development if a suitable boundary feature such as a drainage channel with a shelterbelt was created towards the open plain of the Strathmore. However, new boundaries should relate to existing patterns and settlement form and should relate to the grid of Strathmore and the old village. Un-integrated sinuous suburban street layouts and disproportioned architecture would be highly visible from Kinpurney Hill and other viewpoints and would strongly compromise the setting and appearance of the village, and the panoramic views over Strathmore due to the creation of a dominant and banal visual impact.

The railway embankment presents an opportunity for providing areas of containment towards the extensive open plain of Strathmore to the north west of the village. The area north of Coupar Angus Road, in particular the part closer to the centre of the village, has low capacity to accommodate residential scale development which could integrate with the existing village fabric.

Capacity to the south and south-west of the village is very limited related to reasons regarding exposed topography and the rural setting of the village. The open pockets to the north and south of Kirkton Road are part of the setting of the old estates and in an area of unspoilt rural historic character. Consequently, the area to the west is overall highly sensitive and not a preferred option for modern suburban type development.



13.1 Newtyle from Core Path 236



13.2 Newtyle from Core Path 236



13.3 Newtyle from near Hatton Castle



13.4 Approach from North-East via C16 (Bulb Park Road and North Street)



13.5 Approach from North-East via C16 (Bulb Park Road and North Street)



13.6 Approach from North-West via B954 (Dundee Road)



13.7 Approach from North-West via B954 (Dundee Road)



13.8 Approach from the South-West via C16 (Coupar Angus Road)



13.9 Approach from the South-West via C16 (Coupar Angus Road)



13.10 Approach from South-East via B954 (Dundee Road)



13.11 Approach from South-East via B954 (Dundee Road)



13.12 View from Core Path 234



13.13 View from Core Path 235

Figure 13.1 Newtyle Landscape and Visual Analysis

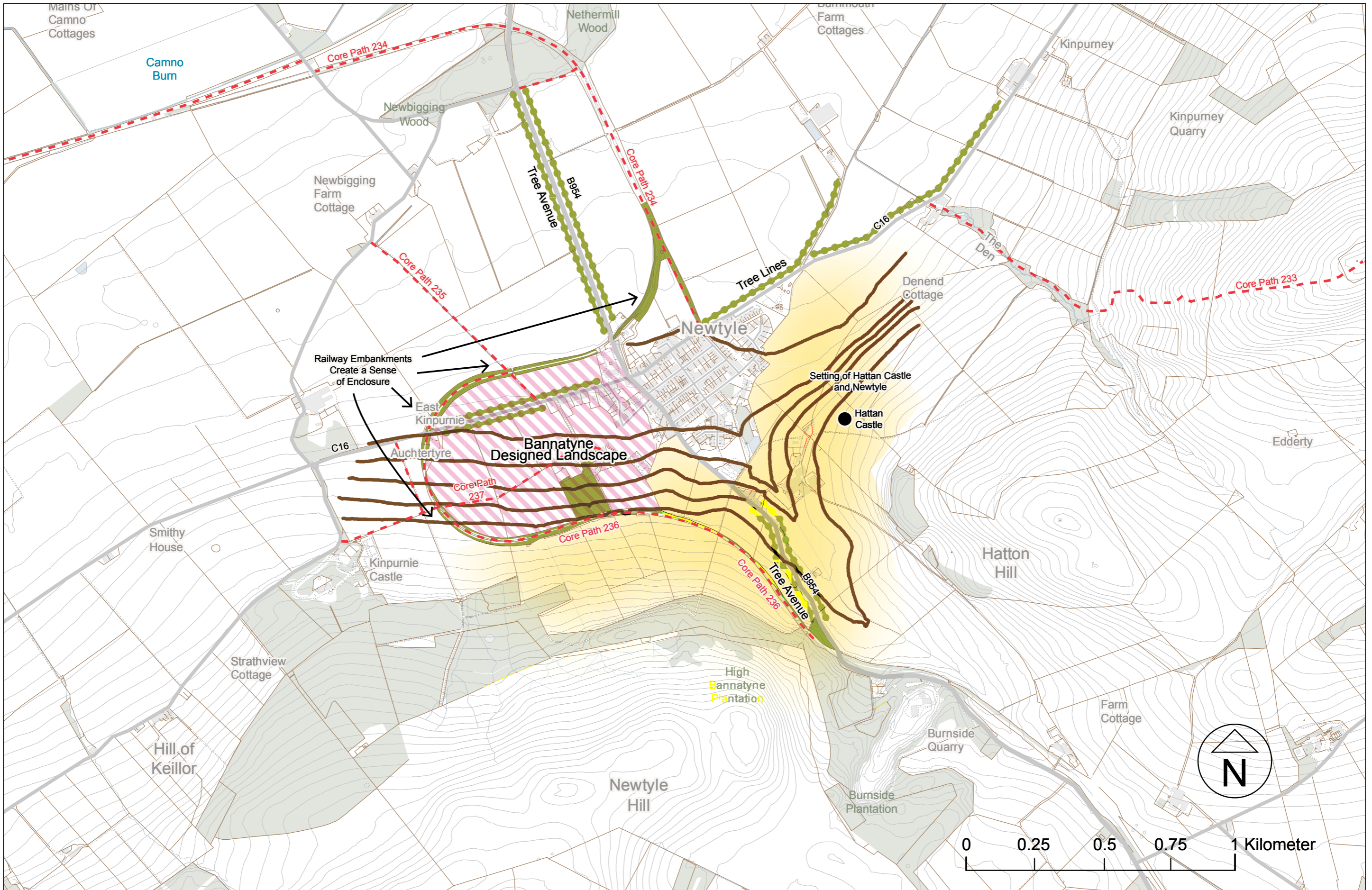


Figure 13.2 Newtyle Key to Photographs

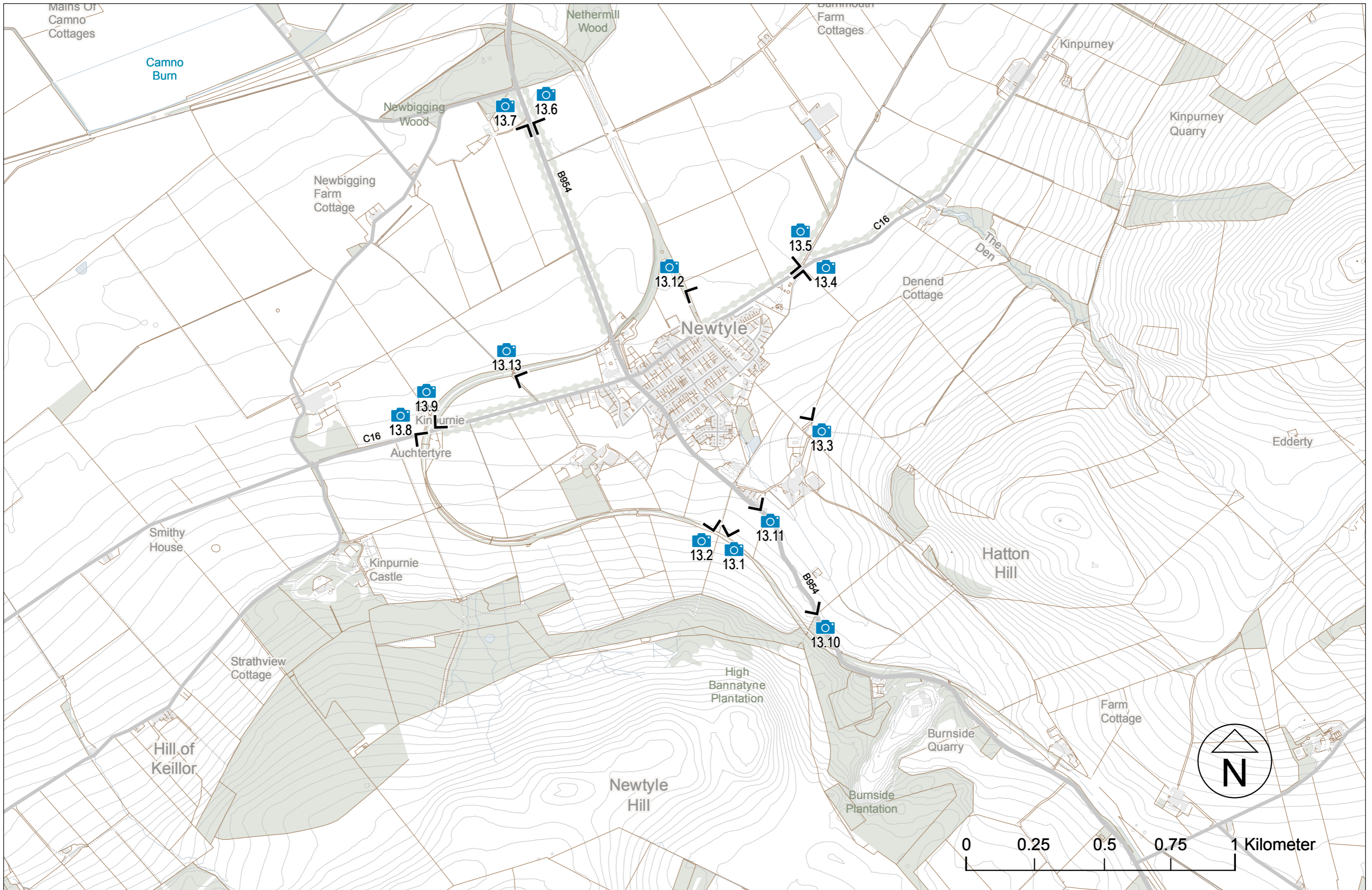


Figure 13.3 Newtyle Key to Analysis of Directions of Growth

