

West Linton Local Place Plan

A Community Plan for West Linton

2025-2035



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Foreword and Acknowledgement

West Linton has a rich history dating back to the 12th century. Once a thriving market and a centre for sheep farming fed by old drove roads, it still holds onto its charm today. Landmarks like the Old Church and the 17th-century clock tower reflect its past, while the annual Whipman Play festival keeps traditions alive. Quirky place names like Teapot Lane and Mowbray's Slap give it a unique feel.

But West Linton isn't just about history—it's a modern, thriving community that has attracted young families and professionals who are actively involved in village life. This mix of heritage and contemporary living makes it a truly special place to visit and call home.

The Local Place Plan builds on this strong foundation, setting out a vision for an even better experience for both residents and visitors. Created through a collaborative, community-led effort, the plan reflects the voices of those who live here. The Steering Group, which includes members of the Development Trust and the Community Council, has worked closely with the community to shape this vision. While we've had expert support, we've been involved every step of the way to ensure it truly represents local needs and aspirations.

From the start, it's been clear that residents feel lucky to live in West Linton. There are always ways to strengthen our community, but the overall tone of discussions has been positive. One key message that came through strongly is that residents want West Linton to remain a village, preserving its character rather than expanding into a town.

This plan aims to address key needs while building on what already makes West Linton great. It focuses on making the most of our outdoor spaces, protecting the heart of the village, and improving community transport, sustainable energy, and local housing. The proposed actions will help West Linton continue to thrive—attracting visitors, creating jobs, and fostering an even stronger sense of pride in our village.

Putting this plan together has been a rewarding experience, made possible by the dedication and input of many. We extend our sincere thanks to Community Enterprise Ltd, Scottish Borders Council officers, local groups, businesses, and most importantly, the residents of West Linton. Your time, ideas, and enthusiasm have shaped this vision for the future, and we look forward to making it a reality.

Mark McDavid,
Chairman of West Linton Community Council



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Introduction

01

The National Planning Framework 4 was enacted in February 2023. This gives communities the right to feed into the planning system with ideas, and the right to influence policy. Rather than the local authority having sole responsibility for deciding what is built in a place, it gives communities like West Linton the opportunity to get its people to drive change from the bottom up.

The Local Place Plan when it is submitted to Scottish Borders Council will influence the development of its next Local Development Plan. That plan will identify what should happen in each community and where it should happen. Though becoming more common, West Linton is at the vanguard of communities who have a place plan.

However, the focus of a Community Plan is not restricted to Scottish Borders Council's planning concerns. Many of the themes and project ideas included here will be the responsibility of the community itself. They are rooted in place but not dependent on land.

With a Local Place Plan registered and verified, the people of West Linton will be able to influence and drive developments in the area and give a platform to the community to voice their own aspirations for the area.

Our Place Plan sets out an ambitious ten-year vision for West Linton.



Executive Summary

02

Our Local Place Plan expresses what local people think is needed for West Linton to prosper into the future.

It builds on the 2023 West Linton Community Survey, and draws on the hundreds of consultation responses during 2024. It's been prepared in a way that will enable it to be registered by Scottish Borders Council.

Here are the main messages from the consultation:

- » Overall **we want West Linton to remain a village and not grow into a town.** Of course we want more facilities in the village, but we believe that the heart of the village community could be lost if there is any more major housing developments.
- » **We want the centre of the village to be its heart** – a place to live, to socialise, to shop, to relax and to celebrate together. We want to see improvements in the village centre with better traffic management, good pavements for all, and spaces for outdoor events. We do want to see more affordable housing for young and old, but we want to see it in amongst the existing village and close to its heart, including repurposing exiting buildings.
- » **We want the village to be a place to live and work.** We want to encourage local jobs through local shops and services, through workshops and office units and through opportunities for learning and training.
- » **We want West Linton to remain a close-knit and involved community** for all ages. It's amazing how many are involved in local voluntary activity, all for the good of the village. We want to secure funding and capacity to help local groups achieve their aims, including for the village's young people.
- » There was recognition of the good range of community spaces and facilities for our size of village. But, **we want to make more of village facilities through multiple use of existing facilities**, making much more of the community school and redesigning spaces that are no longer fit for purpose. We want to help reduce energy bills and make West Linton more sustainable.
- » We love that the village is surrounded by hills, moors, woodlands, sheep & cattle-grazed pastures. **We want to protect our local countryside.** We would like to see a protected village area established immediately beyond the current village boundary. It would be good for wildlife at the reservoirs, in the woodlands and gardens, and would be used for play, for safe walking and cycling routes and for allotments.
- » **We want good connections with surrounding areas.** We want improved bus services to Peebles, Biggar, Penicuik and Edinburgh. We want safe off-road walking, wheeling and cycling routes. around the village, across the A702 and to Carlops, Romano Bridge and Dolphinton, and further to Penicuik and Peebles.

The Plan identifies 21 actions across 6 themes. There is much to do! Plenty to get involved with. An adopted plan will help us make the most of our efforts. It will also help attract the funding and expertise we will need to make the Plan a reality.

Our Vision for West Linton

03

3.1 Our Vision and Values

Vision

West Linton will be a connected, inclusive, and safe community, affordable for all ages and backgrounds. The local environment will be valued, with significant progress towards sustainable living. "Flourishing friendly safe and welcoming."

Our Place Perspective

The shape of the village is very important to us. It is getting stretched out, so we have a strategic approach to place-based development. We want to consolidate rather than expand beyond the current village development boundary, and would support suitable development in and adjoining the centre of the village.

Values and Principles

This local place plan is not just a list of projects, it is a statement about the kind of community we want, the nature of relationships we will develop and how we will implement the projects.

- **Local by Default** : All future decisions affecting our community should be founded on authentic consultation and rooted in local need.
- **Accessible** : All services and facilities, green spaces and initiatives are for everyone, regardless of their circumstances.
- **Collaborative** : We are committed to developing all projects in genuine and productive partnership both within and outwith our community.
- **Sustainable** : Everything we do will be guided by economic, social, and environmental sustainability.

3.2 Our Action Themes

The Place Plan process has identified six core themes that will underpin and support the achievement of the vision.

Directly aligned to each investment themes, is a strategic objective with the specific purpose of setting out what the village wants to achieve and to express where it wants to get to. These are:

Theme 1 : A living community (our thoughts about housing)

Strategic Objective: We will maintain and consolidate the number of people living in West Linton, by addressing local housing needs, creating warm, efficient homes. We want to create living supportive neighbourhoods with nearby amenities rather than distant housing schemes on the outskirts. This will encourage people to raise their families here, stay here and grow old here. Though people work away, this is not a "commuter village" but one that is balanced and accessible.

Theme 2 : An enterprising community (our thoughts about jobs and economic activity)

Strategic Objective: We will build a strong, sustainable, and growing economy that supports local businesses to grow, creates new jobs, learning and training opportunities, increasing economic participation and benefits across the community. Ideally our economic future is built around the centre of the village, which will be robust and resilient. We will seek best possible internet access to support residents and businesses connectivity.

Theme 3 : A connected community (our thoughts about transport, safe routes and connectivity)

Strategic Objective: We will improve transport provision and will create enjoyable active travel routes to provide better access to each other, shops, services, jobs, and facilities as well as to make it easier for visitors to get here.

Theme 4 : A beautiful and biodiverse community (our thoughts about our greenspaces environment)

Strategic Objective: We will value and safeguard our natural environment and green spaces; from our unique village green is to protecting the countryside setting of the village. This will both celebrate and open up access to nature while protecting the integrity of the village.

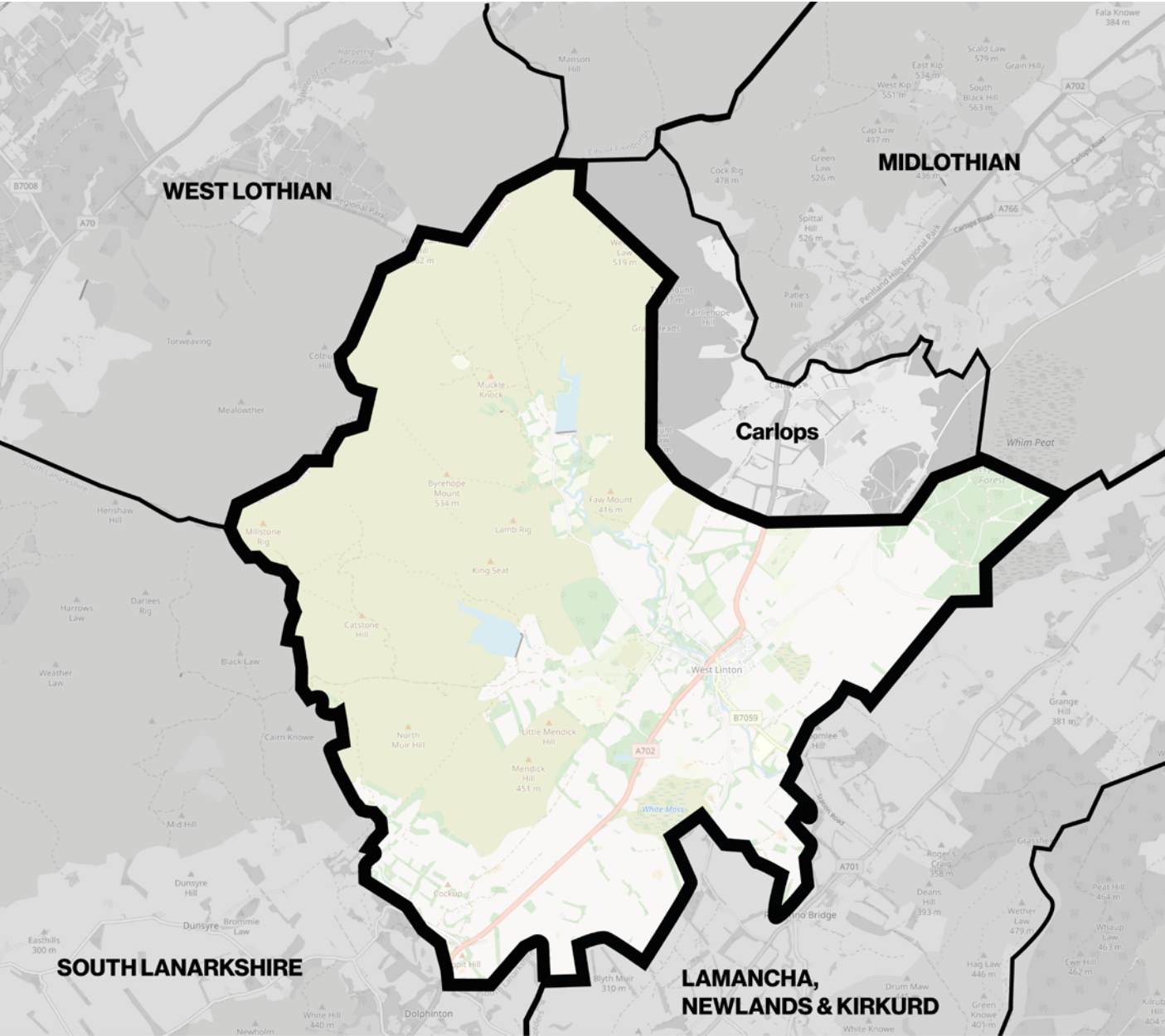
Theme 5 : A sustainable community (our thoughts about renewable energy and just transition)

Strategic Objective: Over time the carbon footprint of our community will reduce, and we will be a net zero village where everyone benefits in a way that is affordable to all.

Theme 6 : An active community (our thoughts about having things to do)

Strategic Objective: We will be a place with great facilities where people can gather and where services can be of benefit to people of all ages, abilities and backgrounds. All our communities and people will be well connected.

3.3 Boundary map

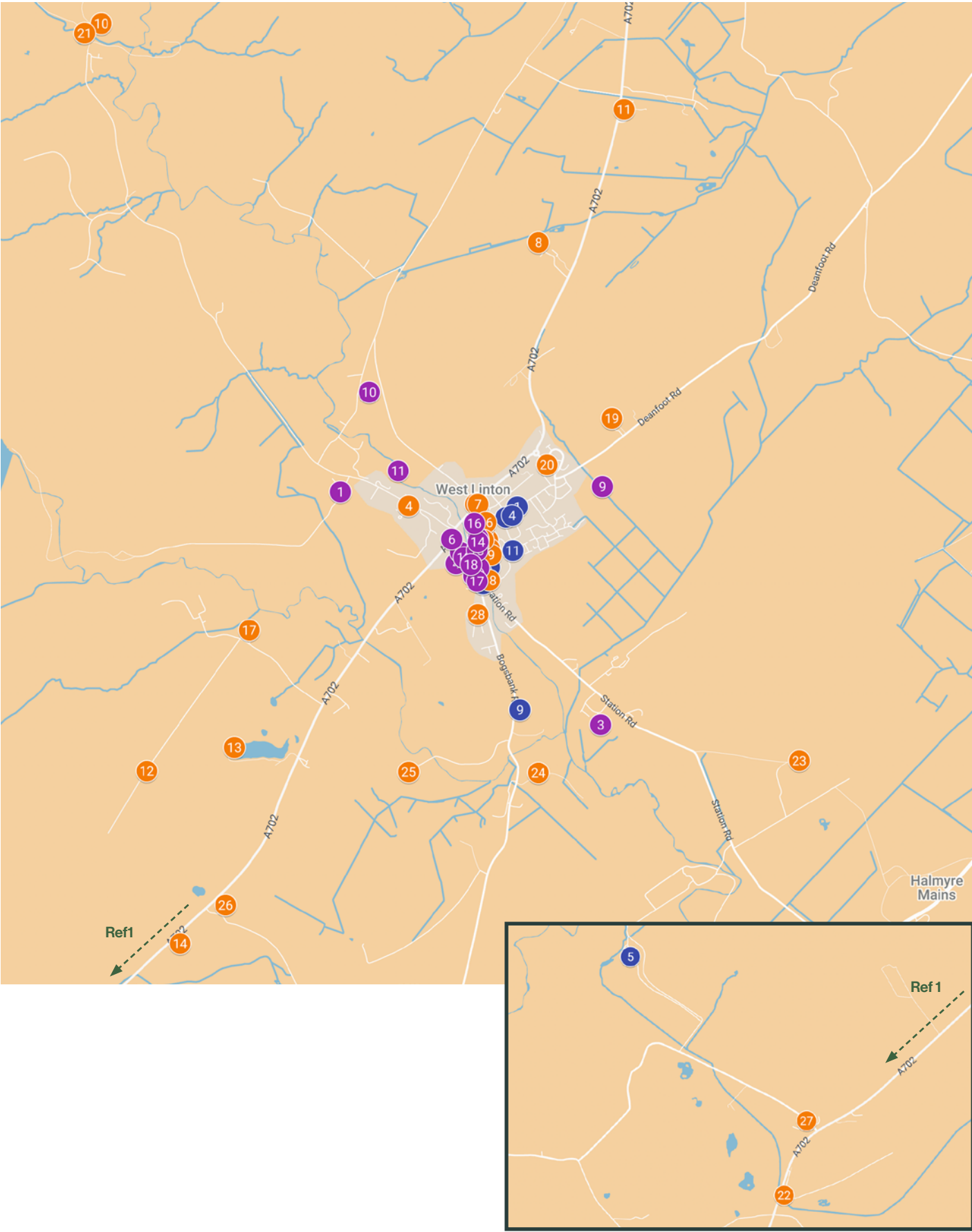


3.4 Our Assets

The West Linton area offers a range of assets, services and amenities. This selection is a snapshot of some of the key assets across the area. The maps highlight a selection of the things in the area which can be preserved and built on over the period of this Local Place Plan. Assets identified are within the West Linton Community Council boundaries.

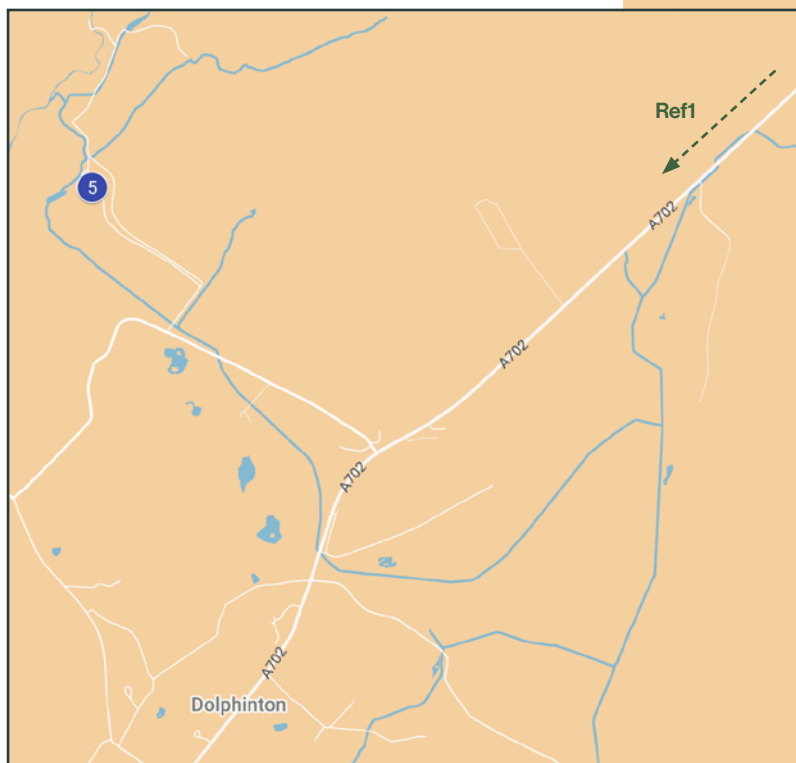
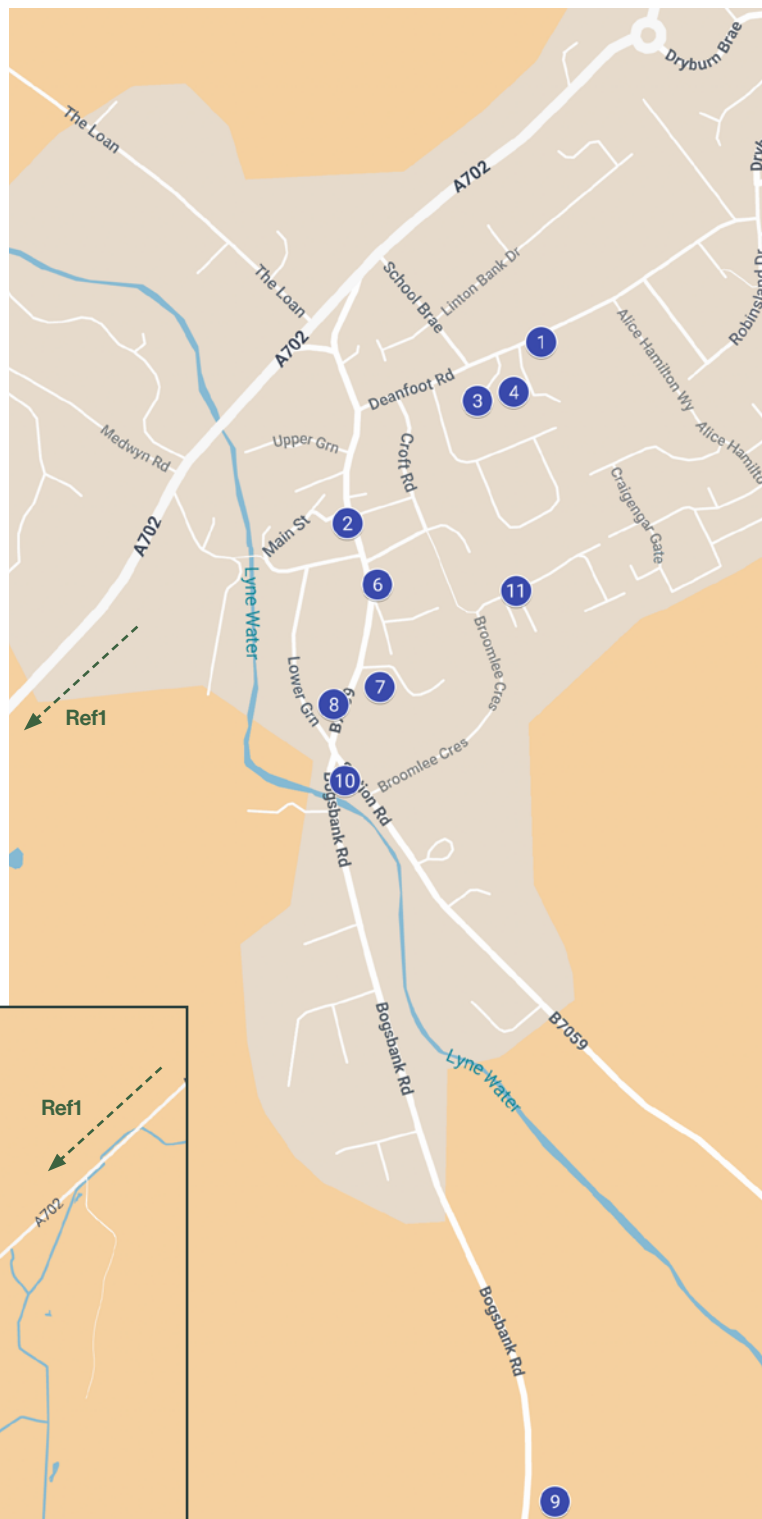
The following categories of assets are shown:

- Services and Facilities
- Local Business/Private Sector
- Community, Recreation and Leisure



Services and Facilities

- 1 West Linton Primary School
- 2 West Linton Pharmacy
- 3 West Linton Health Centre
- 4 The Village Nursery
- 5 Garvald West Linton
- 6 West Linton Post Office
- 7 West Linton Fire Station
- 8 West Linton Early Learners / Westies
- 9 West Linton Cemetery
- 10 EV Charge Points
- 11 Sheltered Housing (Broomlee Court)

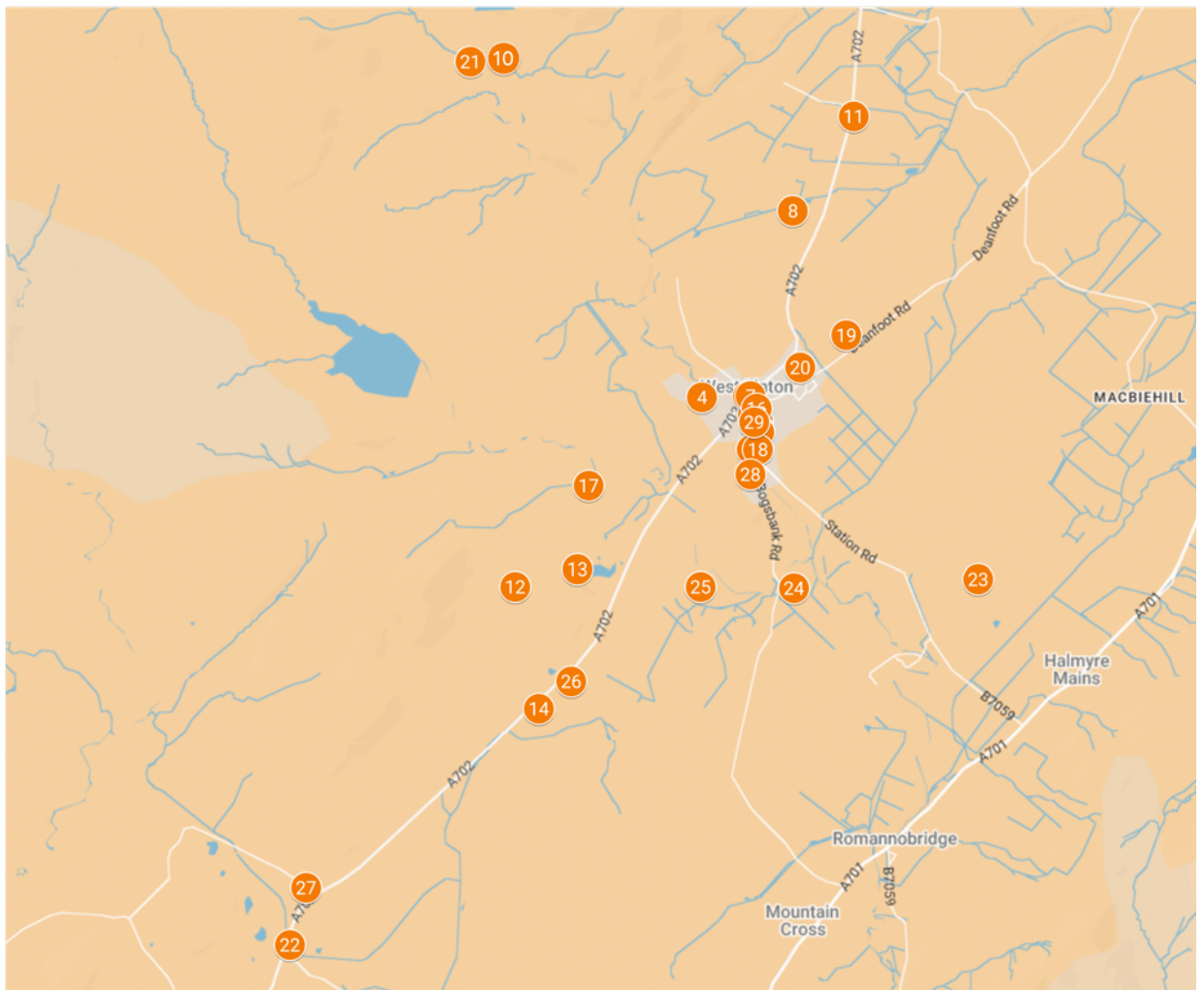
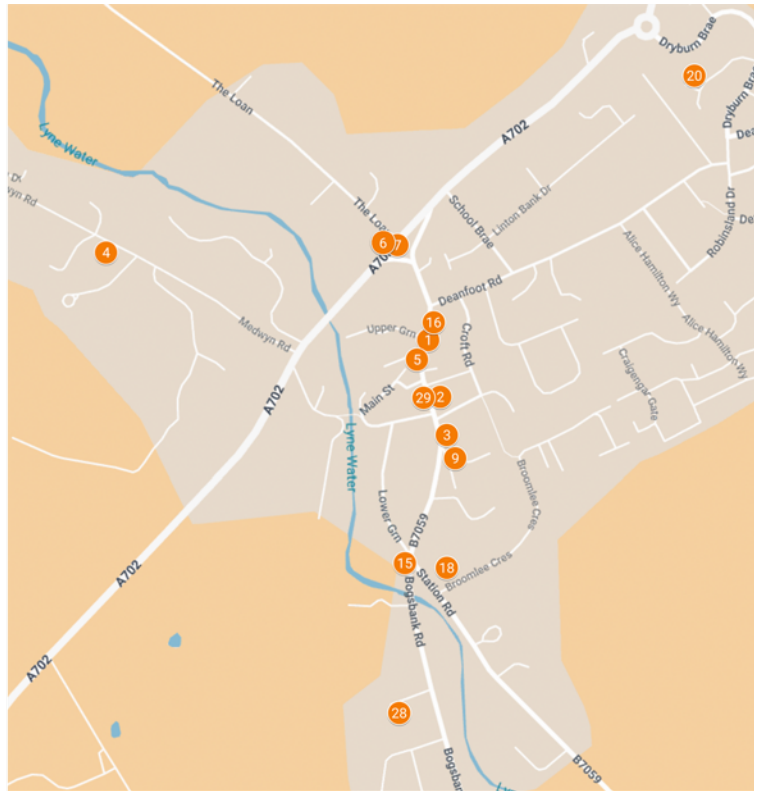


Local Businesses and Private Sector

West Linton has a wide range of businesses and enterprise both local, national and international, many of which are based in homes or in premises on the outskirts of the village itself:

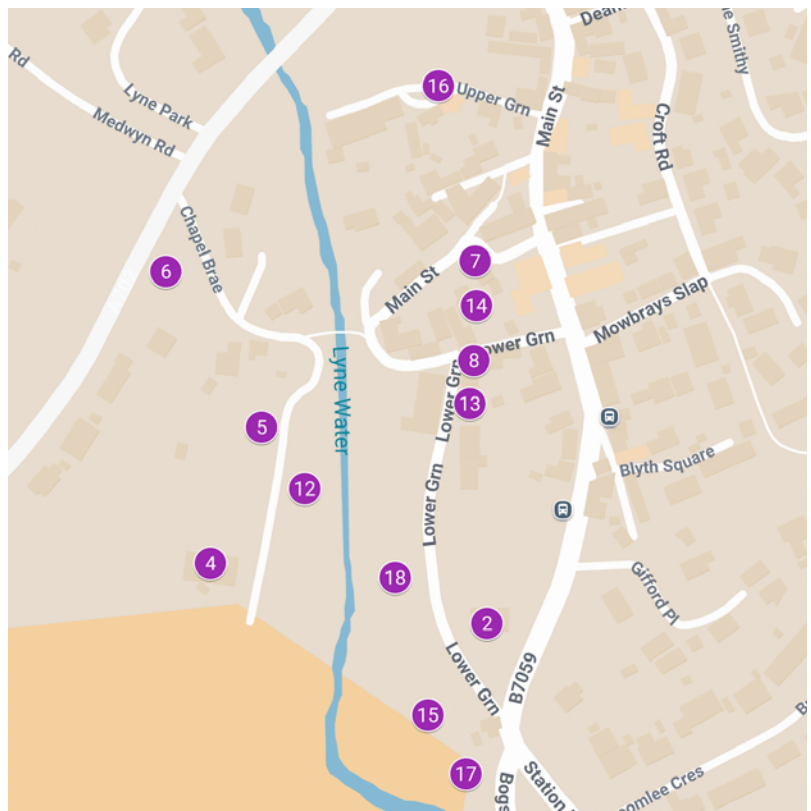
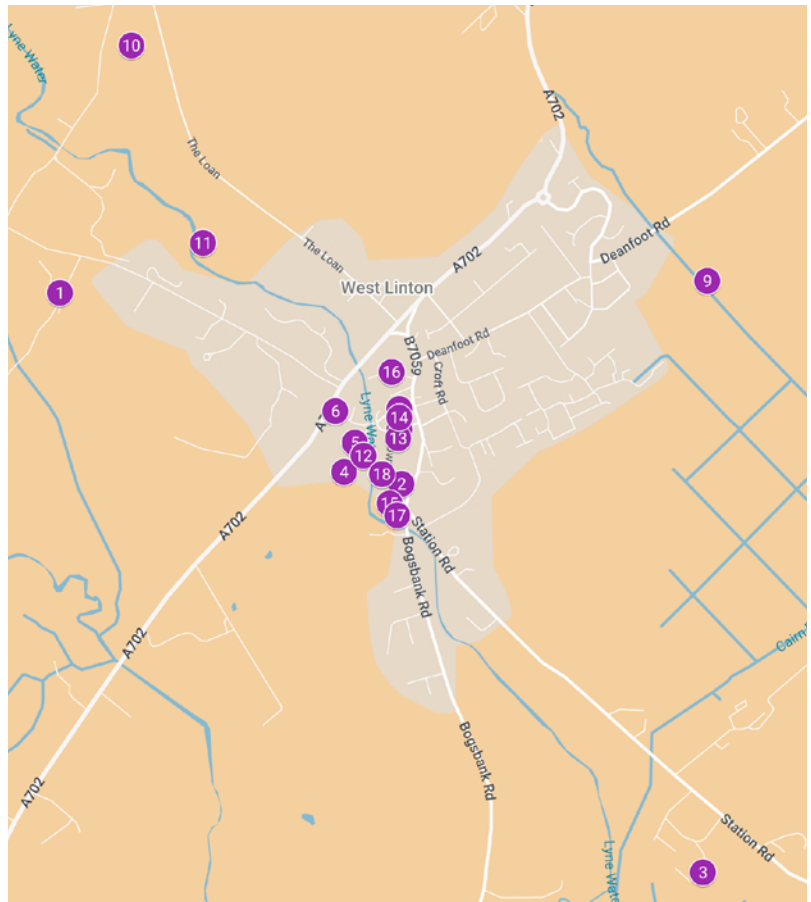
Farms and agriculture services, garage services, cottage industries, horticulture, building and development, quarrying, forestry, health and wellbeing, architecture, design, landscaping, financial services, creative industries, domestic services, hospitality and holiday accommodation, outdoor leisure, retail and a range of trades related businesses such as electricians, plumbers, roofers, agricultural engineers and more.

We want to value and grow our local economy



Community, Recreation and Leisure

- 1 West Linton Golf Clubhouse
- 2 St. Andrews Church
- 3 Broomlee Outdoor Education Centre
- 4 West Linton Bowling Club
- 5 West Linton Tennis Club
- 6 St. Mungo's - Scottish Episcopal Church
- 7 West Linton Village Centre
- 8 Graham Institute
- 9 Linton Hotspur Football Club
- 10 Roamers Wood
- 11 Catwalk Wood (Woodland Trust)
- 12 West Linton Community Orchard
- 13 St. Andrew's Old Church Hall
- 14 St Andrew's New Church Hall
- 15 The Lower Green
- 16 The Upper Green
- 17 The Swing Park on the Lower Green
- 18 The Whipman Play



Natural Heritage

From Lyne Water and the Westwater and Badingsgill resevoirs to moorlands with red and black grouse, the area has a rich natural habitat.

Scottish Borders Council
Conservation Area March 2012

West Linton

Scale 1:5,000

Key

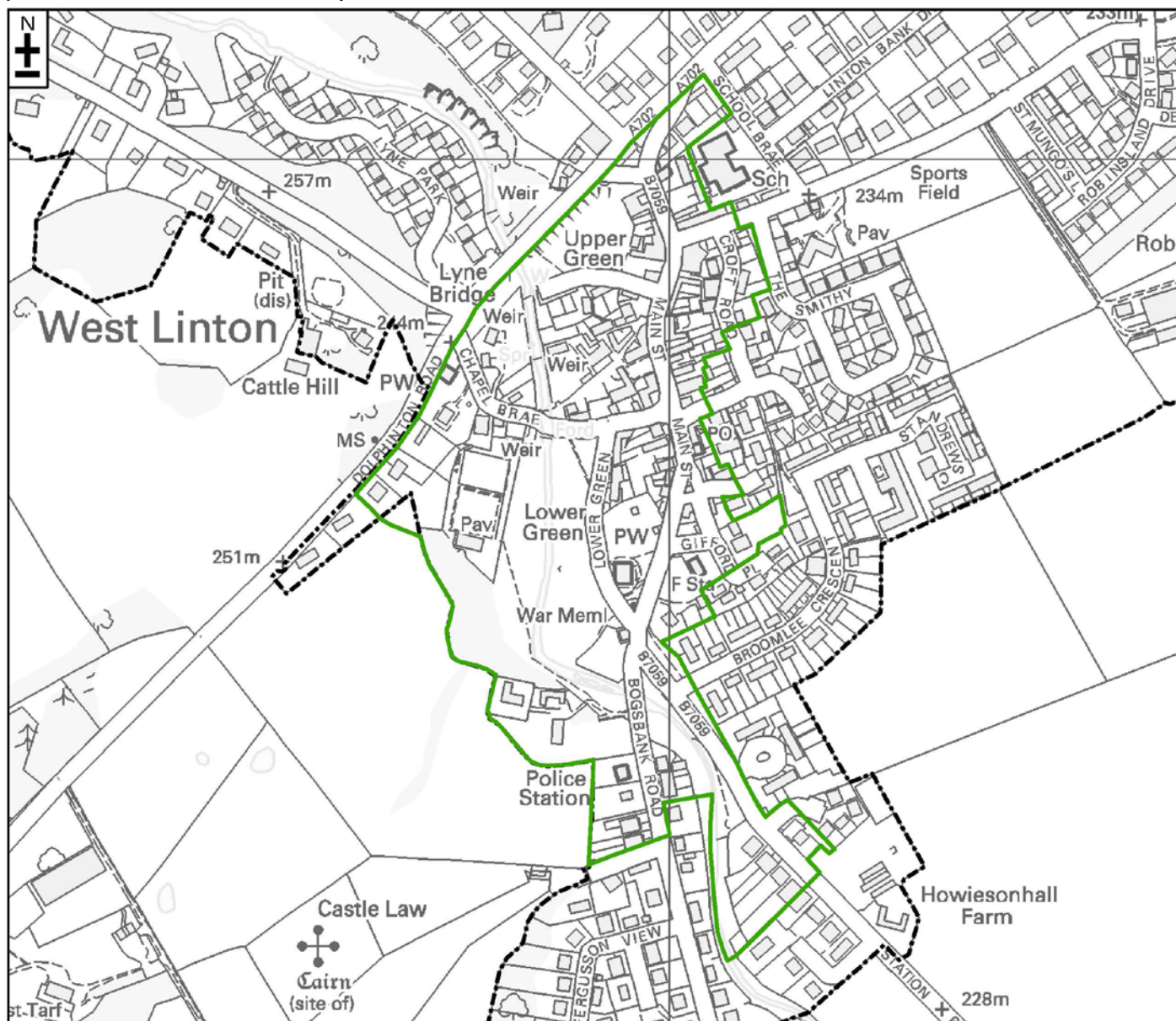


Conservation Area Boundary



Development Boundary

There are important grade A listed structures such as Srongarbh, The Loan and Gifford Stones House. St Andrews Parish Church, the Clock Tower and Bell and Greenfield House are some of the Grade B listed assets and the War Memorial and Toll House are grade C and part of the conservation area in the map.



For further information, including help reading this document, please contact:

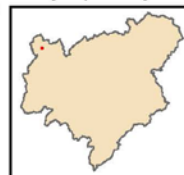
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Our Challenges and Needs

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The village needs are directly linked to the themes. The data about challenges and issues set out below formed the basis of our six themes.

4.1 Housing

Concern was raised during the open sessions that house building on the fringes of the village would increasingly further create a strung-out community rather than a place with the centre of the village at its heart. There was concern about the cost of housing and how it is becoming increasingly difficult for local young people and families to secure a home here.

According to the National Records of Scotland (NRS, 2023), there is a low proportion of dwellings in the most affordable category across the West Linton Community Council area as 19.6% are Council Tax band A-C dwellings, compared to 61.3% in the Scottish Borders and 58.7% in Scotland. This stops younger people staying. One young person said,

“I would want to live in village if I could afford a home - it's a good place to live for the younger generation”.

Most homes are large and it is difficult to downsize.

The open meetings indicated a particular gap in supported housing for older people. It was noted that the care home at Whim Hall is 5 miles away and that many bespoke developments are too expensive.

The community survey indicated a concern with over development. However 20% were also dissatisfied with the current provision of housing. The issue of a lack of affordable housing was mentioned 50 times. This relates to options for young people, those on lower incomes, first-time buyers, and locals who want to remain in the village.

4.2 Enterprise

The asset map indicates a healthy number of local businesses and the move of the community to take on the Knot is an indication of the entrepreneurial nature of the people.

West Linton is an important local centre for neighbouring communities with the Health Centre, Post Office, chemist and shops. This could be eroded and needs to be protected. We need good careers in growing industries.

Though there was an understanding that disabled accessibility and getting round the shop can be a problem, there was a high level of concern in all the public meetings that the move of the Co-op away from the village centre would adversely affect the concept of a village heart, and may impact on existing businesses by taking customers away from the centre.

58.1% of people are of working age, this is lower than the national average which is 63.6% and there is a need to stimulate the working population.

Groups at the stakeholder session pointed out that there was no point building affordable homes if there are not enough local jobs and no point creating jobs if there is nowhere affordable to live.

The community survey identified a lack of variety in local shops being an issue.

4.3 Connectivity

22.5% of people are aged 65+ which is higher than the average across Scotland (20%). It was noted that there was a limited bus service across the region

Just under half of the population travel to work – a distance of over 16 miles for two thirds of them. But reflecting working trends of recent years, only a third travel most days of the week

In the community survey, 73% were dissatisfied with public transport, the biggest concern raised. This was to do with the frequency and timing of buses.

In addition, 68% were concerned about traffic and parking. 53% wanted a focus of resources on cycles ways.

Though 90% of the population have access to a car, those that don't can be highly isolated.

There is a need for shared access / active travel routes.

4.4 The Natural Environment

In the community survey 90% were supportive of the natural environment and green spaces and wanted them to be protected.

Throughout the public consultation events there was a recognition of the importance of the natural environment and protecting a green border around the countryside setting of the village so that housing especially does not extend too far.

In the community survey "Rural and Countryside Living, a preference for a quieter, rural lifestyle, living in the countryside" was the biggest attraction to living in West Linton.

In the community survey, over 90% have access to a car and just under a fifth have an electric/hybrid car. Over a third are likely to change to electric in the next few years so there is a need to create the infrastructure to serve this demand.

4.5 Net Zero

The public meetings expressed concern about rising energy bills and the issue with cost of living impacting on those in single households particularly.

There was a need articulated to retrofit the public buildings to reduce costs and increase efficiency.

In the community survey, people were asked to rank projects they felt the community development trust should focus on and 70% identified a community energy scheme. Lots of support was given to this in the public events but there was a need to investigate the possibilities in more detail.

This will have the over arching benefit of reducing our carbon emissions.

4.6 Activity

The population of the West Linton Community Council area has increased in the past. At the 2011 census, there were 2508 people living in the area. As of the 2022 census, there are 2625 people living in the area. Therefore, there has been a 4.5% increase in the local population since 2011 compared to a 3.5% increase nationally.

18.8% of those living in the local area are aged between 0-15 years old, which is higher than the national average of 16.4%. It is important that this demographic has meaningful things to do. During the children's focus group at the school, children were concerned that there was very little to do in the village. The shops are not geared up for them, there are no facilities such as a swimming pool because of the size of the place and the play parks are dated and need refurbished.

The datazones for West Linton village rank within the most deprived 20-30% in Scotland and the datazones for the surrounding area of West Linton fall within the most deprived 10% in Scotland in relation to access to services. There is a need to develop facilities and services.

In the community survey one of the biggest issues for people was "Community Changes" with the sense of community cohesion reducing and fewer people getting involved.

The community survey indicated that the village halls are highly valued, but concerns were expressed that we might lose them if they are not better looked after and managed.

In the community survey, people were asked to rank projects they felt the community development trust should focus on and 64% identified a space for youth activities.



Photo © Jim Barton (cc-by-sa/2.0)

Interventions and Investments

05

5.1 Themes, Objectives and Project Priorities

Theme 1 : A living community

(our thoughts about housing)

- | | |
|------------------|---|
| Action 1: | Commission a Housing Needs and Demand Analysis and a site options appraisal to ensure that the housing solution is evidence based. There should not be over-development and development should be within the countryside setting of the village. Re-purposing existing buildings rather than building new should be considered. |
| Action 2: | The commissioning of a Housing Needs and Demand Analysis to identify the nature and scale of housing required so that a Rural Housing Fund bud can be prepared. This could be the establishment of up to 10 starter homes for young people to ensure they can stay in the community. |
| Action 3: | Creation of supported accommodation for older people to ensure they can stay in the village as they get older. |

Theme 2 : An enterprising community

(our thoughts about jobs and economic activity)

- | | |
|------------------|--|
| Action 1: | Protect the village centre as a retail space by ensuring properties are let quickly to new enterprise. Where this is not happening organically, the community could take on retail outlets via community asset transfer. The post office should be protected long term, including the concept of creating a banking hub. |
| Action 2: | Support the creation of new workshops and light industrial units, potentially related to craft work and local manufacturing, trades or tech. Items could be sold in village centre stores. This could be the proactive development of units at Deanfoot Road or the warehouse at the bottom of School Brae. |
| Action 3: | Continue to build the successful monthly market as an outlet for local and regional crafts and produce. (This could be linked to local products emerging from the light industrial units). |
| Action 4: | Investigate how to sustain and grow the village's hospitality offering and development of the nighttime economy. |
| Action 5: | We will seek the best possible internet access to support residents and business connectivity. |

Theme 3 : A connected community

(our thoughts about transport and safe routes)

- | | |
|------------------|--|
| Action 1: | Lobby bus companies for an enhanced bus service, particularly for later buses. |
| Action 2: | Fill the gaps by developing local community transport solutions including the development of a local car scheme and the acquisition of a shared electric vehicle and e-bike hire. This will require additional EV charging points. |
| Action 3: | Develop a comprehensive network of safe and enjoyable walking, wheeling and cycle bridle ways routes around the village but also to connect it to the region. This should include a safe route across the A702 and a new safe path network joining up Boggsbank Road, Station Road and Springfield and there should be a safe walking, wheeling and cycling route from West Linton to Penicuik and Peebles and locally to Carlops and Romanno Bridge. This should be shared access / active travel routes. |
| Action 4: | A suite of road safety measures where roads enter the village should be lobbied for and implemented including thresholds and traffic calming. The parking infrastructure should be researched, planned and sensitively improved. |

Theme 4 : A beautiful and biodiverse community

(our thoughts about greenspace)

- | | |
|------------------|--|
| Action 1: | Protect the village countryside boundary with planned space for nature and quality biodiversity beyond the current development. We will commission a habitat survey. |
| Action 2: | Enhance and refurbish the local playpark at Boggsbank Road including a space for teenagers in the evenings. |
| Action 3: | Develop better community green spaces including the creation of allotments, more community woodland, the upgrading of the cemetery and the planting of wildflowers. |

Theme 5 : A sustainable community

(our thoughts about renewable energy and just transition)

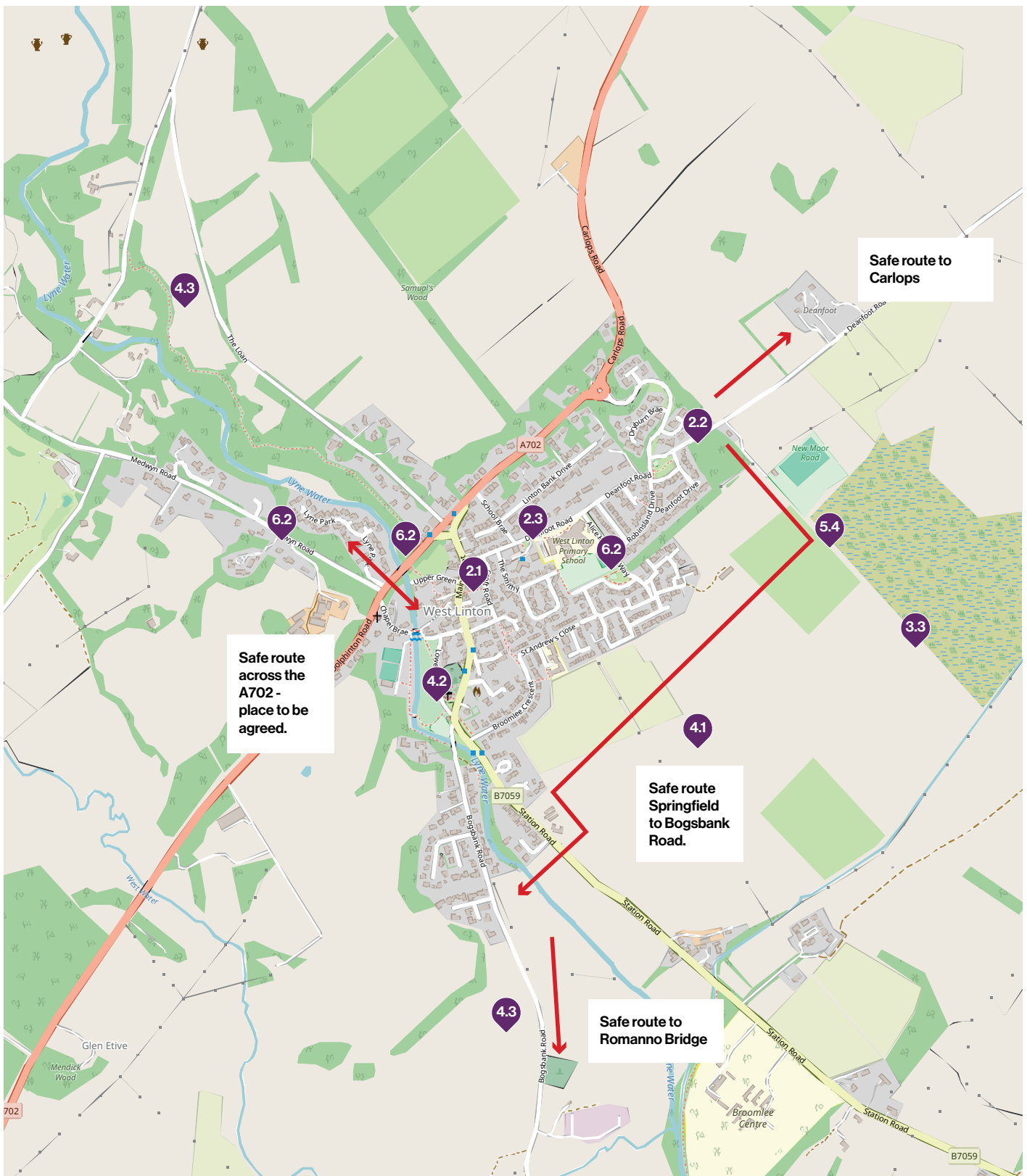
- | | |
|------------------|--|
| Action 1: | Commission a technical team to undertake a detailed options appraisal for local energy generation, including wind and solar. A local group is already working on this. This should include options for the community to own a stake in the Cloich windfarm. Extend access to EV charging points. |
| Action 2: | Retrofit public buildings with renewables, being careful that this will reduce rather than increase their running costs. |
| Action 3: | Enhancing the recycling infrastructure including better bottle banks, and the creation of food and garden waste composting that can be used locally in community growing initiatives. This should be a partnership between the community and Scottish Borders Council. |
| Action 4: | Creation of a hub that focusses on re-use and repair, including a tool library and a re-use and repair focused Men's or People's shed. This could be in one of the units in Deanfoot Road. |
| Action 5: | Extend the availability of EV chargers in the village |

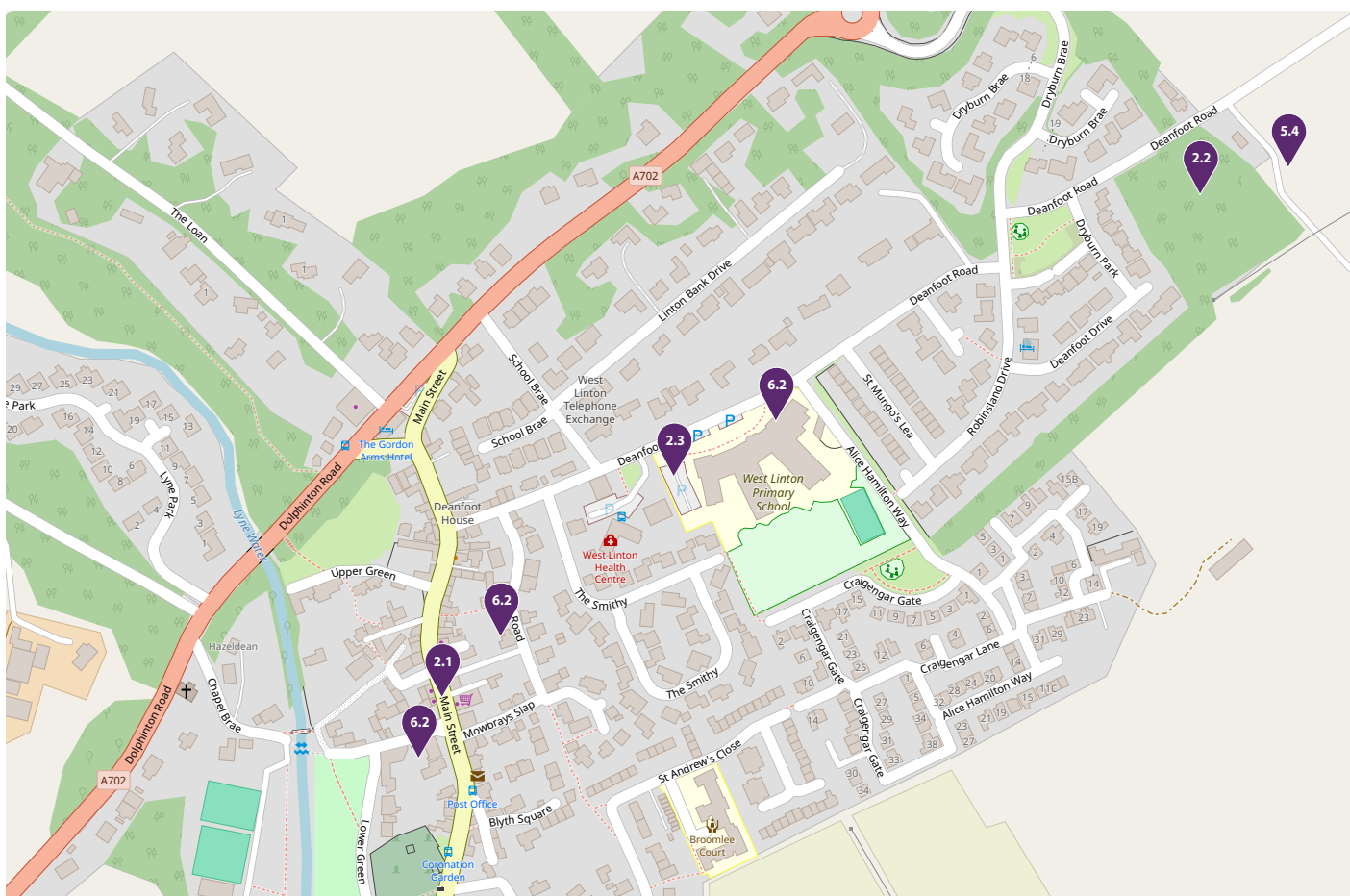
Theme 6 : An active community

(our thoughts about having things to do)

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|------------------|---|
| Action 1: | Consider how facilities and activities could be improved for young people. |
| Action 2: | Protect and enhance the community spaces we have. This will include opening up access to the community school, a funded period of renovations to the Graham Institute, supporting our local sport's clubs to thrive and create the best suite of sports and wellbeing resources including an all-weather pitch. Gain an up-to-date understanding of the status of the Conservation Area and Listed Buildings. |
| Action 3: | Secure funding to employ a development officer for pursuit of all projects, not just to co-ordinate and plan village activity. This could have a focus on wellbeing. |

5.2 Place Map





Key	
1	Sites for housing will emerge from an options appraisal within village boundary
2.1	Protect village retail centre
2.2	Light industrial units
2.3	Market at the school
3.3	Indicative pathways to be agreed with further planning
4.1	Protect the Countryside beyond current village development boundary
4.2	Upgrade playpark
4.3	Upgrade of green space
5.4	Reuse hub and repair shop
6.2	Protecting and looking after existing spaces

Development of the Plan

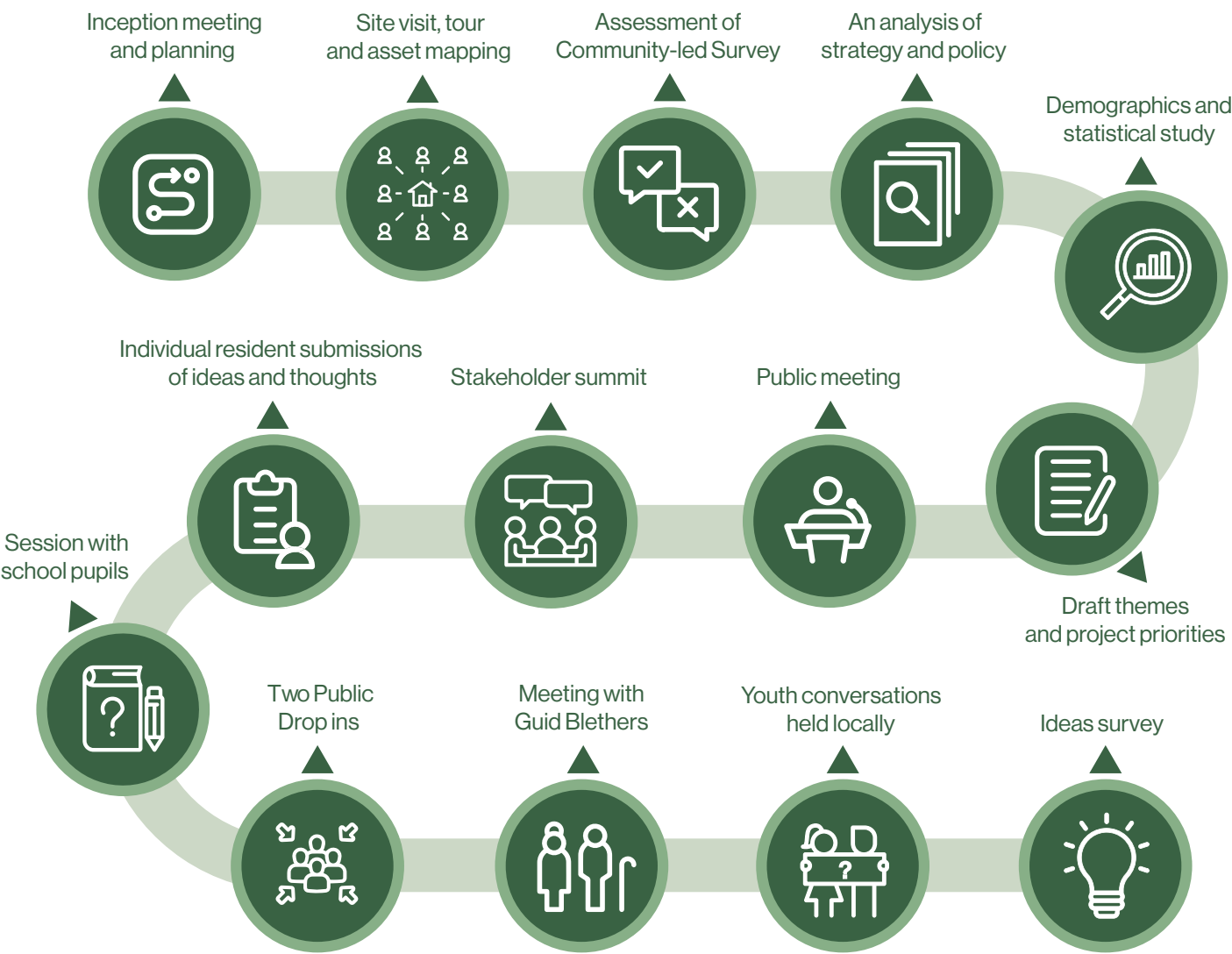
06

6.1 The Client

Working closely with Scottish Borders Council Resilient Communities Directorate, the Local Place Plan is led and will be submitted by West Linton Community Council. By the process has been led and overseen actively by a steering group of the Community Council and the West Linton and Carlops Community Development Trust.

6.2 The Process

The process is as follows. we will endeavour to find a way to seek additional funding to implement those ideas over the courses of the Plan.





Our Place Plan was developed using a variety of different community engagement mechanisms, aimed at giving as many people as possible the opportunity to share their views.

01 Community Survey

The Community Council had already led on a comprehensive community survey that gathered the views of the residents about the village with prioritisation of issues. The survey was designed, hosted online and administered by 56 Degree Insight, an independent research agency. 337 people completed the survey from a range of ages and household compositions. 88% lived in the village itself and the rest in close proximity.

02 Site Visit and Asset Mapping

Community Enterprise visited the community and toured the key assets and sites, getting a feel about the nature of the community, the geography and the important physical spaces and infrastructure.

03 Strategy & Policy Review

Community Enterprise conducted desktop research reviewing local, regional, and national strategies. It is not only vital that this document sits with the National Planning Framework, but that it also dovetails with crucial strategy reference points like Just Transition to Net Zero, Community Wealth Building, the National Strategy for Economic Transformation and Community Empowerment. Scottish Borders and South of Scotland Enterprise policy was considered.

04 Getting the Message Out

West Linton has a population of around 2500 and so one of the best ways of getting the information out was to use a variety of outlets. We used social media, particularly Facebook. This was complemented by flyers and posters around the village and the use of local news, particularly the Peeblesshire News. We also built a stakeholder list and communicated regularly with those groups and individual activists.

05 Public Consultation Event

We held an open public consultation event which attracted over 90 people who got involved in debate and discussion about the community. We opened up a conversation about what a local place plan is and there were informed notes taken about the issues in the community and how they should be addressed, as well as the assets in the community and how they should be protected. This took place in the afternoon and evening. At the end of the meeting some young people came in and an impromptu youth focus group was held to gather their views.

06 Stakeholder Summit

Two weeks later a similar session took place but with around 30 stakeholders and interested parties in the village. This looked more closely into the mapping and prioritisation of ideas.

07 School Visit

A focus group was organised at West Linton Primary School on a Friday morning with 10 children from P5 and P7 classes. The session involved drawing a map or picture of where they live and a discussion about the good things and the problems where they live. The children live in different areas within the West Linton Community Council boundary. The children discussed what it was like to be a child in West Linton and drew aspirational maps that have been absorbed into the plan.

08 Mapping Session

A session took place with the steering group to start to agree sites for the various that were emerging. This allowed space to reflect on the research so far as well as identifying specific sites.

09 Further Drop in Events

The community themselves facilitated a range of further consultation including visits to existing groups and the managing of two drop in Saturday events. These attracted around 30 additional residents including teenagers and young people.

10 Digital Ideas Survey

A final on-line facility was created to offer the people of West Linton a last chance to contribute to the ideas generation. 65 comments and ideas were submitted by a range of people and, in addition, during the whole process, individual emails were received from people who could not make the meetings.

All in all, considering there will have been some duplication of attendees, we are confident that at least 500 local people of all ages and backgrounds have contributed to the direction of travel of this Local Place Plan.



Problems

W/L

MORE MORB
CLUBS E.G. BOARD
GAMES

eat in in
greedy
so you
can

I want
like a play-
Park

I can't
walk to
school :(

• more houses
• more children
my age

no play
parks

WE Need
A. swim-
ming pool

Dolphinton
village
hall
not enough
money

Blyth bridge
bring back
a shop/pub

More
Taylor
Swift
concerts

no Demons
hunting
the gypsies

MORE SIGNS SAYING
20 MPH SPEED LIMIT

SO we
have sp
to hos
events

LOS
F.I.::: (heart)
F.I.::: (smiley)

clo
shops

running
track

Swimming
Pool
Outdoor
Climbing!

We do not
have a
Primark.

a swimming
pool
or school
swimming
trips

no school
pool

Speeding
(20)

Concerts
More

More visits
from royalty
and important
people!

Only park on
one side of
the road on
the main street.

More
celebrations
for
different
religions

no clubs
cos no
kids

school
being
more
aware of
clothes

bon fire

therefor more
space for
driving through

school
children
influence

Strategic Alignment

07

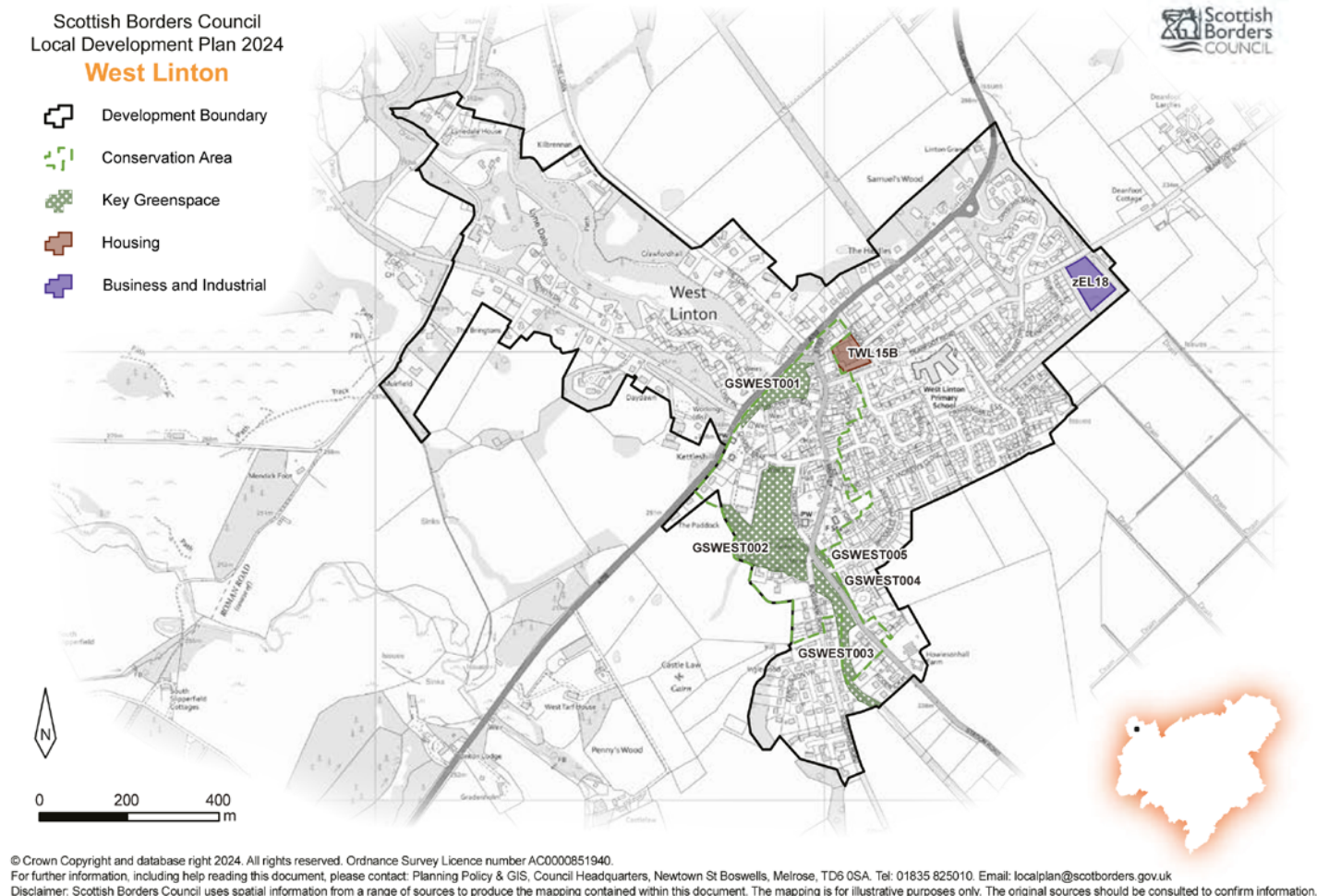
We aim to have our local place plan registered by Scottish Borders Council so that it will be taken into consideration during the preparation of Local Development Plan 3. The preparation of our plan has been in the context of Local Development Plan 2 (Adopted) and reflects current planning objectives.

Core Strategic Fit

Key strategies	How we Have Considered these Plans and Strategies	
Local Development Plan 2	<p>The Big Vision is that by 2038</p> <p>"Sustainable growth has been achieved by carefully managing those assets that provide the most benefits and by making well designed, successful places where people can thrive. More people are able to afford a home in a place near where they work. A series of cross boundary transport projects have made travel by public transport easier, and more people are cycling and walking to work. The economy continues to grow and the region remains an outstanding place to live, work and visit. Communities in the region are healthier and there is less inequality and deprivation."</p>	<p>How it fits with the West Linton area</p> <p>The vision for West Linton is "West Linton will be a connected, inclusive, and safe community, affordable for all ages and backgrounds. The local environment will be valued, with significant progress towards a just transition to Net Zero."</p> <p>There is synergy between the concepts of a sustainable place, connectivity, affordability, inclusion and a move to net zero.</p>
	<p>Foundation aims</p> <ul style="list-style-type: none"> • Sustainability And Climate Change • Growing Our Economy • Planning For Housing • Town Centres • Rural • And Natural Heritage <p>These are fleshed out on the following page</p>	

	Key Aims	How they fit with the West Linton Local Place Plan
Local Development Plan 2 (Cont.)	COMMUNITIES	
	<ul style="list-style-type: none"> • Provide adequate land for mainstream and affordable housing • Build sustainable communities which are attractive and distinctive • Create places to live in accordance with good placemaking and design principles • Encourage better connectivity by transport and improve digital networks 	<p>This fits with Theme 1, A Living Community, where we are keen to explore affordable housing for young people and young families and supported housing for older people but in a way that is modest and doesn't stretch the community to the edges. We are keen to strengthen our centre and retain the important historic fabric of our community with its local commercial centre and village green. Theme 4, A Beautiful and Biodiverse Community includes priorities of good placemaking. Theme 3 is A Connected Community, setting out plans for improved transport routes but also active travel infrastructure.</p>
	GROWING ECONOMY	
	<ul style="list-style-type: none"> • Provide an adequate range of sites and premises for business/industrial uses • Promote economic development opportunities along the railway corridor • Promote the regeneration of town centres to make them vibrant and viable focal points within our communities • Maximise and promote the Scottish Borders' tourism potential and build a strong visitor economy • Ensure the delivery of adequate infrastructure to satisfactorily serve developments 	<p>Our Theme 2, An Enterprising Community, sets out to protect our commercial village centre with priorities for its growth and the protection of things like the post office. We are also supportive of creation of light industrial workshops.</p>
	SUSTAINABILITY	
	<ul style="list-style-type: none"> • Protect and enhance the built and natural environment • Promote development of brownfield sites • Make provision for waste management • Deliver climate change mitigation while ensuring climate change adaptation • Protect key greenspaces within built up areas • Encourage better connectivity • Extend and improve green network opportunities and links 	<p>Our Theme 5, A Net Zero Community established West Linton as a place moving towards carbon reduction with plans for renewable energy production. This theme includes infrastructure for waste recycling.</p> <p>Theme 6, An Active Community sets out a commitment to project the built environment as the vehicle for action. Theme 4, A Beautiful and Biodiverse Community will ensure the protection of our green spaces and, as noted, Theme 3, A Connected Community has plans for better connectivity across our village but also into the region.</p>

Map from Local Development Plan 2 (the previous plan)



LDP2 plans	West Linton Comments
1. Housing at School Brae	1. This has been delivered.
2. Business and Industrial at Deanfoot Road	2. This continues to be in our plans
3. Key Greenspace	3. All the areas allocated to key green space are important sites for us and we are keen to protect them.

The West Linton Local Place Plan does not set out definitive allocations (new or amended), nor definitive policy changes, to the Local Development Plan (LDP). However, it does support the continued allocation of site zEL18 for Business and Industrial Use. The West Linton Local Place Plan should be taken into account during the forthcoming LDP process once registered as a Local Place Plan. The West Linton Local Place Plan sets out several projects and proposals for the development or use of land, supported by the community, which are to be implemented over time. The projects and proposals, in principle, are complementary of the LDP rather than competing, conflicting, or opposing, and set out how the community would like to see these developed.

National Planning Framework 4

There are six overarching spatial principles:	How it fits with West Linton
<ol style="list-style-type: none"> 1. Just transition. We will empower people to shape their places and ensure the transition to net zero is fair and inclusive. 2. Conserving and recycling assets. We will make productive use of existing buildings, places, infrastructure and services, locking in carbon, minimising waste, and building a circular economy. 3. Local living. We will support local “liveability” and improve community health and wellbeing by ensuring people can easily access services, greenspace, learning, work and leisure locally. 4. Compact urban growth. We will limit urban expansion so we can optimise the use of land to provide services and resources, including carbon storage, flood risk management, blue and green infrastructure and biodiversity. 5. Rebalanced development. We will target development to create opportunities for communities and investment in areas of past decline and manage development sustainably in areas of high demand. 6. Rural revitalisation. We will encourage sustainable development in rural areas, recognising the need to grow and support urban and rural communities together. 	<ol style="list-style-type: none"> 1. This fits with our Theme 5, A Net Zero Community with plans for renewables 2. This fits with Theme 6 An Active Community which commits to protecting the Graham Institute, enhancing use of the school, church and club houses. Theme 5 considers user of waste and Theme 2 has a vision for a thriving local economy. 3. Theme 1, A Living Community has a vision for housing within a concept of a sustainable community and access to services and green spaces picked up in Theme 4, a Beautiful and Biodiverse Community. 4. Theme 4 is relevant here too and we are committed to focusing on the centre rather than growth to the edges of our community. 5. This balance will fit here too. 6. Theme 2, an Enterprising Community in the context of a wide range of rural developments across other themes will create rural revitalisation.

Any other crucial local plans the West Linton Local Place Plan Dovetails With

<ol style="list-style-type: none"> 1. South of Scotland Regional Economic Strategy Delivery Plan 2022-2025 2. Scottish Borders Community Plan 3. Scottish Borders Council Plan 4. Scottish Borders Economic Strategy 5. Scottish Borders Climate Change Route Map 6. Strategic Housing Investment Plan 7. Local Housing Strategy 8. Local Access and Transport Strategy

Measuring Success

08

Theme 1 : A living community

(our thoughts about housing)

Strategic Objective: We will maintain and consolidate the number of people living in West Linton, by addressing local housing needs, creating warm, efficient homes. We want to create living supportive neighbourhoods with nearby amenities rather than distant housing schemes on the outskirts. This will encourage people to raise their families here, stay here and grow old here. Though people work away, this is not a “commuter village” but one that is balanced and accessible.

Output	Outcome	How We Will Know
Action 1: Commission a Housing Needs and Demand Analysis and a site options appraisal.	Clarity on what should be developed and where it should be.	Final produced report by a specialist.
Action 2: The establishment of up to 10 starter homes.	Viable village for young people and key workers. Rebalances the population towards working age.	Houses built and tenants secured with a focus on what kind of tenants.
Action 3: Creation of supported accommodation for older people.	Ability of older people to remain in the community where they have lived most of their lives.	Housing built and occupied by local residents.

Theme 2 : An enterprising community

(our thoughts about jobs and economic activity)

Strategic Objective: We will build a strong, sustainable, and growing economy that supports local businesses to grow, creates new jobs, learning and training opportunities, increasing economic participation and benefits across the community. Ideally our economic future is built around the centre of the village, which will be robust and resilient.

Output	Outcome	How We Will Know
Action 1: Project the village centre as a retail space.	Viable local economy with local jobs.	High occupancy of village centre shop units. Securing of the post office long term.
Action 2: The creation of new workshops and light industrial units.	Development of new businesses and keeping entrepreneurship in the village.	New business developed and expanded.
Action 3: Continue to build the monthly market.	Outlet for local producers enhances their business, creates local jobs and local wealth.	Vibrant market with increasing number of stalls.
Action 4: Investigate how to sustain and grow the village's hospitality offering and development of the night time economy.	Hospitality and night time economy can attract visitor wealth, and ability of local people to mix and come together which enhances cohesion.	Opening or expansion of a hospitality establishment that does well.

Theme 3 : A connected community

(our thoughts about transport and safe routes)

Strategic Objective: We will improve transport provision and will create enjoyable active travel routes to provide better access to each other, shops, services, jobs, and facilities as well as to make it easier for visitors to get here.

Output	Outcome	How We Will Know
Action 1: Lobby bus companies for an enhanced bus service.	People being able to access friends, leisure, jobs and training.	Enhanced bus timetable.
Action 2: Developing local community transport solutions.	People will be able to get where they want to go and will be content to say in the village.	Well booked local vehicle and survey of users to identify the difference it has made.
Action 3: Develop a comprehensive network of shared active access / active travel routes for walking, wheeling and cycling.	Ability to get around increased as well as improved wellbeing and reduced carbon.	Evaluation of users of the pathways.
Action 4: A suite of road safety measures.	Improves life in the village and encourages resident retention and business development.	Better road safety and parking.



Theme 4 : A beautiful and biodiverse community

(our thoughts about greenspace)

Strategic Objective: We will value and safeguard our natural environment and surrounding green spaces; from our unique village green to protecting the natural environment beyond the current village development boundary. This will both celebrate and open up access to nature while protecting the integrity of the village.

Output	Outcome	How We Will Know
Action 1: Protect the village countryside boundary.	Increased village pride in place.	Local survey and increased use of green space.
Action 2: Enhance and refurbish the local playpark .	Happier children and stronger families.	Speak to parents and children.
Action 3: Develop better community green space.	A better natural environment with productive as well as attractive green space.	Community survey.

Theme 5 : A sustainable community

(our thoughts about renewable energy and just transition)

Strategic Objective: Over time the carbon footprint of our community will reduce, and we will be a net zero village where everyone benefits.

Output	Outcome	How We Will Know
Action 1: Detailed options appraisal for local energy generation.	Clarity about what is possible, what the restrictions are and what the benefit is.	Final report.
Action 2: Retrofit all public buildings.	Reduced carbon use.	Carbon audit.
Action 3: Enhancing the recycling infrastructure.	Reduction in waste.	Measure tonnage of waste recycled.
Action 4: Creation of a hub that focusses on re-use and repair.	Increased re-use and reduction in carbon.	Evaluation of impact.

Theme 6 : An active community

(our thoughts about having things to do)

Strategic Objective: We will be a place with great facilities where people can gather and where services can be of benefit to people of all ages, abilities and backgrounds. All our communities and people will be well connected.

Output	Outcome	How We Will Know
Action 1: Young people to be supported to design and manage a youth space.	Happy young people contributing to the community.	Increase youth involvement and asking them.
Action 2: Protect and enhance the community spaces we have.	Sustainable spaces in which to undertake activity which will increase services and improve wellbeing.	Buildings continue to remain open and are more sustainable.
Action 3: Secure funding to employ a village Development Officer.	More activity will happen and more people will get involved.	Worker recruited.



Management and Governance

09

Our local community Plan has been driven by a steering group made up of representatives of the West Linton Community Council and the West Linton and Carlops Community Development Trust.

The submission entity and lead body will continue to be the West Linton Community Council.

That steering group will evolve into a Co-ordination group. We will recruit other interested individuals from the local community to create a co-ordination group. The involvement of as many local groups as possible is vital. This group will meet three times a year to establish 'action owners', monitor the Local Place Plan and ensure that projects are being taken up by the community and things are progressing. Where amendments are needed due to a change in external circumstances, this body will discuss, agree and propose changes to the Community Council.

This is not a plan just for the Development Trust or Community Council. It is the community's plan and a variety of groups in the community would be invited to step up and take a lead, as many have already volunteered to do.

Having a village wide Development Officer will be key to that.

Appendices

West Linton has a rich history dating back to the Iron Age. The village's strategic location made it a significant settlement during the Iron Age and Roman eras. Evidence of Roman roads and forts in the area highlights its historical importance.

In the medieval period, West Linton became a thriving market place, benefiting from its position on the main route between Edinburgh and the south. The village's market cross and clock, dating from the 17th century, stands as a testament to its bustling past. The Old Toll House, another historical landmark, reflects the village's role in trade and travel.

The 18th and 19th centuries saw West Linton evolve with the agricultural and industrial revolutions. The introduction of new farming techniques and the establishment of mills along the Lyne Water contributed to the village's growth. The arrival of the railway in the 19th century further boosted its development, making it more accessible and fostering economic expansion.

Today, West Linton retains its historical charm with well-preserved buildings and a strong sense of community pride in the place. The village continues to celebrate its heritage through local events and the preservation of its historical sites. The village hosts several annual events, including the West Linton Whipman Play, a traditional festival dating back to the 19th century. This event features parades, horse riding, and various community activities, celebrating the village's agricultural roots.

According to the 2022 Census, there are 2625 people living in West Linton Community Council area. The survey told us that 62% have lived here for more than 10 years and 63% have no intention of leaving. It is therefore a very stable community. 25% enjoy living in West Linton more than 10 years ago. Over half like living here 'very much' and four in ten quite enjoy it. People say community involvement and social connections are good.

Residents have expressed concerns that West Linton is on the geographical periphery and can feel neglected by Scottish Borders Council and is skewed by being relatively close to Edinburgh.

Appendix 2: Wider Policy and Strategy Summary

Scottish Government National Performance Framework

Scotland's National Performance Framework provides a vision for Scotland with broad measures of national wellbeing covering a range of economic, health, social and environmental indicators and targets. The Framework is intended to inform discussion, collaboration and planning of policy and services across Scotland, encompassing the public sector, businesses, civil society and communities. There are 11 national outcomes, of which the most relevant to West Linton are:

- **Communities:** We live in communities that are inclusive, empowered, resilient and safe.
- **Fair Work and Business:** We have thriving and innovative businesses with quality jobs and fair work for everyone
- **Environment:** We value, enjoy, protect and enhance our environment.
- **Health :** We are healthy and active

The vision for better green space, things to do, enterprise and jobs and a stronger community will feed into these outcomes.

Place Principle, 2019

Adopted by the Scottish Government in 2019, and intended to provide a collective focus to support inclusive economic growth and create places which are both successful and sustainable. It recognises that:

- Place is where people, location and resources combine to create a sense of identity and purpose, and is at the heart of addressing the needs and realising the full potential of communities.
- A more joined-up, collaborative, and participative approach to services, land and buildings enables better outcomes for everyone and increased opportunities for people and communities.

Place is fundamental to a Local Place Plan which is part of the National Planning Framework 4.

Community Empowerment (Scotland) Act 2015 / Land Reform Act (2016)

Helps to empower community bodies through the ownership or control of land and buildings and by strengthening their voices in decision making around public services.

There is a policy move to shift control of assets from the public and private sector to the people. West Linton already has a track record in asset transfer with the Knot and has an appetite to consider more as part of this place based strategy.

Scotland's Social Enterprise Strategy, 2016-2026

The vision is that

"Over the next decade social enterprise will be at the forefront of a new wave of ethical and socially responsible business in Scotland. It will become a far reaching and valued alternative and a key part of the Scottish way of doing business."

A third action was launched in September 2024.

We will not suggest anything in the Local Place Plan that is not sustainable and ideally will hope that the community has some level of benefit from that enterprise activity.

A Wellbeing Economy

Making the transition to a Wellbeing Economy is a priority for the Scottish Government. This sets out that an economy should be driven by the wellbeing of people and communities rather than only GDP. This has developed with the establishment of the Wellbeing Economy Alliance <https://weall.org/scotland>

The proposal for this village will achieve both financial outcomes but also social and wellbeing ones through the community, learning and the development of workshops.

Community Wealth Building

CWB is a model whereby locally based anchor institutions (such as local authorities, NHS, etc.) focus spend locally to encourage the development of local economies and to limit procurement spend leaking out of the area.

The Scottish Government has bought into this concept and it is rolling out across local authorities. There are 5 key principles;

1. Plural ownership of the economy.
2. Making financial power work for local places.
3. Fair employment and just labour markets.
4. Progressive procurement of goods and services.
5. Socially productive use of land and property.

This is becoming a central policy reference point and the focus on using these five principles to build the local economy of West Linton will be a major focus, harnessing the buying power of Scottish Borders Council and other anchor institutions, as well as creating local community supply chains to boost the local economy.

Climate Emergency and Net Zero

Recognition of the climate emergency and a need for “transformative change.” With an increasing focus on this as a cross cutting theme in Government is resulting in new policy areas and funding streams from Government and other bodies such as the Lottery distributors.

There are policies at national level, Council level and for the third sector.

This is a fundamental reference point for the place plan with a theme dedicated to Renewables and a move to Village Net Zero.

Scotland’s National Strategy for Economic Transformation

This maps out how Scotland will recover from covid in a way that is more than just getting into growth again.

“The ambition of this strategy is not just to grow our economy but, in doing so, to transform our country’s economic model so that we build an economy that celebrates success in terms of economic growth, environmental sustainability, quality of life and equality of opportunity and reward.”

Key objectives are to;

1. establish Scotland as a world-class entrepreneurial nation founded on a culture that encourages, promotes and celebrates entrepreneurial activity in every sector of our economy;
2. strengthen Scotland’s position in new markets and industries, generating new, well-paid jobs from a just transition to net zero;
3. make Scotland’s businesses, industries, regions, communities and public services more productive and innovative;
4. ensure that people have the skills they need at every stage of life to have rewarding careers and meet the demands of an ever-changing economy and society, and that employers invest in the skilled employees they need to grow their businesses;
5. reorient our economy towards wellbeing and fair work, to deliver higher rates of employment and wage growth, to significantly reduce structural poverty, particularly child poverty, and improve health, cultural and social outcomes for disadvantaged families and communities.

This policy sets out a commitment to a new economy that the Place Plan will contribute to at a local level.

Afterword

This plan has been extensively consulted on, and we are excited to set out a collaborative vision for the village of West Linton that we hope will transform it for the better. It has been hard work, and it has been led by West Linton residents themselves, which is testament to the capacity of the village and the desire to create a strong resilient community.

The process itself has been positive. We have spoken to many hundreds of people, gone to where people are, from the school, to community facilities to village activity and it has been a real privilege to get some detailed knowledge of the place where we stay and the people who share it with us. It is clear that we have huge assets but that some people feel left out. Our economy is strong, but it needs to be protected in the village centre.

This has led to a clear, detailed and ambitious plan that the people of West Linton can stand behind.

From the start we have emphasised that we want to preserve and invest in our local green spaces and in the centre of our village that we are so very proud of. We believe we have done that and are presenting a plan that is positive and inclusive. It is not a speculative wish list, but a thoughtful plan with feasible projects.

But we know that this will not happen without hard work and external support and resources. We are committed to implementing this plan proactively over the next few years. While Scottish Borders Council has planning responsibility, locally this will be led by a new Oversight Group who will help implement projects locally while working in a close and evolving partnership with the Council to see planning related projects come to fruition.

In a changing environment, not least massive changes coming with climate change, which could negatively impact on our community, this is a real opportunity to invest in West Linton as a vibrant, living, sustainable, resilient local place. It will have opportunities for everyone and not just the few.

We want to thank the residents, businesses and organisations of West Linton who gave their time and ideas. We want to particularly thank the steering group drawn from the Community Council and Community Development Trust who spent huge amounts of time throughout the process.

Keep an eye on the West Linton Community Council socials for more developments.

And if you want to contact us directly, just email: westlintoncc@gmail.com.

The Local Place Plan Steering Group.

