

# SETTLEMENT PROFILE

## WEST LINTON

This profile should be read in conjunction with the relevant settlement map.

### DESCRIPTION

West Linton is located almost 14 miles north west of Peebles. The population of West Linton according to the 2001 Census is 1559. It is located outwith the Strategic Development Areas as defined in the Strategic Development Plan.

### PLACE MAKING CONSIDERATIONS

The character of West Linton is established particularly by its setting as it lies at the foot of the Pentland Hills Special Landscape Area where it clusters around the valley and gorge of the Lyne Water. The Lyne Water designated a Special Area of Conservation runs through the settlement. The Lyne Dale Ancient Woodland also sits within the settlement to the northwest off Medwyn Road. The settlement benefits particularly from long views to the south across the level fields.

The original settlement of which much of it is a Conservation Area includes a considerable part of the historic settlement and the tree-lined approach along Station Road. The narrow winding streets and paths that run through the village provide a distinctive spatial identity. Raemartin Square especially forms a break out space along the narrow Main Street. Both the Upper and the Lower Green offer a significant amount of green space along the Lyne Water of which glimpses can be seen from the Main Street.

Properties tend to be one and a half, to two storeys in height. Some gable-fronted properties can be found such as the bank on the Main Street. Larger detached and semi-detached properties can also be found to the periphery of the settlement. While traditional building materials prevail within the Conservation Area such as sandstone, harling, slate and even lime-wash (though now painted over) so too do many of the architectural details – sash and case windows, timber doors, margins and rybats, and transom lights. Other details that are also common are exposed rafter feet, stone boundary walls and corner protectors.

The village of West Linton benefits from a diverse range of services and facilities to serve the local community including a bank, chemist and a post office. The settlement also benefits from a supermarket which is situated within the centre of the settlement along the Main Street. West Linton is considered to be one of the healthier settlements within the Scottish Borders with generally a low vacancy rate.

The Plan provides three housing allocations; these are Robinsland, Robinsland Steading and School Brae. A Business and Industrial Land site is also identified at Deanfoot Road.

The Plan also identifies a number of greenspaces within the settlement including the Lower Green and the Upper Green; these spaces provide the West Linton community with many important recreation opportunities.

## INFRASTRUCTURE CONSIDERATIONS

Affordable Housing will require to be provided in association with proposed housing sites under the provisions of Policy HD1 and the Supplementary Guidance/Supplementary Planning Guidance on Affordable Housing.

Peebles Secondary School is forecast by the Director of Education and Lifelong Learning to face some capacity issues from 2016 onwards. Developer Contribution towards school provision within the catchment will be requested, commensurate with the size and type of the development and in accordance with Developer Contribution Policy.

A contribution at the new school rate towards West Linton Primary School will be sought to supplement Scottish Borders Council's investment in the new school.

NHS Borders have stated that there are predicted pressures on health services accommodation which may require upgrade or development longer-term.

With regards to Waste Water Treatment Works West Linton has limited capacity. Contributions may be required where upgrades are necessary. In respect of the local water network, developers may be required to contribute towards upgrading to enable development.

Housing site TWL8B will require vehicular access through school site zSS9, from Robinsland Drive and probably also from Deanfoot Road. A Development Contribution towards road access will be required.

Further information is available from Supplementary Guidance/Supplementary Planning Guidance on Developer Contributions and Planning/Development Briefs where applicable.

## DEVELOPMENT AND SAFEGUARDING PROPOSALS

### HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
TWL8B	Robinsland	2.3	46
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			
TWL15B	School Brae	0.4	10
Site Requirements			
<ul style="list-style-type: none"> <li>Consideration of retention or partial retention and conversion of the building on site</li> <li>The boundary walls of the site to be retained and incorporated into the development in order to reflect the former school use on the site</li> <li>Vehicular access to be achieved off School Brae and parking for the development to be provided onsite</li> <li>Provision of amenity access within and through the development for pedestrians and cyclists</li> <li>Landscape enhancement to be provided onsite to assist in softening the edges of the development and integrate it into its surroundings</li> <li>Further assessment on nature conservation interest may also be required and mitigation put in place.</li> </ul>			

AWEST009	Robinsland Steading	2.2	40
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• A vehicular link will be required via the upgraded Robinsland Track</li> <li>• Woodland planting will be required along the east and south east part of the site with buffer areas alongside new and existing landscaping</li> <li>• The long term maintenance of landscaped areas must be addressed</li> <li>• Mitigation measures are required to prevent any impact on the River Tweed Special Areas of Conservation (Lyne Water)</li> <li>• Further assessment on nature conservation interest will also be required and mitigation put in place</li> <li>• Provision of amenity access within the development for pedestrians and cyclists. Existing stone walls to be maintained and incorporated into access routes</li> <li>• The retention and conversion of traditional stone buildings on site will be required in order to retain a traditional historic edge to the settlement.</li> </ul>			

## BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL18	Deanfoot Road	0.7	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• This is a district business and industrial site as defined in Policy ED1</li> <li>• Vehicular access to be achieved off Deanfoot Road and parking for the development to be provided onsite</li> <li>• Provision of amenity access within and through the development for pedestrians and cyclists</li> <li>• Creation of woodland buffer along boundaries of site. Long term maintenance of landscaped areas to be addressed.</li> </ul>			

## KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSWEST001	Upper Green	0.8
GSWEST002	Lower Green	2.8
GSWEST003	Bogsbank Road	1.0
GSWEST004	Station Road	0.1
GSWEST005	War Memorial	0.1

