

WEST LINTON

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

DESCRIPTION

West Linton is located outwith the Western Development Hub, as part of the Development Strategy in the approved Structure Plan. The town is located in the Northern Housing Market Area. West Linton was formerly covered by the Tweeddale District Local Plan (1996). The 2001 Census Population was 1559.

The Community Council has indicated that the highest priority for the development of West Linton and the surrounding area should be the provision of a new school and multi-purpose community facility.

In the approved Structure Plan, there is the potential for expansion in a number of the smaller settlements in the Northern Housing Market Area. The Local Plan Amendment has therefore addressed this through further housing land allocations. A site has been allocated in West Linton that will help to meet the housing shortfall. The settlement map provides one site for housing in the short term. Landscaping is also shown and would need to be incorporated into any development of the site.

During the lifetime of the Consolidated Local Plan, a new site for the nursery may be required. The Council will support the relocation of the nursery within the Development Boundary at an appropriate location.

CONSERVATION AREA STATEMENT

West Linton Conservation Area includes a considerable part of the historic settlement and the tree-lined approach along Station Road. The village was originally known simply as Linton but the post office that opened in the settlement was called West Linton to distinguish it from the other Linton, now East Linton in East Lothian. The villages then promptly assumed the names of their post offices.

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 open 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 be found to the periphery of the Conservation Area and often have cast-iron railings along their boundary. 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. It is intended that any alterations or new development within the Conservation Area should have regard to these elements and so its character.

There are nine listed properties in the amended West Linton Conservation Area and includes the category 'A' Gifford Stones House.

ALTERATIONS TO CONSERVATION AREA BOUNDARY

Alterations to the West Linton Conservation Area boundary from that shown in the Tweeddale Local Plan (1996) consist of the exclusion of The Paddock and Inverlyne along Dolphinton Road, the Primary School as well as a number of properties to the north-east of the Conservation Area. Other exclusions from the boundary are 3 and 4 Roderick Place, Lindenlea on Station Road, 1-4 Howieson Place, properties on Bogsbank Road - Inglewood, Ravendean, Castle Bank Cottage, Castle bank, Struan, Belnahua, Speldhurst, and 20 Fergusson View. General tidying of the boundary is also proposed so that it follows elements on the ground.

ALLOCATED LAND USE PROPOSALS

Land Use	Site Name	Phase proposal added	Site Code	Indicative Housing Capacity	Area (ha)
Housing	Robinsland	ALP	TWL8B	46	2.3
	Eildon Site	ALP	TWL9B	6	0.2
	School Brae	ALP	TWL15B	10	0.4
School Site	Robinsland Steading	LPA	AWEST009	40	2.2
	Deanfoot Road (Playing Field)	ALP	zSS9	N/A	2.1
Employment Land	Deanfoot Road	ALP	EL18	N/A	0.7

LOCAL PLAN AMENDMENT LAND USE PROPOSALS

The following requirements apply to those sites which were included within the Local Plan Amendment.

Housing Allocation:

Housing site code: AWEST009

Site name: Robinsland Steading

Site size: 2.2ha

Site capacity: 40 units

Site requirements:

- A vehicular link will be required via the upgraded Robinsland Track.
- Woodland planting will be required along the east and south east part of the site with buffer areas alongside new and existing landscaping.
- The long term maintenance of landscaped areas must be addressed.
- Consideration needs to be given in terms of the design to take account of the Environmentally Sensitive Area.
- Mitigation measures are required to prevent any impact on the River Tweed Special Areas of Conservation/Sites of Special Scientific Interest (Lyne Water).
- Further assessment on nature conservation interest will also be required and mitigation put in place.
- Provision of amenity access within the development for pedestrians and cyclists. Existing stone walls to be maintained and incorporated into access routes.
- The retention and conversion of traditional stone buildings on site will be required in order to retain a traditional historic edge to the settlement.

AREAS FOR LONGER TERM EXPANSION AND PROTECTION

West Linton has been subject to significant growth in the past decade. No substantial allocations are proposed. Given the proximity of West Linton to Edinburgh any significant expansion would be contrary to Structure Plan Policy.

INFORMATION RELEVANT TO POTENTIAL DEVELOPER CONTRIBUTIONS

Note that this list is not necessarily exhaustive, but represents best information at this time.

Affordable Housing

Affordable Housing will require to be provided under the provisions of Policy H1 and the Supplementary Planning Guidance on Affordable Housing. The scale and type of provision will be guided by any Housing Needs Assessments already undertaken.

Education

Developer Contribution towards primary and high school provision within the catchment will be requested, commensurate with the size and type of development and in accordance with Developer Contribution Policy.

Health

NHS Borders have stated that recent re-configuration has increased space available but that there is still limited clinical space and pressures from a growing population.

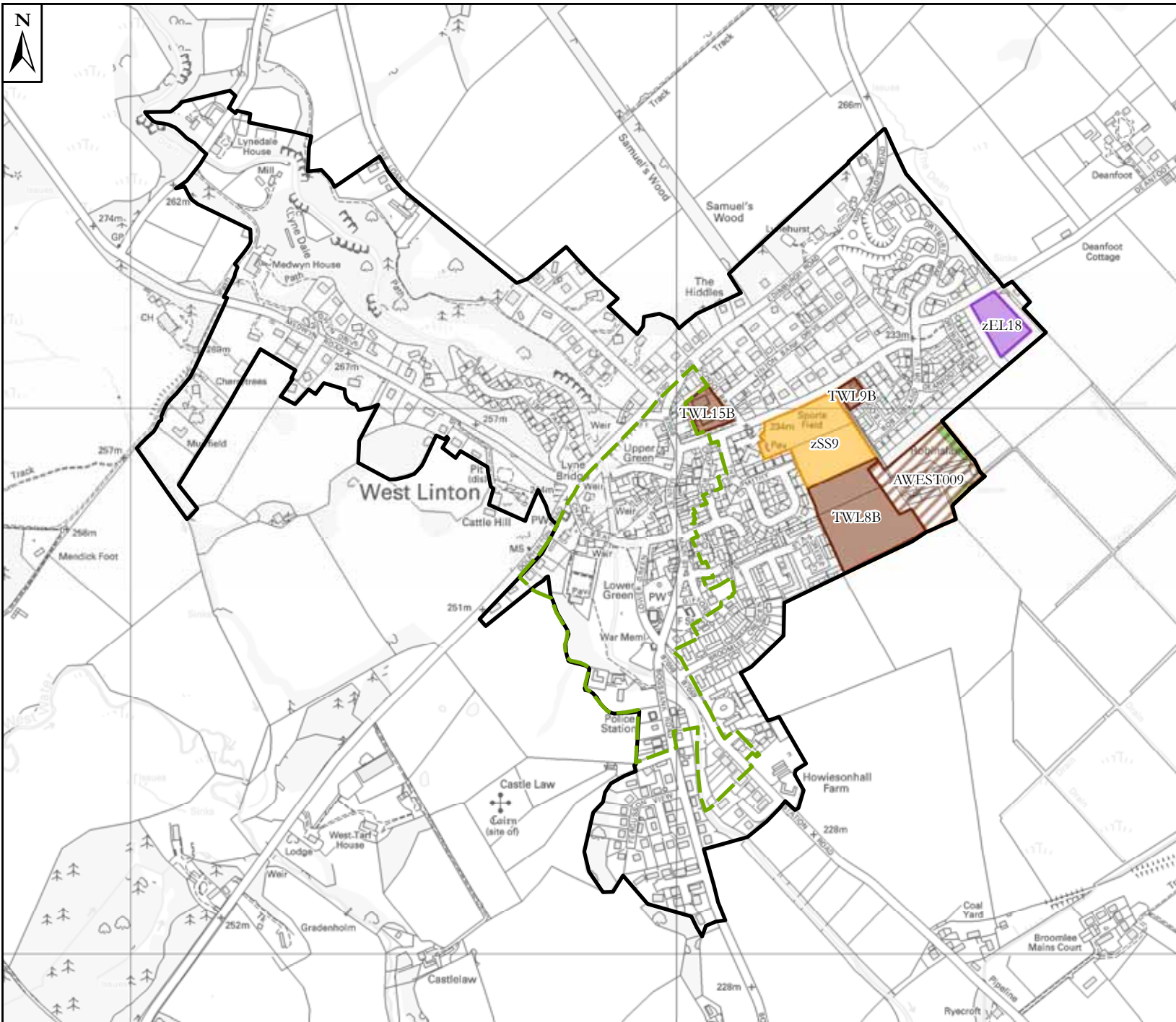
Waste Water Treatment and Water Supply

Local network issues relating to the waste water network in the area require to be addressed by developers. Developers are encouraged to contact Scottish Water at their earliest opportunity. Where necessary, developers may be expected to contribute towards the appropriate upgrading facilities in accordance with Policy G5.

Road Access

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


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



Scottish Borders Council
Consolidated Local Plan 2011
West Linton
Scale 1:10,000




Key

Policy Boundaries

-  Development Boundary (G8)
-  Conservation Area (BE4)

Protection of the amenity of established residential areas (H2) and open space (BE6) cover the whole area within the Development Boundary. Refer to Policy Maps P0-P5 for policy protection of environmental assets.

Land Use Proposals (H3 Applies)

-  Housing
-  Employment (ED1)
-  School

Amendments

-  Housing
-  Structure Planting/Landscaping

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

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Disclaimer: Scottish Borders Council uses spatial information from a range of sources to produce the mapping contained within this document. The mapping is for illustrative purposes only. The original sources should be consulted to confirm information.

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