

# SETTLEMENT PROFILE

## DOLPHINTON

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

### DESCRIPTION

Dolphinton is located in the western part of the Northern Housing Market Area and is one of the few settlements that crosses the administration boundary with South Lanarkshire. The Scottish Borders part of the settlement straddles the A702 trunk road and is located 4 miles south west of West Linton. The settlement is located outwith the Strategic Development Areas as defined in the Strategic Development Plan.

### PLACE MAKING CONSIDERATIONS

The character of Dolphinton (within the Scottish Borders Council area) has been established particularly by its layout and setting – it is set between Kippit Hill and Sandy Hill and consists of two parts separated by the A702 trunk road. The Garvald Burn runs to the south west of the village. Dolphinton was once served by two railways – the Caledonian Railway and the North British Railway. The dismantled railway runs through the settlement.

The plan provides a housing allocation for a small scale residential development which will bring a brownfield site back into use. The allocation is on the eastern edge of that part of the village on the west side of the A702.

### 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.

With regards to Waste Water Treatment Works Dolphinton 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.

Further information is available from Supplementary Guidance/Supplementary Planning Guidance on Developer Contributions.

## DEVELOPMENT AND SAFEGUARDING PROPOSALS

### HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
ADOLP003	South of Sandy Hill	0.4	5
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>Existing landscaping on site to be retained. Landscape enhancement to the south and south east boundaries of the site adjacent to the A702 will be required. Buffer areas for new and existing landscaping will be required. The long term maintenance of landscaped areas must be addressed</li> <li>The site coincides with the former site of Dolphinton station. Further assessment of archaeology will be required and mitigation put in place</li> <li>Vehicular access to be achieved off the minor road to the south west of the site and the development to be designed so that there is no adverse effect on the safety of the nearby junction between the minor road and the A702</li> <li>Provision of amenity access to the countryside for pedestrians and cyclists</li> <li>Potential contamination on site to be investigated and mitigated.</li> </ul>			

Scottish Borders Council  
Local Development Plan 2016  
**Dolphinton**

-  Development Boundary
-  Housing



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