



Galashiels Local Place Plan 2025

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1. A Local Place Plan for Galashiels

The Galashiels Town Team, led by the Energise Galashiels Trust and supported by Scottish Borders Council and South of Scotland Enterprise, have prepared this Local Place Plan. It aims to present the Galashiels community's long-term vision, regeneration strategy and project proposals for their town.

The Plan is based on a wealth of community engagement and stakeholder consultations gathered between 2017 and 2024, together with relevant economic baseline information covering approximately the same period. It also aligns closely with the National Planning Framework (NPF4) sustainable aims and policies, focusing on sustainable, liveable and productive places.

The Place Plan will inform the preparation of a Borderlands Town Investment Plan to seek funding for eligible projects through the Borderlands Inclusive Growth Deal (Place Programme). It will also be submitted to Scottish Borders Council as a statutory Local Place Plan, which once registered will be taken into account in the preparation of the next Local Development Plan (LDP). The LDP is the Council's development and land-use based plan setting out where development should and should not happen.

The Place Plan advances a ten-year strategy, focused on the town of Galashiels together with its containing landscape of hillsides, woodlands and river corridors (see Figure 1).



Route from station to Town Centre with Shepherds tartan mural



Mechanical Flow Mural

Galashiels

Galashiels lies at the heart of the Scottish Borders and is the second largest town in the Borders with a population of 13,734 (2022 census). A former textiles town, it grew rapidly during the 19th century along the narrow valley of the Gala Water, close to where it meets the River Tweed. Today it is the regional retail centre, home to a mix of businesses, and the Borders College and Heriot-Watt School of Textiles & Design both sharing a campus at Netherdale to the southeast of the town centre.

With the closure of the mills and related industries and eventually the closure of the railway, Galashiels has seen levels of affluence and employment fluctuate. The town centre has been particularly challenged over the past few decades with the number of vacant units at a record high (18% in 2014), declining footfall year on year and in many parts, visually unattractive.

2015 saw the reopening of the Borders Railway, with Galashiels serving as the rail gateway from Edinburgh to the Scottish Borders. In 2021 The Great Tapestry of Scotland Gallery and Visitor Centre (housing the world's largest community arts projects) opened its doors. Both have been widely regarded as beneficial to Galashiels, attracting a higher number of visitors from Edinburgh. Conversely it has also resulted in greater outward movement of residents for shopping trips in the capital. There remains a high number of empty town centre properties with the associated impacts on town centre vitality and viability.



The Gala Water from Douglas Bridge



The Great Tapestry of Scotland Gallery and Visitor Centre

Galashiels Town Team and Partnership Working

Energise Galashiels Trust (EGT) is a community-based organisation established in 2014 to respond to the decline of the town centre, with the aim of creating a more vibrant and welcoming community. EGT has progressed ten years of partnership activity, focusing in the last three years on the Vibrant Gala Project with support from South of Scotland Enterprise (SoSE) and Scottish Borders Council (SBC). They have supported a wide range of initiatives and commissioned various supporting/feasibility studies.

In response to the Borderlands Place Programme's selection of Galashiels as one of four Borderlands Towns eligible for investment from a £7.25m fund over 7 years, SBC and EGT have reached out to the wider community and stakeholders to form the Galashiels Town Team to lead the preparation of the Local Place Plan and the Town Investment Plan.



The Galashiels Town Team

The Town Team is a group open to anyone in the community to join. It is led by EGT and currently includes interested individuals who live in Galashiels together with representatives from at least 14 local or regional organisations, including:

- Energise Galashiels Trust (EGT)
- Galashiels Community Council
- Police Scotland
- Galashiels Business Improvement District (BIDs) Steering Group
- Gala Waterways
- TD1 Youth Hub
- Galashiels Academy
- Borders College
- Heriot-Watt School of Textiles & Design
- MacArts
- Hike & Bike Hub
- Gala Men's Shed
- Scottish Borders Council
- South of Scotland Enterprise

The first Town Team meeting was facilitated by SBC and Scottish Futures Trust in November 2022 to discuss the key issues raised through recent community consultations, such as that carried out to inform the Tapestry Way Study, and to raise other or newer issues and to discuss potential solutions. The Town Team has since met on average once a month to discuss progress on the Local Place Plan and Borderlands Town Investment Plan.

The following table documents the range of community, visitor, business and other stakeholder consultations that have been carried out to inform this Local Place Plan. Further details on feedback are available in Appendix 1 and a summary of the key issues raised is found in Chapter 5.

Study / Plan / Organiser	Dates	Type of Engagement	Type of Stakeholder, level of attendance + Key outputs
2018 Galashiels Masterplan	May 2017	“Place styling” workshop, town centre walk-about and accessibility audit	Six development project proposals for town centre and wider considerations relating to connectivity, drainage etc.
2022 Tapestry Way Regeneration Study & Action Plan	02/02/22 to 11/03/22	Online survey to gauge town centre usage, travel etc.	526 responses from wide cross-section of population including business and visitors
	25/02/22	Drop-in Event to discuss ideas to improve the town centre	80-90, incl. school children, business owners, residents, councillors, MSP's and visitors. Ideas grouped under “attractive”, “active” and “accessible”.
	01 & 02/03/22	Virtual Stakeholder Workshops	16 participants (not incl. project team) involved further discussion / refinement of the above 3 themed projects.
	29/03/22	Virtual Workshop with Galashiels Academy	Workshop with S3 pupils (+ student council reps) to gain feedback on ideas proposals to energise the town centre
	22/04/22	Drop-in Feedback Event	65 members of the public attended throughout day
Scottish Borders Council / Scottish Futures Trust	November 2022 and March 2023	2 x Town Team workshops	8 potential projects or themes were raised for Local Place Plan consideration: <ol style="list-style-type: none"> 1. Town Centre regeneration 2. Community Campus (Academy) 3. Community Trails 4. Regional Campus (Netherdale) 5. Lade and river regeneration 6. Biking Trails over Ladhope / Langlee 7. Tweedbank/Langlee/Melrose Gait connections 8. New neighbourhood

Continued Over

Study / Plan / Organiser	Dates	Type of Engagement	Type of Stakeholder, level of attendance + Key outputs
Energise Galashiels Trust and Scottish Borders Council	September 2023	Town Team workshop	20 representatives from a wide range of community groups and organisations – ranked the 8No. themes/projects in order of priority.
Place Standard Tool (Town Team))	December 2023 to February 2024	Survey looking at quality of the town. This included a session at Borders College, and seven sessions at Galashiels Academy (20-25 pupils in each class) completed online or paper PSTs.	470 completed PST responses: street cleanliness, increased + improved street lighting, better road + path maintenance and reusing empty / derelict buildings. Student and pupils raised issues of lack of facilities/amenities for young people and unsafe
Drop-In Consultation (Town Team)	1st June 2024	Public drop-in on a Saturday at Little Arts Hub	Key responses: greater level of activities for young people and the re-use of empty buildings
Town Team & Wider Community Stakeholder Workshop	18th September 2024	Drop in exhibition and workshop meeting	Over 30 people stayed (others only attended the exhibition and left written comments) for the workshop, including 6 school pupils. Broad discussion engaging a wide range of interests and backgrounds on various key issues and project proposals, including: How to deal with empty town centre properties; how to encourage town centre living; how to improve safety of active travel routes throughout town and provide better public transport, especially to support the evening economy.

2. Vision and Objectives

The Vision

On behalf of the wider Galashiels community, the Town Team would like to put forward the following vision to drive the Local Place Plan forward:

“Over the next 20 years the community of Galashiels would like to see its town revitalised, better connected and accessible, more welcoming, more enterprising and functioning more effectively to support healthy and happy communities – including its young people, its students and the wider district population – through a range of quality environments, facilities and services.”

Key Place Plan Objectives

Realising this vision will require proposed interventions / projects to be guided by the following key objectives:

- 1. Regenerate the Town Centre while protecting its built heritage**
- 2. Improve connectivity and safe active travel links for all**
- 3. Increase Town Centre living**
- 4. Support enterprise activity & investment**
- 5. Increase social mobility & opportunities for young people**
- 6. Improve visitor / user experience to attract additional footfall**
- 7. Build capacity through employment / volunteering / skills and training / employability support.**

Investment Themes

To achieve the vision and the objectives, four overarching investment themes have been developed:

- A. Revitalised Town Centre**
- B. Education, Culture & Enterprise Town**
- C. Safe, Accessible & Connected Place**
- D. Green & Healthy Environment**



Galashiels Town Team Key Local Place Plan Objectives		1. Regenerate the Town Centre while protecting its built heritage	2. Improve connectivity and safe active travel links for all	3. Increase Town Centre living	4. Support enterprise activity & investment	5. Increase social mobility & opportunities for young people	6. Improve visitor/user experience to attract additional footfall	7. Build capacity through employment / volunteering / skills and training / employability support
Borderlands Place Programme – Strategic Investment Objectives:								
SO1: Empower local communities to imagine and then build a long-term future for the towns they live in, firmly in partnership with local, regional, and national governments					✓	✓		✓
SO2: Safeguard existing businesses and attract new businesses to our towns and town centres.		✓			✓			
SO3: Maintain and increase the number of visitors who spend time and money in our towns and town centres, increasing spend per visit and extending the visitor season.		✓					✓	
SO4: Safeguard existing employment and deliver new jobs and opportunities for economic and social participation, including education and training opportunities.								✓
SO5: Maintain and increase the number of people living in our towns and town centres.				✓				
SO6: Retain and increase our working age population.						✓		
SO7: Maintain and raise the standard of the physical environment in our towns and town centres	✓	✓						

3. Galashiels Place Context

Galashiels Local Place Plan Area

The Local Place Plan covers the whole of the town of Galashiels, with the boundary for the most part aligned with the settlement boundary identified in the Local Development Plan (LDP). It also includes Gala Hill and land earmarked in the LDP for Longer Term Mixed Use to the south, together with Ladhope Recreation Ground, Langlee Community Woodland, and parts of Blaikie's Hill and Darling's Hill to the north. The area is identified in Figure 1.

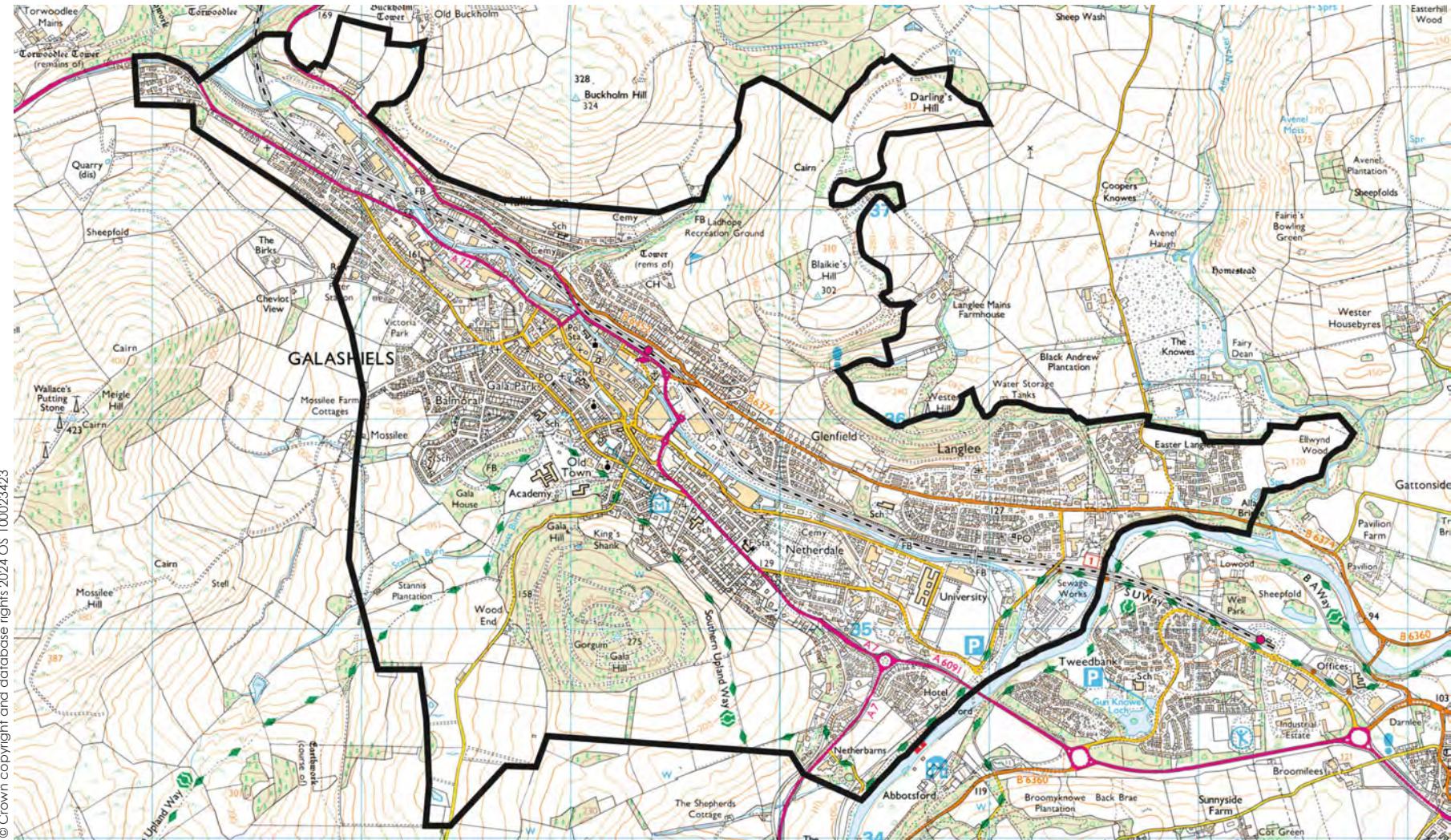


Figure 1: Galashiels Local Place Plan Area

Location and setting

Galashiels is a principal town located in the heart of the Borders, providing services, employment and retail offers to a wide catchment.

It is characterised by its distinct, steep sided valley setting, with the town centre and much of the town situated along the narrow valley floor. This has resulted in an elongated settlement shape with the consequent issues around accessibility and distances to central services (see Figure 2).

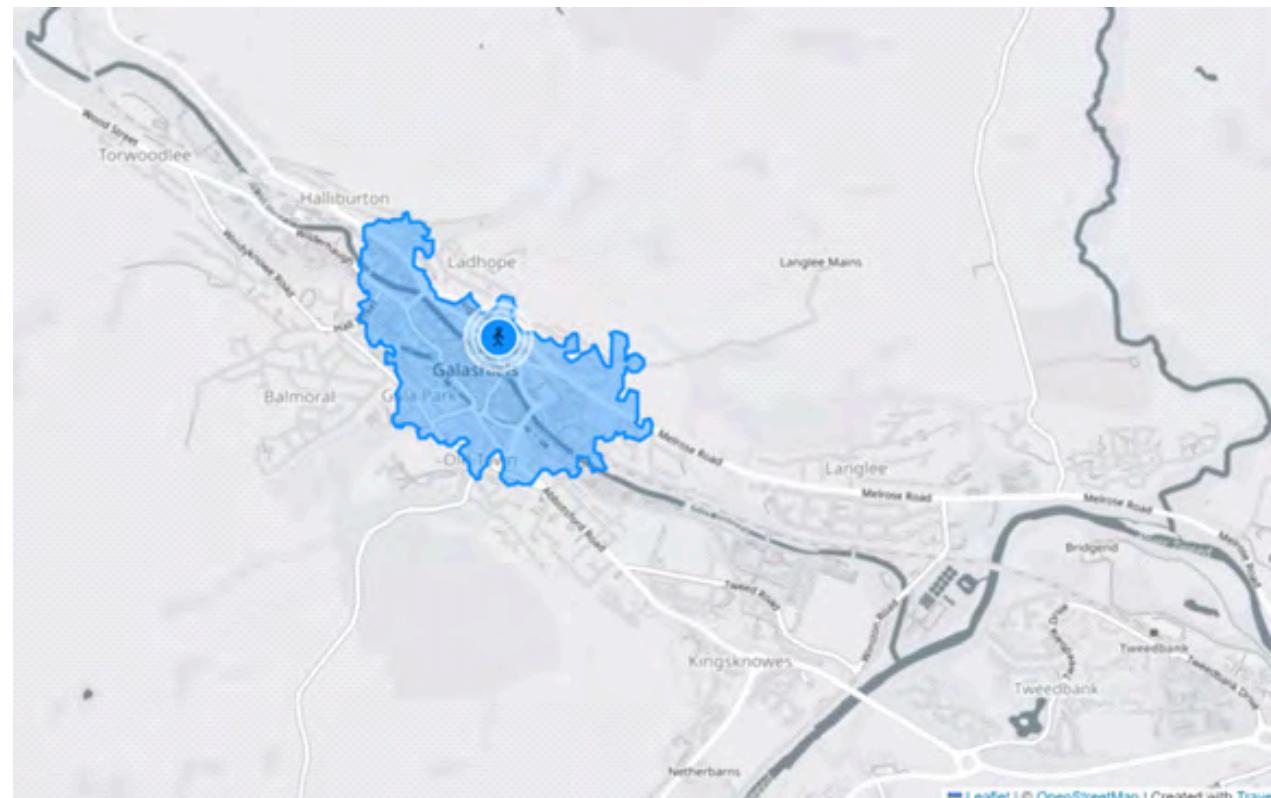


Figure 2: Ten-minute walk isochrone from Galashiels Train Station (source: Travel Time API)

Local Population

Galashiels currently has a population of 13,734 (2022 census) with a relatively high working age population (approx. 63%) and relatively low elderly / pensionable age population (approx. 21%) compared to the Scottish Borders average (58% and 26% respectively).

There has not been significant population growth in Galashiels over the last ten years (only 0.4% growth - see table below) despite the residential development at Melrose Gait. This new residential population may have simply moved from existing areas of Galashiels, including demolitions of properties in Langlee.

Yet it is the largest town in the region, largely due to population decline in Hawick. Galashiels has been spared similar levels of population decline, most likely thanks to its new business developments and the Borders railway.

The proportion of the Galashiels population over the age of 64 has increased around 17% over the last ten years. This reflects trends in the wider Scottish Borders area and in Scotland.

Galashiels		Age		Age		Age		Age		Age		Age		Age		Age		Age		Age		num		
including	All	0 to	5 to	8 to	10 to	15 to	17 to	19 to	24 to	25 to	29 to	30 to	45 to	44 to	59 to	64 to	74 to	84 to	89 to	90 to	90 and	Num	working-	num
Langlee	people	4	7	9	14	15	17	19	24	25	29	30 to	45 to	44	59	64	74	84	89	90	over	0-15	16-64	65 plus
2011 Census pop	13684	771	373	252	652	159	319	444	1122	935	2586	2885	882	1129	801	256	118	2207	9173	2304				
2022 Census pop	13398	603	426	284	752	132	235	343	892	929	2547	2724	943	1686	899	206	133	2197	8613	2924				

Local Economic Profile

The GVA for Galashiels (2021) was £477.1m, which was above the Scottish average of £422.4m.

The claimant count rate for Galashiels and District in October 2024 was 3.4%, against an average rate of 3.1% for the Scottish Borders and 3.2% in Scotland.

The table (top right) shows the number of claimants of Universal Credit in September 2024. Figures for those 'not in employment' are, for most areas, above the Scotland average, with the number for Langlee being noticeably higher.

The table (bottom right) shows the numbers employed by local businesses according to sizeband. There are no large businesses employing 250 or more, and the majority are employed by small "micro" businesses of up to nine employees.

Universal Credit claimants by intermediate (September 2024)

Claimants as % popn	Galashiels North	Galashiels South	Galashiels West	Langlee	Scotland
In Employment	7.2	4.8	7.4	11.3	N/a
Not in Employment	11.4	9.2	11.9	23.4	10.8

Business counts by employment sizeband by intermediate (2024)

Sizeband (employees)	Galashiels North	Galashiels South	Galashiels West	Langlee
Micro (0-9)	160	135	90	20
Small (10-49)	55	40	15	10
Medium (50-249)	5	10	0	0
Large (250)	0	0	0	0
TOTALS	225	185	110	30

N.B. All figures are rounded to avoid disclosure. Values may be rounded down to zero and so all zeros are not necessarily true zeros.

Cultural / heritage assets and visitor attractions

Galashiels is a culturally rich centre, with its historic mills and lades, listed buildings and cultural venues such as the Great Tapestry building, MacArts (live music and arts venue), Old Gala House (local history museum) and the Pavilion Cinema. Many visitors come to Galashiels on route to visit Abbotsford House, the former home of Sir Walter Scott, located on the opposite side of the River Tweed.

Figure 3 identifies a high concentration of listed buildings within Galashiels Town Centre, particularly within the Conservation Area, which includes Bank Street Gardens and the Cornmill Fountain. Other notable listed buildings outwith the town centre include the Category A listed Gala Fairydean Football Stadium at Nether Road and the B-listed Netherdale Mill (High Mill) at Dale St, occupied by the Heriot-Watt School of Textiles and Design.

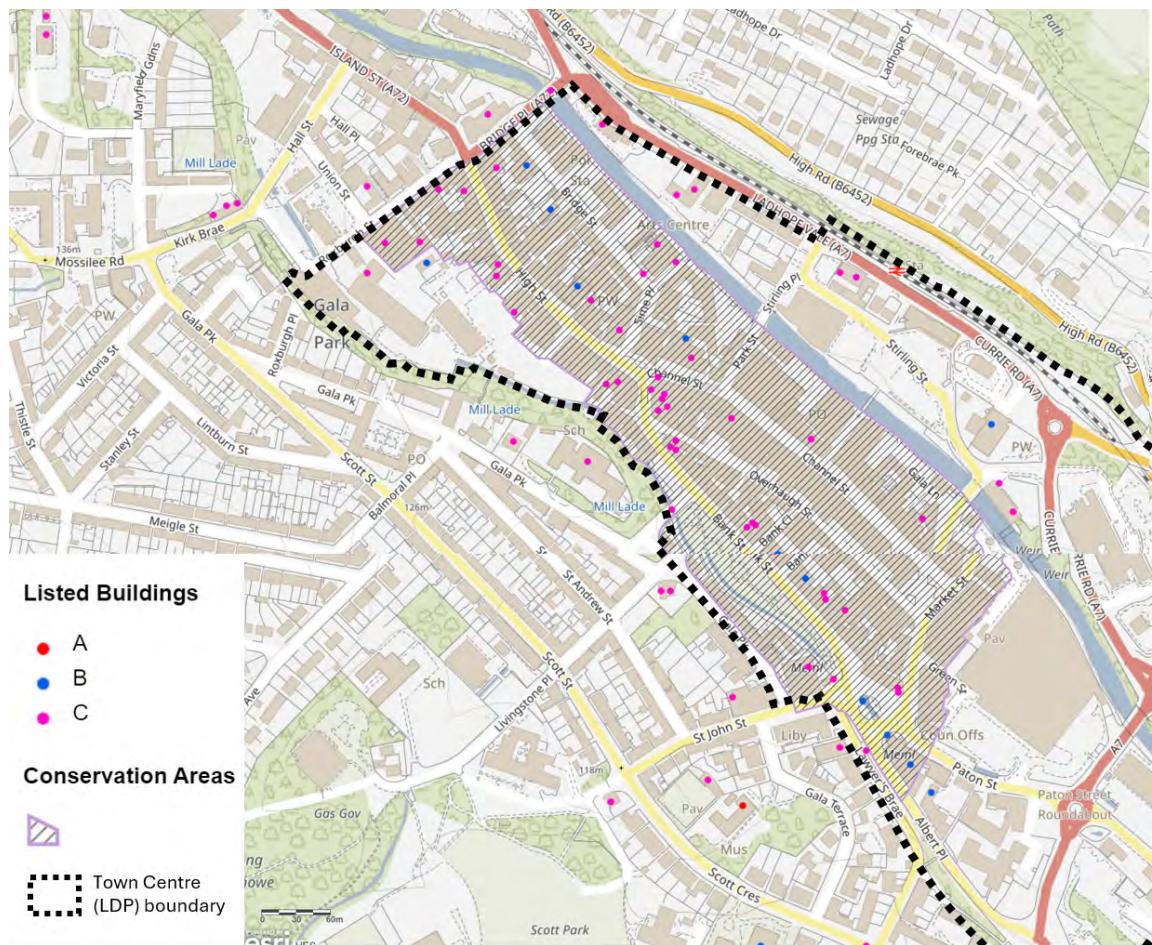


Figure 3: Listed Buildings and Conservation Areas (source: Historic Environment Scotland)

Town Centre Retail Vacancies

Galashiels Town Centre comprises four principal streets – High St, Channel St, Bank St and Market Street – with supermarkets and retail park to the east, and the river and railway line to the north. It has the highest level of town centre floorspace of all of the Scottish Borders towns, with currently one of the highest vacancy rates at 17% of units or 14% of floorspace (see Figures 4 and 5, SBC Town Centre and Retail Study Winter 2023).

There are notable clusters of vacant and long-term vacant units around the Douglas Bridge, the top of Channel Street and the northwest end of the High Street. Much of the remaining vacant units are interspersed throughout the town centre.

The existence of chains, or multiple shops/ offices, can be an indicator of external industry confidence in a town centre, whilst high numbers of local independent shops can be an indicator of local confidence in a town centre and can be attractive to visitors. Galashiels' main town centre has a relatively high proportion of chains/ multiples at 30% (57 units).

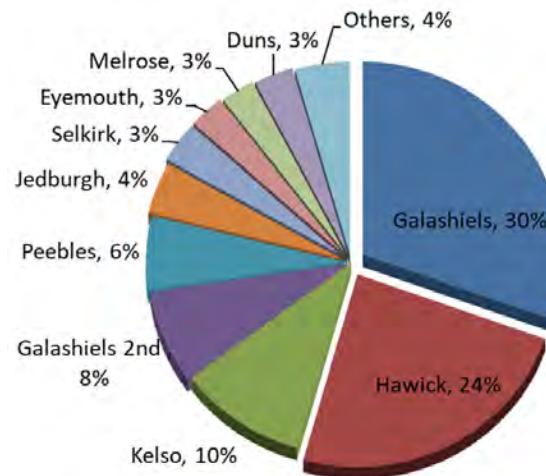


Figure 4: Location of Town Centre floorspace, summer 2023 (source: SBC Town Centre & Retail Survey, Winter 2023)

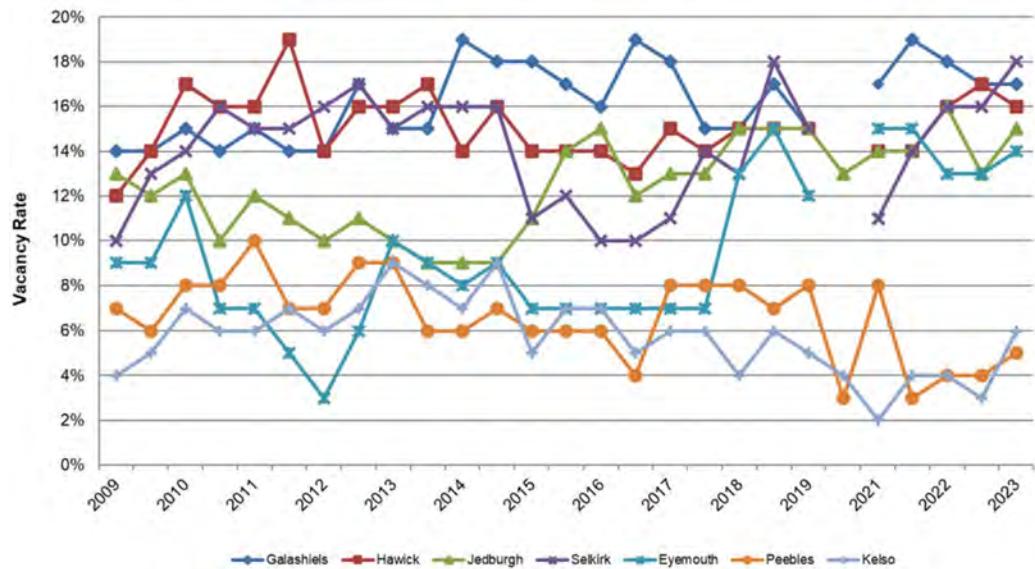


Figure 5: Unit vacancy rates of seven largest towns (source: SBC Town Centre & Retail Survey, Winter 2023)

Town Centre Footfall

The SBC Footfall Report 2023 concludes that Galashiels has not recovered from the significant 33% decrease in footfall, caused by the pandemic restrictions in 2020. There was no change to the footfall figures in 2021 and a further decrease of 5% and 7% in footfall in 2022 and 2023 respectively, see Figure 6.

Although, the town has the second highest footfall overall, which correlates with having a larger population, Galashiels town centre footfall is less than half its 2007 count (see Figure 7).

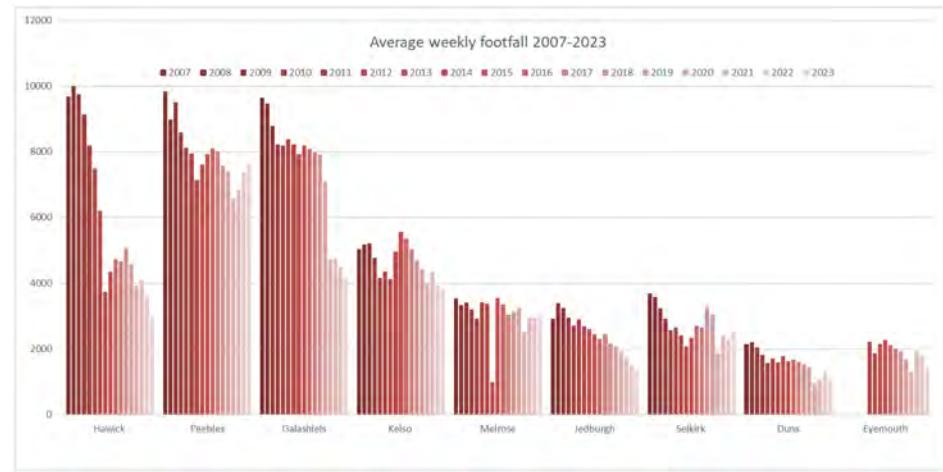


Figure 6: Average weekly footfall 2007-2023 (source: SBC Footfall Report 2023)

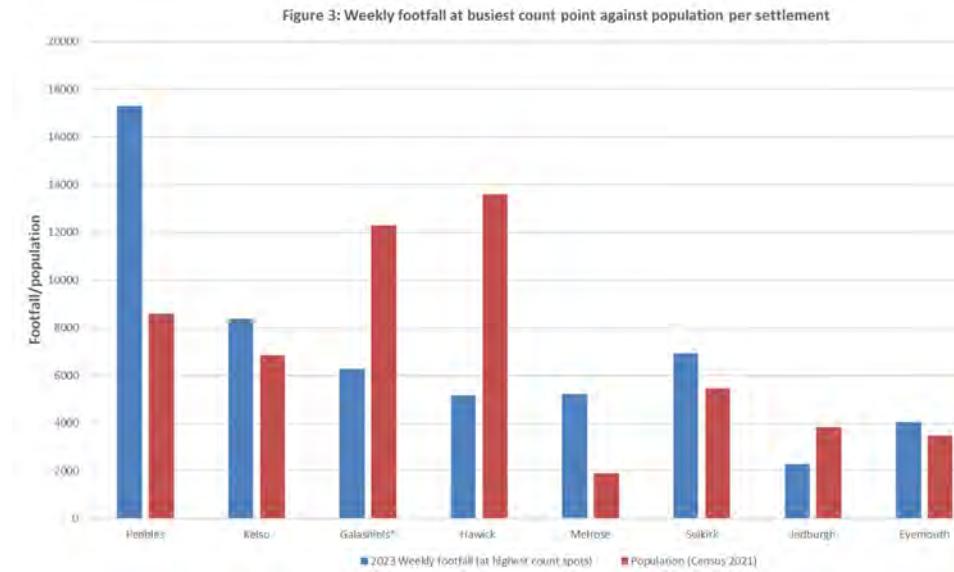


Figure 7: Weekly footfall at busiest count point (2023) against population per settlement (census 2021) (source: SBC Footfall Report 2023)

Vacant and Derelict Land

Figure 8 identifies sites within Galashiels that are registered in the Scottish Vacant and Derelict Land Survey. Only one derelict site (Burgh Yard on Braw Lads Brae) of 0.7ha is located within the Town Centre LDP boundary.

The LDP designates this site for mixed use Redevelopment. Several other registered V&DL sites are located along key east-west routes into the town centre, including the Black Path along the Gala Water. Well-designed redevelopment of these sites should improve active travel experiences for local communities.

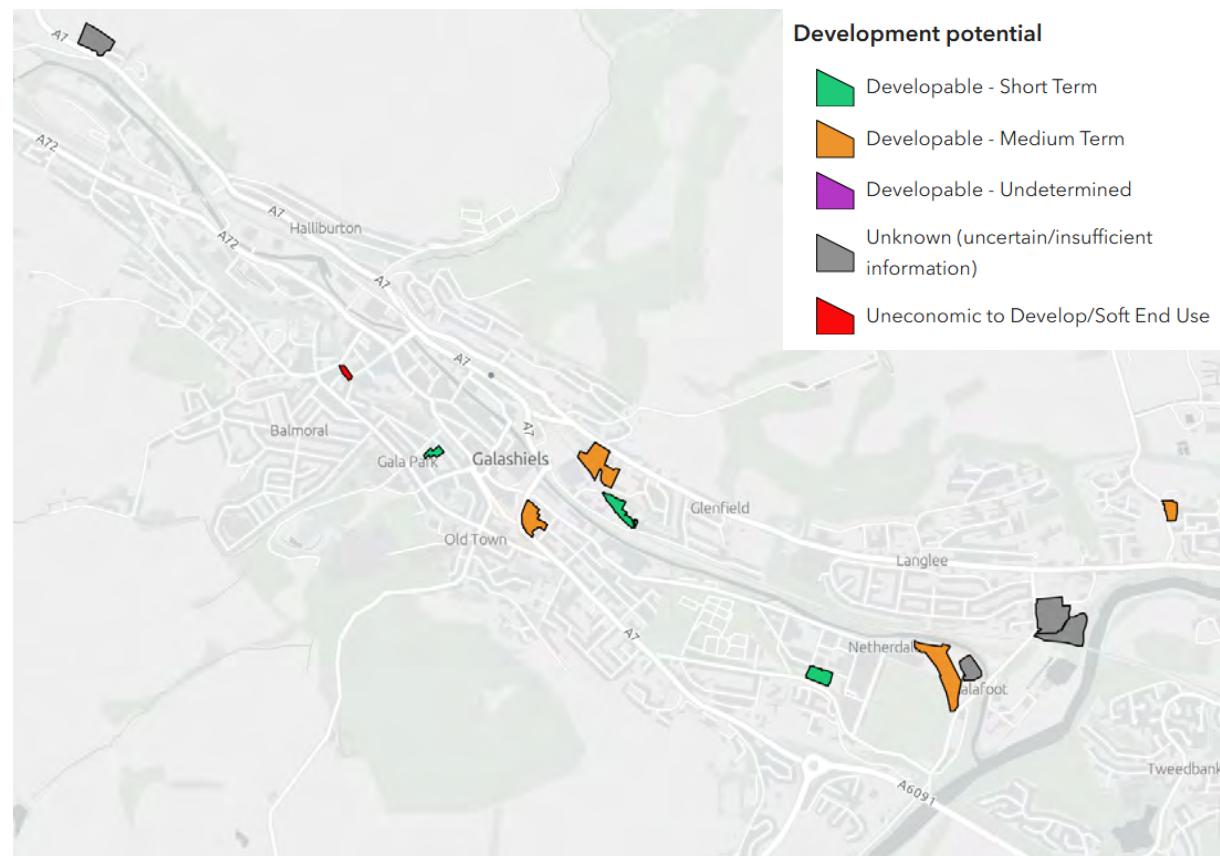


Figure 8: Extract taken from the Scottish Vacant & Derelict Land Survey 2023

Local levels of deprivation

The Scottish Index of Multiple Deprivation identifies part of the residential neighbourhood of Langlee as being within the 10% most deprived areas of Scotland (see Figure 9). In this area 24% of the working age population are employment deprived and 54% are income deprived.

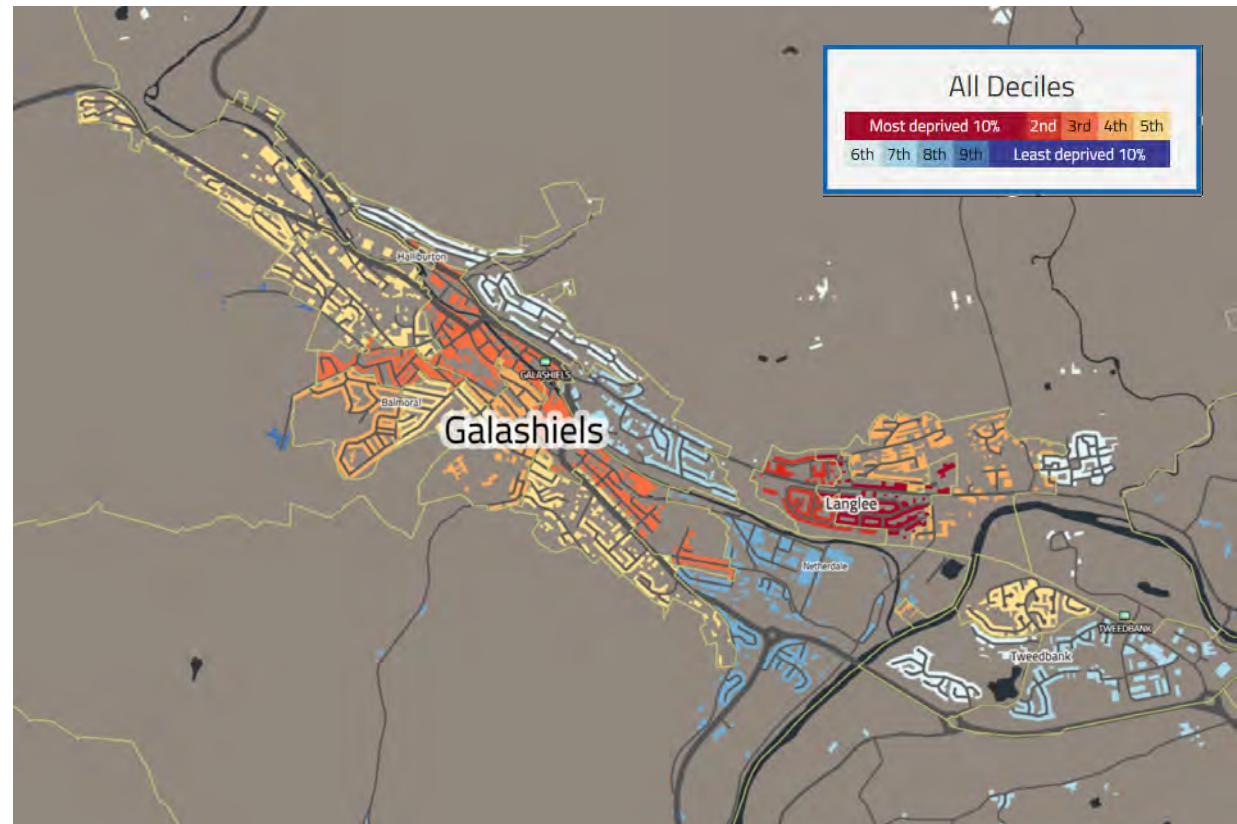


Figure 9: Levels of deprivation in Galashiels relative to national levels
(source: Scottish Index of Multiple Deprivation)

4. Wider Context / Strategic Alignment

The Galashiels Local Place Plan (LPP) has been prepared in alignment with national and local planning policy and wider place strategies. This section provides an overview of the policy framework relevant to the Galashiels LPP.

National Planning Framework 4 (February, 2023)

The National Planning Framework 4 (NPF4) sets out the Scottish Government's planning strategy to achieve a net zero Scotland by 2045, through the overarching policy aim of creating Sustainable, Liveable and Productive Places. The LPP investment themes and projects are intentionally aligned with the NPF4 policy aims and associated National Spatial Strategies and Spatial Principles as follows:

- **Sustainable Places** – The LPP projects are positioned to contribute towards the National Spatial Strategy for Sustainable Places which requires Scotland's future places to be net zero, nature-positive places that are designed to reduce emissions and adapt to the impacts of climate change, whilst protecting, recovering and restoring our environment. The LPP investment themes of 'Green & Healthy Environment' and 'Education, Culture and Enterprise Town' include a range of projects that support the NPF4 Spatial Principle of conserving and recycling assets and contributing towards a just energy transition.

- **Liveable Places** – The LPP projects are positioned to contribute towards the National Spatial Strategy for Liveable Places which seeks to ensure that Scotland's future places have homes and neighbourhoods that are healthier, affordable and vibrant places to live. The LPP investment themes of 'Revitalised Town Centre' and 'Safe, Accessible and Connected Place' include a range of projects to support the NPF4 Spatial Principles of local living and compact urban growth.
- **Productive Places** – The LPP projects are positioned to contribute towards the National Spatial Strategy for Productive Places which seeks to ensure that Scotland's future places will attract new investment, build business confidence, stimulate GDP, export growth and entrepreneurship, and facilitate future ways of working. The LPP investment themes of 'Revitalised Town Centre' and 'Education, Culture and Enterprise Town' include a range of projects to support the NPF4 Spatial Principle of re-balancing development to where investment is needed most.

The LPP is reviewed against the specific NPF4 policies in Table 1 - National Level Policy Review in Appendix 2 – Strategic Alignment.

Scottish Borders Local Development Plan 2 (August, 2024)

The Scottish Borders Council (SBC) Local Development Plan 2 (LDP2) aims to support the Council's vision of achieving sustainable growth by carefully managing assets that provide the most benefits and by making well designed, successful places where people can thrive.

The LPP is aligned with the overarching aims of the LDP2 which seek to support liveable communities, economic growth and sustainability. The LPP investment themes of 'Revitalised Town Centre', 'Education, Culture and Enterprise Town', 'Safe, Accessible and Connected Place' and 'Green & Healthy Environment' all include a range of projects that contribute towards specific LDP2 policy aims of building attractive and distinctive communities, promoting regeneration of town centres, and protecting and enhancing the built and natural environment.

South of Scotland Regional Economic Strategy 2021

The 10-year regional economic strategy commits to an inclusive approach, building on new models of developing the economy which put wellbeing at their centre, delivering sustainable and lasting growth that benefits all. The focus goes beyond those things that are found in traditional economic strategies, recognising what is important to the South of Scotland, including:

- Supporting fairer, more meaningful work;
- Creating affordable, desirable and energy-efficient homes and widening choice;
- Improving the health and welfare of those who are most disadvantaged within the region;
- Building the capability and capacity of social enterprises and the Third Sector;
- Investing in social infrastructure and education to reduce poverty and deprivation and enhance life prospects;
- Putting the environment and sustainability at the forefront of growing our economy;
- Protecting, enhancing and enjoying our abundant natural capital; cultural and heritage assets and vibrant arts and festivals backdrop; and
- Building wealth which benefits the local economy, our communities and people (Community Wealth Building).

Appendix 2 sets out the strategic alignment of the Local Place Plan with specific NPF4 policies, LDP2 policies, the Eildon Locality Plan 2020-25 key priorities, Regional Economic Strategy key themes and Borderlands Inclusive Growth Deal Place Programme's key principles.

5. Assets, Opportunities, Needs & Challenges

The vision, objectives and investment themes identified in Section 2 have been primarily informed by community and stakeholder feedback on the key issues (needs and challenges) and priorities for intervention. Many of these issues are also evidenced through statistics gathered at local authority or higher level, as set out in Section 3.

The following section sets out the key issues raised through the consultations together with a summary of Galashiels' existing assets and opportunities that offer the potential to resolve these issues.



One of a number of empty shop units along Channel Street

Key Issues / Needs / Challenges

- **Empty Town Centre properties:**

17% of Galashiels town centre units are currently vacant, including 12 (5%) long-term vacant units (see Figure 10). This is higher than the Scottish average (15.7%) and the UK average (14%). The negative impact of empty ground floor units on the vitality of town centres is significant and is widely used as an indicator of the health of a town centre.

Settlement	Long term vacant units	Total units	Long term vacancy rate
Duns	5	56	9%
Eyemouth	3	58	5%
Galashiels	12	236	5%
Hawick	13	246	5%
Jedburgh	3	86	3%
Kelso	0	171	0%
Melrose	1	79	1%
Peebles	1	141	1%
Selkirk	5	91	5%

Figure 10: Long term (5yrs +) vacant units and long-term vacancy rates (source: SBC Town Centre & Retail Survey, Winter 2023).

Town centre experience is further affected by empty upper floors of properties, since this removes the provision of passive street surveillance (or overlooking) which is key to perceptions of safety and to levels of activity. Both aspects were frequently raised through community consultation (see Appendix 1).

Key Issues / Needs / Challenges continued...

- Poor quality Town Centre public realm:**
Consultation feedback raised a variety of issues around the poor condition and lack of appeal of parts of the Town Centre. This included vacant shop units, empty properties, poor surfacing, lack of lighting, poor signage and wayfinding, neglected structures, and spaces / routes experiencing anti-social behaviour and feeling unsafe, e.g. Overhaugh Street. The repair and maintenance of, and accessibility to, parts of the Mill Lade and Gala Water were also raised (see Appendix 1).



Poor quality public realm along Overhaugh Street

- Lack of visitor accommodation:**
Galashiels has very little visitor accommodation within or close to the town centre. This affects the town centre economy, and particularly the evening economy, with many visitors opting to return to Edinburgh on the last train or having to find accommodation in Melrose or further afield.
- Few activities available for young people:**
Many of the Galashiels Academy pupils and Borders College students maintain that there is a need for more activities for young people in and around the Town Centre. Suggested activities/provisions ranged from sporting (e.g. trampolining and bowling) and outdoor activities (e.g. biking tracks and improved skate park) to safe and sheltered spaces to hang out (other than TD1 hub), from better shops to more fast-food places. In short, most were looking for activities and places that are interesting, social, affordable, accessible, inclusive and safe (see Appendix 1).
- Paths to the Town Centre do not feel safe:**
Inadequate passive surveillance / perceptions of safety along key active travel routes into the town centre, particularly for residents of Langlee looking to walk along the Black Path and for students from the Netherdale campus (see Appendix 1). Reported incidents of attacks along the Black Path in recent years (see Police Scotland website) has led to calls for greater CCTV surveillance.

Existing Assets

- Evening bus services are scarce and unreliable:**
This is a particular problem for young people living in furthest edges of town, such as Melrose Gait and parts of Langlee, with poor access to bus services. This impacts the ability to support established evening amenities such as the Pavilion cinema and MacArts and to encourage new evening economy investment. As a live music venue, MacArts are particularly susceptible to last minute train cancellations, coupled with the lack of local visitor accommodation.



The Pavilion Cinema, Market Square

In looking at potential solutions to existing problems in Galashiels, it is important to recognise the resources and assets already in place that can be strengthened and made better use of. The following sets out some of these but is by no means an exhaustive list.

- Attractive, green valley setting with close access to countryside, woodlands and river walks.
- Key visitor attractions:
 - Great Tapestry Gallery and Visitor Centre (Town Centre)
 - MacArts (live music and other performance arts venue in Town Centre)
 - Old Gala House (local history museum)
 - Pavilion cinema (Town Centre)
 - Swimming pool
 - Abbotsford House (home of Sir Walter Scott) close to Galashiels, on opposite bank of the River Tweed.
 - Golf clubs (Galashiels and Torwoodlee)
 - Gala Fairydean Rovers Football Club and Gala RFC both at Netherdale
 - Key walking routes – Southern Upland Way and the River Tweed Trail.

Existing Assets continued...

- University and College presence (Heriot-Watt University School of Textiles & Design and Borders College) with a student population contributing to the local economy and town centre animation.
- Borders Railway connection with Edinburgh
- New bus interchange located adjacent to the train station.
- Attractive parks – including Bank Street Gardens in the town centre.
- Historic buildings contributing – or with the potential to contribute – positively to its character, appearance and local distinctiveness of Galashiels.
- The Gala Water and the Mill Lade are key waterways influencing the character of the town.
- An engaged, creative and active community working together to improve their town.
- Established events such as the Braw Lads, the Heartlands Market and the Walking Festival.



Old Gala House

Opportunities

- **Revitalise the Town Centre** through investment in **Town Centre Living**. This increases town centre footfall, spend and investment.
 - **Strengthens the town centre residential catchment.** Town Centre living builds footfall, increases local spend, animates the central area and builds a town centre community. It also tends to provide more affordable housing catering for a younger demographic.
 - **Repair and renovate empty town centre properties** to accommodate new commercial or community uses at ground floor level to provide active frontages (within the Town Centre core activity area), with residential on the upper floors (or all floors outwith the core area) to provide passive surveillance and increase feelings of personal safety/ security throughout the town centre.
 - Invest in **public realm improvements and amenity enhancements** which will be attractive to potential new residents, e.g. well-lit spaces, tree planting, traffic calming, small pocket parks and regular/effective street cleaning and maintenance.

Opportunities continued...

- The **SBC Empty Homes Grant Pilot** Scheme 2022-24 supported 19 projects with a total grant allocation of £467,244. The grant unlocked additional refurbishment investment of over £1.4 million. (Grants of up to £25k for homes empty for over a year.) This has included (ongoing) work at the C-Listed three-storey tenement blocks at Kirk Brae, close to Galashiels Town Centre. These were on the Buildings at Risk Register and are now programmed to bring 9No. new flats into use. An additional £700k may be made available to continue the grant funding of empty homes throughout the Borders up to 2028.
- **Revitalise the Town Centre** through new, and continued, investment in small, independent, creative and community **enterprises**:
 - Identify opportunities to **bring empty space to life** and create opportunities for pilot shops / creative space/ 3rd sector activity. Precedents include the Hike and Bike Hub and the Little Arts Hub which have proved popular with both visitors and the local community and have helped to animate Channel Street.
 - Opportunities for SBC/ EGT/ community organisations to partner with the university and/or college to **involve students in learning / enterprise** activities.
- Support for **town centre events**, such as the monthly Heartlands Market, through improved public realm design, lighting (including festive lighting), maintenance and management.
- **Promote active travel and public transport** by improving key routes and services into the Town Centre:
 - Interventions to make routes more **usable, safer and better signposted**/ waymarked.
 - **Increase levels of passive surveillance** along key active travel routes into the town centre through a range of measures including new overlooking residential/ mixed development where possible.
 - **Expand CCTV** provision to include areas along the Black Path which are particularly remote / screened from development.
 - **Increase evening bus service** provision between the town centre and outer residential neighbourhoods, including Melrose Gait, Langlee and Netherdale – The Council has been trialling two late evening services and will use data from the trial to establish demand – Galashiels Community Conversation, SBC, 2023.

Opportunities continued...

- Increase visibility and access along the **Gala Water and Mill Lade**, particularly as these attractive assets pass through the Town Centre and along routes towards Netherdale and Tweedbank.
 - Greater prominence could **contribute positively to the vitality / animation / local distinctiveness** of the Town Centre.
 - **Connection to the River Tweed and long-distance trails** / routes help to broaden the regional-wide visitor appeal of Galashiels as a 'sustainable (rail) gateway to the Borders'.
 - Further **sustainable urban drainage opportunities** could be investigated in relation to repairs and improvements to the Mill Lade.
 - Greater potential use of the Gala Water for suitable **water sports** should be explored.
 - The feasibility for generating **hydro-electric power** from the Mill Lade and the Gala Water has been investigated and should remain a possibility going forward should costs / funding allow.
- **Greater recreational use of green space** along the settlement edge for both locals and visitors:
 - **Improve connections** and **pedestrian signage** from the Town Centre to edge of town greenspaces, such as the Gala Policies/Gala Hill, Ladhope Recreation Ground, Langlee Community Woodland and Gala Water green corridor / Black Path to Tweedbank and River Tweed Trail / Abbotsford House.
 - **Improve connections between** established recreational areas – e.g. project proposals for hiking and biking trails between Ladhope and Langlee.
 - **Health and wellbeing benefits** for local communities (including young people) to enjoy outdoor sports and recreation, e.g. orienteering, hiking, camping / outdoor centre.



Bank Street Gardens



Creative Arts Activities,
Bank Street Gardens



Gala Policies Entrance



Gala Policies

6. Proposed Projects

This section sets out the proposed interventions / projects to be advanced through the Local Place Plan. These are grouped under the four investment themes:

A. REVITALISED TOWN CENTRE:

1. Town Centre Living Strategy
2. Channel Street Empty Buildings
3. Visitor Accommodation
4. Cornmill Fountain Restoration
5. Town Centre Dressing and waymarking/signage
6. Public Realm Market Street / Green Street to Market Square Connection

C. SAFE, ACCESSIBLE & CONNECTED PLACE:

14. Black Path Improvements
15. Netherdale Active Travel Corridors: Campus to Town Centre
16. Langlee / Melrose Gait Connections
17. Accessibility Improvements
18. Community bus service

B. EDUCATION, CULTURE & ENTERPRISE TOWN:

7. Empty to Enterprising Buildings
8. MacArts Development & Expansion
9. Hike & Bike Hub Development & Expansion
10. Little Arts Hub Development & Expansion
11. Cafe Recharge CIC
12. Creative Arts Student Enterprise Incubator
13. Gala Fairydean Rovers Stand, Netherdale – architectural restoration

D. GREEN & HEALTHY ENVIRONMENT:

19. Bike Trails Ladhope / Langlee
20. Opening up the Mill Lade
21. Gala Water Improvements & River Walk
22. Links to the Gala Policies
23. Climate mitigation/ energy



Figure 11: Proposed Project Locations

The Town Team recognises that the economic health of our Town Centre is fundamental to the wider economic health of Galashiels. While the nature and composition of town centres is changing in response to changing lifestyles and shopping patterns, there are opportunities to adapt (e.g. through a greater mix of uses) to continue to take advantage of being at the 'centre of things' – the accessible and beating heart of the community.

Increasing footfall is a key town centre priority to attract investment and to contribute to the activity that makes its streets and public spaces feel more animated, welcoming and safe.

Restoring and bringing the local built heritage back into sustainable long-term use also serves to preserve and enhance the attractive and distinctive character of Galashiels.

The following proposed interventions seek to deal with some of the principal issues raised through community and stakeholder consultation, such as too many empty town centre buildings, insufficient visitor accommodation and the lack of town centre signage.

1. Town Centre Living Strategy
2. Channel Street Empty Buildings
3. Visitor Accommodation
4. Cornmill Fountain Restoration
5. Town Centre Dressing and waymarking/ signage
6. Public Realm Market Street / Green Street to Market Square Connection



Channel Street towards Market Square

Project 1: Town Centre Living Strategy

Town Centre Living is a key policy aspiration for the Scottish Government, with NPF4 stating that “Local Development Plans should provide a proportion of their Local Housing Land Requirements in city and town centres and be proactive in identifying opportunities to support residential development” (see Town Centre Living, Policy 27).

Despite strong policy support, there are a wide range of issues and constraints that make Town Centre Living projects complex, but not impossible, to deliver.

SBC to consider a range of options, including

- Acquisition of Town Centre properties to convert/ refurbish upper floors of commercial properties for a mix of market and affordable residential use.
- Giving private owners access to a specialist design team to support the redevelopment of under-used and vacant upper floors (example: Falkirk Council Project Development Support)
- Grant funding (up to £10k) for property owners to support small property improvements and reconfigurations including upper floor conversions to residential (example: Fife Council Town Centre Building Improvement Grant)



Housing brings people... and people bring:



Figure 12: Extract from Town Centre Living Report (SFT, A+DS, Scottish Land Commission, 2023)

Project 1: Town Centre Living Strategy continued...

- Empty Homes Officer to prioritise properties within or close to the Town Centre, offering advice and support to owners facing difficulties in bringing their property back into habitable condition.
- Support housing associations and community housing trusts in taking on conversion of heritage buildings or redundant commercial/ office buildings for town centre flats for social rent ([examples](#): Broomknoll Church Court, Airdrie; North Main Street, Wigtown; Old Police Station, Langholm).

Stage of development:

Concept / Early stages of development

Responds to community concerns or ideas / Evidence of needs:

Numerous concerns raised over empty town centre properties and impact these have on town centre vitality / appeal.



Bank Street Gardens

Key benefits:

- Increased residential population supports existing, and attracts new, town centre business / investment, including evening economy such as restaurants, cultural and leisure venues which are currently struggling.
- Conservation / long-term maintenance of local built heritage - protecting Galashiels' unique character.
- Streets feel safer thanks to increased day/evening activity and overlooking /passive surveillance.
- Increased residential catchment, footfall and town centre spend.

Meeting Local Place Plan objectives?

1. Regenerate the Town Centre while protecting its built heritage	✓
2. Improve connectivity and safe active travel links for all	✓
3. Increase Town Centre living	✓
4. Support enterprise activity & investment	✓
5. Increase social mobility & opportunities for young people	✓
6. Improve visitor / user experience to attract additional footfall	✓
7. Build capacity through employment / volunteering / skills and training / employability support.	

Project 2: Channel Street Empty Buildings

The Channel Street project provides a specific example of how the Town Centre Living Strategy (above) can be delivered.

It involves the redevelopment of empty commercial properties, 34-46 Channel Street, to form a mix of community use / retail ground floor units and residential upper floors. Feasibility study / architectural drawings propose ground floor subdivision to 3 units (incl. shopfront improvements), 8No. residential flats above and 3No. new-build terraced houses fronting onto Overhaugh Street. The historic building façade will be preserved while the accommodation is redeveloped to modern standards.

Stage of development:

Project progressing. Feasibility architectural drawings completed, demolition and construction costs estimated, and heads of terms agreed between Scottish Borders Housing Association (SBHA) and Energise Galashiels Trust (EGT).

Responds to community concerns or ideas / Evidence of needs:

- Numerous concerns raised over empty town centre properties and impact these have on town centre vitality / appeal.
- Galashiels Academy pupil (Place Standard survey 2019) mentions feeling unsafe walking along Overhaugh Street / anti-social behaviour.
- 2018 Masterplan highlights empty properties issue and benefits of improving Channel Street.



Figure 13: Proposed site plan (Camerons Strachan Yuill Architects)



Figure 14: Proposed view from Overhaugh Street (Camerons Strachan Yuill Architects)

Project 2: Channel Street Empty Buildings continued...

Key benefits:

- Re-establishes active frontages along a prominent part of a key town centre street.
- Both streets (Channel and Overhaugh) feel safer thanks to increased day/evening activity and overlooking /passive surveillance.
- Increased town centre residential population supports town centre spend and attracts investment in evening economy such as restaurants, culture and leisure uses.
- Conservation / long-term maintenance of local built heritage secured.
- Provides much needed affordable housing in sustainable location.
- Up-to-date quality commercial premises made available.
- Opportunity for community use in accessible and prominent location.

Meeting Local Place Plan objectives?

1. Regenerate the Town Centre while protecting its built heritage	✓
2. Improve connectivity and safe active travel links for all	✓
3. Increase Town Centre living	✓
4. Support enterprise activity & investment	✓
5. Increase social mobility & opportunities for young people	✓
6. Improve visitor / user experience to attract additional footfall	✓
7. Build capacity through employment / volunteering / skills and training / employability support.	✓

Project 3: Town Centre Visitor Accommodation

The hospitality and visitor accommodation market in rural areas has faced significant recovery challenges post Covid, Brexit, Cost of Living and energy crises. Investment in the sector is considered most likely to come from independent hoteliers and the growth / expansion of existing businesses.

- Explore community-based tourism initiatives.
- Supportive networks between businesses, facilitated by regional sector associations.
- Seek to build on local market understandings and work with current operators (Salmon Inn/ Kingsknowes/ Room in the Borders /etc).

Stage of development:

Aspiration

Responds to community concerns or ideas / Evidence of needs:

- Lack of accommodation limits other arts/creative tourism sectors.
- Strengthens the destination
- Support for local enterprise
- Belief that a Galashiels Town Hotel would be viable and generate additional visitor and community benefits (incl. local employment).

Key benefits:

- Accommodation supports local and regional visitor economy
- Town Centre regeneration
- Evening economy
- Re-use/ Re-purposing of buildings

Meeting Local Place Plan objectives?

1. Regenerate the Town Centre while protecting its built heritage	✓
2. Improve connectivity and safe active travel links for all	
3. Increase Town Centre living	
4. Support enterprise activity & investment	✓
5. Increase social mobility & opportunities for young people	
6. Improve visitor / user experience to attract additional footfall	✓
7. Build capacity through employment / volunteering / skills and training / employability support.	✓

Project 4: Cornmill Water Fountain Restoration

Proposal to restore the workings of the historic Cornmill Water Fountain which is currently non-operational and in a state of dilapidation. The Category B listed fountain sits on the site of the old Galashiels Cornmill and makes use of the Mill Lade which originally powered the many textile mills.

In 2022 Energise Gala Trust (EGT) commissioned an assessment of the likely construction cost for various improvements in Galashiels, including that of the fountain. The study identified that works associated with the fountain requires a condition survey to identify the full scope of work, and a high-level allowance of £100,000 made in the meantime.

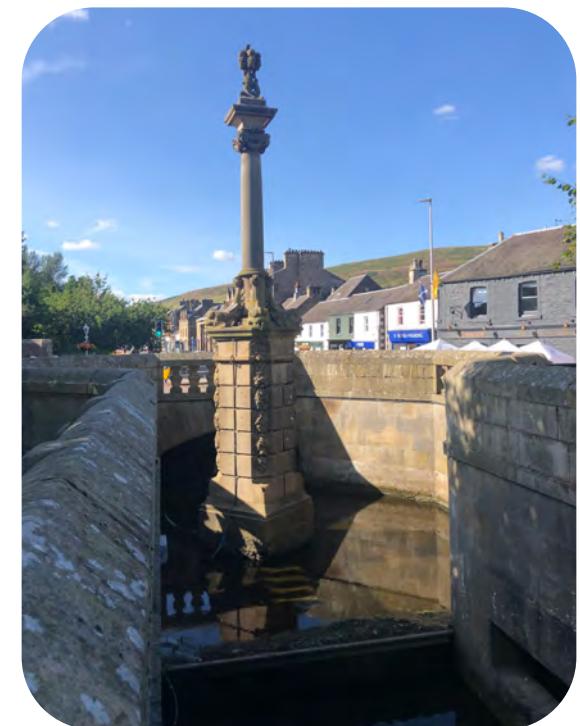
A specialist contractor would need to replace all pumps, valves and strainers to fix the water system. The pipework may also need to be replaced within the stone structure.

Initial street level investigation revealed no water pump system, so the fountain may simply run at source pressure.

Stage of development:
Early

Responds to community concerns or ideas / Evidence of needs:

- Concerns relating to litter in the fountain and the Mill Lade.
- Calls to 'clean up' the Town Centre.
- Ability to celebrate Galashiels heritage and distinctive place offer



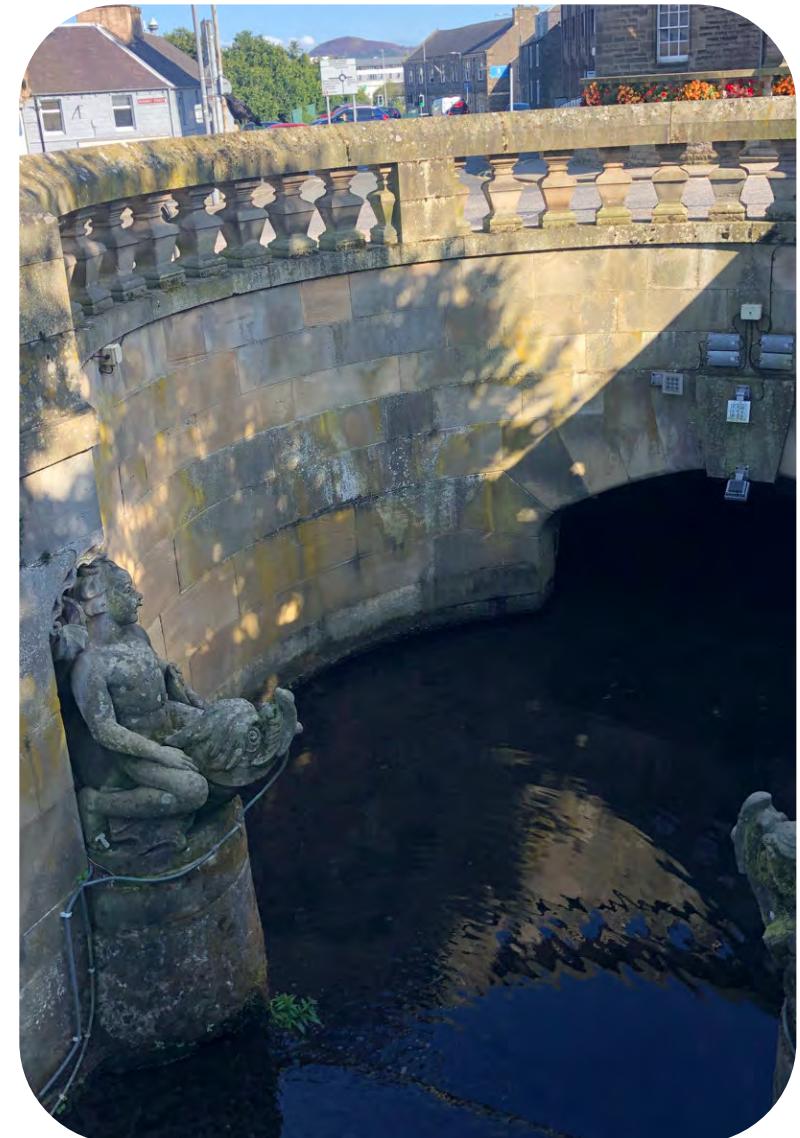
Project 4: Cornmill Water Fountain Restoration continued..

Key benefits:

- Would enhance the appeal and vibrancy of Cornmill Square – a key intersection and the main ‘alfresco’ eating / drinking part of the Town Centre.
- A key location on the Town Visitor Trail, in front of the Burgh Chambers.
- Contributes to aeration of the Mill Lade water.
- Connects to town heritage / story and restores a listed structure.

Meeting Local Place Plan objectives?

1. Regenerate the Town Centre while protecting its built heritage	✓
2. Improve connectivity and safe active travel links for all	
3. Increase Town Centre living	
4. Support enterprise activity & investment	
5. Increase social mobility & opportunities for young people	
6. Improve visitor / user experience to attract additional footfall	✓
7. Build capacity through employment / volunteering / skills and training / employability support.	



Project 5: Town Centre Dressing, Signage & Wayfinding

Energise Galashiels Trust (EGT) has already successfully advanced various Town Centre dressing projects, such as murals, tapestry/textile themed artwork and local heritage themed temporary displays within empty shopfronts between the station and the Tapestry museum. This project would consist of a further range of small interventions to help lift the Town Centre appearance and appeal.

EGT have recently (Nov 2022) commissioned studies and indicative costs for various public realm lighting projects (Douglas Bridge, Tapestry Way and Cornmill Fountain) and totem signage across the town centre. Upfront and maintenance funding, together with consents from the Council, remain issues for the detailed development and delivery of these projects, but their benefits are likely to be wide ranging.

The need for Christmas/ seasonal lighting was also raised at consultation as a positive feature that would enhance the appeal of the Town Centre.

Stage of development:
Early stages of development

Responds to community concerns or ideas / Evidence of needs:

Builds on themes and projects developed through the Tapestry Way Study and supported through community consultations including:

- Lighting of Douglas Bridge to make gateway mural visible on arrival to town
- Additional thread artwork or murals to enhance the sense of fun in Town Centre
- Tapestry Way Lighting to support safer communities.



Concept for Douglas Bridge taken from the Tapestry Way Study, Oberlanders, LUC et al. 2022

Project 5: Town Centre Dressing, Signage & Wayfinding

Key benefits:

- Enhances place quality, user experience and Town Centre appeal.
- Strengthens civic pride and sense of community.
- Increases nighttime safety for pedestrians and cyclists.
- Improves wayfinding / legibility and inclusivity.

Meeting Local Place Plan objectives?

1. Regenerate the Town Centre while protecting its built heritage	✓
2. Improve connectivity and safe active travel links for all	✓
3. Increase Town Centre living	
4. Support enterprise activity & investment	✓
5. Increase social mobility & opportunities for young people	
6. Improve visitor / user experience to attract additional footfall	✓
7. Build capacity through employment / volunteering / skills and training / employability support.	



The Heartlands Market, Channel Street

Project 6: Public Realm - Market Street / Green Street

There is scope to improve the public realm of a prominent town centre intersection and 'gateway', home to a number of cafés and restaurants. Since 2014 both Cornmill Square and Market Square have benefitted from public realm works, incorporating higher quality paving. This could be further enhanced and unified by a connecting scheme for Market Street.

This project proposal should 'fill the gap' with similar hard landscape surface treatment to ensure a consistent and coherent public realm appearance and character. This should also extend along Green Street pedestrian priority link towards the Tesco supermarket, which serves as a key pedestrian 'entrance' into the town centre. (see Figure 15)

Designs should incorporate the widening of pavements where appropriate, the creation of parking and loading bays, safe crossing points and ensuring inclusive access.

Stage of development:
Aspiration / initial concept

Responds to community concerns or ideas / Evidence of needs:

The poor condition of the public realm in parts of the Town Centre was raised in Town Team / stakeholder discussions at the September workshop, particularly in relation to the links between the supermarkets/retail parks and the Town Centre.



Project 6: Public Realm - Market Street / Green Street

Key benefits:

- Enhances place quality, town centre appeal and civic pride
- Establishes a positive public realm supporting a hub animated by cafés, restaurants and activity
- Improves wayfinding / legibility and inclusivity

Meeting Local Place Plan objectives?

1. Regenerate the Town Centre while protecting its built heritage	✓
2. Improve connectivity and safe active travel links for all	✓
3. Increase Town Centre living	✓
4. Support enterprise activity & investment	✓
5. Increase social mobility & opportunities for young people	
6. Improve visitor / user experience to attract additional footfall	✓
7. Build capacity through employment / volunteering / skills and training / employability support.	

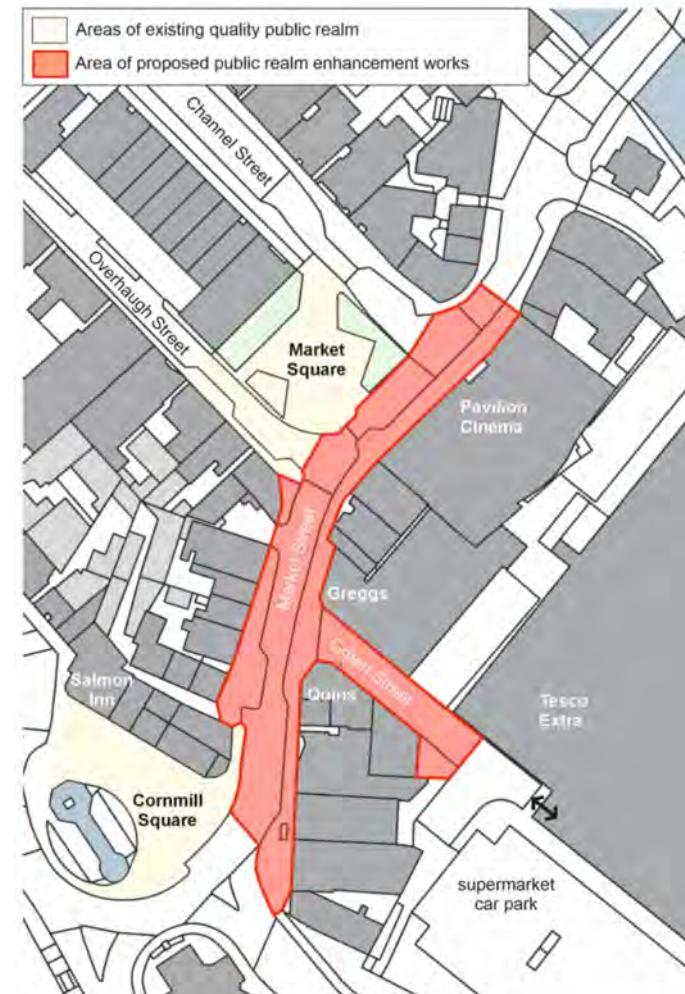


Figure 15: Suggested area for public realm enhancement

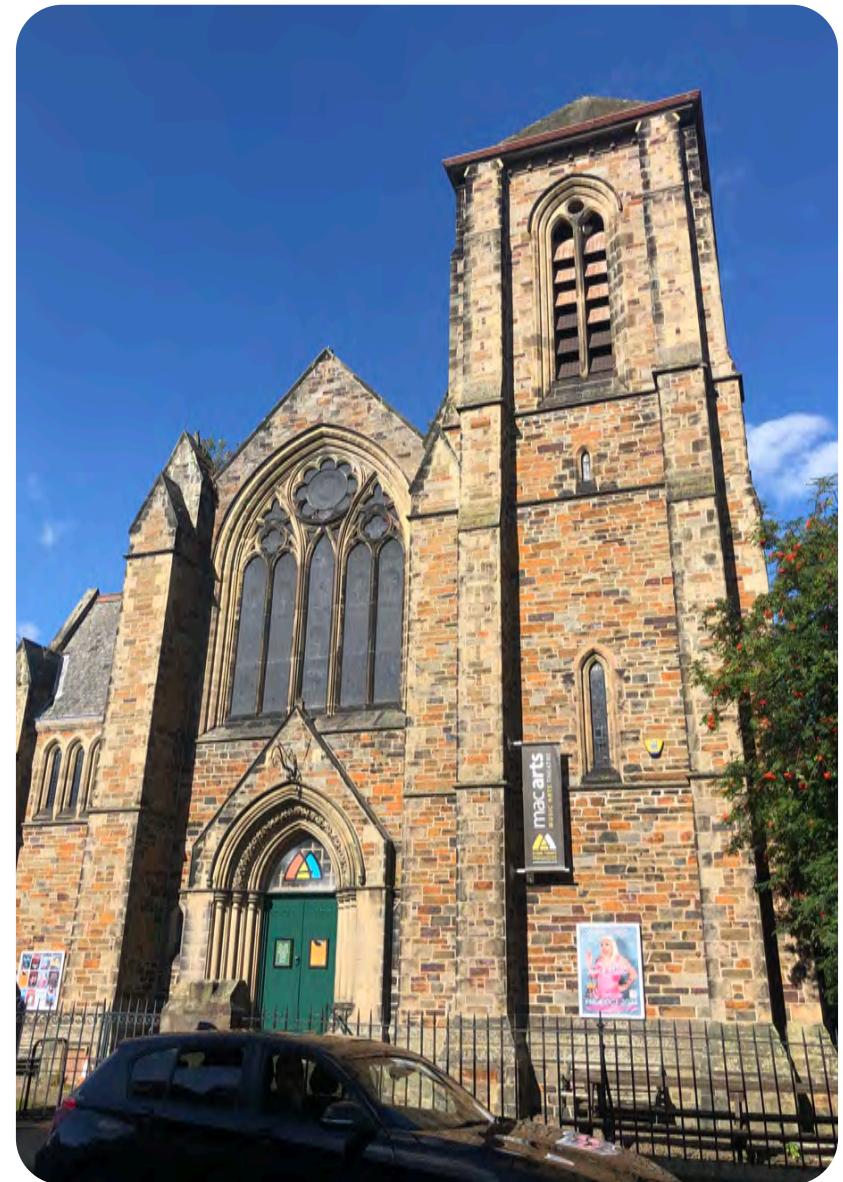
B. EDUCATION, CULTURE & ENTERPRISE TOWN

Education, cultural and creative activity and enterprise should be core components of Galashiels' regeneration, building on its existing assets. As town centres continue to adapt their roles, supporting growth in cultural activity and strengthening learning and enterprise links to Borders College and Heriot-Watt School of Textile & Design will be important.

Galashiels needs to build on its existing assets and strengths by creating a cluster of activity from creative enterprise. This can help to reinforce the town's core narrative based on textiles, design, creative arts and quality of life. Strengthening arts and creative activity within the town centre supports liveability, footfall and helps to sustain an evening economy.

The Town Team wishes to advance the following proposals:

7. Empty to Enterprising Buildings
8. MacArts Development & Expansion
9. Hike & Bike Hub Development & Expansion
10. Little Arts Hub Development & Expansion
11. Cafe Recharge CIC
12. Creative Arts Student Enterprise Incubator
13. Gala Fairydean Rovers Stand, Netherdale – architectural restoration



Project 7: Empty to Enterprising Buildings Scheme

Proposed scheme / strategy to set up a range of support measures (including financial support in the form of grants) to enable the re-use / repurposing / refurbishing of empty town centre ground floor (or entire) properties, with a particular focus on buildings of architectural merit (e.g. Listed or in the Conservation Area).

A town centre empty building audit will be required in the first instance to gauge the scale of the empty properties issue – this could be carried out by local volunteers. Involvement from the Council's Empty Homes Officer would also be beneficial since there will inevitably be empty properties which were both commercial and residential in use and where this mix continues to be appropriate / beneficial to the town centre mix of uses. This audit may also serve to identify properties which are only likely to be brought back into use through public-sector or community ownership.

In a similar way to the 'matchmaker' service provided by the Empty Homes Officer, existing or new businesses or organisations requiring accommodation could be directed towards premises that would be most appropriate and benefit from re-use.

School-age consultees raised that there is a need for more activities for kids / teenagers within the town centre, such as the former comic, games and gaming venue. These are likely to be in the form of community-led enterprise or community-owned premises. New uses could also include temporary enterprise initiatives, for example, involving students from Borders College / Heriot-Watt University.



Project 7: Empty to Enterprising Buildings Scheme

Stage of development:

Initial concept

Responds to community concerns or ideas / Evidence of needs:

- One of most frequently voiced concerns relates to the high proportion of empty properties blighting the Town Centre.
- “This is key to addressing the perception of Gala – use of existing buildings as sports, venues, community spaces etc. not retail.”
- “Unless ownership of empty buildings in town centre changes, nothing will change. Needs to be CPO or community ownership.”

Key benefits:

- Reduces the number of empty properties blighting parts of the Town Centre.
- Contributes to activity / vibrancy along key streets, acting as potential stimulus / catalyst for other investment.
- Diversification of Town Centre uses provides more sustainable and adaptable long-term model.

Meeting Local Place Plan objectives?

1. Regenerate the Town Centre while protecting its built heritage	✓
2. Improve connectivity and safe active travel links for all	
3. Increase Town Centre living	
4. Support enterprise activity & investment	✓
5. Increase social mobility & opportunities for young people	✓
6. Improve visitor / user experience to attract additional footfall	✓
7. Build capacity through employment / volunteering / skills and training / employability support.	✓

Project 8: MacArts Development & Expansion

MacArts is a popular multi-purpose arts venue within a Category C listed church in Galashiels Town Centre. The Duncan Mackinnon Music and Arts Trust took up residence in 2012 and have transformed the disused building into Galashiels' new beating heart.

As well as catering to a range of musical / theatrical / artistic tastes and welcoming a range of ages from near and far, they also provide training for young people in stage lighting, sound engineering and other related skills, and rent out their hall space at reduced costs for community engagement events and meetings.

Building remedial works are urgently required (stage 1) and plans to improve accessibility and building efficiency are also proposed (stage 2). Beyond this, the Trust also have longer-term plans to extend the useable space to offer rehearsal rooms, teaching space and recording studios (stage 3) – see plans and illustrations prepared by Marsh & Riddell. (See Figure 16)

The positive impact that MacArts has had on the centre of Galashiels cannot be underestimated. Not only has it animated this area of the Town Centre, but it has also stimulated a level of evening economy and visitor accommodation investment. It is a genuine multi-purpose and community-based facility which forms a viable new use for a redundant but locally valued historic building.

Stage of development:
Project progressing

Responds to community concerns or ideas / Evidence of needs:

- 2018 Galashiels Masterplan outlines need for MacArts redevelopment and establishment of a vibrant new cultural quarter for Galashiels.
- Lack of large scale, flexible arts & cultural venues in Borders region.
- “MacArts has comparable footfall to the Tapestry building and merits some funding investment to recognise its importance to the Gala economy.”



Project 8: MacArts Development & Expansion continued..

- "Gala needs a vibrant cultural/ social arts hub"
- "MacArts is important community and cultural venue"

Key benefits:

- Attracts and accommodates a wide range of activities/performances supporting day and evening economy
- Stimulates greater community participation in arts and culture
- Develops Galashiels as a destination
- Safeguards and retrofits a Category C listed building.

Meeting Local Place Plan objectives?

1. Regenerate the Town Centre while protecting its built heritage	✓
2. Improve connectivity and safe active travel links for all	
3. Increase Town Centre living	
4. Support enterprise activity & investment	✓
5. Increase social mobility & opportunities for young people	✓
6. Improve visitor / user experience to attract additional footfall	✓
7. Build capacity through employment / volunteering / skills and training / employability support.	✓



Figure 16: Initial concept for MacArts (stage 3) (Marsh & Riddell)

Project 9: Hike & Bike Hub Development & Expansion

Hike & Bike Hub Galashiels SCIO is a “pay what you can” social enterprise established early 2023 in a rented shop unit along Channel Street. It promotes walking and cycling for leisure, health and active travel in, around, to, and from Galashiels. It is run by volunteers, who also organise the Galashiels Walking Festivals in Spring and Autumn.

Hike & Bike Hub hire out leisure hybrid bikes and trikes suitable for various ages and abilities. They encourage exploration of Galashiels and its surroundings by bike or on foot, offering information about local routes and places to visit along the route. They also offer regular guided walks and cycle rides. Cycle repairs and servicing are provided by a professional bike mechanic, who can also support people to learn to do their own bike repairs and maintenance. They are aiming to become an inclusive employer and aim to promote everyday acceptance of neurodiversity, particularly autism. They already offer voluntary work experience to young people from Galashiels Academy and Borders Additional Needs Group.

The venture has proved to be very successful, and they have started to outgrow their current premises. Hike & Bike would like to move to owning a larger town centre unit and have identified a target premises which have been unoccupied for several years and which have recently been the subject of anti-social behaviour. This will enable them to expand their offer and to include bunkhouse style accommodation to meet the clear demand expressed by clients. Given the shortage of visitor accommodation within Galashiels, this is likely to help the organisation grow, offer a greater range of services to the community and visitors alike and to offer stable local employment.

Stage of development:
Project progressing

Responds to community concerns or ideas / Evidence of needs:

- Current high level of activity demonstrates need for expansion
- Community engagement raises need for more activities in the town centre
- Shortage of visitor accommodation within the town centre



Project 9: Hike & Bike Hub Development & Expansion

Key benefits:

- Contributes to the diversification of town centre services – with prominent active frontage along key town centre street
- Promotes sustainable active travel and outdoor activities
- Contributes to the range of visitor experiences and improves Galashiels' visitor appeal
- Provides affordable and versatile town centre visitor accommodation
- Practical community / young person support
- Inclusive enterprise / employer

Meeting Local Place Plan objectives?

1. Regenerate the Town Centre while protecting its built heritage	✓
2. Improve connectivity and safe active travel links for all	
3. Increase Town Centre living	
4. Support enterprise activity & investment	✓
5. Increase social mobility & opportunities for young people	✓
6. Improve visitor / user experience to attract additional footfall	✓
7. Build capacity through employment / volunteering / skills and training / employability support.	✓

Project 10: Little Arts Hub Development & Expansion

Little Art Hub (LAH) is an artist run space in the heart of Galashiels.

Since opening its doors with the support of an Energise Galashiels "Build a Better Gala" grant in March 2024, it has hosted 67 events including :creative workshops for all ages and abilities working with partners including TD1 Youth Hub, Transform Arts and Border based freelance Artists; exhibitions of artworks by local groups such as Gala Camera club as well as emerging and established Borders based artists and been used for meetings by Connecting Threads, Creative arts Business Network (CABN), SBCAN (Scottish Borders Climate Action Network). All these activities have attracted 1700 local, regional and national visitors and participants over LAH's first 8 months.

LAH is a thriving, growing example of how Arts & culture can play a central role of the revitalisation of Galashiels town centre by making positive, inclusive use of a previously empty retail unit, offering a much-needed creative space for the community to engage with in the heart of the town centre.

Little Art Hubs first 'pilot' year has brought some income in from venue hire with booking enquiries regularly coming in, but to continue to provide a sustainable, vibrant, community arts space they need to ensure long term occupation of the premises.



Stage of development:
Fully developed

Responds to community concerns or ideas / Evidence of needs:

- Lack of a town centre space to showcase creative arts and crafts.
- Numerous concerns raised over empty town centre properties and impact these have on town centre vitality / appeal.

LAH has recently been successful with a recent Awards for All application to extend activity and support two part time roles in 2025!



Project 10: Little Arts Hub Development & Expansion

Key benefits:

- Hub for creative arts expression and innovation catering for a wide range of artistic interests
- Diversification of town centre offer.
- Animation of town centre throughout day / evening – helps to stimulate town centre / evening economy.
- An inclusive, community amenity
- Replaces empty building space / empty shopfronts.



Meeting Local Place Plan objectives?

1. Regenerate the Town Centre while protecting its built heritage	✓
2. Improve connectivity and safe active travel links for all	
3. Increase Town Centre living	
4. Support enterprise activity & investment	✓
5. Increase social mobility & opportunities for young people	✓
6. Improve visitor / user experience to attract additional footfall	✓
7. Build capacity through employment / volunteering / skills and training / employability support.	✓



Project 11: Cafe Recharge CIC

Cafe Recharge is a multi-award winning social enterprise currently offering Pay What You Can meals, meeting space, volunteering opportunities, work placements and outside catering amongst many other things from their premises on Island Street Galashiels. They are popular with both the local community and visitors to the area.

Currently they are outwith the centre of Galashiels and would benefit from more central premises both in terms of social impact reach and income generation to ensure the sustainability of the project. The ideal outcome would be a shared, accessible community space within the town centre incorporating other third sector organisations and private meeting spaces with the cafe operating at the heart of it.

Stage of development:
Project progressing



Responds to community concerns or ideas / Evidence of needs:

- Promote your Coffee Culture (BIDS survey response)
- Appears to be fulfilling a need, but could be more successful / sustainable in a more central location.
- Numerous concerns raised over empty town centre properties and impact these have on town centre vitality / appeal.”

Project 11: Cafe Recharge CIC

Key benefits:

- 'Pay What You Can' model supports those experiencing food poverty.
- Use of surplus supermarket food that would otherwise go to waste.
- Attractive to many visitors as well as regular locals.
- Social enterprise working in partnership with a number of other organisations to maintain their environmental and social impact.
- Will make use of previously empty town centre premises / shop front, helping to animate and revitalise the town centre.

1. Regenerate the Town Centre while protecting its built heritage	✓
2. Improve connectivity and safe active travel links for all	
3. Increase Town Centre living	
4. Support enterprise activity & investment	✓
5. Increase social mobility & opportunities for young people	✓
6. Improve visitor / user experience to attract additional footfall	✓
7. Build capacity through employment / volunteering / skills and training / employability support.	✓



Project 12: Support for Creative Arts & Enterprise

Galashiels offers the twin strengths of being a University/College and Textiles Town and being the primary regional centre and a destination for visitors. Building creative activity and enterprise represents an opportunity to broaden the retail base and create a contemporary retail link into textiles, textile design and creative arts.

'Made@Galashiels' or similar would offer a 'creative hub' as a showcase, shop and venue for contemporary textiles. Working with the School of Textiles and Design, students, past students, artists and creative and enterprise interests, the objective would be to showcase work and create new audiences and opportunity to promote new products and a marketplace for contemporary textiles and design.

The Hub could form a collaborative workshop and retail space where individuals or small groups come together to engage in hands-on creative activities, focusing on both 'maker culture' and entrepreneurial skills.

Linked closely to the School of Textiles and Design the space would link 'town and college' and provide a public face to both the heritage of textiles and new opportunities for retailing that creates opportunity to showcase the regions talent and enterprise to industry and to the community.

Stage of development:

Initial concept

Responds to community concerns or ideas / Evidence of needs:

- Shortage of a contemporary reference to Galashiels's textile heritage.
- Suggested capacity in town centre for independent and distinctive retail experiences to showcase creative arts and crafts.
- Numerous concerns raised over empty town centre properties and impact these have on town centre vitality / appeal.



Project 12: Support for Creative Arts & Enterprise

Key benefits:

- Showcases Galashiels' creative enterprise activity in Textiles and Design in a consumer focussed co-design space.
- Provides a creative outlet for students / past students / creative makers to display their work.
- Reinforces the 'town and gown' connection.
- Seeks to retain young people and ex-students through work, learning, training opportunity.
- Adds to Galashiels' distinctive retail offer, supports town centre footfall and creates a link between the School /College and consumers/ visitors.

Meeting Local Place Plan objectives?

1. Regenerate the Town Centre while protecting its built heritage	✓
2. Improve connectivity and safe active travel links for all	
3. Increase Town Centre living	
4. Support enterprise activity & investment	✓
5. Increase social mobility & opportunities for young people	✓
6. Improve visitor / user experience to attract additional footfall	✓
7. Build capacity through employment / volunteering / skills and training / employability support.	✓



Project 13: Gala Fairydean Rovers Stand, Netherdale

Proposed second stage of works to restore the Stand at Netherdale to its former architectural glory, including the construction of a new separate changing pavilion. The stand was designed by renowned British architect, Peter Womersley (1923-93), and completed in 1964. Historic Environment Scotland's statement of special interest calls it "an outstanding work of Late Modernist Formalism in Scotland" and "an important part of an international trend toward a more sculptural, aesthetic approach to architecture, abandoning pure functionalism and moving away from the earlier International Modernism of Le Corbusier".

Stage 1 repair works have already been undertaken to clean and repair the concrete structure, replace missing walls, protect the roof, insulate and ventilate the space beneath the terracing, repair and redecorate the seating and reinstate the glass between the stand and its roof.

Stage 2 would see the removal of the unsympathetic additions and extensions that have been built since 1964, together with the construction of a new changing pavilion. This would enable the space formerly used for changing room to accommodate a museum / exhibition space dedicated both to the legacy of Peter Womersley (in particular his work throughout the Borders) and to the history of the football club and Scottish Football in the Borders.

Stage of development:
Project progressing

Responds to community concerns or ideas / Evidence of needs:

- Historic Environment Scotland recognition of architectural special interest



Project 13: Gala Fairydean Rovers Stand, Netherdale

Key benefits:

- Restores important part of Galashiels' architectural heritage
- Improves local sporting facilities
- Creates visitor attraction

Meeting Local Place Plan objectives?

1. Regenerate the Town Centre while protecting its built heritage	*
2. Improve connectivity and safe active travel links for all	
3. Increase Town Centre living	
4. Support enterprise activity & investment	
5. Increase social mobility & opportunities for young people	
6. Improve visitor / user experience to attract additional footfall	✓
7. Build capacity through employment / volunteering / skills and training / employability support.	✓

* Protecting built heritage, outwith Town Centre



One of the consistent issues raised at community engagements has been the shortage of safe and accessible connections into the Town Centre, coupled with the lack of evening bus services, for example to bring young people from the Pavilion Cinema back home to areas such as Langlee and Melrose Gait.

Netherdale Campus students must also navigate walks to and from the Town Centre or rail/bus station which feel unsafe due to long stretches with no overlooking residential properties. The University seeks to mitigate this by offering their students and staff a free safeguarding app which allows users to send a location-based alert for immediate assistance.

The Town Team proposes the following initiatives to help ensure an inclusive, safe, accessible and connected active travel network throughout Galashiels, with a particular emphasis on supporting Town Centre revitalisation.

- 14. Black Path Improvements
- 15. Netherdale Active Travel Corridors: Campus to Town Centre
- 16. Langlee / Melrose Gait Connections
- 17. Accessibility Improvements
- 18. Community bus service



Project 14: Black Path Improvements

The Black Path is a well-established tarmacked path running from the Town Centre (close to Asda supermarket) eastwards along the Gala Water and alongside the Borders Railway over to Tweedbank and beyond. It is relatively popular and busy since it provides a fairly direct route to the Town Centre, with attractive stretches along the river.

There are, however, long stretches which feel isolated, with overgrown vegetation and no overlooking housing to offer passive surveillance. Some areas feel particularly hostile and dominated by graffitied concrete.

Suggested improvements:

- Increased path lighting (including repair of broken lampposts).
- Management of vegetation / undergrowth to improve visibility.
- Installation of benches at attractive locations, and at regular intervals to encourage more elderly people to walk along the path.

- A limited number of CCTV cameras at key locations / intersections have been suggested to act as a deterrent to antisocial behaviour.
- Identify opportunities for new connections – the more people that use the path the safer it feels. This may include encouraging more cyclists to use this route into town.
- Development proposals for sites alongside or within viewing distance of the path must be required to provide overlooking of the path corridor. However, current LDP guidance requires tree planting to screen certain sites from the path, e.g. former gas works, Galafoot (LDP ref. BGALA002).
- A wider footbridge between Huddersfield Road and Glenfield Road East.
- Develop the Black Path as a textiles-themed route to reinforce local distinctiveness / sense of place.



Project 14: Black Path Improvements continued...

Stage of development:

Initial concept / early stages. SBC Active Travel Team are planning to conduct an audit of the Black Path and will make recommendations for improvements accordingly.

Responds to community concerns or ideas / Evidence of needs:

- Calls for improvements to the Black Path, in terms of safety and amenity, have been requested at every stage of community consultation, with little signs of meaningful intervention yet.

Key benefits:

- Encourages active travel which in turn brings health and well-being benefits.
- Fewer car journeys into the town centre.
- Greater number of residents and visitors feel safe to enjoy the attractive green corridor alongside the Gala Water. Meets Police Scotland “Equally Safe Strategy”.
- Enhanced first impression of Galashiels for long-distance walkers/cyclists wishing to follow the river towards the town centre.

Meeting Local Place Plan objectives?

1. Regenerate the Town Centre while protecting its built heritage	
2. Improve connectivity and safe active travel links for all	✓
3. Increase Town Centre living	
4. Support enterprise activity & investment	
5. Increase social mobility & opportunities for young people	✓
6. Improve visitor / user experience to attract additional footfall	✓
7. Build capacity through employment / volunteering / skills and training / employability support.	✓

Project 15: Netherdale Active Travel Corridors

The experience of getting to and from the Town Centre / Station / Transport Interchange is key to the quality of life experienced by students living and studying at the Netherdale Campus (Borders College & Heriot-Watt University). Students are a key demographic for Galashiels in terms of promoting healthy and sustainable active travel modes. A series of interventions to improve this pedestrian/cyclist experience are proposed, including suggested allocations for the next LDP.

One of the main routes is along the Black Path, improvements to which are proposed above (13). The other main routes which would benefit greatly from intervention are Tweed Road and Huddersfield Street. Long stretches of these routes feel unsafe since they offer little or no natural/passive surveillance. The reason for the lack of overlooking residential properties along these stretches is partly to do with the local topography and, in the Huddersfield St case, historic development of employment uses along the river.

In both cases there are planning solutions which would require departures from the current LDP. This has recently been successfully achieved in the case of new Eildon Housing Association flats located where Greenbank St meets Huddersfield Street. Planning permission was approved despite the land allocation for 'Business and Industrial Safeguarding'. This helpfully also brought overlooking of the footbridge connection to the Black Path. Further changes of land use to housing along this stretch would benefit both Huddersfield Street and the Black Path key active travel routes.

Two opportunities for redevelopment are identified along the northern edge of Tweed Road (see Figure 17). The first is a former builder's yard on the Vacant & Derelict Land Registry, which lies at a lower level to Tweed Road. The LDP should reallocate this site for residential or 'redevelopment' / mix of uses and establish planning design requirements to ensure a sufficient number of storeys / building height to provide residential overlooking of Tweed Road. NPF4 requires that LDPs set out opportunities for the sustainable reuse of brownfield land including vacant and derelict land and empty buildings.



Figure 17: Tweed Road is a key route between student halls of residence and the Town Centre. Route (between two red lines) has no natural surveillance apart from passing vehicles and other pedestrians.

Project 15: Netherdale Active Travel Corridors continued...

Another potential housing site at the junction with Netherdale Brae has lapsed planning permission for two houses. Designed and orientated intelligently, residential apartments at this corner location could provide for passive surveillance along a good stretch of Tweed Road.

Other proposed interventions include:

- The creation of dedicated cycle lanes along Tweed Road, Abbotsford Road, Netherdale Brae and Huddersfield Street.
- Cycle and E-cycle loan or hire schemes run by the College and University (numerous other university precedents to learn from).

Stage of development:

Aspiration / Initial concept

Responds to community concerns or ideas / Evidence of needs:

- Lack of safe and overlooked pedestrian and cycle connections between Town Centre and college/university campus.
- Sense of vulnerability for range of users (particularly women and girls)
- Supports the aims and objectives of the Borders College Active Travel Strategy.
<https://www.borderscollege.ac.uk/stp>

Key benefits:

- Safer active travel routes for Netherdale Campus students / residents from neighbourhoods southeast of Town Centre.
- Increase student use of Town Centre – adding to vibrancy and footfall.
- Bring empty sites into use along key active travel corridors.
- Focussing new residential development along key bus routes.

Meeting Local Place Plan objectives?

1. Regenerate the Town Centre while protecting its built heritage	*
2. Improve connectivity and safe active travel links for all	✓
3. Increase Town Centre living	**
4. Support enterprise activity & investment	✓
5. Increase social mobility & opportunities for young people	✓
6. Improve visitor / user experience to attract additional footfall	✓
7. Build capacity through employment / volunteering / skills and training / employability support.	

* Improved connections to the Town Centre likely to increase use

** Potential housing sites along key routes

Project 16: Langlee / Melrose Gait Connections

Routes to the Town Centre from the Langlee and Melrose Gait residential areas are focused largely along either Melrose Road or the Black Path along the Gala Water. The issues relating to the Black Path and potential improvements are described under 13. Black Path Improvements (above). Community engagement feedback has consistently raised issues relating to the Melrose Road corridor and the relative isolation felt by residents of Langlee and Melrose Gait on the eastern-most edge of Galashiels.

Melrose Road is the most direct route to the station, taking an average of 45 minutes on foot / 15 minutes cycling from the centre of Melrose Gait. Bus services are generally good during the day but almost non-existent after 5pm (8pm to Langlee). This means that many residents are likely to drive to experience / contribute to the town centre offer / economy. Others will need to cycle (15 minutes, uphill) or walk the 45 minutes to an hour home from the cinema.

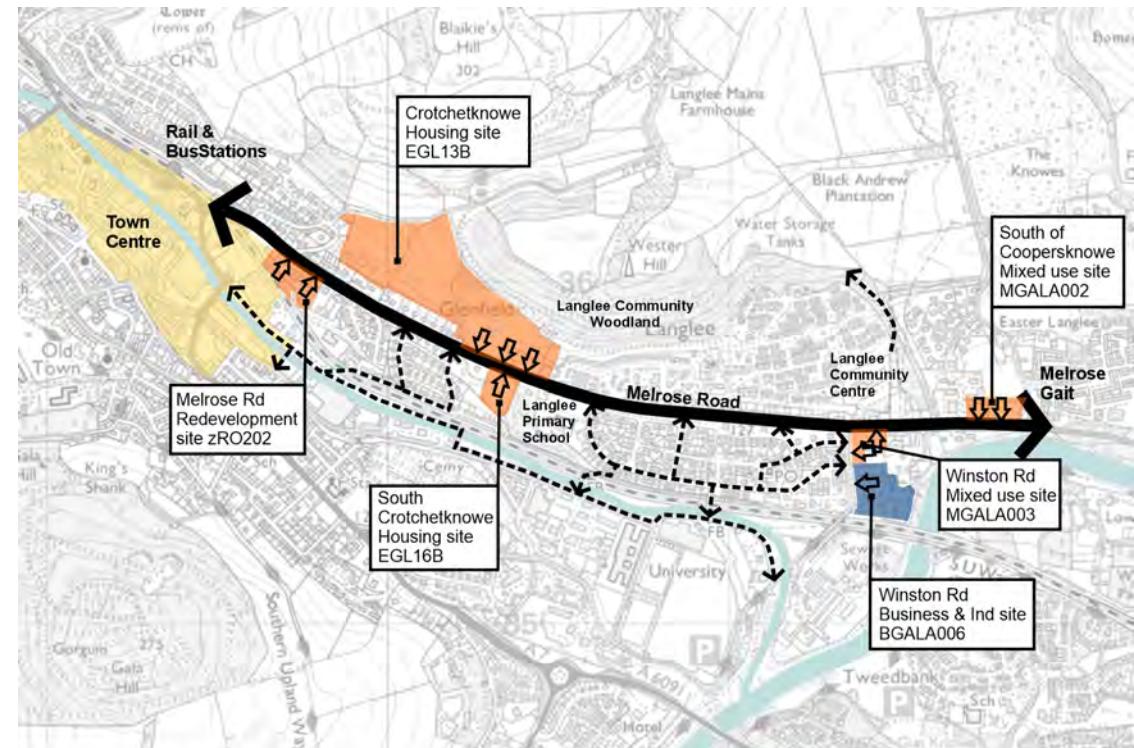


Figure 18: Melrose Road, connecting paths and redevelopment sites allocated in the SBC Local Development Plan 2024.

Project 16: Langlee / Melrose Gait Connections

In addition to Langlee and Melrose Gait there is a large proportion of Galashiels' population who reside close to Melrose Road. Improving the walking, wheeling and cycling experience along this route can impact positively on quality of life / health and well-being of these residents while also reducing the number of car trips / CO2 emissions.

There are a number of LDP allocated development sites along Melrose Road. LDP design requirements should ensure that developments front on to and positively address the road to improve the walking/ wheeling/cycling safety and experience. Vehicular speed calming measures – that do not involve speed bumps – should also be considered, for example, reduced width carriageways / wider pavements / potentially cycle lanes. Some stretches may be wide enough to incorporate street trees and intermittent parallel parking bays. Additional pedestrian crossings should

Stage of development:

Aspiration / Initial concept

Key benefits:

- Improves connectivity to the town centre via sustainable modes
- Supports town centre regeneration
- Improves safety and inclusivity
- Supports national planning objective of creating 20-minute neighbourhoods.

Meeting Local Place Plan objectives?

1. Regenerate the Town Centre while protecting its built heritage	✓
2. Improve connectivity and safe active travel links for all	✓
3. Increase Town Centre living	
4. Support enterprise activity & investment	
5. Increase social mobility & opportunities for young people	✓
6. Improve visitor / user experience to attract additional footfall	✓
7. Build capacity through employment / volunteering / skills and training / employability support.	

Project 17: Accessibility Improvements

The sloping topography of much of Galashiels has naturally resulted in areas where connections are not accessible for many people, including people in wheelchairs. The re-established Borders Railway has resulted in footbridges in place of former road bridges, thereby creating additional barriers to movement, e.g. at Plumtreehall Brae.

The 2018 Galashiels Masterplan identified a series of accessibility improvements required within the town centre, through public realm enhancements.

The SBC Active Travel Team may be able to offer support (funding dependent) for the completion of an Accessibility Audit to include both the town centre and the wider settlement. This will identify barriers to active travel and advance plans to overcome these barriers

Stage of development:

Aspiration

Responds to community concerns or ideas / Evidence of needs:

- General and specific points of pathway inaccessibility have been raised at various community consultations.

Key benefits:

- Remove barriers to movement for all, to create an inclusive path network
- Encourage the use of active travel corridors and reduce the need for car travel / CO2 emissions

Meeting Local Place Plan objectives?

1. Regenerate the Town Centre while protecting its built heritage	
2. Improve connectivity and safe active travel links for all	✓
3. Increase Town Centre living	
4. Support enterprise activity & investment	
5. Increase social mobility & opportunities for young people	
6. Improve visitor / user experience to attract additional footfall	✓
7. Build capacity through employment / volunteering / skills and training / employability support.	✓

Project 18: Community Town Centre Shuttle Bus

The lack of evening bus services from either ends of Galashiels to the Town Centre was a key topic raised by community consultees and discussed at Town Team workshops. This has clear negative impacts on the Town Centre evening economy. Galashiels residents recognise the need to support their existing amenities such as the Pavilion Cinema, MacArts and number of town centre restaurants and pubs without the reliance on private cars.

In the absence of private bus operators willing to provide evening services, there may be scope for a community-led initiative to 'fill the gap'. A circular shuttle bus could be run between Melrose Gait and Wood Street area (A72) via the Town Centre / High Street (see proposed route illustration below). It could also serve students at the Netherdale Campus. At first this could run Friday and Saturday evenings and be extended to other times if sufficient demand is generated. It could be run as a social enterprise with a 'pay-what-you-can' system to ensure that it is available for everyone.

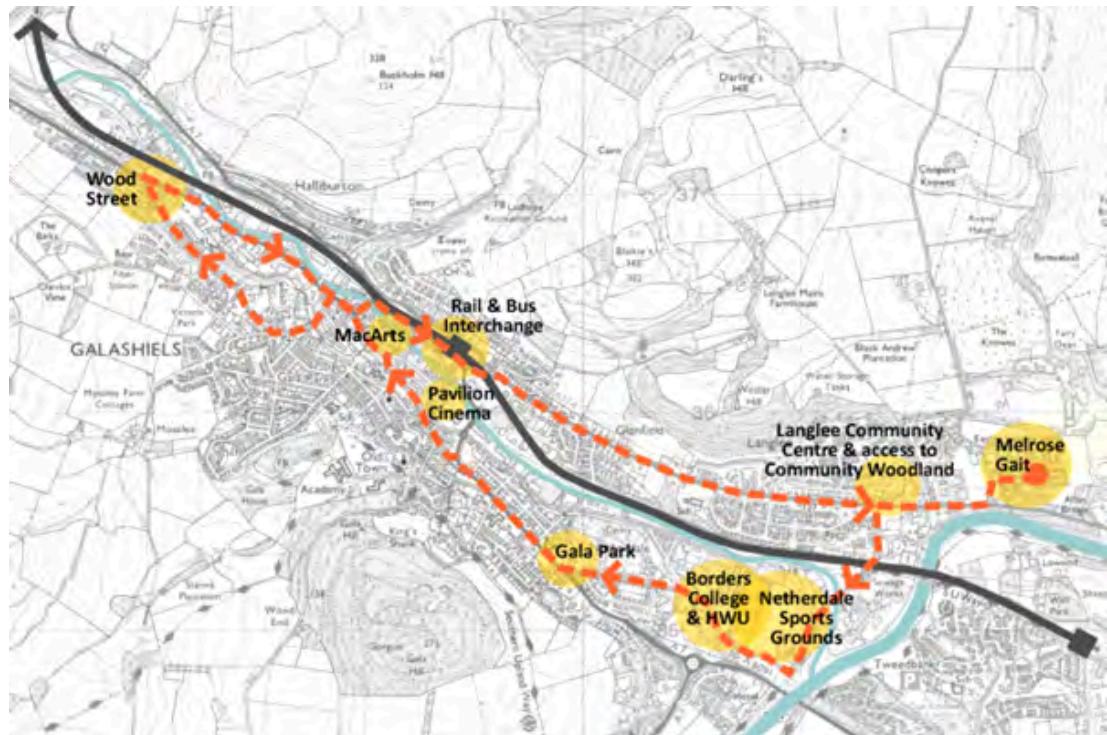


Figure 19: Suggested circular route for evening community bus service

Project 18: Community Town Centre Shuttle Bus continued..

Stage of development:

Aspiration / initial concept

Responds to community concerns or ideas / Evidence of needs:

- This is one of the most common issues raised through community engagement

Key benefits:

- Supports town centre evening economy
- Provides safe and inclusive access for residents of Galashiels
- Strengthens community empowerment / potentially community wealth building

Meeting Local Place Plan objectives?

1. Regenerate the Town Centre while protecting its built heritage	✓
2. Improve connectivity and safe active travel links for all	✓
3. Increase Town Centre living	
4. Support enterprise activity & investment	✓
5. Increase social mobility & opportunities for young people	✓
6. Improve visitor / user experience to attract additional footfall	✓
7. Build capacity through employment / volunteering / skills and training / employability support.	✓

Galashiels sits in a narrow valley setting surrounded by green and wooded hillsides, much of which is within easy walking distance for the local community. Creating a connected green and blue network (all the greenspaces and watercourses / waterbodies) which ties into the active travel network is a clear community ambition. This will help to promote outdoor recreation (health and wellbeing) and sustainable active travel and to maximise accessibility for both locals and visitors alike.

Protecting biodiversity, reversing biodiversity loss (e.g. through the creation of connected green corridors) and climate mitigation and adaptation – all of which are enshrined in national (NPF4) planning policy – should also be key factors in developing the green/blue network. Many of the measures that might be introduced in blue/green networks provide cross-cutting benefits such as flood resilience and place making to support regional tourism and town centre regeneration.

The Town Team proposes the following projects to support the development of a green and healthy environment for Galashiels:

19. Bike Trails Ladhope / Langlee
20. Opening up the Mill Lade
21. Gala Water Improvements & River Walk
22. Links to the Gala Policies
23. Climate mitigation/ energy



Project 19: Biking Trails Langlee and Ladhope

This is almost a 'shovel-ready' project proposal based on the creation of a network of mountain bike and other trails – between Ladhope Recreation Ground, Glenearg Farm and Langlee Community Woodland – to build upon the existing appeal of this part of the Borders for cycling and walking by both visitors and locals. Initiated by the local farmer/ landowner at Glenearg Farm and advanced by Galashiels Community Council, this has been in development for a number of years.

A comprehensive report, together with outline designs have been prepared by Peter Laing Trail Design Ltd (2019) on behalf of Galashiels Community Council. These also include potential off-road trails to Stow.

Stage of development:
Project progressing

Responds to community concerns or ideas / Evidence of needs:

- Concerns relating to insufficient access to activities for young people.
- Better use of our green spaces

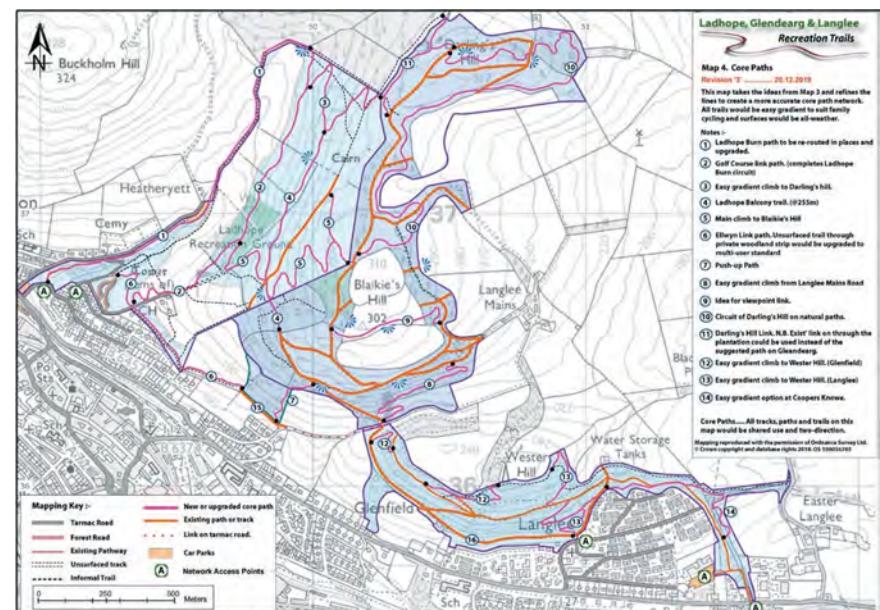


Figure 20: Map and images taken from Ladhope, Glenearg and Langlee Community Trails, Pete Laing 2019.

Project 19: Biking Trails Langlee and Ladhope continued..

Key benefits:

- Improves access to outdoor sport/recreation for local enjoyment – health & wellbeing benefits.
- Provides visitor attraction within 5-10 minutes cycle of Town Centre / station.
- High potential for community involvement at all stages, including construction, planting & maintenance.
- Capacity to enhance biodiversity and Blue-green networks
- Potential to connect with other key paths / other attractions e.g. Black Path between Town Centre / Tweedbank / Abbotsford.
- Synergy with other potential projects e.g. expansion of the Hike & Bike Hub, other Borders-wide mountain biking projects and the proposal for a Pump Track along the Black Path route.

1. Regenerate the Town Centre while protecting its built heritage	
2. Improve connectivity and safe active travel links for all	✓
3. Increase Town Centre living	
4. Support enterprise activity & investment	✓
5. Increase social mobility & opportunities for young people	✓
6. Improve visitor / user experience to attract additional footfall	✓
7. Build capacity through employment / volunteering / skills and training / employability support.	✓



Project 20: Re-open the Mill Lade

The idea of re-opening or 'daylighting' parts of the old Mill Lade, which once powered the mills in Galashiels, has been talked about for many years. It features as projects in both the 2018 Masterplan and in the 2022 Tapestry Way Study and has also been considered (as part of a wider feasibility study including the Gala Water) for its potential to generate hydro-electricity (2016). This later study concluded that full investigation was not possible as significant stretches of lade were inaccessible and ownership uncertain.

Parts of the Lade are already open but require further maintenance (such as dredging of the inlet and at McDonalds) and public realm enhancement. The daylighting of other stretches could provide attractive amenity, as well as biodiversity, value as part of a connected green and active travel corridor. One such area is where the lade runs under the LDP-allocated 'Redevelopment' site at Roxburgh Street (zR06) alongside the B-listed Botany Mill.

Stage of development:

Initial concept

Responds to community concerns or ideas / Evidence of needs:

- Opportunities suggested to open up and improve access to and along the Mill Lade.



Figure 21: Extract of Roxburgh St site proposal taken from Galashiels Masterplan 2018, Stallan-Brand

Project 20: Re-open the Mill Lade continued..

Key benefits:

- Amenity and health & wellbeing value;
- Enhanced local biodiversity and greater water aeration.
- Forms potential key route and focal point within redevelopment site (Roxburgh St site).
- Celebrates valuable aspect of town's heritage.

Meeting Local Place Plan objectives?

1. Regenerate the Town Centre while protecting its built heritage	✓
2. Improve connectivity and safe active travel links for all	✓
3. Increase Town Centre living	
4. Support enterprise activity & investment	
5. Increase social mobility & opportunities for young people	
6. Improve visitor / user experience to attract additional footfall	✓
7. Build capacity through employment / volunteering / skills and training / employability support.	✓



Figure 22: Aerial highlighting course of the Mill Lade passing through the town centre, from Galashiels Masterplan 2018, Stallan-Brand

Project 21: Gala Water Walk

The Gala Water forms part of the River Tweed Special Area for Conservation, a wildlife site of international importance. A habitat restoration project is in place to improve the river's natural flood management. Protecting and improving the Gala Water as it passes through the town has been a key objective for many, notably the hands-on Gala Waterways Group.

Proposals to increase the Gala Water's prominence within the Town Centre have featured in the 2018 Masterplan and 2022 Tapestry Way Study and have included extended riverside walks and artwork. A number of community engagement comments have also called for increased visibility of the river through the town and town centre.

There are short stretches in existence e.g. adjacent to the Douglas Bridge. There is also an LDP allocated site close-by (Stirling Street, zCR3) and potential future development sites along the Town Centre section of the Gala Water. These provide opportunities for the incremental provision of a riverside walk, or at least significant stretches of riverside walk, connecting closely with Town Centre streets.

This proposal is a long-term aspiration which the Town Team would like to be considered for inclusion within the next LDP. It would follow that specific design requirements attached to allocated development sites would include the provision of a section of river pedestrian/cycle pathway connecting with existing, or capable of connection with future, adjacent sections of pathway.



Project 21: Gala Water Walk continued..

Stage of development:

Aspiration

Responds to community concerns or ideas / Evidence of needs:

- Community requests to improve walkways, especially along Gala Water
- Requests for more seats/benches e.g. along river

Key benefits:

- Greater visual prominence of (and public access to) the Gala Water will provide a distinctive natural focus to further animate the Town Centre.
- Improves connectivity – promotes active travel. Links to Black Path improvements and to River Tweed Trail.
- Potential to integrate with future local flood risk management measures.

Meeting Local Place Plan objectives?

1. Regenerate the Town Centre while protecting its built heritage	✓
2. Improve connectivity and safe active travel links for all	✓
3. Increase Town Centre living	*
4. Support enterprise activity & investment	
5. Increase social mobility & opportunities for young people	
6. Improve visitor / user experience to attract additional footfall	✓
7. Build capacity through employment / volunteering / skills and training / employability support.	

* higher property values due to appeal of riverside location

Project 22: Links to the Gala Policy Woodlands

Gala Policies lies adjacent to the southern edge of Galashiels. The policy woodlands formed a core element of the estate of the Laird of Gala with the surviving policy woodlands forming a major green network / greenspace asset on the boundary of the town.

Purchased by the Council in 1974, the woodland once formed part of a larger estate owned by Hugh Scott, Laird of Galashiels. The Policies are home to both native and foreign tree species, such as ancient oaks that are thought to have formed part of the original Ettrick Forest, Norway maple, weeping ash and magnificent Giant Redwoods that grace one of the entrances to the wood. There is a network of short paths within the Policies, together with a pond and picnic area.

The Paths around Galashiels booklet (available from the Hike and Bike Hub) includes a useful map of the park (Route 6 – also

links to Gala Hill (R3) and Neidpath Hill (R7&8) and Meigle Hill (R10). The Southern Upland Way, one of Scotland's Great Trails, goes through the park.

Development proposals to enhance the policies for informal recreation, biodiversity, contact with nature and general health and well-being could include:

- Enhancement of path network
- Enhanced signage, interpretative information (apps) and waymarking
- Stronger connections to Tourism Arrival and Visitor Destinations within
- Galashiels (starts at Swimming Pool / Scott Park)
- Development of Woodland Management alongside opportunity for forest/woodland enterprise

Stage of development:

Early stages of development. Designs progressing. SBC are currently consulting on a site/habitat plan for the Policies (to be completed Spring 2025) which will be likely to deliver on a number of the proposals listed above.



Project 22: Links to the Gala Policy Woodlands continued..

Responds to community concerns or ideas / Evidence of needs:

- Builds on Galashiels place appeal and offers high quality green network space for passive recreation /enjoyment connecting to Gala's heritage and greenspace
- Promoted as one of Galashiels liveable assets and greenspace strengths.

Key benefits:

- Develops and secures Green Network benefits for local community around health and well-being /active travel / healthy communities aligned to NPF4
- Creates additional attraction and extends dwell time /range of facilities for visitors / tourists aligned to active / participatory tourism

Meeting Local Place Plan objectives?

1. Regenerate the Town Centre while protecting its built heritage	
2. Improve connectivity and safe active travel links for all	✓
3. Increase Town Centre living	
4. Support enterprise activity & investment	
5. Increase social mobility & opportunities for young people	
6. Improve visitor / user experience to attract additional footfall	✓
7. Build capacity through employment / volunteering / skills and training / employability support.	✓



Project 23: Greening Galashiels - Climate Change

The Climate Change Route Map aims to set the Scottish Borders on a path to Net Zero by 2045. Towns are critical to supporting sustainable lifestyles and developing sustainable place. Carbon baselines for us as an organisation and for the wider Scottish Borders are being developed, the latter in partnership with South of Scotland Enterprise.

Towns have a clear lead role to champion the transition to net zero and showcase opportunity and projects including raising awareness of climate change and the role that we all can play in adapting to change. Key areas include urban climate change resilience, transport – reduced car dependency, renewable energy and green network development.

At town and community level local initiatives can deliver major benefits. Many of the projects under the Local Place Plan holistically address net zero and climate change (connected places, active travel, Gala Policies, re-use & repurposing buildings, etc.).

Local initiatives already exist and could be further supported to improve environmental capacity and citizen participation including Pollinators on the Tweed (Buglife), biodiversity enhancement, community food growing (Mossilee, Lee Brae, Tweedbank) supported and managed through local groups.

An energy specific support programme building on network supported by Home Energy Scotland, Energy Saving Trust, Scottish Borders Council and the Green Homes Network to decarbonise public buildings and homes.

The proposal could offer a pilot for good practice with application across the region:

- Pilot for energy efficiency measures using a vacant town centre retail unit
- Secure higher ECO4 uptake for whole house domestic refit of energy infrastructure
- Demonstrate best practice and one-stop Energy Support Centre (example: Blackpool Eco Hub, Groundworks.org)
- Continue to explore the potential for hydropower generation along the Gala Water and Mill Lades. This could demonstrate the operation of different technologies along the Mill Lade to provide a visitor / heritage / educational dimension.



See the Scottish Borders Climate Action Network website:
<https://www.sbcan.co.uk/>

Project 23: Greening Galashiels - Climate Change

Stage of development:

Concept idea

Key benefits:

- Supporting transition to net zero
- Support to making funding accessible to low-income, vulnerable, and health-compromised individuals and developing greener, more energy-efficient homes
- Create enterprise opportunity and capacity to develop energy supply chain across Scottish Borders

Meeting Local Place Plan objectives?

1. Regenerate the Town Centre while protecting its built heritage	✓
2. Improve connectivity and safe active travel links for all	
3. Increase Town Centre living	✓
4. Support enterprise activity & investment	✓
5. Increase social mobility & opportunities for young people	✓
6. Improve visitor / user experience to attract additional footfall	
7. Build capacity through employment / volunteering / skills and training / employability support.	✓



7. Complementary Initiatives

There are other local or regional initiatives that are either already in progress or in the planning pipeline that are likely to contribute to the Local Place Plan aims and objectives and to complement the proposed projects. These include:

Galashiels Business Improvement District (BID)

The aim of the newly established BID will be to deliver projects and services that will improve the trading environment of the BID area to the benefit of businesses, their customers, residents and visitors to the town.

Heriot-Watt University - School of Textiles and Design

Plans to relocate the school's existing learning, teaching, research, and support spaces from the main building on the University's Scottish Borders Campus to the nearby High Mill Building (Category B-Listed).

The project, planned to complete in 2026, will involve the creation of new flexible and multi-purpose spaces within the High Mill Building which will be the focus of a £1 million-to-£1.5 million renovation during gaps in the 2025-to-2026 academic years.

Destination Tweed, incl. River Tweed Trail

This is a major river-revitalisation project working to conserve, celebrate and share the nature, history and stories of the River Tweed. 12 projects covering a wide range of cultural, river and landscape enhancements, will connect communities and attractions along the river and create opportunities to celebrate, care for, enjoy and promote the river sustainably.



One of these projects, the River Tweed Trail, will support sustainable and active travel, catering to walkers and cyclists who want to tackle in whole, or in part, the new trail experience. Galashiels active travel routes, particularly along the Gala Water, will be able to connect to the River Tweed Trail, making Galashiels an attractive stop for visitors along the way. The railway connection to Edinburgh is likely to ensure that Galashiels is a popular midway point for starting or ending the trail which stretches from Moffat to Berwick-upon-Tweed.

Future Centre Parcs Holiday Village

Early-stage proposal for a 700-lodge holiday resort, offering a range of indoor and outdoor activities including an indoor water park. It will be located on land to the east of the A7 between Hawick and Selkirk. The development represents a £350m investment and is likely to create up to 1,200 jobs. It will provide major economic benefits to the region and a significantly positive impact on tourism and leisure in the area. SoSE, while not providing financial support, aims to work with the company to ensure local businesses and the community benefit.

Potential Borders Rail Extension to Carlisle

Work has been underway to investigate the feasibility of a cross-border railway extension from Tweedbank to Carlisle via Hawick. This would bring significant benefits to Galashiels in terms of visitor numbers and investment. Further funding is currently being sought to complete the feasibility study.

Appendices

Appendix 1: Community / Stakeholder Consultation Feedback

1. Community Feedback pre-November 2022

Community consultation was carried out to inform both the 2018 Galashiels Masterplan and the 2022 Tapestry Way Regeneration Study. These both focussed on the town centre area and ideas of how to regenerate and revitalise it, for example, through the redesign of existing and potential future development sites and the re-use of empty town centre properties. https://issuu.com/energisegalashielstrust/docs/tapestry-way-regeneration-study-action-plan_web

2. Town Team Workshops (2022 / 2023)

- Initial Town Team Workshops November 2022 and March 2023 (SBC and Scottish Futures Trust) considered the whole settlement, rather than only the town centre, and **identified eight key themes** for further consideration.
- The September 2023 Town Team meeting: Town Team ranked the **key themes** in the following order of priority:
 - Town Centre regeneration**
 - Community Campus (Academy)**
 - Community Trails**
 - Regional Campus (Netherdale)**
 - Lade and river regeneration**
 - Biking Trails over Ladhope / Langlee**
 - Tweedbank connections**
 - New neighbourhood**

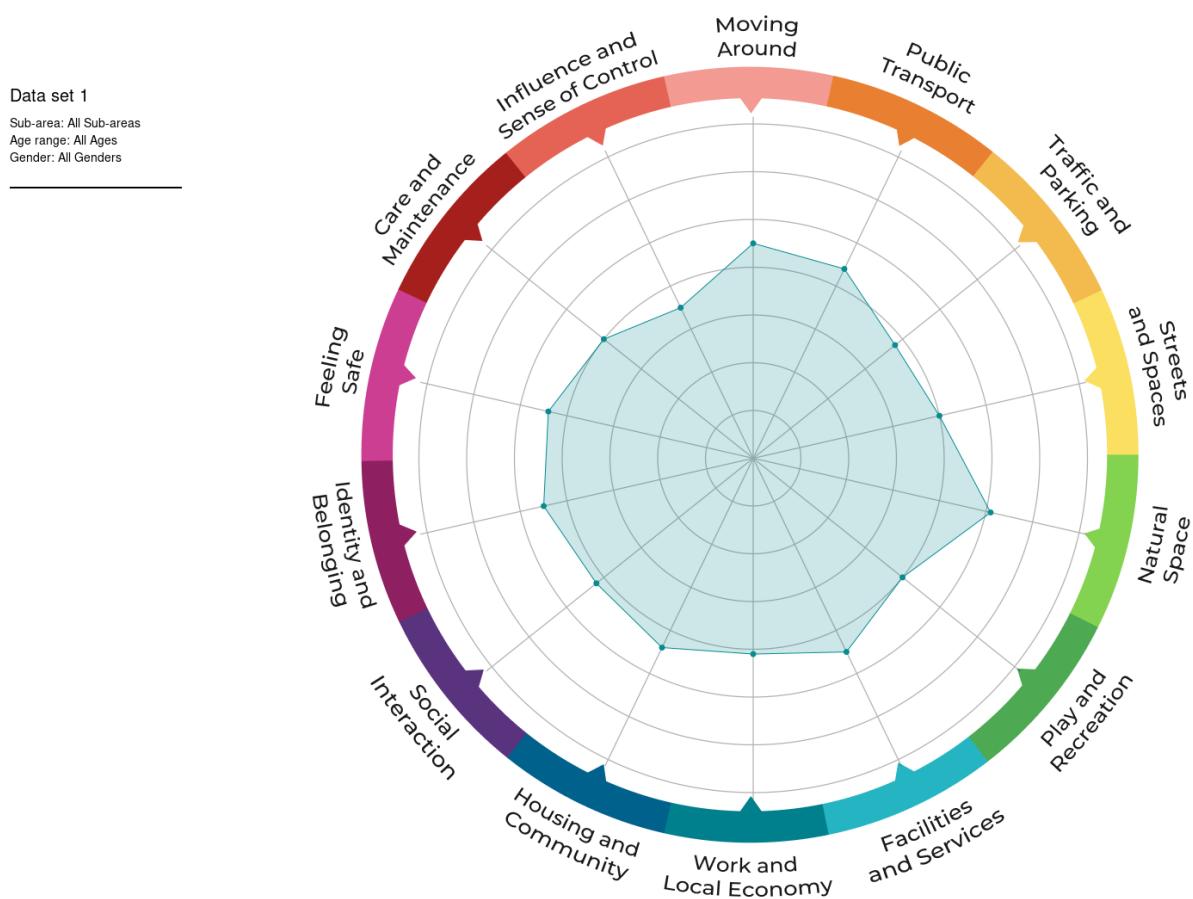
3. Place Standard Tool Surveys (December 2023 – February 2024)

The Town Team carried out a three-month community consultation using the Place Standard Tool (PST). It promoted the consultation across local printed media and through the “Galashiels Heartlands of the Borders” website and social media platforms. It also delivered one session at Borders College and seven at Galashiels Academy (S2 pupils / 12–13-year-olds) to support students to complete the PST.

Consultees scored the quality of Galashiels in relation to 14 themes from 1 (worst) to 7 (best) to help identify what is good, not so good, where improvements are needed and priorities for their town. See example PST diagrams, below – the smaller the shape the poorer the ratings.

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470 completed PST responses were received and considered by the Town Team. The top priority issues from the feedback related to the need for better **street cleanliness**, increased and improved **street lighting**, better **road and path maintenance** and **restoring and reusing empty / derelict buildings**. The full record of comments is available electronically from Energise Galashiels Trust (EGT).



Galashiels completed Place Standard 'wheel' diagram.

4. Little Arts Hub Drop-In Consultation (June 2024)

A public drop-in consultation event was held at the Little Arts Hub (Saturday 10-2pm) to update the community on the results of previous engagement and to ask for ideas for any projects that they think would make Galashiels a better place to live, visit, work and learn. This event was advertised on the website and social media platforms.

The community responded with a wide range of suggestions (complete list available from EGT). The most popular themes focused on providing a **greater level of activities for young people** and on the **re-use of empty town centre buildings**.

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5. Town Team & Stakeholder Workshop (September 2024)

This combined a drop-in community consultation (advertised via the Heartlands website and on social media) and an in-person workshop / meeting, held at the MacArts building in the town centre. Exhibition boards explained the Borderlands Place Programme funding context and programme for the preparation of a Place Plan and how this would also be submitted to SBC as a statutory Local Place Plan to be considered in the next review of the Local Development Plan. It also outlined the 12 project proposals discussed thus far by the Town Team.



Over 40 people viewed and commented on the boards / proposals and around 30 people (including six Galashiels Academy pupils) participated in the discussions that followed.



Clear areas of consensus and future partnership working proposals emerged through the workshop, resulting in a number of additional project proposals (bringing the total long list of projects to 22) for the first draft of the Place Plan.

A record / note of the workshop, together with comments posted on the boards are available on request from the Energise Galashiels Trust.

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6. Draft Local Place Plan Community Engagement

This session was held between 10am and 4pm, Saturday 7th December in the Little Art Hub (17 Channel Street), and ran alongside the Transform Arts Community Art Workshops. This date and location were chosen to coincide with the monthly Heartlands Market which is usually located on Channel Street. Unfortunately, due to extreme weather conditions the market was relocated from the street to MacArts, with fewer passers-by to review the draft Local Place Plan.



Those that did stop by were generally very supportive of the plan and the projects identified. Nine people provided written responses, with some useful feedback (available on request from Energise Galashiels Trust). This included:

- Need for improvements to the appearance of St Margaret's School and the Focus Centre area once the new Academy/ Sports Centre is built
- Suggested pedestrianisation of Channel Street
- More safe and inclusive spaces for young people and the LGBT community
- Concerns about biodiversity, particularly insect diversity, along the Black Path
- Protection of ancient woodland at Ladhope, including rare plants (e.g. 'Lords and Ladies' / *Arum*) and other woodland indicator plants
- Useful to remove small areas of invasive plants and to tackle the widespread problem of illegal dumping
- The need for a re-use hub similar to that in Peebles
- Support for connections to the new Tweed Trail, and suggested links between the Southern Upland Way and the Gala Policies
- Suggested connection from Torwoodlee Brochs to the Gala Interchange.

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7. Other Complementary Consultations / Engagement

SBC Community Conversation 2023:

Galashiels
Overall summary of issues
Galashiels highlighted issues with the number of buses, in particular evening services and spaces on buses from areas such as Earlston and Melrose Gait. Issues with roads were also highlighted in terms of lack of major trunk roads, road signs and markings. Public toilets and other services such as waste bins were also noted as important.

You Said	We Propose To
Transport	
Melrose Gait to Gala and Earlston = same issue	Scottish Borders Council is currently reviewing the transport network and is closely monitoring passenger numbers at Melrose Gait. It is clear that there are a number of additional pupils travelling from the new settlement on the opposite side of the road from Melrose Gait. The Service 60 provides additional capacity into Galashiels from the Melrose Road at around 08:10. The Council is currently supporting an evening service into Melrose Gait utilising Borders Buses Service 70.
Public bus (2.9 miles) (Secondary & Primary) 600+ pupils, one school bus (30 seater) can't all get on so requires cars to get to school.	
Bus is full of school pupils so older people can't get on.	
Transport links - After 6pm there is no public transport.	The network review has highlighted a need for increased evening services. The Council is also looking to improve interconnectivity between modes of transport however there will need to be sufficient demand in order to sustain late evening services. Patronage tends to tail off after 7pm which makes it challenging to operate a sustainable bus service. The Council is currently trialling two late evening services and will use the data from the trial to establish demand.
Taking part in activities is difficult if you don't drive.	
Buses should connect with last train in to Galashiels / not enough taxis.	
Roads	
Scottish Borders needs a dual carriageway into the Borders to connect to the rest of Scotland and UK.	The consideration of upgrading routes to dual carriageways would be for Transport Scotland as trunk road authority. This is an issue that has been looked at in the past but unfortunately the volumes of traffic using routes through the Scottish Borders tend to fall considerably below what would normally be considered for what would be a mammoth undertaking. All of the Council's near 3000 kilometres of adopted road network is inspected regularly in accordance with the Council's Standards on Carriageway/Footway & Footpath Safety Inspections. Unfortunately potholes are by their nature random events, that are exacerbated by weather events and can occur at any time albeit it is particularly prevalent during and after the winter months. This can mean many tens of thousands of potholes appearing over a short period of time. Council resources are not infinite, and repairs must be prioritised and balanced with other priorities such as winter salting. Your support in managing the expectations and in directing reports of road defects through the online form on the Council website would be greatly appreciated.
Needs proper trunk road put in place on A68 Southbound and A7 Northbound.	
Trees, bushes, and potholes hazardous to road users.	https://www.scotborders.gov.uk/info/20031/roads_and_pavements/616/report_a_pothole_or_other_road_and_pavement_issue
Road signs: hedges and trees obscure road signs, similar for Gattonside, A7 and Melrose road. No road signs no road markings	This does tend to be an issue at certain times of the year. The Council works with landowners, who are responsible for the control of boundary hedges and trees, to try and avoid and/or remediate the worst situations but with narrow verges and the siting of signs being quite prescriptive (need to set signs back a minimum distance from the road edge and have minimum sight distances both prior to the sign itself and between the sign and a hazard) this is far from straightforward.

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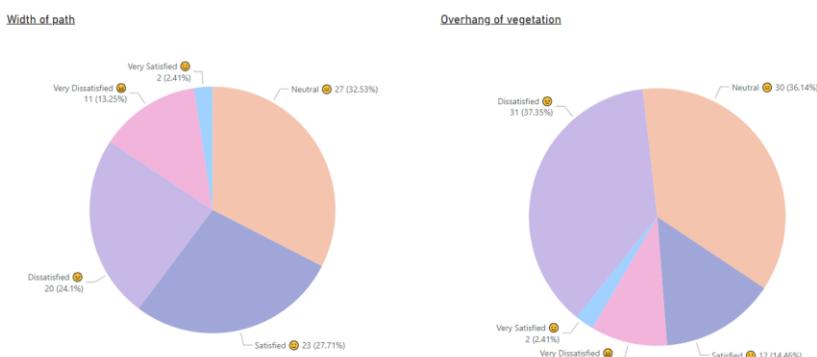
Environment	
Not enough bins. Upgrade bins in town for more recycling.	The Council introduced 'on the go' recycling bins in towns across the Scottish Borders a number of years ago. This was delivered with funding from Zero Waste Scotland. At this time we do not have capital funding available to provide additional bins and it is worth noting there have been challenges with contamination of bins with dog waste etc. We will however give further consideration to the number and location of 'on the go' recycling bins. We fully appreciate that there is a need for 'on the go' recycling if we are to maximise recycling performance.
Encourage people to recycle food waste	The Council regularly runs marketing campaigns to encourage residents across the Scottish Borders to recycle their food waste. The most recent campaign included input from the Executive Member for Environment and Transport.
Make better use of greenspaces. Encourage community food growing	The Council has appointed a Greenspace Programme Officer to actively encourage community food growing across the Scottish Borders. The Council has also created a Food Growers Network, which currently has more than 50 members.

SBC Tweedbank Expansion & Neighbouring Communities - Active Travel Routes Survey 2024:



How satisfied or dissatisfied are you with the following elements of the existing active travel routes?

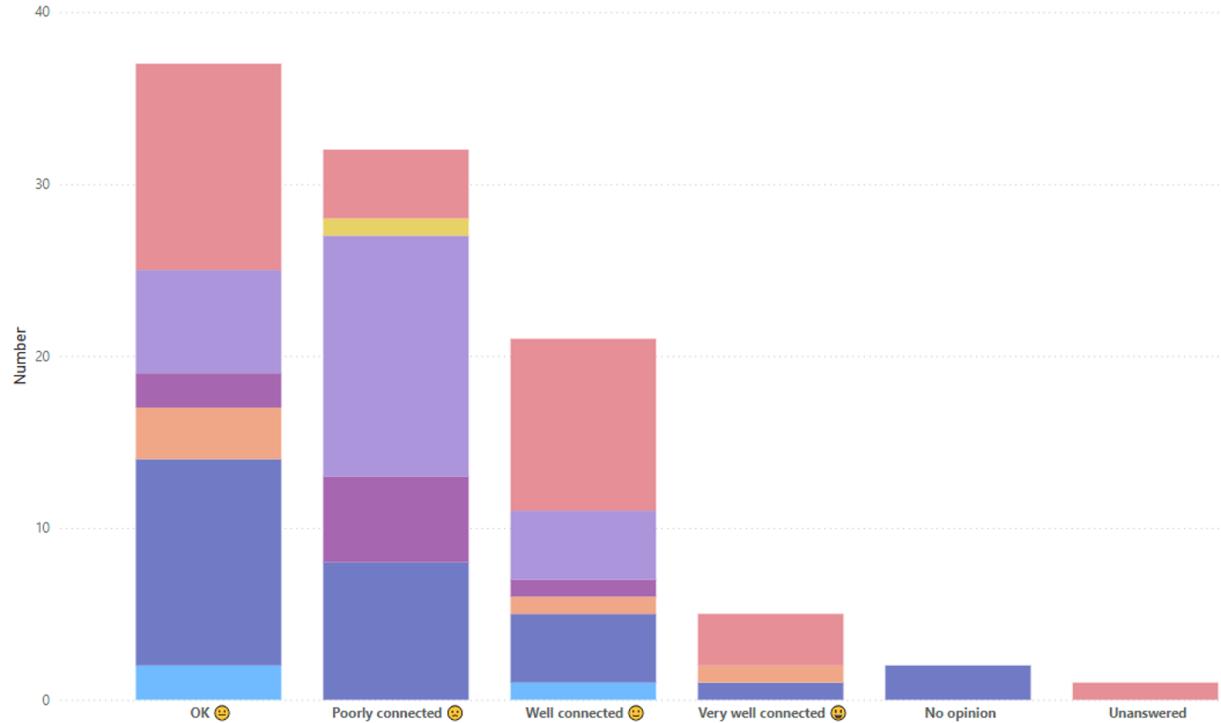
- Personal safety
- Personal security
- Overhang of vegetation
- Street lighting
- Signage
- Current condition of surfaces
- Natural lighting
- Provision of litter bins/street furniture



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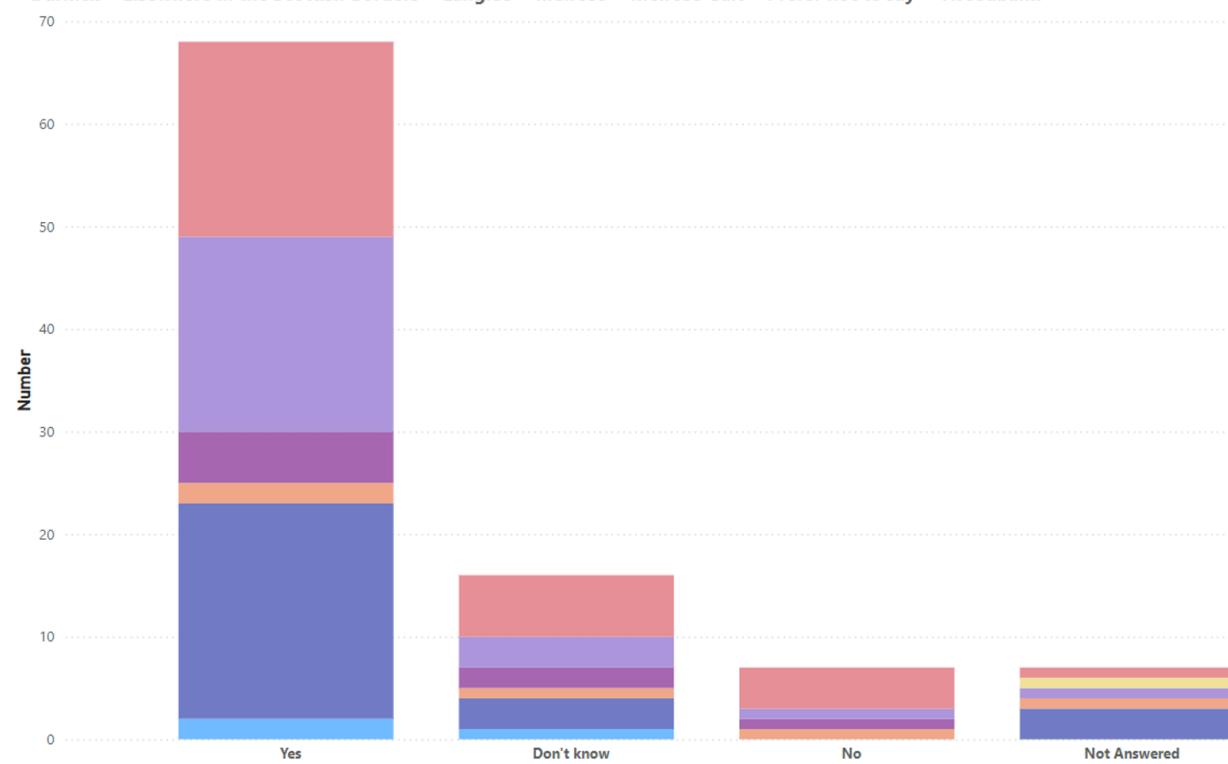
How well are the communities connected by existing paths and public transport?

● Darnick ● Elsewhere in the Scottish Borders ● Langlee ● Melrose ● Melrose Gait ● Prefer not to say ● Tweedbank



Would you like to see new active travel link(s) in the area?

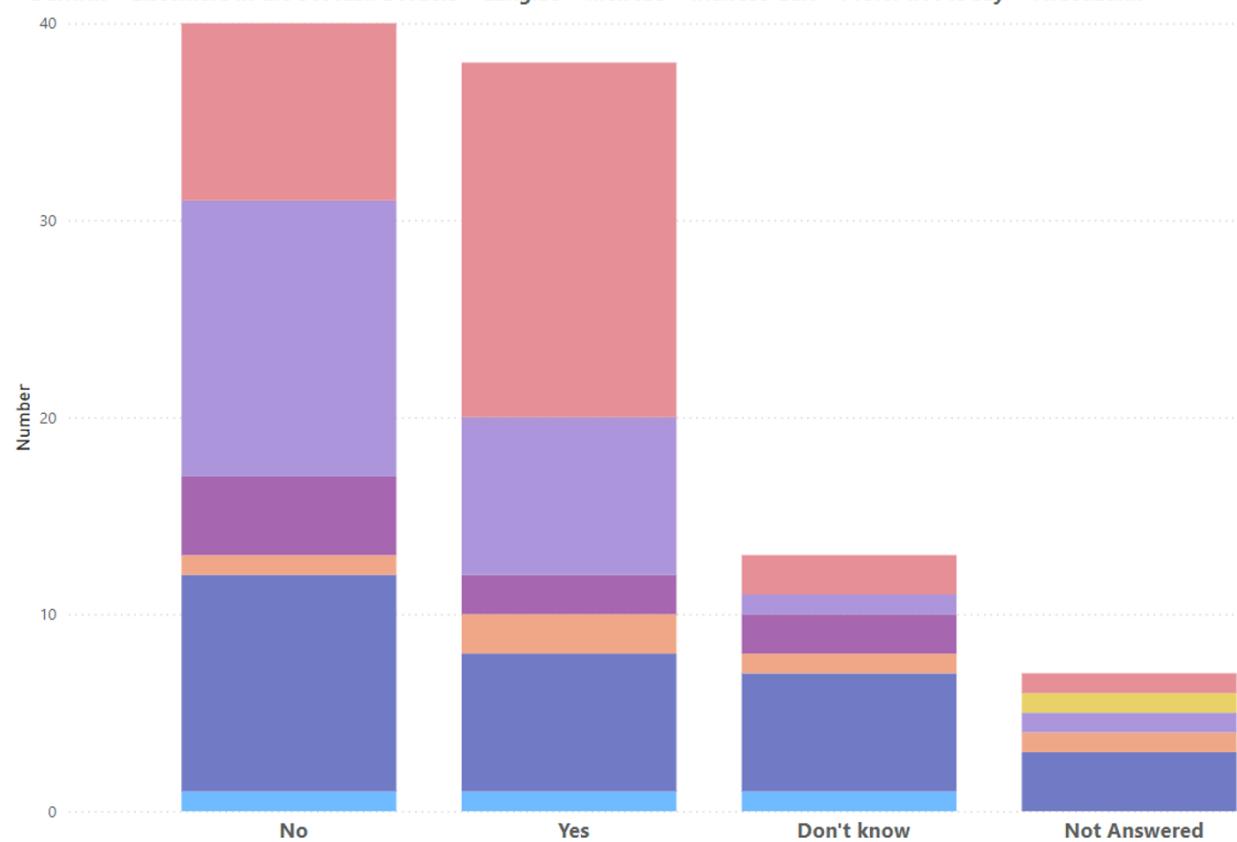
● Darnick ● Elsewhere in the Scottish Borders ● Langlee ● Melrose ● Melrose Gait ● Prefer not to say ● Tweedbank



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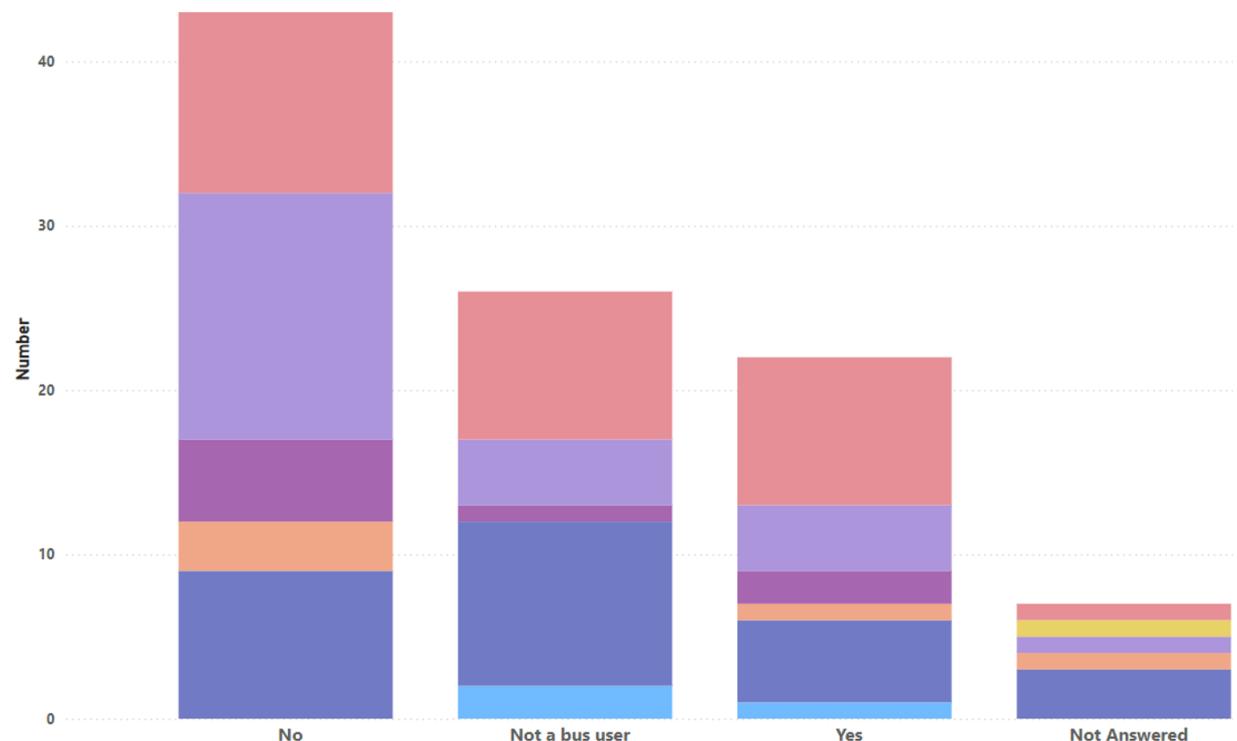
Do you think there are sufficient links (paths) to public transport?

● Darnick ● Elsewhere in the Scottish Borders ● Langlee ● Melrose ● Melrose Gait ● Prefer not to say ● Tweedbank



Does the existing bus service within the area meet your needs?

● Darnick ● Elsewhere in the Scottish Borders ● Langlee ● Melrose ● Melrose Gait ● Prefer not to say ● Tweedbank



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BIDs Local Businesses Survey 2024:

The Galashiels Business Improvement District (BID) Team undertook some consultation with local businesses, with particular regard to the impact of town centre attractions and events. A variety of responses were given, some in praise of existing venues and events, such as MacArts and the Heartlands Market, and some raising areas where improvements could be made. These included ideas to promote coffee culture, student discount Wednesdays, greater information (signposting) for the University, a hall of fame for sporting people, greater variety of shows for the Volunteer Hall, mountain biking like Kelso's Angraflat trails (perhaps on Gala Hill), coffee and cake discount days, an accessible town map, greater use of Bank Street Gardens, 200 year celebration of Gala Town Band in 2034, better/more interesting landscaping and improvements to Island Street which should be a positive gateway into the town.

Appendix 2: Strategic Alignment

Table 1. National Planning Policy Review

National Planning Framework NPF4	Local Place Plan Alignment
Sustainable Places	
1. Tackling the climate and nature crises	The LPP seeks to contribute towards zero carbon and nature positive places. Many of the project holistically address net zero and climate change. In particular, projects 19-23 support the creation of a greener and healthier environment, projects 1,2 and 7 support local living and projects 14-18 support active travel and sustainable transport.
2. Climate mitigation and adaptation	The LPP seeks to minimise emissions and create places that are more resilient to climate change impacts. Many of the project holistically address net zero and climate change. In particular, projects 14-18 support active travel and sustainable transport, projects 7-13 support conserving and recycling existing assets and project 23 supports climate mitigation.
3. Biodiversity	The LPP seeks to create nature positive places with biodiversity enhancement. In particular, projects 19-23 support the creation of a greener and healthier environment.
6. Forestry, woodland and trees	The LPP seeks to create nature positive places and protect existing natural assets. In particular, projects 19-23 support the creation of a greener and healthier environment.
7. Historic assets and places	The LPP seeks to ensure that historic assets and places are valued, protected and enhanced. In particular, projects 2, 3, 4 and 7-13 support the restoration and reuse of existing buildings and historic assets where possible.
9. Brownfield, vacant and derelict land and empty buildings	The LPP seeks to ensure that development is directed to the right locations to maximise the use of existing assets and minimising additional land take. In particular, projects 2, 3, 4, and 7 - 13 support the restoration and reuse of existing buildings and historic assets where possible. Project 15 includes a proposal to redesign a site on the Vacant and Derelict Land Register (Netherdale Ind. Estate) to residential / mixed use to enable it to address (provide passive surveillance over) a section of Tweed Road perceived to be unsafe.
11. Energy	The LPP seeks to contribute towards the NPF4 objective of creating a net zero Scotland by 2045. In particular, project 23 supports climate mitigation and renewable energy with options of pilot schemes for domestic retrofitting for energy efficiency.
12. Zero waste	The LPP will encourage developments to reduce, reuse and recycle materials in line with the waste hierarchy. In particular, projects 2, 3, 4 and 7-13 support the restoration and reuse of existing buildings and historic assets where possible.
13. Sustainable transport	The LPP seeks to create safe, accessible and connected places. In particular, projects 14-18 support active travel and sustainable transport, and projects 19-22 support healthy and active communities.
Liveable Places	
14. Design, quality and place	The LPP seeks to create quality places, spaces and environments. All projects are aligned with NPF4's placemaking policy. In particular projects 1-6 support a revitalised town centre with refurbished buildings, public realm improvements

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	and town dressing / signage contributing towards the creation of a vibrant and successful place.
15. Local living and 20 minute neighbourhoods	The LPP seeks to improve local living and access to daily needs. In particular projects 1-6 support a revitalised town centre with housing and improved local facilities and amenities, projects 14-18 support active travel and sustainable transport, and projects 19-23 support access to improved greener and healthier environments.
16. Quality homes	The LPP seeks to encourage the creation of high quality housing. In particular, project 1 seeks to promote a Town Centre Living Strategy that supports acquisition of town centre properties to convert/ refurbish upper floors for residential.
19. Heating and cooling	The LPP seeks to contribute towards the NPF4 objective of creating a net zero Scotland by 2045. In particular, project 23 supports climate mitigation and renewable energy with options of pilot schemes for domestic retrofitting for energy efficiency.
20. Blue and green infrastructure	The LPP highlights the importance of creating, enhancing and protecting blue and green infrastructure. In particular, projects 19-23 support the creation of a greener and healthier environment with extended bike trails, opening up of the Mill Lade, Gala Water improvements and creating links to the Gala Policies.
21. Play, recreation and sport	The LPP seeks to safeguard and improve facilities that support physical and mental health and wellbeing including play space and sports facilities. In particular, project 13 seeks to restore the sports facility at Gala Fairydean Rovers Stand back to previous architectural glory.
22. Flood risk and water management	The LPP seeks to ensure that places are resilient to current and future flood risk. In particular, projects 21 and 23 support climate mitigation and improvements to local water bodies.
23. Health and safety	The LPP seeks to improve health and reduce health inequalities. In particular, projects 14-18 support active travel and healthy active lifestyles, and projects 19-23 support greener and healthier environments.
Productive Places	
25. Community Wealth Building	The LPP seeks to encourage local economic development with a focus on community and place benefits. All projects seek to holistically provide community benefit. In particular, projects 7-13 support and encourage education, culture and enterprise opportunities to strengthen local economic development, and projects 1-6 seek to create place based benefits with improvements to the town centre enhancing sense of place and vibrancy.
26. Business and industry	The LPP seeks to encourage economic development and enable alternative ways of working. In particular, project 12 supports the creation of artist workshops and business units/ studios to support emerging student enterprise.
27. City, town, local and commercial centres	The LPP seeks to encourage town centre vitality and successful places. Many of the projects holistically address the regeneration of the town centre. In particular, projects 1-6 support town centre revitalisation with town dressing, signage, improved public realm and restoration of heritage assets.
28. Retail	The LPP seeks to encourage retail investment to the most sustainable locations. In particular, projects 5 and 6 promote town dressing and waymarking to support town centre vibrancy for the retail industry, and projects 14-18 support active travel and sustainable modes of transport.
30. Tourism	The LPP seeks to encourage, promote and facilitate sustainable tourism. In particular projects 1-6 support town centre regeneration and improve the

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	appearance of the town, and projects 7-13 support the improvement of the local retail, tourism and leisure offer.
31. Culture and creativity	The LPP seeks to encourage and promote development that reflects the diverse culture and creativity within Galashiels. In particular, projects 7-13 support the improvement of the local arts, retail, tourism and leisure offer within the town centre, and facilitate education and enterprise opportunities.

Table 2. Local Place Plan alignment with Local Development Plan

SBC LDP2 Volume 1	Local Place Plan Alignment
AIMS	
Sustainability and Climate Change	The LPP focusses largely on the repair and reuse of existing buildings rather than new construction. It promotes a greater concentration and mix of uses within the town centre which can help to minimise the need for private vehicular travel as it encourages multi-purpose trips in an accessible location served by public transport. It seeks to improve these public transport services and to improve the safety and appeal of key active travel corridors to the centre. It considers opportunities to improve the water environment and to create a better-connected network of greenspace corridors. It proposes a local energy support programme and a building decarbonisation pilot.
Growing our Economy	The LPP seeks to support existing businesses (MacArts, Hike & Bike, Little Arts Hub, Café Recharge) and promote the creation of new businesses, especially those that can help to repurpose vacant retail units and other empty town centre buildings. It also considers the potential to capitalise on and strengthen town centre / business / creative ties with the College and University. Measures to improve active travel routes and public transport services also look to increase town centre footfall to help grow the local economy.
Planning for Housing	The LPP proposes measures to promote Town Centre Living, increasing the number and quality of homes within, and within close walking distance of, the town centre, as a means of supporting town centre revitalisation and minimising the need for car-based travel. The LPP also considers the positive impact that carefully located, sited and designed new housing can have along key active travel corridors. Housing, for example, close to the Black Path or along Melrose Road should be designed to address these routes with main entrances and windows overlooking to improve the level of passive surveillance. This will increase perceptions of safety and encourage greater footfall. To this end the LPP proposes a reallocation of land use designation within the LDP Proposals Map from Business and Industrial Safeguarding to Residential or Redevelopment / Mix of Uses (Project 15).
Town Centres	One of the key objectives of the LPP is to regenerate Galashiels Town Centre. LPP proposals seek to support this regeneration through the promotion of Town Centre Living, through improved and sustainable connectivity, through increased support for a wider range of

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	enterprise activity and tourism investment and through the restoration and promotion of its distinctive built heritage.
Rural Environment	The LPP follows the LDP aim of encouraging “diversification of the rural economy by supporting appropriate economic development and tourism in the countryside” in the countryside edge surrounding Galashiels – specifically in the form of the Biking Trails proposals around Glenearg Farm.
Built and Natural Heritage	The LPP supports the preservation and enhancement of Galashiels’ built heritage through a variety of project proposals, including the rehabilitation of empty town centre buildings such as those along Channel Street, the restoration of the Cornmill Fountain and of the Peter Womersley-designed Gala Fairydean Rovers Stand. It also seeks to protect and increase appreciation and use of its natural heritage assets such as the Gala Water.

Table 3. Other Policy Considerations

Regional Strategy/ Programme	Local Place Plan Alignment
Eildon Locality Plan 2020	
Eildon Locality Plan Priorities: <ul style="list-style-type: none"> • Economy, Skills & Learning • Health, Care & Wellbeing • Quality of Life • Environment & Place 	<p>The LPP aligns with the Eildon Locality Plan priorities as follows:</p> <ul style="list-style-type: none"> • Economy, Skills & Learning: <i>LPP Project 7 supports the reuse of vacant buildings for enterprise uses, whilst projects 8-12 support creative arts, recreation and leisure opportunities within and around the town centre.</i> • Health, Care & Wellbeing: <i>LPP Projects 14-18 supporting active travel and sustainable transport, and projects 19-23 supporting greener and healthier environments.</i> • Quality of Life: <i>LPP Projects 14-18 support improvements to active travel and sustainable transport, projects 1-6 support the regeneration and creation of a safer town centre environment, and projects 19-23 promote interaction with the natural environment.</i> • Environment & Place: <i>LPP Projects 1-6 support a revitalised town centre with refurbished buildings, public realm improvements and town dressing / signage contributing towards the creation of a vibrant and successful place. Projects 19-23 supporting greener and healthier environments.</i>

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Borderlands Inclusive Growth Deal Place Programme	
<p>Borderlands Inclusive Growth Deal Place Programme's five principles:</p> <ul style="list-style-type: none">• Place-Based: Assessing investment needs and solutions for each place on its own terms: what the place wants to be in 20 years, what it needs, and what it offers.• Collective: Looking at the contribution of each part to the whole: the added value to the place, the area, the region, and the country.• Systemic: Bringing public, private, third sector, and community assets together as part of a single, integrated system supporting communities, services and the economy• Community-led: Putting communities at the heart of decisions about the solutions that the Place Programme brings to the challenges facing their towns.• Prevention and Future Proofing: Investment and action directed towards preventing further deterioration in our towns and town centres, and ensuring they are equipped to respond to future change, including recovery from the impact of Covid-19.	<p>Place-based: The Galashiels Local Place Plan (LPP) is informed (see chapters 2 to 5) by a contextual appraisal of its unique place characteristics, assets, issues, needs and opportunities, upon which is based the community's 20-year vision and set of LPP objectives.</p> <p>Collective: Proposed projects/ interventions complement one another, collectively aiming to achieve the LPP objectives. For example, the "Safe, Accessible and Connected Place" projects will encourage greater use of the town centre, thereby supporting the "Revitalised Town Centre" projects.</p> <p>Systemic: Galashiels Town Team consists of a wide range of community and stakeholder interests, ensuring that they are all talking to each other. E.g. the College and University are working with those representing creative enterprises, while those working with more peripheral communities are talking to those maintaining/improving the active travel infrastructure to/from those areas.</p> <p>Community-led: The engagement strategy carried out by SBC, Energise Galashiels Trust and the Town Team has been varied and wide ranging. It has included the Place Standard Tool and has involved school pupils and college/ university students at Netherdale. See Appendix 1.</p> <p>Prevention and Future Proofing: Town Team and wider consultees all recognise the need (reflected through the LPP strategy/ objectives/ interventions) for action to prevent further deterioration of local town centre streets and spaces, in particular empty buildings /structures of heritage value. Supporting a mix of building and land uses is recognised as being essential for future adaptability and Town Team discussions informed the LPP's cautious approach to not overly contracting the town centre. Flood prevention measures were also discussed, with a consensus that 2014 flood defences together with natural measures being taken upstream of Galashiels seemed to have reduced risk significantly.</p>

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South of Scotland Regional Economic Strategy 2021	
<p>The RES Strategic Focus looks at 6 key themes:</p> <ul style="list-style-type: none">1. Skilled & Ambitious People2. Innovative & Enterprising3. Rewarding & Fair Work4. Cultural & Creative Excellence5. Green & Sustainable Economy6. Thriving & Distinct Communities	<p>The LPP aligns with the South of Scotland RES key themes as follows:</p> <ul style="list-style-type: none">• Skilled & Ambitious People / Innovative & Enterprising /Rewarding & Fair Work / Cultural & Creative Excellence <i>LPP Project 7 supports the reuse of vacant buildings for enterprise uses, whilst projects 8-13 support creative arts, recreation and leisure opportunities within and around the town centre.</i>• Green & Sustainable Economy <i>The LPP seeks to contribute towards zero carbon and nature positive places. Many of the projects holistically address net zero and climate change. In particular, projects 19-23 support the creation of a greener and healthier environment, projects 1,2 and 7 support local living and projects 14-18 support active travel and sustainable transport.</i>• Thriving & Distinct Communities <i>The LPP seeks to encourage, promote and facilitate thriving and distinct communities. In particular projects 1-6 support town centre regeneration and improve the appearance of the town, and projects 7-13 support the improvement of the local retail, tourism and leisure offer.</i>

Appendix 3: Action Plan

(Print at A3)

Proposed intervention (Stage of development)	Brief description	Evidence of needs	Expected benefits	Lead partner	Delivery partners	Total est. costs	Indicative funding amounts (incl. BTIP)	Indicative timescale for delivery	Expected outputs	Expected outcomes	Delivery risks and constraints
1. Town Centre Living Strategy (Concept/ early stages of development)	Range of initiatives to promote residential use within the town centre	Community concerns raised over empty town centre properties and impact these have on town centre vitality/ appeal.	<ul style="list-style-type: none"> Increased residential population supports existing, and attracts new, town centre business / investment, including evening economy such as restaurants, cultural and leisure venues which are currently struggling. Conservation / long-term maintenance of local built heritage - protecting Galashiels' unique character. Streets feel safer thanks to increased day/evening activity and overlooking/ passive surveillance. Increased residential catchment, footfall and re-establishes active frontages along a prominent part of a key town centre street. Both streets (Channel and Overhaugh) feel safer thanks to increased day/evening activity and overlooking/ passive surveillance. Increased town centre residential population supports town centre spend and attracts investment in evening economy such as restaurants, culture and leisure uses. Conservation / long-term maintenance of local built heritage secured. Provides much needed affordable housing in sustainable location. Up-to-date quality commercial premises made available. Opportunity for community use in accessible and prominent location. 	SBC	EGT; South of Scotland Community Housing Association (SOSCH); SBHA; Eildon HA; private property owners; retirement flats/ village provider; care home or sheltered housing provider; HES	Various	SBC; Housing Associations; BTIP	Short to long-term	<ul style="list-style-type: none"> Increased residential population in town centre, leading to increased footfall. Creation of new businesses to serve town centre residents Increased levels of private sector investment / activities Increased town centre spend 	<ul style="list-style-type: none"> Increased residential population in town centre, leading to increased footfall. Creation of new businesses to serve town centre residents Increased levels of private sector investment / activities Increased town centre spend 	<ul style="list-style-type: none"> Adverse building costs / conditions of older properties. Securing appropriate mix including affordable housing. Physical site constraints / abnormalities on larger sites.
2. Channel Street Empty Building (In development)	Redevelop empty commercial properties to form mix of community use / retail ground floor units and residential upper floors + 3 No. new build homes	<ul style="list-style-type: none"> Numerous concerns raised over empty/ town centre properties and impact these have on town centre vitality/ appeal. • Galashiels Academy pupil/ Place Standard survey 2019) mentions 'elling unsaleable' walking along Overhaugh Street / anti-social behaviour. • 2018 Masterplan highlights empty properties issue and benefits of improving Channel Street. 	<ul style="list-style-type: none"> Re-establishes active frontages along a prominent part of a key town centre street. Both streets (Channel and Overhaugh) feel safer thanks to increased day/evening activity and overlooking/ passive surveillance. Increased town centre residential population supports town centre spend and attracts investment in evening economy such as restaurants, culture and leisure uses. Conservation / long-term maintenance of local built heritage secured. Provides much needed affordable housing in sustainable location. Up-to-date quality commercial premises made available. Opportunity for community use in accessible and prominent location. 	SBHA and EGT	SBHA (resid. element) and SBC (commercial units)	£0.5 to £2m depending on other funding sources (Total with HA resd. circa £4.5m incl. abnormal)	SBHA to cover residential element; SosE, SBC or BTIP funding to cover business/ community units	Short-term	<ul style="list-style-type: none"> 3 town-houses, 8 flats and 2 cottages with 3 commercial units delivered within town centre 	<ul style="list-style-type: none"> Increased residential population in town centre, leading to increased footfall. Creation of new businesses to serve town centre residents Increased levels of private sector investment / activities Increased town centre spend 	<ul style="list-style-type: none"> Adverse building costs / conditions of older properties. Addressing mixed use ownership and tenancies
3. Town Centre Visitor Accommodation (Aspiration)	Strategy to be developed to encourage investment in small-scale town centre visitor accommodation, e.g. linked to existing bars/pubs, restaurants or similar.	<ul style="list-style-type: none"> • Accommodation supports local and regional visitor economy • Town Centre regeneration • Evening economy • Re-use/ Re-purposing of buildings 	<ul style="list-style-type: none"> Lack of accommodation limits other arts/creative tourism sectors. Strengthens its destination Support for local enterprise Belief that hotels in the town centre would be viable and generate additional visitor and community benefits (incl. local employment). 	SosE	SBC; private businesses where visitor accommodation would complement existing offer; not-for-profit organisations	N/A	SosE investment BTIP	Short to medium-term	<ul style="list-style-type: none"> Increase in overall number of visitor beds within the town centre • Increased level of private sector investment / activities 	<ul style="list-style-type: none"> Increase in number of longer stay/ overnight visitors Increased investment in evening economy/ amenities • Increased level of private sector investment / activities 	<ul style="list-style-type: none"> Identification of appropriate hotel sites / buildings suitable for conversion Identification of funding mechanism / support Parking and planning consents Wider community-based accommodation (AirBnB, affordable housing, property management)
4. Commill Fountain Restoration (Early/ In development)	Restore the workings of the Category B Listed Commill Water Fountain.	<ul style="list-style-type: none"> The structure no longer functions as a fountain and requires some restoration. Concerns relating to litter in the fountain and the Mill Lade. A key location on the Town Visitor Trail, in front of the Burgh Chambers. • Calls to clean up 'the Town Centre. Ability to celebrate Galashiels heritage and distinctive place offer 	<ul style="list-style-type: none"> Would enhance the appeal and vibrancy of Commill Square - a key intersection and the main 'affresco' eating/ drinking part of the town Centre. • Town Centre regeneration • Evening economy • Re-use/ Re-purposing of buildings 	EGT	SBC; Galashiels Mill Lade Committee; Gala Waterways Group	£155k	National Lottery Heritage Fund • HES • BTIP	Short-term	<ul style="list-style-type: none"> Restored structure of heritage value and improved water function / quality • Improvement to the physical fabric of the town centre. 	<ul style="list-style-type: none"> Extended dwell time • Greater private sector confidence in town centre investment. • Could attract vandalism - supermarket trolleys and other litter frequently removed by volunteers. 	<ul style="list-style-type: none"> Condition may be worse than anticipated and require further investment. Planning consents required for some measures Requirement to identify maintenance obligations and management
5. Town Centre Dressing and Waymarking (Early/ In development)	Range of small interventions, e.g. decorative lighting and waymarking to help lift the Town Centre appearance and appeal	<ul style="list-style-type: none"> Builds on themes and projects developed through the Tapestry Way Study and supported through community consultations including: • Lighting of Douglas Bridge to make gateway more visible on arrival to town • Additional street artwork or murals to enhance the sense of fun in Town Centre • Tapestry Way lighting to support safer communities. 	<ul style="list-style-type: none"> Enhances place quality, user experience and Town Centre appeal. Strengthens civic pride and sense of community. Increases nighttime safety for pedestrians and cyclists. Improves wayfinding / legibility and inclusivity. 	EGT	SBC; Galashiels BID	upto £180k for Douglas Bridge lighting; £85k for Tapestry Way lighting	SBC; BTIP	Short-term	<ul style="list-style-type: none"> Improvement to the physical fabric of the town centre. • Increased perception of town centre safety through better lighting. 	<ul style="list-style-type: none"> Increased footfall • Extended dwell time Decreased vacancy rates for commercial premises. 	<ul style="list-style-type: none"> Identification of funding mechanism / support Planning consents required for some measures Requirement to identify maintenance obligations and management
6. Public Realm Street / pavement redesign with new surfacing to match existing Commill and Market Squares at either end. (Initial concept / aspiration)	Street / pavement redesign with new surfacing to match existing Commill and Market Squares at either end.	<ul style="list-style-type: none"> Enhances place quality, town centre appeal and civic pride Establishes a positive public realm supporting a hub animated by cafés, restaurants and activity Improves wayfinding / legibility and inclusivity 	SBC	EGT	£1.5m	SBC; BTIP	Short to medium-term	<ul style="list-style-type: none"> Improvement to the physical fabric of the town centre • Reduced traffic speeds along Market Street 	<ul style="list-style-type: none"> Increased footfall - drawn particularly from the adjacent town centre Planning and roads consents for some measures Decreased vacancy rates for commercial premises. 	<ul style="list-style-type: none"> Identification of funding mechanism / support Planning and roads consents for some measures 	

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Proposed intervention (Stage of development)	Brief description	Evidence of needs	Expected benefits	Lead partner	Delivery partners	Total est. costs	Indicative funding sources and amounts (incl. BTIP)	Expected outputs	Expected outcomes	Delivery risks and constraints
7. Empty to Enterprising Buildings Scheme (Initial concept / aspiration)	Range of support measures (including grants) to enable the re-use / repurposing / refurbishing of empty town centre ground floor (or entire) properties.	<ul style="list-style-type: none"> One of most frequently voiced concerns relates to the high proportion of empty properties blighting the town Centre. "This is key to addressing the perception of Galla - use of existing buildings as sports, venues, community spaces etc. not real." "Unless ownership of empty buildings in town centre changes, nothing will change. Needs to be CPO or community ownership." 	<ul style="list-style-type: none"> Reduces the number of empty properties blighting parts of the Town Centre. Contributes to activity / vibrancy along key streets, acting as potential stimulus / catalyst for other investment. Diversification of Town Centre uses provides more sustainable and adaptable long-term model. 	Sose	SBC; Historic Environment Scotland (HES); ECT; Borders College; Heriot-Watt University	Various	Sose; BTIP	Decreased vacancy rates for commercial premises. Improvement to the built fabric of the town centre.	<ul style="list-style-type: none"> Increased footfall. Increased dwell time. Increased town centre activity / vitality. Potential new facilities for young people. 	<ul style="list-style-type: none"> Potential resistance from some building owners? Poorer than expected building conditions. Identifying viable funding routes
8. MacArts Development & Expansion	Building remedial works to Category C Listed church (stage 1). Improvements to accessibility and building efficiency (stage 2). Extend usable space to offer rehearsal rooms, teaching space and recording studios (stage 3)	<ul style="list-style-type: none"> MacArts redevelopment and establishment of a vibrant new cultural quarter for Galashiels. Lack of large scale, flexible arts & cultural venues in Borders region. "MacArts has comparable footfall to the Tapestry building and merits some funding investment to recognise its importance to the Galla economy." "Galla needs a vibrant cultural/ social arts hub" "MacArts is important community and cultural venue" 	<ul style="list-style-type: none"> Attracts and accommodates a wide range of activities/performances supporting day and evening economy. Stimulates greater community participation in arts and culture. Develops Galashiels as a destination. Safeguards and retrofits a Category C listed building. 	Duncan Mackinnon Music and Arts Trust	Phase 1: £500k Phase 2: £825k delivery partners to be developed throughout the Phase 3: £3.7m private funding sector.	BTIP	Short term (stage 1); medium-term (stage 2); longer term (stage 3)	<ul style="list-style-type: none"> Repair listed building fabric and improve energy efficiency. Improve building access and space efficiency. Extend to deliver improved arts and training facilities. Increased visitor numbers Increased training opportunities Increased rental income Increased financial security 	<ul style="list-style-type: none"> Secured viability of popular town centre performing arts facility. Increased town centre footfall. Creation of new evening economy businesses and growth of existing businesses, 	<ul style="list-style-type: none"> Identification of funding mechanism / support Planning/ Permission & Listed Building Consent Adverse building costs / conditions
9. Hike & Bike Hub Development & Expansion (In development)	Existing social enterprise to relocate to a larger (currently unoccupied) town centre unit to expand their offer and to provide bungalow style accommodation to meet the clear demand.	<ul style="list-style-type: none"> Current high level of activity demonstrates need for expansion Community engagement raises need for more activities in the town centre Shortage of visitor accommodation within the town centre 	<ul style="list-style-type: none"> Contributes to the diversification of town centre services – with prominent active frontage along key town centre street Promotes sustainable active travel and outdoor activities Contributes to the range of visitor experiences and improves Galashiels' visitor appeal Provides affordable and versatile town centre visitor accommodation Practical community / young person support Inclusive enterprise / employer 	Hike & Bike Hub	Sose; SBC; ECT	circa £520k for purchase of premises, design and planning fees, building restoration, repurposing and contingencies.	Sose; BTIP	Restored and repurposed vacant town centre building	<ul style="list-style-type: none"> Increased footfall. Decreased vacancy rates for commercial premises. Provision of overnight visitor accommodation (bunkhouse style) 	<ul style="list-style-type: none"> Identification of funding mechanism / support Identification of appropriate premises Obtaining necessary consents
10. Little Arts Hub Development & Expansion (Fully developed)	Extend financial support for two years to allow LAH to establish itself and become self-sufficient community enterprise	<ul style="list-style-type: none"> Lack of a town centre space to showcase creative arts and crafts. Numerous concerns raised over empty town centre properties and impact these have on town centre vitality / appeal. 	<ul style="list-style-type: none"> Hub for creative arts expression and innovation catering for a wide range of artistic interests Diversification of town centre offer. Animation of town centre throughout day / evening – helps to stimulate town centre / evening economy. An inclusive, community amenity Replaces empty building space / empty shopfronts. Positive impacts on the take up of surrounding empty units. 	Little Arts Hub / ECT	Sose; SBC; Creative Arts Business Network (CABN); Transform Arts CIC;	In the region of £50k to cover two years' rent, support staff resources and a small amount of funds for creative projects to support Town Centre regeneration.	Sose; BTIP	Retained and increased provision of creative arts programme events.	<ul style="list-style-type: none"> Decreased vacancy rates for commercial premises. Increased footfall. Increased dwell time Increased revenue from fee-charging courses / events and venue hire to secure future 'years' tenancy. 	<ul style="list-style-type: none"> Lack of future funding Rent increases / building availability Building condition
11. Café Recharge CIC - Town Centre Relocation (In development)	Existing Pay what you can (PWYC) surplus food cafe seeking more central premises to increase social impact, reach and income generation to ensure project sustainability. Ideally a shared accessible community space within the town centre incorporating other third sector organisations and private meeting spaces with the cafe operating at the heart of it.	<ul style="list-style-type: none"> Pay What You Can model supports those experiencing food poverty. Appears to be fulfilling a need, but could be more successful / sustainable in a more central location. Numerous concerns raised over empty town centre properties and impact these have on town centre vitality / appeal." 	<ul style="list-style-type: none"> Promote your Coffee Culture (BIDS survey response) Appears to be fulfilling a need, but could be more successful / sustainable in a more central location. Attractive to many visitors as well as regular locals. Social enterprise working in partnership with a number of other organisations to maintain their environmental and social impact. Makes use of previously empty town centre premises/ shop front, helping to animate and revitalise the town centre. 	Cafe Recharge CIC	Sose; ECT	Unknown	Sose; BTIP; National Lottery Community Fund	<ul style="list-style-type: none"> Relocation to more central town centre premises. Increased footfall. Restored and repurposed vacant town centre building. Create opportunity for other partner third sector organisations to co-locate. 	<ul style="list-style-type: none"> Decreased vacancy rates for commercial premises. Increased dwell time 	<ul style="list-style-type: none"> Identification of funding mechanism / support Identification of appropriate premises Obtaining necessary consents

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Proposed intervention (Stage of development)	Brief description	Evidence of needs	Expected benefits	Lead partner	Delivery partners	Total est. costs	Indicative funding sources and amounts (incl. BTIP)	Indicative timescale for delivery	Expected outputs	Expected outcomes	Delivery risks and constraints
12. Creative Arts Student Enterprise Incubator (Aspiration)	Collaborative workshop and retail space (within Town Centre) where individual or groups of textile and design students come together to engage in hands-on creative activities, focusing on both 'maker culture' and entrepreneurial skills.	<ul style="list-style-type: none"> • Shortage of a contemporary reference to Galashiels' textile heritage. • Suggested capacity in town centre for independent and distinctive retail experiences • Numerous concerns raised over empty/town centre properties and impact these have on town centre vitality / appeal. 	<ul style="list-style-type: none"> • Showcases Galashiels' creative enterprise activity in Textiles and Design in a consumer focussed co-design space. • Provides a creative outlet for students / past students / creative makers to display their work. • Reinforces the 'town and gown' connection. • Seeks to retain young people and ex-students through work/learning, training opportunity. • Adds to Galashiels' distinctive retail offer, supports town centre footfall and creates a link between the School / College and consumers / visitors. 	SSE	Heriot-Watt School of Textiles & Design (HWU); Borders College (BC); EG1; C4BN (resource support)	Unknown	BTIP; SoSE; HWU; Potential co-sponsored support from key industry/design/creative sector. Develop as a retail pilot.	Short to medium-term	<ul style="list-style-type: none"> • Creation of new business for commercial premises. • Decreased vacancy rates. • Increased footfall. • Increased dwell time. • Increased retail turnover in town centre • Employment opportunities 	<ul style="list-style-type: none"> • Increased footfall • Increased vacancy rates for commercial premises. • Increased dwell time • Increased retail turnover in town centre • Employment opportunities 	<ul style="list-style-type: none"> • Developing a viable business case • Identifying appropriate retail building in prominent town centre location • Securing complementary value to facilities within School of Textile & Design • Building the network and developing a Management/operator group
13. Gala Fairydean Rovers Stand, Netherdale (Plan proposals and high level costs prepared)	Removal of unsympathetic additions built since 1964 - the construction of new changing pavilion. Former changing space to house a museum / exhibition space dedicated both to the legacy of architect Peter Womersley and to the history of the football club and Scottish Football in the Borders.	<ul style="list-style-type: none"> • Historic Environment Scotland interest 	<ul style="list-style-type: none"> • Restores important part of Galashiels' architectural heritage • Improves local sporting facilities • Creates visitor attraction 	Gala Fairydean Rovers FC	HES; SBC	carc £500k (complete restoration of original building) circa £800k (construct new changing pavilion) (both January 2022 prices, excl. VAT and fees)	National Lottery Heritage Fund; HES; SportScotland; BTIP	Short to medium-term	<ul style="list-style-type: none"> • Fully restored listed building • Creation of exhibition space museum • New changing facilities building 	<ul style="list-style-type: none"> • Increased visitor numbers - heritage/ architectural/ museum interest • Increase visitor numbers - sports participation 	<ul style="list-style-type: none"> • Increased costs / undiscovered renovation issues
14. Black Path Improvements (In development)	Improvements incl. more lighting, more benches, greater CCTV provision and cutting back of undergrowth / better maintenance to increase perception of safety and thereby increase use/levels of activity. Also to consider design of adjacent development sites / opportunities for overlooking / passive surveillance links.	<ul style="list-style-type: none"> • Calls for improvements to the Black Path, in terms of safety and amenity, have been requested at every stage of community consultation, with little signs of meaningful intervention yet. • SBC Active Travel survey 2024 shows high levels of dissatisfaction with aspects of safety / personal security along active travel route and strong demand for additional local active travel links. 	<ul style="list-style-type: none"> • Encourages active travel which in turn brings health and well-being benefits. • Fewer car journeys into the town centre. • Greater number of residents and visitors feel safe to enjoy the attractive green corridor alongside the Gala • Enhanced first impression of Galashiels for long-distance walkers/cyclists wishing to follow the river towards the town centre. 	SBC	Police Scotland	£150-220k for lighting improvements and benches (between Langlee and the Town Centre)	SBC; BTIP	Short-term / immediate	<ul style="list-style-type: none"> • Improved / safer active travel route to town centre • Increased use / footfall along path 	<ul style="list-style-type: none"> • Increased young residents' footfall in town centre • Growth of existing town centre businesses • Creation of new town centre businesses 	<ul style="list-style-type: none"> • Lack of resources from SBC to maintain the path • Sensitivity of surrounding natural habitats to path lighting
15. Netherdale Active Travel Corridors: Campus to Town Centre (Proposed)	Improvements to the safety of the other main active travel routes (as well as the Black Path) between Netherdale and the Town Centre: Tweed Road & Huddersfield Street. Proposals include: • potential development site/ LDP designations; • cycle lanes; • college/university bike hire scheme	<ul style="list-style-type: none"> • Lack of safe and overlooked pedestrian and cycle connections between Town Centre and college/university campus. • Sense of vulnerability for range of users (particularly women and girls) • SBC Active Travel survey 2024 shows high levels of dissatisfaction with aspects of safety / personal security along active travel route and strong demand for additional local active travel links. 	<ul style="list-style-type: none"> • Safer active travel routes for Netherdale Campus students / residents from neighbourhoods southeast of Town Centre. • Increase student use of Town Centre – adding to vibrancy and footfall. • Bring empty sites into use along key active travel corridors. • Focussing new residential development along key bus routes. 	SBC	Borders College and Heriot-Watt School of Textiles & Design; Sustrans	Various	SBC; BTIP	Medium to longer term	<ul style="list-style-type: none"> • New housing overlooking key routes to provide passive surveillance • New cycle lanes along the Tweed Road route and Huddersfield St. • New cycle loan scheme run for students • Improved safer active travel routes between Netherdale Campus and town centre • Increased use / footfall along Tweed Rd and Huddersfield St. 	<ul style="list-style-type: none"> • Increased town centre footfall • Increased young residents' footfall in town centre • Growth of existing town centre businesses • Creation of new town centre businesses • Increased demand for uni/ college places. 	<ul style="list-style-type: none"> • Needs to prioritise active travel promotion over motorised vehicles. • LDP review timescale does not favour allowing formal change of use to residential in short to medium term.
16. Langlie / Melrose Bait Connections (Aspiration)	Range of measures to improve the walking/cycling/bus experience along Melrose Road:	<ul style="list-style-type: none"> • Sensitive design of new developments fronting the street to maximise overlookings. • Traffic calming measures eg. wider pavement/narrower carriageways / cycle lanes / street trees / intermittent parallel parking bays. • Additional pedestrian crossings to accommodate key pedestrian desire lines. 	<ul style="list-style-type: none"> • Numerous concerns raised over lack of safe pedestrian and cyclist connections between residential neighbourhoods of Langlie and Melrose Gate and the Town Centre, including: • Lack of lighting • No natural surveillance on long stretches of Melrose Road • Traffic speeds along Melrose Road. 	SBC	Developers of key sites along Melrose Road - positive design approaches to maximise passive surveillance and pedestrian comfort.	N/A	SBC	Short to long-term	<ul style="list-style-type: none"> • Improvements to the physical fabric of Melrose Road in terms of new street and reconfiguration of street profile to reduce traffic speeds. • New pedestrian crossing measures • Increased use/ footfall along Melrose Road 	<ul style="list-style-type: none"> • Increased town centre footfall • Increased number of local residents visiting the town centre • Greater local patronage of town centre retail and leisure (e.g. cinema or MacArts). 	<ul style="list-style-type: none"> • Identification of funding mechanism / support • Needs to prioritise active travel promotion over motorised vehicles.
17. Accessibility Improvements (Aspiration)	Commitment to the removal of barriers to movement throughout Galashiels e.g. ramps in place of steps where possible.	<ul style="list-style-type: none"> • General and specific points of pathway inaccessibility have been raised at various community consultations. 	<ul style="list-style-type: none"> • Remove barriers to movement for all, to create an inclusive path network • Encourage the use of active travel corridors and reduce the need for car travel / CO2 emissions 	SBC	Accessibility groups / advisors	Unknown	SBC	Short to long-term	<ul style="list-style-type: none"> • Removal of barriers to access • Increased active travel throughout Galashiels • Increased town centre footfall 	<ul style="list-style-type: none"> • Lack of funding 	

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Proposed intervention (Stage of development)	Brief description	Evidence of needs	Expected benefits	Delivery partners	Total est. costs	Indicative funding sources and amounts (incl. BTIP)	Expected outputs	Expected outcomes	Delivery risks and constraints
18. Community bus service (Aspiration)	Evening circular shuttle bus between Melrose Gate and Wood Street area (A72) via the Town Centre / High Street and via Netherdale Student Campus, with the aim of supporting the Town Centre evening economy.	• Lack of evening buses into the Town Centre was one of the most common issues raised through community engagement • SBC Active Travel survey 2024 showed that many Galashiels residents do not feel that their needs are adequately met by bus services in their area.	• Supports town centre evening economy • Provides safe and inclusive access for residents of Galashiels • Strengthens community empowerment / potentially community wealth building	EGT	SBC	Bus purchase/ hire maintenance/ insurance/ fuel costs	Increased town centre footfall • Increased town centre bus service to encourage residents to use the town centre in the evenings	• Increased town centre footfall • Increased town centre evening economy/returns	• Capacity and infrastructure for bus operation • Insufficient community interest or 'buy-in' • Costs and viability of sustainable funding model.
19. Bike Trails Ladhope / Langlee (In development - worked up designs and costed proposals)	Creation of a network of mountain bike and other trails - between Ladhope Recreation Ground, Glenlee Farm and Langlee Community Woodland - to build upon the existing appeal of this part of the Borders for cycling and walking by both visitors and locals.	• Concerns relating to insufficient access to activities for young people. • Better use of our green spaces	• Improves access to outdoor sport/recreation for local enjoyment – health & wellbeing benefits. • Provides visitor attraction within 5-10 minutes cycle of Town Centre / station. • High potential for community involvement at all stages, including construction, planting & maintenance. • Capacity to enhance biodiversity and Blue-green networks • Potential to connect with other key paths / other attractions e.g. Black Path between Town Centre / Tweedbank / Abbotstord. • Synergies with other potential projects e.g. expansion of the Hike & Bike Hub and other Borders-wide mountain biking projects.	Galashiels Community Council	Landowners: SBC; Sustans; SponScotland; BTIP	£2-£22.5M developed in stages over several years	• Creation of new biking trails network	• Increased visitor numbers • New facilities for young people. • Increased town centre footfall • Synergies with other Scottish Borders initiatives: 7 Stanes and Innerleithen Mountain Biking Innovation Centre.	• Permission required from private owner to include the small block of woodland above Ellwyn Terrace in the recreation zone. • Mitigation of potential conflicts with walkers and horse riders on shared use paths / crossing paths. • Car parking requirements – could be overcome through improved links to Town Centre / station.
20. Opening up the Mill Lade (Aspiration)	Parts of the Lade remain open, but require further public realm enhancement. Daylighting of other stretches could provide attractive amenity, as well as biodiversity, value as part of a connected green and active travel corridor e.g. Roxburgh Street development site	• Opportunities suggested to open up and improve access to the Mill Lade.	• Celebrates valuable aspect of town's heritage. • Forms potential key route and focal point within redevelopment site (Roxburgh St site). • Amenity and health & wellbeing value; • Enhanced local biodiversity, sustainable urban drainage opportunities and greater water aeration.	EGT	SBC; Galashiels Mill Lade Committee; Gala Waterways Group; SEPA; Nature Scot; HES	Medium to longer term	• Improvements to the physical fabric of the town centre.	• Enhanced place quality • Climate change resilience	• Some stretches will not be feasible to open up since they are developed over with groups of buildings in full occupation (e.g. northern end of Bank Street) • May be little merit in opening up the lade where it passes through Bank St Gardens as this would require thinning of attractive vegetation and expose the backs of buildings.
21. Gala Water Improvements & River Walk (Aspiration)	Explore opportunities for the incremental provision of a riverside walk connecting closely with Town Centre streets. Partly through LDP development site requirements, to provide a section of river pathway connecting with existing/ future adjacent sections of pathway.	• Community requests to improve walkways, especially along Gala Water river • Requests for more seats/benches e.g. along river • Requests for increased visibility of the river through the town and town centre.	• Greater visual prominence of (and public access to) the Gala Water will provide a distinctive natural focus to further animate this town centre. • Improves connectivity – promotes active travel. Links to Black Path improvements and to River Tweed Trail. • Potential to integrate with future local flood risk management measures.	SBC	Gala Waterways Group; Nature Scot SEPA	Developer-led	• Improvements to the physical fabric of the town centre.	• Increased town centre footfall	• Flood risk may be a significant constraint for town centre sites. • Financial viability of town centre development contributions
22. Links to the Gala Policies (Aspiration)	Development proposals to enhance the policies for informal recreation, biodiversity, contact with nature and general health and well-being could include: • Enhancement of path network • Enhanced signage/interpretative information (apps) and waymarking. • Stronger connections to tourism • GalaShiel's starts at Swimming Pool / Scott Park, (Management and opportunity for forest/woodland enterprise.	Builds on Galashiels place appeal and offers high quality green network space for passive recreation / enjoyment connecting to Gala's heritage and greenspace Promoted as one of Galashiels liveable assets and greenspace strengths.	• Develops and secures Green Network benefits for local community around health and well-being / active travel / healthy communities aligned to NPF4 • Creates additional attraction and extends dwell time / range of facilities for visitors / tourists aligned to active / participatory tourism.	SBC	Gala Policies Regeneration Group	Medium to long-term Stage	• Improved woodland management, local biodiversity and access to investment over a series of small projects • Enhanced local legibility to signpost visitors to the Policies	• Improved visitor attraction • Increased visitor numbers	• Securing funding • Ensuring development is maintainable and supports sustainable management
23. Climate mitigation / energy (Initial concept)	Range of measures to ensure greater energy efficiencies across Galashiels	Concern with capacity to address fuel poverty and decarbonise space heating	• Supporting transition to net zero • Support to making funding accessible to low-income, vulnerable, and health-compromised individuals and developing greener, more energy-efficient homes • Create enterprise opportunity and capacity to develop energy supply chain across Scottish Borders	SSE	SBC	Unknown	Energy Saving Trust	• Improved energy efficiencies	• Securing funding support • Integration with current initiatives and programmes to avoid duplication. • Extending awareness and building capacity of existing programmes and building capacity to take advantage of initiatives/obligations such as ECO4

* measured by annual SBC Footfall Survey & Retail Survey

** measured by annual SBC Town Centre & Retail Survey

APPENDIX 4

Appendix 4: Costs and Funding

The following table provides a high-level summary (for all projects) of the total costs of the Local Place Plan delivery.

Proposed Project	Estimated costs	Possible funding source(s)
1. Town Centre Living Strategy	Various / unknown	<ul style="list-style-type: none"> • SBC • Housing Associations • BTIP
2. Channel Street Empty Building	£0.5 to £2m depending on other funding sources (Total including HA residential circa £4.5m incl. abnormalities)	SBHA to fund residential element. Commercial ground floor units: <ul style="list-style-type: none"> • BTIP • SBC
3. Town Centre Visitor Accommodation	Various / unknown	<ul style="list-style-type: none"> • SoSE investment • BTIP
4. Cornmill Fountain Restoration	£195k	<ul style="list-style-type: none"> • National Lottery Heritage Fund • Historic Environment Scotland (HES) • BTIP
5. Town Centre Dressing and Waymarking	Up to £180k for Douglas Bridge lighting; £85k for Tapestry Way lighting	<ul style="list-style-type: none"> • SBC • BTIP
6. Public Realm Market St / Green St to Market Square	£1.5m	<ul style="list-style-type: none"> • SBC • BTIP
7. Empty to Enterprising Buildings	Various / unknown	<ul style="list-style-type: none"> • SoSE investment • SBC • BTIP
8. MacArts Development & Expansion	Phase 1: £800k Phase 2: £825k Phase 3: £3.7m Total: £5.3m excludes VAT and wider project costs	<ul style="list-style-type: none"> • BTIP
9. Hike & Bike Hub Development & Expansion	circa £520k for purchase of premises, design and planning fees, building restoration, repurposing and contingencies.	<ul style="list-style-type: none"> • SoSE investment • BTIP
10. Little Arts Hub Development & Expansion	In the region of £50k to cover two years' rent, support staff resources and a small amount of funds for creative projects to support Town Centre regeneration.	<ul style="list-style-type: none"> • SoSE investment • BTIP

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11. Café Recharge CIC - Town Centre Relocation	Unknown / tbc	<ul style="list-style-type: none"> • SoSE investment • BTIP • National Lottery Community Fund
12. Creative Arts Student Enterprise Incubator	Unknown Support for initial 3 years operation. Potential co-sponsored support from key industry/design/creative sector. Develop as a retail pilot.	<ul style="list-style-type: none"> • Creative Scotland (Scottish Govt / National Lottery) • SoSE investment • BTIP • Heriot-Watt University • Borders College
13. Gala Fairydean Rovers Stand, Netherdale - restoration	Circa £500k (complete restoration of original building) circa £800k (construct new changing pavilion) (both January 2022 prices, excl. VAT and fees)	<ul style="list-style-type: none"> • National Lottery Heritage Grants • Historic Environment Scotland • SportScotland • BTIP
14. Black Path Improvements	£150-£200k for lighting improvements and benches (between Langlee and the Town Centre)	<ul style="list-style-type: none"> • SBC • BTIP
15. Netherdale Active Travel Corridors: Campus to Town Centre	Various / unknown	<ul style="list-style-type: none"> • SBC • BTIP • Borders College • Heriot-Watt University
16. Langlee / Melrose Gait Connections	Mostly land-use / Local Development Plan recommendations	<ul style="list-style-type: none"> • SBC
17. Accessibility improvements	Various, require identification / assessments	<ul style="list-style-type: none"> • SBC (where it is a SBC owned and managed asset)
18. Community bus service	Bus purchase/ hire/ maintenance/ insurance/ fuel costs	<ul style="list-style-type: none"> • SBC (Transport Scotland Community Bus Fund – paused for 2024/25) • National Lottery Community Fund (Community Led grants) • Energy Saving Trust Plugged-in Community Grants
19. Bike Trails Ladhope / Langlee	£2-£2.5M developed in stages over several years	<ul style="list-style-type: none"> • SoSE • BTIP
20. Opening up the Mill Lade	Unknown	<ul style="list-style-type: none"> • SBC • HES

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		<ul style="list-style-type: none">• National Lottery Heritage Fund
21. Gala Water Improvements & River Walk	Unknown. LDP requirements / recommendation.	<ul style="list-style-type: none">• Development-financed
22. Links to the Gala Policies	Unknown	<ul style="list-style-type: none">• SBC
23. Climate mitigation / energy	Unknown	<ul style="list-style-type: none">• Energy Saving Trust
LOCAL PLACE PLAN TOTAL estimate:	£13,830,000 (+ unknown project costs)	

The following is a list of potential funding awards and support that may be available. This is subject to change and should be updated as appropriate.

Scottish Borders Council Capital Funding Programme

Council determined Capital Programme based on S Govt Budget Settlement

<https://www.scotborders.gov.uk/>

Borderslands Inclusive Growth Deal

The Borderlands Inclusive Growth Deal is an integrated investment package. Four investment themes underpin the Deal Enabling infrastructure / Improving places / Supporting business, innovation and skills / Encouraging green growth. Within the Improving Places theme investment areas include Place Transformation Smaller Market town Investment/ Capitalising on heritage/cultural and recreational assets.

<https://www.borderlandsgrowth.com/>

Shared Prosperity Fund

UK Govt fund. Award £2.6b. As of July 2024 no funding remaining in Community & Place /Business Support. Limited funding in People & Skills.

<https://www.scotborders.gov.uk/community-grants-funding/uk-shared-prosperity-fund>

Scottish govt. Place Based Investment Fund 2023-2024 & 2025-2026

S Govt. funding under 2020 Programme for Government. SBC allocation £550k. All spend committed 2023/24. No funds available currently for 2025/26

<https://scottishborders.moderngov.co.uk/documents/s80181/Item%20No.%2012%20-%20Place%20Based%20Investment%20Programme%20-%20Council%20-%202025%20January%202024.pdf>

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Community Funds (SBC)

Grant funds for community projects. Total funding and funding availability 2025-2026 and in future years subject to funding take-up and funding availability. Core funding streams include:

Neighbourhood Support Fund	Grant awards small >£10k
<ul style="list-style-type: none">- Common Good Funds- Federation of Village Halls Grant Scheme- Local Festival Grant Scheme- Community council Support Grant- Community Enhancement Trust- Community Welfare Trust	

Community Ownership Fund

UK wide Community Ownership Fund (£150 million fund over 4 years). Closes March 2025

Supports communities to buy or renovate community assets and run a facility sustainably for the long-term benefit of the community. Includes land, buildings, IP & community business. (see Scottish Land Fund below)

Regeneration Capital Grant Fund – S Govt/COSLA

RCGF Fund which supports locally developed, place-based regeneration projects that involve local communities, helping to tackle inequalities and deliver inclusive growth. RCGF still funding pipeline projects 2024/25. The Fund closed to applications on 21 June 2023.

<https://www.gov.scot/publications/regeneration-capital-grant-fund/>

Vacant & Derelict Land Fund (VDLF) – Low Carbon Fund V&DLIP

Fund to transform long-term vacant and derelict sites. Guidance and application form for applicants at stage 1. This fund closed for applications on 23 June 2023. The Fund closed to applications on 23 June 2023. No funding for Inverclyde Council.

<https://www.gov.scot/publications/low-carbon-fund-vacant-derelict-land-investment-programme-projects/>

HES Conservation Area Regeneration

HES Conservation Area Regeneration Scheme (CARS). Grants to support heritage-led regeneration in Conservation Areas Closed to new applications. Part replaced by Heritage & Place Programme.

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HES Historic Environment Programme (HEG)

Supports historic environment asset with grants. Heavily over-subscribed. Projects that can be supported through the HEG programme should be focussed on an aspect of Scotland's historic environment, from the tangible (e.g. historic buildings, designed or cultural landscapes, etc) to the intangible(historic environment skills, stories etc).

Three different funding stream (small <£25k /med £25k-£100k/£100k-£500k large)

<https://www.historicenvironment.scot/grants-and-funding/our-grants/historic-environment-grants-programme/>

HES Heritage & Place Programme (H&PP)

Area-based funding programme that aims to contribute to the development of vibrant and sustainable places in Scotland, through community-led regeneration of the historic environment.to the intangible(historic environment skills, stories etc). The programme consists of a two-stage application process with an initial Historic Environment Scotland (HES) match funded Development Phase

<https://www.historicenvironment.scot/grants-and-funding/our-grants/heritage-place-programme>

Scottish Land Fund

Supporting urban and rural communities to become more resilient and sustainable through the ownership and management of land and land assets. Funded by the Scottish Government and delivered in partnership by The National Lottery Community Fund. Funding size £5,000 to £1,000,000.

<https://www.tnlcommunityfund.org.uk/funding/programmes/scottish-land-fund>

Creative Scotland

Creative Scotland distributes funding for the arts, screen and creative industries from two primary sources - the Scottish Government and the National Lottery. 4 Core Funding Programmes.

<https://www.creativescotland.com/funding/funding-programmes>

Culture & Business Scotland

C&BS Fund a range of partnership projects between business and the creative sector. C&BS seek to support projects with high levels of innovation and where local business sponsors / 3rd creative sector partners collaborate. This can include inspire young people to understand and consider STEM (Science, Technology, Engineering and Maths).

<https://www.cultureandbusiness.scot/cbs-fund/innovative-partnerships/>

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Sustrans

Places for Everyone is Sustrans' permanent infrastructure fund for Scotland. To access funding from Sustrans' Places for Everyone scheme, councils wanting to implement walking and cycling schemes must also ensure those schemes restrict motor vehicle permeability. Sustrans funding award 100% of design costs and 70% of construction costs for existing projects. Current funding on hold awaiting funding review.

<https://www.showcase-sustrans.org.uk/places-for-everyone/>

Sustrans ArtRoots

ArtRoots is a grant fund for artistic and aesthetic improvements along traffic-free National Cycle Network paths in Scotland. Grants of equipment and training bundles for community groups delivering projects which will benefit people or wildlife on the traffic-free paths of the National Cycle Network in Scotland.

<https://funding.scot/funders/001b000000SsxM0AAJ/sustrans>

Sportscotland

Sportscotland operates 2 core funding streams of potential interest. Sports Facilities Fund (SFF) and Awards for All. SFF support projects that provide more opportunities for people to get involved in and participate in sport & physical activity. SFF budget is circa £2 million /annum. The Awards for All Scotland is quick and more straightforward way to get small amounts of funding. The programme is administered by the Big Lottery Fund.

<https://sportscotland.org.uk/funding/sport-facilities-fund>

VisitScotland (RTIF)

VisitScotland help Scottish tourism businesses with funding. Main funding streams include Rural Tourism Infrastructure Fund (RTIF) VisitScotland Growth Fund and support via Marketing and Best Practice Guidance.

<https://www.visitscotland.org/supporting-your-business>

National Lottery Awards

A diverse range of funds to support communities. National Lottery Awards for All Scotland, Community Fund. Fund arrangements and criteria for projects are subject to change and offer a range of funding levels from £10,000 to £1,000,000 and often working with other providers (Creative Scotland / Sportscotland/ Historic Environment Scotland/ etc). Core funds include: Young Start /Scottish Land Fund / Climate Change Action Fund / UK Fund Awards from UK Portfolio.

<https://www.lotterygoodcauses.org.uk/funding?location%5B%5D=scotland&amount>

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Water Environment Fund

SEPA Funding stream to support / enable rivers to be restored and culverted waterways to be ‘daylighted’ and enhanced to support environment / leisure/ biodiversity and water management. Priorities associated with Improving River Corridors / Addressing Invasive Species.

<https://www.sepa.org.uk/environment/water/water-environment-fund/>

Sustainable Communities Fund

Crown Estate Scotland (CES) created the Sustainable Communities Fund (SCF) in 2020, to support local regeneration and sustainable development. To date, we have provided a total of £1.4m over the first four years of the fund. The fund is split into two separate grant streams: Community Capacity Grants and Environment Grants CCG Grants provide early stage financial support for community enterprise projects and is open to all communities up to five miles from Scotland’s coastline or within five miles of our rural estates. Environment Grants, which provide funding to CES tenants only.

Community Capacity Grants. Grant size up to £50,000

<https://www.crownestatescotland.com/our-projects/sustainable-communities-fund>

Fallago Environment Fund

The aim of the fund is to enhance the quality of life for local communities and visitors to the Borders through investment in the protection, enhancement and appreciation of the natural, built and cultural heritage of the Scottish Borders environment.

Fallago Environment Fund offers two funding programmes, a Main Grants Programme and a Core Funding Programme. The main emphasis of the Fund will be on capital projects that leave a long-term legacy (Main Grants Programme). However, core funding support will be considered, in exceptional circumstances, to those organisations that can clearly demonstrate how their activities complement and deliver on the aim of the Fund (Core Funding Programme).

The annual Fund value is £200,000 per annum and is administered and overseen by Tweed Forum. The minimum project size is £1000 and, under the Main Grants programme, the maximum grant is £150,000 (a maximum of £50,000 per annum over 3 years). Community, voluntary, charitable groups or other relevant organisations within the Scottish Borders Council area or the Parish of Gifford can apply. The next deadline for completed applications is 12 noon on 1st March 2025. <https://tweedforum.org/our-work/fallago/>

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Windfarm Community Benefit Funds

The Inverclyde Windfarm Fund is a 10-year grant scheme partnership between Inverclyde Renewables LLP and Inverclyde Community Fund. It provides grants for community groups and voluntary organisations to progress projects within their local communities. The Fund must be used to provide funding or grants to projects which support and promote environment/ education/charitable purposes sport/recreation and community projects.

Local Energy (CARES) Fund

The Scottish Government's Community and Renewable Energy Scheme (CARES) supports communities to engage with, participate in and benefit from the energy transition to net zero emissions. CARES is in the final year of the current CARES contract, funding streams have closed to allow projects time to fully complete and submit their final claims before the end of February 2025.

<https://localenergy.scot/funding/>

NatureScot – Nature Restoration Fund

The Scottish Government's Nature Restoration Fund (NRF) is currently supporting more than 170 projects delivering exciting on the ground activity to protect and restore Scotland's biodiversity. Collectively these are worth over £50 million. The fund has been accepting applications to the Nature Restoration Fund for Transforming Nature - Development Phase funding.

<https://www.nature.scot/funding-and-projects/scottish-government-nature-restoration-fund-nrf>

Scotland's Town Partnership – Resources Support

Scotland's Towns Partnership is the voice of the country's towns - championing their place at the heart of the nation and advocating their pivotal part in a stronger, more sustainable future. STP are also responsible for Scotland's Improvement Districts, which foster the development and continued success of Business Improvement Districts across Scotland. Primarily advice / resources /expertise rather than funding awards.

<https://scotlandtowns.org/>

Social Investment Scotland Fund

SIF provide access to finance and support so that social enterprises can achieve maximum impact. Our loans range from £10k to £1.3m, with 33% of SIS customers securing loans under £50k. SIF provide loans rather than grants and provide resources to support social enterprises.

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<https://www.socialinvestmentscotland.com/#:~:text=We%20provide%20support%20to%20boost,in%20size%2C%20confidence%20and%20ability>.

3rd Sector /Charitable Trusts and Small Grant Awards

A range of Charitable Trusts exist to support projects in arts, sport, recreation, education, environment and all have specific funding criteria and remits. Specific criteria and scale of awards can be identified from the organisations website.

- <https://scotmid.coop/community-and-charity/supporting-local-communities/community-grant/>
- <https://www.about.sainsburys.co.uk/sustainability/better-for-everyone/community-and-partnerships>
- <https://tescostrongerstarts.org.uk/apply-for-a-grant/#:~:text=Tesco%20Stronger%20Starts%20is%20open,Tesco%20stores%20throughout%20the%20UK>.
- <https://causes.coop.co.uk/> <https://www.coop.co.uk/communities/community-partnerships-fund>
- <https://www.sepa.org.uk/environment/waste/scottish-landfill-communities-fund/>
- <https://esmeefairbairn.org.uk/applications/>
- <https://funding.scot/funds/a0Rb0000005kMIUEA2/darroch-charitable-trust>
- <https://www.mccarthyandstone.co.uk/about-us/our-initiatives/foundation/>

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Appendix 5: Outputs, Outcomes and Benefits

The following table provides a high-level summary (for all projects) of the total outputs and outcomes to be delivered through the Local Place Plan.

Proposed Intervention	Outputs	Outcomes
1. Town Centre Living Strategy	<ul style="list-style-type: none"> • Increase in number of town centre residential units • Increase in number of disused buildings brought back into use and / or vacant sites redeveloped. 	<ul style="list-style-type: none"> • Increased residential population in town centre, leading to increased footfall. • Creation of new businesses to serve town centre residents • Increased levels of private sector investment / activities • Increased town centre spend
2. Channel Street Empty Building	<ul style="list-style-type: none"> • 3 townhouses, 8 flats and 2 cottages with 3 commercial units delivered within town centre 	<ul style="list-style-type: none"> • Increased residential population in town centre, leading to increased footfall. • Creation of new businesses to serve town centre residents • Increased levels of private sector investment / activities • Increased town centre spend.
3. Town Centre Visitor Accommodation	<ul style="list-style-type: none"> • Increase in overall number of visitor beds within the town centre 	<ul style="list-style-type: none"> • Increase in number of longer-stay / overnight visitors • Increased investment in evening economy / amenities • Increased level of private sector investment / activities
4. Cornmill Fountain Restoration	<ul style="list-style-type: none"> • Restored structure of heritage value and improved water function / quality • Improvement to the physical fabric of the town centre. 	<ul style="list-style-type: none"> • Extended dwell time • Greater private sector confidence in town centre investment.

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5. Town Centre Dressing and Waymarking	<ul style="list-style-type: none"> Improvement to the physical fabric of the town centre. Increased perception of town centre safety through better lighting. 	<ul style="list-style-type: none"> Increased footfall Extended dwell time Decreased vacancy rates for commercial premises.
6. Public Realm Market St / Green St to Market Square	<ul style="list-style-type: none"> Improvement to the physical fabric of the town centre Reduced traffic speeds along Market Street 	<ul style="list-style-type: none"> Increased footfall - drawn particularly from the adjacent supermarket. Decreased vacancy rates for commercial premises.
7. Empty to Enterprising Buildings	<ul style="list-style-type: none"> Decreased vacancy rates for commercial premises. Improvement to the built fabric of the town centre. 	<ul style="list-style-type: none"> Increased footfall Increased dwell time Increased town centre activity / vitality. Potential new facilities for young people.
8. MacArts Development & Expansion	<ul style="list-style-type: none"> Repair listed building fabric and improve energy efficiency Improve building access and space efficiency. Extend to deliver improved arts and training facilities Increased visitor numbers Increased training opportunities Increased rental income Increased financial security 	<ul style="list-style-type: none"> Secured viability of popular town centre performing arts facility. Increased town centre footfall Creation of new evening economy businesses and growth of existing businesses,
9. Hike & Bike Hub Development & Expansion	<ul style="list-style-type: none"> Restored and repurposed vacant town centre building Provision of overnight visitor accommodation (bunkhouse style) 	<ul style="list-style-type: none"> Increased footfall Decreased vacancy rates for commercial premises.
10. Little Arts Hub Development & Expansion	<ul style="list-style-type: none"> Retained and increased provision of creative arts programme / events. Retained / expanded / newly created creative arts support jobs. 	<ul style="list-style-type: none"> Decreased vacancy rates for commercial premises. Increased footfall Increased dwell time

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	<ul style="list-style-type: none"> Increased revenue from fee-charging courses / events and venue hire to secure future years' tenancy. 	
11. Café Recharge CIC – Town Centre Relocation	<ul style="list-style-type: none"> Relocation to more central town centre premises. Restored and repurposed vacant town centre building. Create opportunity for other partner third sector organisations to co-locate. 	<ul style="list-style-type: none"> Decreased vacancy rates for commercial premises. Increased footfall Increased dwell time
12. Textiles and Creative Arts Incubator Units	<ul style="list-style-type: none"> Creation of new business Decreased vacancy rates for commercial premises. Deliver training /employment opportunities 	<ul style="list-style-type: none"> Increased footfall Increased dwell time Increased retail turnover in town centre
13. Gala Fairydean Rovers Stand, Netherdale - restoration	<ul style="list-style-type: none"> Fully restored listed building Creation of exhibition space /museum New changing facilities building 	<ul style="list-style-type: none"> Increased visitor numbers - heritage/ architectural/ museum interest Increase visitor numbers - sports participation
14. Black Path Improvements	<ul style="list-style-type: none"> Improved /safer active travel route to town centre Increased use / footfall along path 	<ul style="list-style-type: none"> Increased town centre footfall Increased young residents' footfall in town centre Growth of existing town centre businesses Creation of new town centre businesses
15. Netherdale Active Travel Corridors: Campus to Town Centre	<ul style="list-style-type: none"> New housing overlooking key routes to provide passive surveillance New cycle lanes along the Tweed Road route and Huddersfield St New cycle loan scheme run for students Improved /safer active travel routes between 	<ul style="list-style-type: none"> Increased town centre footfall Increased young residents' footfall in town centre Growth of existing town centre businesses Creation of new town centre businesses Increased demand for uni/ college places.

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	<p>Netherdale Campus and town centre</p> <ul style="list-style-type: none"> Increased use / footfall along Tweed Rd and Huddersfield St. 	
16. Langlee / Melrose Gait Connections	<ul style="list-style-type: none"> Improvements to the physical fabric of Melrose Road in terms of new development addressing the street and reconfiguration of street profile to reduce traffic speeds. New pedestrian crossing measures Increased use/ footfall along Melrose Road 	<ul style="list-style-type: none"> Increased town centre footfall Increased number of local residents visiting the town centre Greater local patronage of town centre retail and leisure (e.g. cinema or MacArts).
17. Accessibility improvements	<ul style="list-style-type: none"> Removal of barriers to access 	<ul style="list-style-type: none"> Increased active travel throughout Galashiels Increased town centre footfall
18. Community bus service	<ul style="list-style-type: none"> Provision of a community-run bus service to encourage residents to use the town centre in the evenings 	<ul style="list-style-type: none"> Increased town centre footfall Increased town centre evening economy returns
19. Bike Trails Ladhope / Langlee	<ul style="list-style-type: none"> Creation of new biking trails network 	<ul style="list-style-type: none"> Increased visitor numbers New facilities for young people. Increased town centre footfall Synergy with other Scottish Borders initiatives: 7 Stanes and Innerleithen Mountain Biking Innovation Centre.
20. Opening up the Mill Lade	<ul style="list-style-type: none"> Improvements to the physical fabric of the town centre. 	<ul style="list-style-type: none"> Enhanced place quality Climate change resilience
21. Gala Water Improvements & River Walk	<ul style="list-style-type: none"> Improvements to the physical fabric of the town centre. 	<ul style="list-style-type: none"> Increased town centre footfall
22. Links to the Gala Policies	<ul style="list-style-type: none"> Improved woodland management, local biodiversity and access to nature 	<ul style="list-style-type: none"> Improved visitor attraction Increased visitor numbers

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	<ul style="list-style-type: none">Enhanced local legibility to signpost visitors to the Policies	
23. Climate mitigation / energy	<ul style="list-style-type: none">Improved energy efficiencies	<ul style="list-style-type: none">Contribution to significantly reduce Galashiels' carbon footprint, moving towards NetZero target

* Measured by annual SBC Footfall Survey

** Measured by annual SBC Town Centre & Retail Survey

Appendix 6: Development of the Plan

1. Borderlands Place Programme (2024-2031)

In 2022 four Scottish Borders Towns (Galashiels, Hawick, Eyemouth, Jedburgh) were prioritised for Place Programme investment (from a £7.25 million pot over 7 years) based on the multiple deprivation index. These “Borderlands Towns” were required to prepare a Local Place Plan followed by a Borderlands Town Investment Plan (BTIP) to access the available funding.

2. Invitation to Prepare a Local Place Plan

Scottish Borders Council (SBC) reached out to the Galashiels community through the already established Energise Galashiels Trust (EGT) and Heartlands of the Borders website to prepare a Local Place Plan for Galashiels. SBC, in partnership with Scottish Futures Trust (SFT), hosted an initial workshop (November 2022) for those interested individuals and organisations to establish a Town Team to advance the Local Place Plan.

3. The Town Team

From inception the Town Team has included individual residents of Galashiels and representatives from EGT, the Community Council, Police Scotland, Borders College, Heriot-Watt School of Textiles and Design, TD1 Youth Hub, Gala Waterways, the BIDs (Business Investment District) steering group, MacArts, Hike & Bike Hub and Gala Men's Shed. Working with SBC and South of Scotland Enterprise (SoSE), the group has met up since on a monthly basis.

In July 2024, the Town Team commissioned environmental consultants, Ironside Farrar, to support them in the preparation of the Local Place Plan, together with economic consultants, Ekosgen, to help them to prepare the BTIP. These were funded by SBC, through Shared Prosperity Funding.

4. Community Consultation

Building upon recent community engagement focussed on the Town Centre (*The Tapestry Way Regeneration Study, Oberlanders, LUC et al. 2022*), EGT and the Town Team were keen to engage with as wide a cross-section of the community as possible, in relation to the entire Galashiels settlement. In December 2023 they launched a Place Standard survey to assess the community's opinions and perceptions on a range of aspects of their built and natural environment.

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 Galashiels Town Team
25 February · 0 · ...

Welcome to the new Facebook page for Galashiels Town Team. This page will have updates on the progress that we are making with our place planning process. This is a town wide project, which hopefully you will have heard about on local radio, read about it in the local press or seen posts on social media encouraging you to complete our public survey. We need as many views from people across the whole town so if you have not completed the survey, please do so! Link to survey can be found here - <https://storymaps.arcgis.com/.../e89e4c868c3f4943a8e4adcb...>

Please remember to click submit at the end of the survey to ensure your responses are registered!

Please like/follow this page to keep up to date with progress. If you would like to get involved, or have questions, please contact manager@energisegalashiels.co.uk

Making Galashiels Better

Creating a Place Plan for Galashiels

Help make Galashiels a better place to live, work, learn and enjoy.

Please complete the 'Place Standard Tool' by scanning the QR code or at the following web address: www.ourplace.scot/tool/start/galashiels

There are fourteen basic questions which can be scored on a scale of 1-7 taking at most a few minutes to complete. Comments can also be made under each question, and you are encouraged to do so!

The valuable data you provide will help identify what is good, not so good, where improvements are needed and priorities for Galashiels. It's the first stage of consultation that will be used to create a community-led Place Plan for Galashiels led by local people with professional support. Funding is available to support infrastructure, public realm and related projects that improve health, wellbeing and town surroundings in the form of the Borderlands Inclusive Growth Deal and specifically the Place Programme. In order

to unlock the funding a well consulted Place Plan needs to be created.

A Town Team is being formed from individuals representing organisations in the town which cover the wide spectrum of interest from

Schools, College and University through to Youth, Community Council, Sports, Arts and other organisations, and individuals, who wish to help drive forward this opportunity.

Contact manager@energisegalashiels.co.uk if you are interested.

We will be publishing this information widely in Gala Life and the local papers as well as

through the <https://galashielsheartland.org.uk> website and social media channels. We will keep you updated with responses and results in due course.

Your feedback is invaluable in making sure as many voices from Galashiels as possible are heard in the development of our Place Plan for Galashiels.



Galashiels
TOWN TEAM

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Overall, around 470 Place Standard surveys were submitted during the three months to February 2024. They provided some clear areas of consensus around the need, for example, for an empty buildings strategy for the town centre and the improved safety of active travel paths. Younger respondents in particular cited the need for more facilities for young people and safer routes to the town centre. Much of this was reinforced at a further drop-in consultation held at the Little Arts Hub (Saturday 1st June 2024).

5. Initial Themes / Projects

Based upon a number of ‘themes’ / potential projects prioritised by the Town Team, upon the feedback from the Place Standard and Little Arts Hub consultations and from evidence on aspects such as town centre footfall and vacancy rates collected annually by SBC, 12 initial project proposals were put forward. These potential projects were:

- Town Centre Living Strategy
- Channel Street – Bringing empty properties back into use
- Town Centre Visitor Accommodation
- Cornmill Water Fountain Restoration
- Town Centre Dressing
- Empty to Enterprising Buildings
- MacArts Development & Expansion
- Biking Trails Langlee and Ladhope
- Netherdale Active Travel Corridors: Campus to Town Centre
- Langlee / Melrose Gait Connections and Facilities
- Re-open the Mill Lade
- Gala Water Improvements



For more information email: manager@energisegalashiels.co.uk

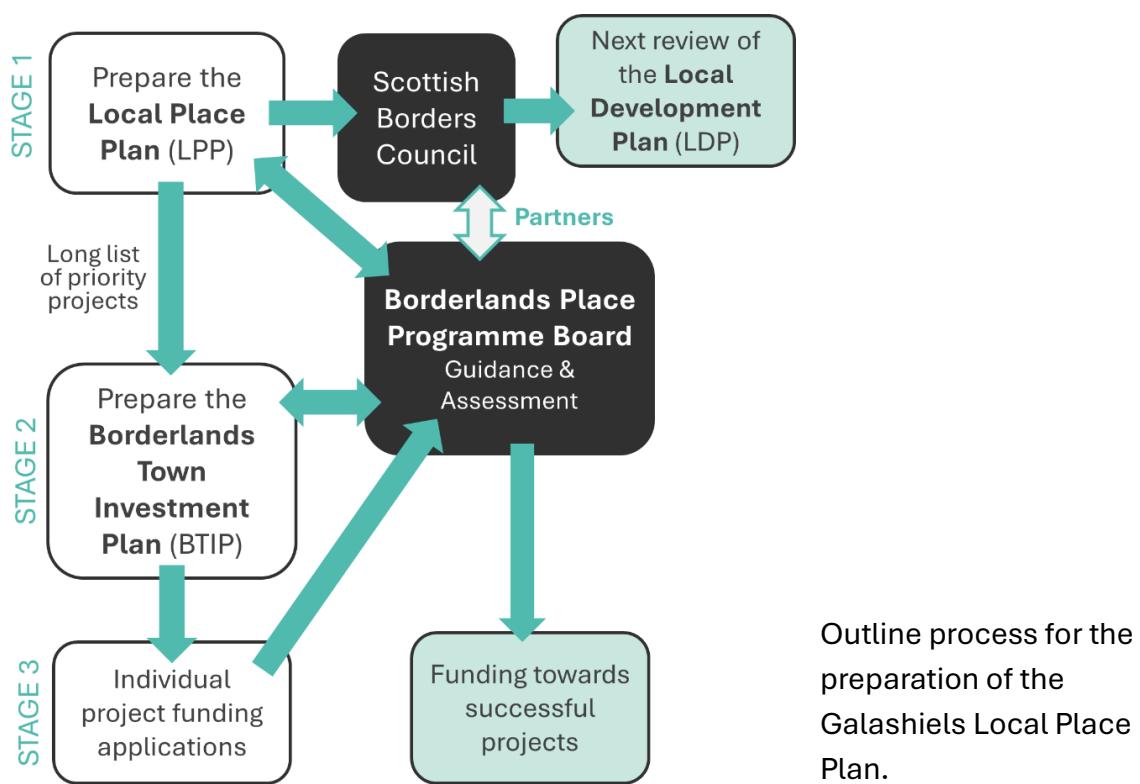
Invitation to
the Town
Team /
Stakeholder
Exhibition and
Workshop

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6. Testing and Expanding on the Proposed Themes and Projects

A drop-in exhibition and workshop were held for the Town Team and wider audience on 18th September 2024 to inform the first draft of the Local Place Plan. Animated discussions involving over 30 stakeholders (including Galashiels Academy pupils) took place, centred on the four proposed investment themes and the proposed potential projects. This served to expand the list of potential projects and develop some of the project ideas further.

The exhibition was also intended to give an overview of the background to the Borderlands Place Programme and to the Local Place Plan and BTIP preparation process, in advance of further presentations from Ekosgen.



7. Initial Draft Local Place Plan and Community Consultation

The Local Place Plan was drafted in stages to allow for an iterative process between the consultant team and the Town Team, with various Town Team members helping to add details to the project proposals. A first full draft was ready for wider community consultation by the end of November 2024, following consultation with SBC Officers.

A community engagement was held to consult on the draft proposed Local Place Plan on Saturday 7th December 2024 between 10am – 3pm at the Little Arts Hub at 17 Channel Street. This was timed to coincide with the Heartlands Market and the Transform Arts Community Arts Workshop and attracted a number of responses. These

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were largely supportive of the aims, objectives and project proposals, in particular those seeking to increase town centre footfall, increase visitor accommodation, improve path networks and support arts in the community. Notes of caution were also raised about the need to protect local established biodiversity, including insects and rare woodland indicator plants, when carrying out path construction or improvements. Requests for other site-specific projects were also made, e.g. improvements to St. Margarets School and the Focus Centre area, and path connections from the Torwoodlee Brochs to the Gala Interchange.

8. Next Steps: Local Place Plan Submission to SBC

The Proposed Local Place Plan has been sent to all local Councillors and all Community Councils within or adjacent to the Plan area notifying them of our intention to submit it to the local planning authority (SBC) and inviting them to comment on the plan within a period of 28 days, in line with the statutory planning requirements for the preparation of Local Place Plans.

Appendix 7: Management and Governance

1. Managing and Delivering the Local Place Plan

The Galashiels Town Team will continue to meet regularly and to manage the delivery of the Local Place Plan (LPP) and its component projects. The Town Team consists of a wide range of stakeholders, led and convened by the Energise Galashiels Trust (EGT) and including representatives from Scottish Borders Council (SBC) and South of Scotland Enterprise (SoSE). EGT is a Registered Scottish Charity and is regulated by the OSCR – SC045797. The Town Team is open to anyone from across the Galashiels community should they wish to contribute.

The first stage in delivering the LPP will be to select a small number of projects from the long list of proposed projects/interventions within the Plan, that would be eligible for Borderlands Place Programme funding. The Town Team have organised themselves into two smaller working groups to evaluate and prioritise the proposed projects according to LPP and Borderlands Place Programme objectives.

These selected priority projects will then be further developed through a Borderlands Town Investment Plan (BTIP). The BTIP must be approved by the Borderlands Partnership Board for projects to be included in (funded by) the Borderlands Inclusive Growth Deal.

The Action Plan provides details of the lead partner(s) and other delivery partners responsible for the delivery of each project proposed in the LPP. These partners will report on project progress to the Town Team’s Project Management Group who will regularly update the Action Plan and continue to oversee the overall delivery of the LPP.

2. Roles and Responsibilities

The Town Team has been organised, including both the allocation of internal resource and external appointments, to ensure the necessary resources, skills and experience are available to coordinate the delivery of projects. The Town Team will establish a smaller Project Management Group to liaise with SBC and other delivery partners.

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Borderlands Partnership relationships:

Town Team

Custodians of the Local Place Plan. They determine priorities and ensure that each project is focused and meets its objectives.

Scottish Borders Council

The Council will continue to provide support to the Town Team and specific support in project development and business case support through new economic development officers for the Town Investment Plan stages.

Borderlands PMO

Funding body for Borderlands selected projects. Responsible for day-to-day coordination and direction across the overall Borderlands Inclusive Growth Deal.

The Town Team / Town Team's Project Management Group will continue to work with Council officers and particularly economic development officers who will support the community and partnership projects at the Town Investment Plan stages.

3. Decision-making Processes

Decisions are normally reached by general agreement of the members present as determined by the Chair, unless a vote is requested by any member.

Each member of the Town Team shall have one vote which may be cast on matters considered at the meeting by a show of hands. Votes can only be cast by members in attendance at the given meeting. Any decision of the Town Team is by a majority of members. In the event of a tied vote, the Chair will have the casting vote.

If an urgent decision is required which cannot be deferred until a subsequent meeting, then a special meeting can be arranged, which is not required to be 'in person,' or members may be invited to decide electronically. The decision must be reported to the next scheduled meeting of the Town Team.

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Appendix 8: Monitoring and Performance Management

1. Monitoring and Performance Management

An annual progress review of the Galashiels Local Place Plan (LPP) delivery will be undertaken by the Town Team's Project Management Group in partnership with the Scottish Borders Council (SBC).

This will monitor progress in the delivery and performance of each of the projects set out in the LPP Action Plan (Appendix 3). Once a project has been successfully delivered, project outcomes will be monitored and evaluated according to the set LPP objectives and the outputs / outcomes (Appendices 3 and 5) and any financial targets. The targets for projects proposed for the Borderlands Place Programme will be defined through the preparation of the Borderlands Town Investment Plan.

A typical table to illustrate the proposed monitoring and evaluation of LPP projects:

Project	LPP Obj.	Outputs	Outcomes	Financial Targets
e.g. Cornmill Fountain Restoration	1, 6	1 No. Restored Listed Structure Historic structure restored; fountain functioning; improved physical fabric evidenced by photographs / completion certificate	Extended Dwell Time Additional Local retailer investment Additional Localised footfall SBC Footfall Survey SBC Town Centre Vacancy Rates Local business comment /feedback	£195k
Market Street public realm	1,2,3,4,6	1200 M² Enhanced Public Realm Improved physical fabric Completion Certificate Photographic evidence	Increased town centre footfall Reduced TC vacancy rates Safer Street/Reduced Traffic Speed SBC Footfall Survey SBC Town Centre Vacancy Rates Traffic Speed monitoring	£1.5m

The Town Team will consider a range of data made available on an annual basis to provide evidence progress in meeting outcomes, including:

- Scottish Borders Council 2023 Town Centre Footfall Survey
- Scottish Borders Council 2023 Town Centre and Retail Survey
- Annual recorded visitor numbers for establishments such as the Great Tapestry of Scotland, MacArts, the Pavilion Cinema, and the Gala Fairydean Rovers Football Club proposed museum.
- Borders Railway annual passenger numbers for arrivals at Galashiels

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- Heriot-Watt University figures for applications for the School of Textiles and Design
- Galashiels BID annual data

2. Local Place Plan Contribution to Achieving Local Development Plan (LDP) Outcomes

Appendix 2 sets out how the LPP proposed projects seek to align with the current LDP aims or outcomes under the following themes:

- Sustainability and Climate Change
- Growing our Economy
- Planning for Housing
- Town Centres
- Rural Environment
- Built and Natural Heritage

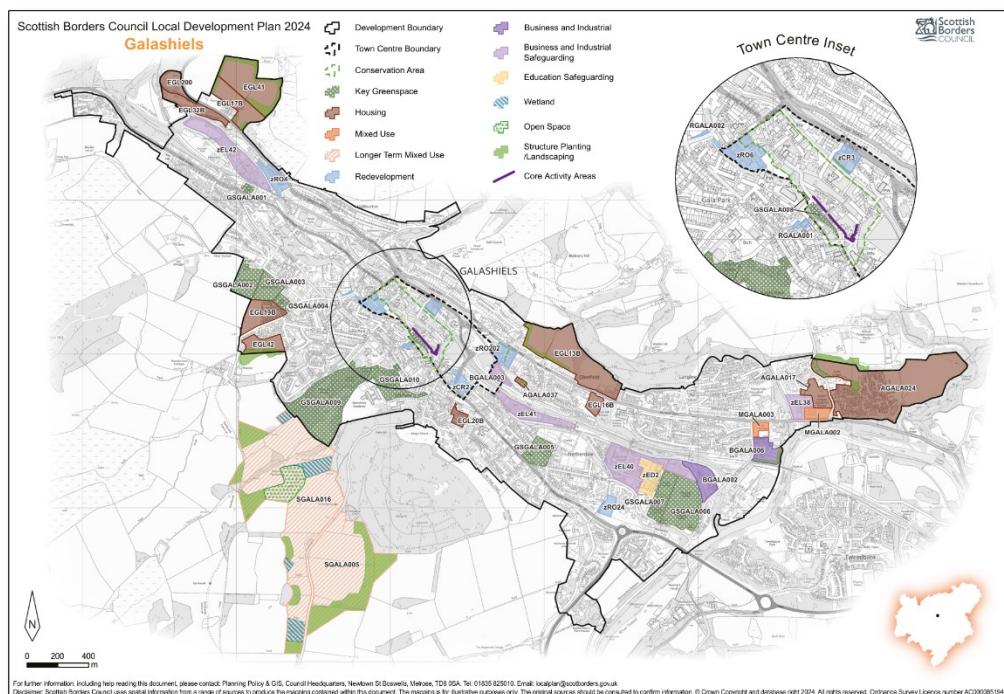
As part of the LPP annual progress review the Project Management Group will also carry out a qualitative assessment to review how the delivery of the proposed projects has helped to achieve the LDP's key aims.

Appendix 9: Proposals for the next Local Development Plan

1. Consideration of Current Local Development Plan (LDP)

The Scottish Borders Council adopted their current LDP in August 2024. The LDP is a development and land-use based plan, setting out through a series of policies and proposals where development should and should not happen. It provides guidance on a range of subjects including housing, business and industrial use, transport, infrastructure and recreation. It seeks to deliver sustainability and promote a net zero economy, promote health and wellbeing, promote economic growth, regenerate town centres and give protection to the built and natural heritage.

The Local Place Plan (LPP) has been prepared by community stakeholders of Galashiels to provide a holistic vision and strategy for Galashiels within the context of the relevant LDP aims and objectives – this is set out in Appendix 2: Strategic Alignment, which also considers National Planning Framework 4 (NPF4) policies and the Eildon Locality Plan 2020 key priorities.

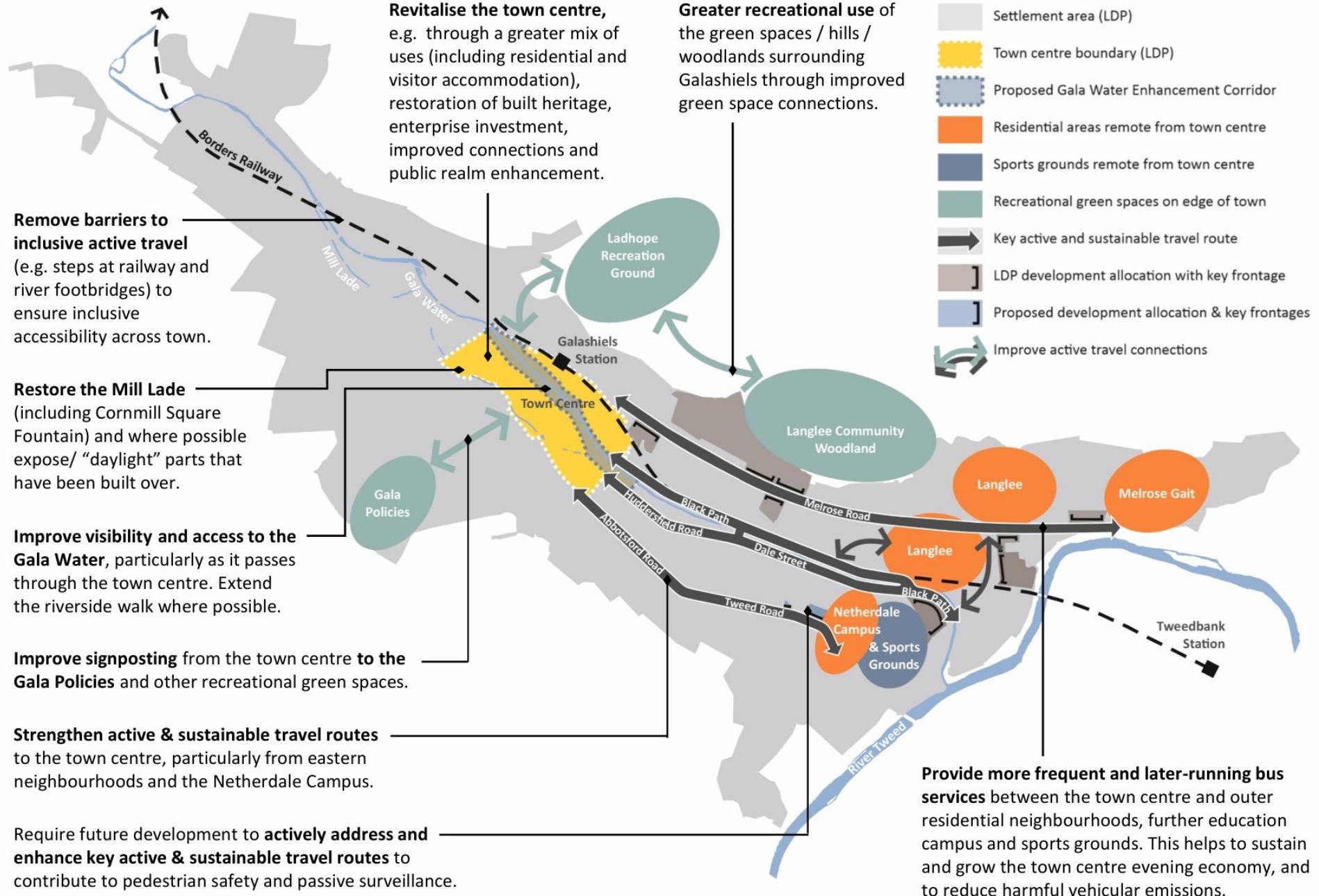


Extract from Scottish Borders Council LDP 2024 – Galashiels proposals map

2. Key areas of change

Development over the last couple of years of a collective vision, objectives, investment themes and ultimately project proposals has been informed by a wealth of community feedback. The key strands of the Local Place Plan can be summarised through a high-level spatial strategy highlighting the key actions that the Galashiels Town Team wish to propose in their submission to Scottish Borders Council – see strategy diagram below.

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3. Galashiels Local Place Plan Proposals for the next LDP

(1) Re-Use of Empty Buildings, Town Centre Living and Cultural Regeneration as Key Town Centre Priorities:

The Galashiels Town Team supports the current aim of LDP Policies ED3 and ED4 to allow / promote a greater mix of town centre uses to support town centre vitality and viability. We would like to see a **strengthening of policies to support the regeneration of Galashiels Town Centre**. This should provide a particular focus on prioritising the reuse of existing empty buildings, on encouraging greater levels of **town centre living** (particularly on upper floors) and **cultural uses** which would support increased footfall and reduced vacancy rates.

This is supported by NPF4:

- **Policy 9: Brownfield, vacant and derelict land and empty buildings.** This requires LDPs to “*set out opportunities for the sustainable reuse of brownfield land including vacant and derelict land and empty buildings.*”
- **Policy 27: City, town, local and commercial centres.** This states that “*LDPs should provide a proportion of their Local Housing Land Requirements in city and town centres and be proactive in identifying opportunities to support residential development.*” Policy 27 (e), (f) and (g) provide criteria against which development proposals for town centre living should be assessed.
- **Policy 31: Culture and creativity.** This requires LDPs to “*recognise and support opportunities for jobs and investment in the creative sector, culture, heritage and the arts*”.

(2) Key Active & Sustainable Travel Routes:

The LDP should identify routes along key desire lines which could be improved to encourage more active and sustainable travel (walking, wheeling, cycling and public transport) to and from the town centre. This would help to reduce the number of private vehicles travelling to and within the town centre and associated carbon emissions.

This is supported by NPF4:

- **Policy 13: Sustainable Transport.** This requires that “*LDPs promote a place-based approach to consider how to reduce car-dominance*”. It also states that the LDP “*spatial strategy should reflect the sustainable travel hierarchy and sustainable investment hierarchy by making best use of existing infrastructure and services*”.

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- **Policy 14: Design, quality and place** (Annex D: 1. Healthy e.g. “*Designing for lifelong wellbeing through ensuring spaces, routes and buildings feel safe and welcoming e.g. through passive surveillance and use of physical safety measures*”; 2. Pleasant and 3. Connected, e.g. “*Designing for active travel by encouraging more walking, wheeling and cycling together with reliable, accessible, public transport and shared transport hubs that allow for simple modal shifts*”.
- **Policy 15: Local living and 20 minute neighbourhoods.**
- **Policy 9: Brownfield, vacant and derelict land and empty buildings** – see Tweed Road suggestions below.

This complies with Police Scotland “Equally Safe Strategy”.

Specific Suggestions:

2.1 *The Black Path & Huddersfield Road*

- **The Black Path should be identified within the LDP as a Key Active Travel Route.** It provides a relatively direct route to the town centre and rail station from a number of large residential neighbourhoods to the east and from the northern part of the Netherdale Campus / sports grounds. Despite its attractive woodland surroundings along the Gala Water, parts of the path often feel unsafe to use due to the lack of passive surveillance. Measures to address this might include creating new connections / entrances to the path, cutting back the vegetation to create clearings, installing more benches at river viewpoints, installing more effective lighting and CCTV cameras.
- **Development of sites adjacent / near to the Black Path** (within viewing distance of the route or its connections) **should be required to contribute to the route accessibility and passive surveillance** wherever possible. Development (particularly residential) should be oriented and designed to address and overlook the route, and where possible to form new connections to it. Consideration of potential flood risk will also be required given that much of the Black Path sits within the Gala Water flood plain.
- **Huddersfield Road should also be identified within the LDP as a Key Active & Sustainable Travel Route.** It also forms a direct route to the town centre from Netherdale, running parallel to the Black Path, along the other side of the Gala Water. It consists of long stretches which have a narrow pavement on one side only and no housing to address/ overlook the street. Passing vehicular traffic or other walkers offer the only degree of natural surveillance. This should be a key bus and active travel route, with widened pavements and speed restrictions to encourage cycling.
- **Reconsider Business and Industrial Safeguarding allocations** (zEL40 and zEL41) between the south bank of the Gala Water and Huddersfield Road to allow

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for residential and mixed-use development capable of providing overlooking / passive surveillance of this corridor.

2.2 *Tweed Road & Abbotsford Road*

- **These two roads should be identified within the LDP as a Key Active & Sustainable Travel Route.** In addition to the residential neighbourhoods along this route, it connects the Heriot-Watt University (HWU) Jean Muir Student Village, the joint Borders College / HWU campus and the Gala Fairydean Rovers Football Club with the town centre. A significant stretch of Tweed Road lacks any form of passive surveillance besides passing traffic. This could deter students from walking to or home from the town centre, especially during the evening when bus services are particularly limited.
- **Amend the boundary of current LDP allocation zEL40** to omit the former builder's yard site to the north of Tweed Road, that is on the Vacant and Derelict Land Register. This **site should be re-designated as a 'Redevelopment' or 'Housing' site** to allow for the development of residential apartments to overlook this empty stretch of Tweed Road. A requirement of development on this site should include the provision of an adequate number of storeys to overcome the change in level between the site and the road, together with fenestration design which maximises the opportunity for passive surveillance of Tweed Road.
- **A new allocation for housing development at the site on the corner of Tweed Road and Netherdale Brae.** A design requirement for this site should be that development must positively address both frontages and the corner of the site to ensure maximum overlooking of both roads.
- As part of the Key Active & Sustainable Travel Route designation, Scottish Borders Council should explore the opportunity to **provide a cycle lane along the Tweed Road / Abbotsford Road route.**

2.3 *Melrose Road*

- Melrose Road – a key arterial route into Galashiels, serving a significant residential population – **should be identified within the LDP as a Key Active & Sustainable Travel Route.** At its eastern end, some 1.5 to 2 miles from the town centre / rail station, lies the newest residential neighbourhood, Melrose Gait. Many from this community expressed their dissatisfaction (through community consultations) with the current level of bus service available to and from the town centre, particularly in the evenings. They, together with residents of Langlee, also raised the issue of excessive speeds along Melrose Road together with isolated stretches with little overlooking, which deters people from walking or cycling this route. This results in many of these residents driving into the centre rather than using more sustainable modes.

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- The current LDP has allocated numerous sites for housing, mixed use or ‘redevelopment’ along the length of Melrose Road. Development of these sites, together with any emerging development sites, should be required to address Melrose Road with their principal frontages and entrances, maximising the opportunity for passive surveillance to make passing pedestrians feel safe. Developer Contributions towards off-site access and road improvements may also be sought to ensure the **delivery of co-ordinated street enhancements to calm vehicular speeds and improve the walking, wheeling and cycling environment**. This could include the provision of cycle lanes, intermittent street trees and on-street parking bays, and other means of narrowing the carriageway and reducing traffic speeds. Additional pedestrian crossing should also be designed in to accommodate key pedestrian desire lines.

(3) The Mill Lade Blue-Green Corridor:

The Mill Lade was built during the late 18th century to divert water from the Gala Water through a channel along which the textile mills were built. It is an important historical asset which forms a significant part of Galashiels’ distinctive identity. It runs almost from one end of the town to the other and today can still be seen in various locations (see strategy diagram above), including the fountain at Cornmill Square and at vantage points in Paton Street alongside the retail park, where a mounted turbine (and information board) is on view. In some locations the Lade has been covered up over time, either by development or road infrastructure.

The LDP should **identify a blue-green corridor incorporating the Mill Lade** with the objective of incrementally restoring and maintaining the lade and enhancing the green corridor which runs along much of its length.

This is supported by NPF4:

- **Policy 7: Historic assets and places.** This requires that “*LDPs, including through their spatial strategies, should support the sustainable management of the historic environment. They should identify, protect and enhance valued historic assets and places*”.
- **Policy 20: Blue and green infrastructure.** This requires that the LDP “*spatial strategy should identify and protect blue and green infrastructure assets and networks; enhance and expand existing provision including new blue and/or green infrastructure. This may include retrofitting*”.

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Specific Suggestions:

3.1 **Green corridor enhancements**

- Along some stretches of the Mill Lade that are enclosed, it may be possible and appropriate to ‘daylight’ the channel in line with urban waterways guidance from SEPA (Scottish Environmental Protection Agency). Opening up the lade in this way could provide an attractive urban amenity, especially where streets or active travel paths can run alongside. Combining this with enhancements to the adjacent woodland corridor could substantially increase the biodiversity value of the Mill Lade Green Corridor. Reinforcing other green connections, for example, to the Gala Water corridor or to the settlement edges, further contributes to this biodiversity value.

3.2 **Roxburgh Street redevelopment site**

- The site requirements for the LDP Redevelopment site zR06 Roxburgh Street should require masterplan designs to ensure the opening up / daylighting of the Mill Lade as it crosses the site (also consider as part of flood risk mitigation works and sustainable urban drainage). This should include an active travel route alongside the lade which stretches to the site boundary to allow for current or future connection with paths on adjacent sites.

(4) **Gala Water Improvements & Riverside Path:**

As with many Scottish towns of a similar size and industrial heritage, over time development has turned its back to the river. The Gala Water flows the length of the town centre, is bridged five times, and yet remains relatively hidden from the main town centre streets and public realm. The Douglas footbridge and adjacent shopping lane leading to Channel Street, incorporates short sections of riverside walkway, but these do not connect back to the street network. Many community comments related to the opportunity to “make more of the river as it runs through the town centre” and the potential to create a “riverside walkway”.

The LDP should identify the Gala Water corridor as it passes through the town centre as a priority for river access and enhancement.

This is supported by NPF4:

- **Policy 20: Blue and green infrastructure.** This requires LDPs to “*safeguard access rights and core paths, including active travel routes, and encourage new and enhanced opportunities for access linked to wider networks*”. One of the intended outcomes of Policy 20 is that “*Communities benefit from accessible, high quality blue, green and civic spaces*”.

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Specific Suggestions:

4.1 ***Gala Water Active Travel Path***

- The proposed Gala Water Enhancement Corridor should include development sites (current and future) either side of the river. Within this corridor any development proposals would be required to provide a riverside path (for walking, wheeling and cycling) along their river frontage, with the potential to connect with an adjacent section of riverside walkway. Ideally, the incremental provision of sections of walkway should eventually connect with one another and with the main town centre street network. To the east of the town centre the path should connect with the Black Path, which in turn should connect with the River Tweed Trail. Where there are opportunities to connect to the west of the town centre these should also be explored.

