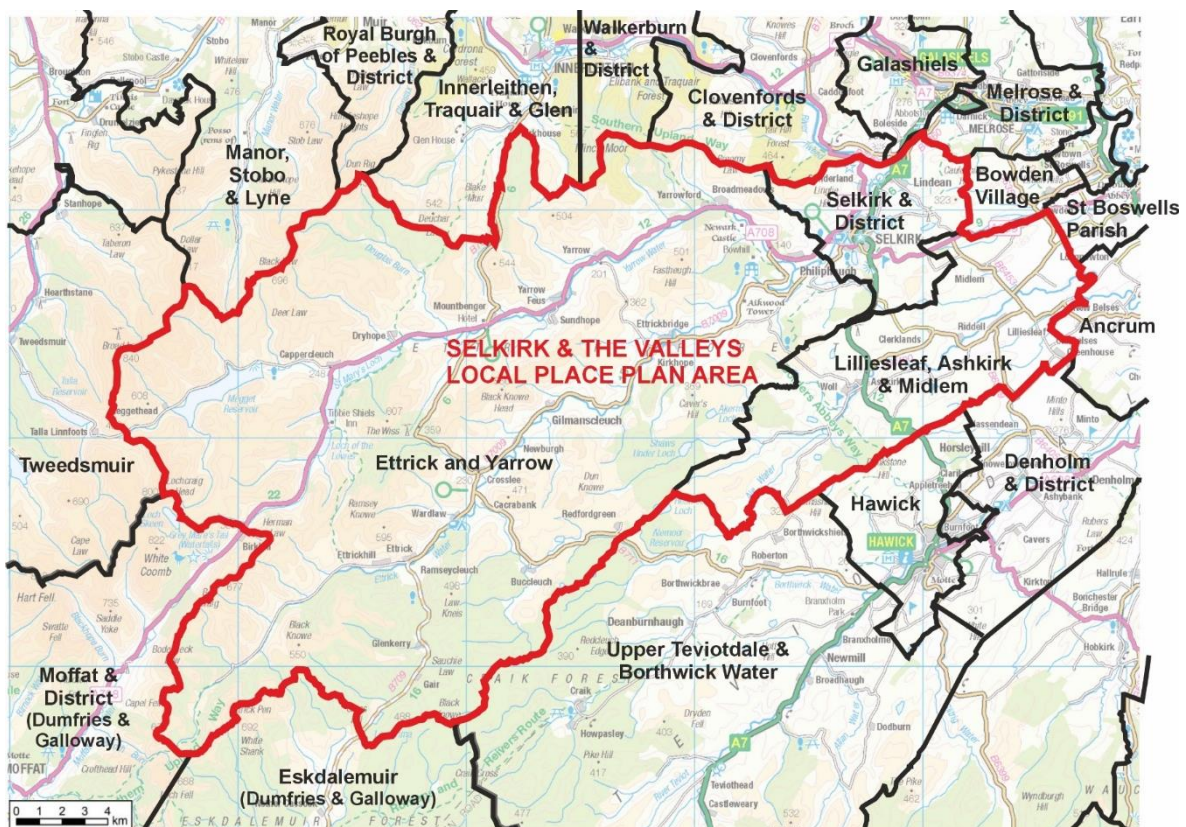


Supporting Statement for Selkirk & The Valleys Local Place Plan



Prepared by: Selkirk Regeneration Ltd.

Date: August 2025

1. Introduction

This Supporting Statement forms part of the Local Place Plan submission to Scottish Borders Council and is accompanying the Selkirk & The Valleys Local Place Plan (LPP) dated August 2025.

The LPP sets out the community's vision, regeneration strategy and project proposals for the future development of Selkirk. It was prepared by the Selkirk + Valleys Town Team within Selkirk Regeneration Ltd. and informed through community engagement and stakeholder consultations gathered between 2022 and 2025.

This statement sets out how the proposed LPP aligns with current planning policy and locality plan priorities, justifications for amendments being sought to the Local Development Plan and an overview of community support for those proposals.

Section 8 provides evidence of compliance with Regulation 4 of the Town & Country Planning (Local Place Plan) (Scotland) Regulations 2021 which ensures that all local councillors and community councils within the LPP area and adjacent community councils have been notified and provided with adequate opportunity to comment on the proposed LPP - Appendix 1 contains a copy of the Information Notice accompanying the proposed LPP and subsequent correspondence.

2. Contact details

Andy Murray

Email address: [REDACTED]

Selkirk Regeneration Ltd. is a community-based charity (Scottish Charitable Incorporated Organisation (SCIO)) and a community-controlled body as defined by Section 19 of the Community Empowerment (Scotland) Act 2015. You can find a copy of its written constitution at: <http://selkirkregen.com/wp-content/uploads/2024/02/SR-SCIO-constitution-2020.pdf>

3. Regard given to the Local Development Plan (LDP)

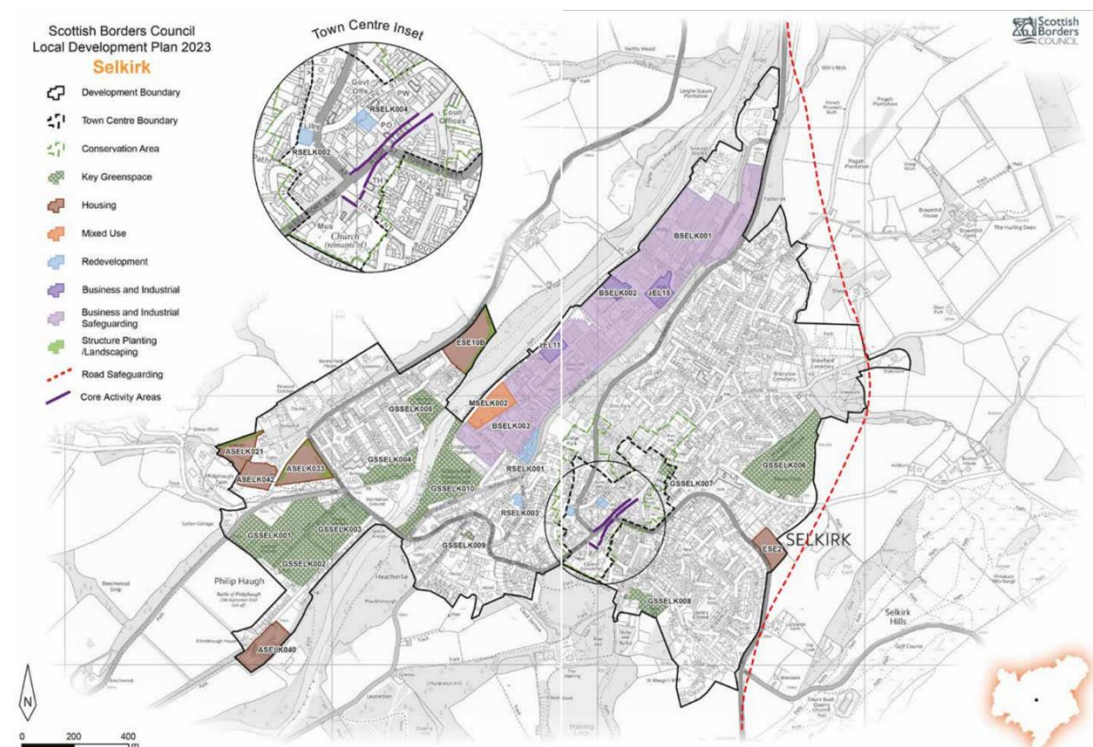
The Scottish Borders Council LDP was adopted on 22 August 2024 – following extensive evidence gathering, consultation, and independent review and Examination. The plan sets out land use proposals and planning policies to guide development and inform planning decisions within the Borders. This includes policies in relation to:

- Placemaking & Design
- Economic Development
- Housing Development
- Environmental Promotion and Protection
- Infrastructure and Standards

Across these policies 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.

Within Volume 2 of the LDP a specific settlement profile for Selkirk is provided, including Development and Safeguarding Proposals for housing, business & industrial, mixed use, and redevelopment. It also identifies and allocates key greenspace around the town. See Figure 1: proposals map below.

Figure 1 – LDP 2024 Proposals Map for Selkirk



Key placemaking and infrastructure considerations for the town noted in the LDP include:

- The town's character is established by its historic hilltop town centre and countryside setting – for which there are several landscape and environmental designations.
- The quality of the town's historic built environment – including designated Conservation Area – and their contribution to local amenity. New development should contribute to, and complement, existing character.
- Riverside area of the town has been subject to the redevelopment of redundant buildings in recent years – supported by delivery of Flood Protection Scheme. Specific sites are identified in the Riverside area for development, including a mixed-use development opportunity.
- Road infrastructure capacity poses issues for traffic movements in the town centre. A potential by-pass route is identified and the potential for this to enable longer-term mixed-use development to the east of the town.

In assessing the key issues and project proposals emerging from community and stakeholder engagement, Selkirk + Valleys Town Team reviewed the LDP policies and specific land use proposals for Selkirk to identify clear areas of alignment as well as areas where the Local Place Plan might differ from LDP policies and proposals.

For the most part, the community-proposed interventions were very much aligned with the key aspirations of the LDP around the regeneration of town centres, heritage protection, the promotion of health and well-being (particularly through outdoor recreation and safe active travel) and the promotion of sustainable economic growth (particularly through community-led tourism). Table 1 (below) sets out how the proposed Local Place Plan aligns with the LDP.

Table 1: Local Place Plan Alignment with SBC Local Development Plan 2024(LDP)

SBC LDP2 Volume 1	Local Place Plan (LPP) Alignment / <i>(Proposed Projects)</i>
AIMS	
Sustainability and Climate Change	The LPP focusses on the repair and reuse of existing buildings rather than new construction (<i>Project proposals: Old Mills Regeneration, Vacant & Derelict Buildings, Town Centre Vacant Buildings</i>). 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 (<i>Town Centre Vacant Buildings, Town Centre Living, Town Centre</i>

	<i>Shopfronts & Dressing</i>). It seeks to improve these public transport services and to improve the safety and appeal of key active travel corridors to the centre (<i>Community Transport, Town Centre Traffic</i>). It considers opportunities to improve the water environment and to create a better-connected network of greenspace corridors (<i>Enhancing Green Network, Connecting the Green Network</i>). It proposes the local generation of renewable energy (<i>Community Solar Energy</i>).
Growing our Economy	The LPP seeks to support existing businesses (<i>The Haining & Chicken Acre, Victoria Park amenities</i>) and promote the creation of new businesses, especially through the re-use of vacant buildings (<i>Old Mills Regeneration, Vacant & Derelict Buildings, Riverside Renewal</i>) and the promotion of tourism-related activity/ business (<i>Gateway to the Valleys, Community Hub</i>). Measures to improve public transport and town centre traffic also seek to increase town centre footfall to help grow the local economy (<i>Town Centre Traffic</i>).
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 (<i>Town Centre Living, Town Centre Vacant Buildings</i>). It also recognises the need for housing development sites around Philipshaugh and Bannerfield, and their potentially significant contribution to new investment in Selkirk. It calls for a housing size and tenure mix that will meet local housing needs, and for sustainable active travel and public transport connections between these areas and the town centre (<i>Future Expansion Sites</i>).
Town Centres	The LPP considers ways in which Selkirk town centre can be regenerated and its uses promoted and supported to improve its vitality and viability. Proposals seek to support this regeneration through the promotion of Town Centre Living, through increased support for a wider range of enterprise activity and tourism investment, through the restoration and promotion of its distinctive built heritage and through improved and sustainable connectivity (<i>Town Centre Living, Town Centre Traffic, Cross Keys & Courthouse, Town Centre Vacant Buildings, Town Centre Shopfronts & Dressing</i>).

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”, particularly through its <i>Gateway to the Valleys</i> multifaceted tourism project.
Built and Natural Heritage	The LPP supports the preservation and enhancement of Selkirks’ built heritage through a variety of project proposals (<i>Old Mills Regeneration, The Haining & Chicken Acre, Cross Keys & Courthouse, Town Centre Vacant Buildings, Town Centre Shopfronts & Dressing</i>). It also seeks to protect and increase appreciation and use of its natural heritage assets (<i>Enhancing Green Network, The Haining & Chicken Acre, Victoria Park, Connecting the Green Network</i>).

The review did not identify any specific areas where the Local Place Plan proposals differed from the LDP, and no specific amendments to the next iteration of the LDP are requested (see section 6 below). There are, however, areas that have been highlighted – “LDP Proposals & Projects” – which the community wish to see more effectively addressed, promoted or prioritised through future planning and activity by Scottish Borders Council and partners, including in the preparation of the next LDP (e.g. through stronger policy / policies).

4. Regard given to the National Planning Framework

National Planning Framework 4 was adopted in February 2023 – and is a national spatial strategy for Scotland. It sets out spatial principles, regional priorities, national developments, and national planning policy. NPF4 forms part of the Development Plan alongside the Local Development Plan.

It sets out National Planning Policy organised around the priorities of:

Sustainable Places – where we reduce emissions, restore and better connect biodiversity.

Liveable Places – where we can all live better, healthier lives.

Productive Places – where we can have a greener, fairer and more inclusive environment and wellbeing economy.

Close regard has been had to NPF4 in the development of the Local Place Plan – seeking to identify, develop and plan for projects that are closely aligned to priorities in NPF4, in particular those most relevant to Selkirk around:

- Supporting **20-Minute Neighbourhoods and Local Living** – encouraging accessible, well-connected and compact neighbourhoods where people can easily access services, greenspace, learning, work, and leisure.
- Protecting and **enhancing historic environment assets** and places – and enabling positive change as a catalyst for regeneration and placemaking.
- Encouraging, promoting, and facilitating **opportunities for play, recreation and sport**, and making these accessible to the community.
- Tackling the **Climate and Nature Crises** – promoting locally-led projects, activities and initiatives that can support low-carbon lifestyles within the community and embed resilience to future climate change.

As a result, the themes and priority projects set out in the Local Place Plan are strongly aligned to, and consistent with, NPF4. Table 2 (below) sets out in more detail how proposed LPP projects are aligned with NPF4 policies.

Table 2: Local Place Plan Alignment with National Planning Framework Policies

NPF4 Policies	Local Place Plan Alignment
<i>Sustainable Places</i>	
1. Tackling the climate and nature crises	The LPP seeks to: • contribute towards zero carbon and nature positive places (<i>Victoria Park, Community Solar Energy, Connecting the Green Network</i>),

	• support the creation of a greener and healthier environment (<i>Victoria Park, Selkirk Pump Track</i>), • support local living (<i>Town Centre Living, Community Hub, Ettrick Hub</i>) • support active travel and sustainable transport (<i>Community Transport Town Centre Traffic, Connecting the Green Network, Connecting the Valleys</i>)
2. Climate mitigation and adaptation	Many of the projects address net zero and climate change adaptation. In particular: • support active travel and sustainable transport (<i>Community Transport</i>) • support conserving and recycling existing assets (<i>Town Centre Vacant Buildings, The Haining & Chicken Acre, Cross Keys & Courthouse, Ettrick Hub</i>) • supports climate mitigation (<i>Connecting the Green Network, Community Solar Energy</i>)
3. Biodiversity	The LPP seeks to create nature positive places with biodiversity enhancement and stronger nature networks (<i>Victoria Park, Enhancing Green Network, Connecting the Green Network, Ettrick Hub</i>).
6. Forestry, woodland and trees	The LPP supports the creation of a greener and healthier environment through parkland restoration (<i>The Haining & Chicken Acre</i>) and protecting and enhancing key green spaces and avoiding habitat fragmentation (<i>Enhancing Green Network, Connecting the Green Network</i>).
7. Historic assets and places	The LPP seeks to ensure that historic assets and places are valued, protected and enhanced. They support the restoration and reuse of existing buildings and historic assets where possible (<i>The Haining & Chicken Acre, Cross Keys & Courthouse, Town Centre Vacant Buildings, Developing the Valleys Literary Heritage</i>).
9. Brownfield, vacant and derelict land and empty buildings	The LPP seeks to reduce the need for greenfield development by promoting the reuse of brownfield sites and empty buildings (<i>Old Mills Regeneration, Vacant & Derelict Buildings, Town Centre Vacant Buildings, Riverside Renewal, Ettrick Hub, Developing the Valleys Literary Heritage</i>).
11. Energy	The LPP seeks to contribute towards the promotion and facilitation of renewable energy development (<i>Community Solar Energy</i>).

12. Zero waste	The LPP encourages the reduction and reuse of materials in construction in line with the waste hierarchy by promoting the restoration and reuse of existing buildings and historic assets (<i>Old Mills Regeneration, Vacant & Derelict Buildings, Town Centre Vacant Buildings, Riverside Renewal, Ettrick Hub</i>).
13. Sustainable transport	The LPP promotes developments in locations which support sustainable travel and seeks to create safe, accessible and connected places (<i>The Haining & Chicken Acre, Cross Keys & Courthouse, Old Mills Regeneration, Community Transport, Town Centre Traffic, Connecting the Green Network, Connecting the Valleys</i>).
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 and will seek to take a sustainable design-led approach, applying the six qualities of successful places (<i>Action Plan Projects 1 – 12</i>).
15. Local living and 20 minute neighbourhoods	The LPP seeks to contribute to local living and sustainable travel access to meet daily needs. Many project proposals are within or linked to the town centre and/or seek to improve active travel, local facilities and local environment (<i>The Haining & Chicken Acre, Cross Keys & Courthouse, Old Mills Regeneration, Town Centre Vacant Buildings, Town Centre Shopfronts & Dressing, Selkirk Pump Track, 4G Sports Pitch, Community Transport, Town Centre Traffic, Connecting the Green Network</i>).
16. Quality homes	The LPP seeks to encourage the creation of high quality homes in sustainable locations, including the town centre and areas well-connected to the town centre (<i>Town Centre Living, Town Centre Vacant Buildings, Future Expansion Sites</i>).
20. Blue and green infrastructure	The LPP seeks to protect, enhance and create blue and green infrastructure through a number of project proposals (<i>Enhancing Green Network, The Haining & Chicken Acre, Victoria Park, Connecting the Green Network, St Mary's Loch</i>).
21. Play, recreation and sport	The LPP seeks to safeguard and improve facilities that support physical and mental health and wellbeing including outdoor play space and sports facilities (<i>Selkirk Pump Track, 4G Sports Pitch, Connecting the Green Network, St Mary's Loch, Connecting the Valleys</i>).

23. Health and safety	The LPP seeks to improve health and reduce health inequalities, through the promotion of active travel and outdoor sports and recreation (<i>Selkirk Pump Track, 4G Sports Pitch, Victoria Park, Connecting the Green Network, St Mary's Loch, Connecting the Valleys</i>).
Productive Places	
25. Community Wealth Building	The LPP seeks to encourage local economic development projects which intrinsically provide community and place benefits. Community wealth building is a central and primary consideration for a number of projects, in particular those which support community ownership and management of building and land (<i>Gateway to the Valleys, Victoria Park, Community Hub, Cross Keys & Courthouse, St Mary's Loch, Ettrick Hub</i>).
26. Business and industry	The LPP seeks to encourage economic development and enable alternative ways of working through the reuse of vacant and derelict buildings and proposals to promote tourism-related investment (<i>Gateway to the Valleys, Town Centre Vacant Buildings, Old Mills Regeneration, Riverside Renewal, St Mary's Loch</i>).
27. City, town, local and commercial centres	The LPP seeks to enhance town centre vitality and support town centre revitalisation through the reuse and repurposing of vacant town centre buildings and spaces, including the restoration of heritage assets, encouraging town centre living, town dressing and improved public realm. It also seeks to encourage active travel within - and connections to - the town centre (<i>Town Centre Traffic, Town Centre Living, Cross Keys & Courthouse, Town Centre Vacant Buildings, Town Centre Shopfronts & Dressing, Gateway to the Valleys</i>).
28. Retail	The LPP seeks to encourage retail investment to the most sustainable locations. A number of project proposals seek to enhance the town centre as a means of increasing footfall and attracting investment in retail and other complementary town centre uses (<i>Town Centre Traffic, Cross Key & Courthouse, Gateway to the Valleys, Town Centre Vacant Buildings, Town Centre Shopfronts & Dressing</i>).
29. Rural development	The LPP puts forward proposals which seek to benefit the rural areas and villages within the Ettrick and Yarrow Valleys (<i>Gateway to the Valleys, Community Transport, Connecting the Green Network, St Mary's Loch, Ettrick Hub</i>).
30. Tourism	The LPP seeks to encourage, promote and facilitate sustainable and community-led tourism (<i>The Haining & Chicken Acre, Cross Keys &</i>

	<i>Courthouse, Gateway to the Valleys, Victoria Park, Community Hub, Town Centre Shopfronts & Dressing, Connecting the Green Network, St Mary's Loch, Developing the Valleys Literary Heritage).</i>
31. Culture and creativity	The LPP seeks to encourage and promote development that reflects the diverse culture and creativity within Selkirk and the Valleys (<i>The Haining & Chicken Acre, Cross Keys & Courthouse, Gateway to the Valleys, Developing the Valleys Literary Heritage</i>).

5. Regard given to the Locality Plan

Selkirk and the Valleys area is situated within the Eildon Locality – for which the most recent Locality Plan was adopted in 2020. The Eildon Locality comprises the wards of Galashiels & District, Leaderdale and Melrose, and Selkirkshire. The Locality Plan outlines priorities for the Eildon area with a focus on reducing inequalities to improve the area for those who live, work and visit the area.

The Plan is structured around the themes of:

- **Our Economy, Skills & Learning.** Key priorities included improving rural digital connectivity and improving the reliability and accessibility of transport services.
- **Our Health, Care & Wellbeing.** Key priorities included increasing the range and accessibility of community activities to encourage a reduction in drug and alcohol use.
- **Our Quality of Life.** Key priorities included creating safe areas for young people within local communities and provide leisure facilities that are accessible and affordable.
- **Our Environment & Place.** Key priorities included creating appropriately placed, affordable and socially inclusive housing in the countryside, and developing attractions within the countryside to encourage visitors to the area.

The development of the Selkirk & the Valleys Local Place Plan, and projects therein, considered and had close regard to the Eildon Locality Plan. This identified strong alignment around a number of priority areas – particularly young people, transport services, and accessibility to leisure and recreation services. This is reflected in the priority projects that have emerged through the Local Place Plan development, as shown in Table 3.

Table 3: Local Place Plan Alignment with Eildon Locality Plan 2020

Eildon Locality Plan 2020	Local Place Plan Alignment
Eildon Locality Plan Priorities: • Economy, Skills & Learning • Improve rural digital connectivity, accessibility and use of technology.	The LPP aligns with the Eildon Locality Plan priorities as follows: • Economy, Skills & Learning: LPP project proposals support the renewal of business and industrial sites and the improved accessibility and reliability of

• Improve the accessibility and reliability of transport services. • Health, Care & Wellbeing • Increase the range and accessibility of community activities to encourage a reduction in drug and alcohol use in the Eildon locality. • Quality of Life • Create safe areas for young people within local communities and provide leisure facilities that are accessible and affordable. • Environment & Place • Create appropriately placed, affordable & socially inclusive housing in the countryside. • Develop attractions within the countryside to encourage visitors to the area.	transport services (<i>Community Transport, Town Centre Traffic, Riverside Renewal</i>). • Health, Care & Wellbeing: LPP project proposals support a wider range of community activities as well as active travel and sustainable transport improvements which would improve the accessibility of community activities (<i>Victoria Park, Community Hub, Selkirk Pump Track, 4G Sports Pitch, Community Transport, Town Centre Traffic</i>). • Quality of Life: LPP project proposals support improvements to local leisure facilities that are accessible and affordable for young people, and which promote interaction with the natural environment (<i>Victoria Park, Community Hub, Selkirk Pump Track, 4G Sports Pitch, Connecting the Green Network, Community Transport, Town Centre Traffic</i>). • Environment & Place: LPP project proposals support community-led tourism to benefit Selkirk and the rural valleys (<i>Gateway to the Valleys, Community Transport, Connecting the Green Network</i>).
---	--

6. Community priorities to inform the next LDP

There are **no specific amendments being sought** by Selkirk + Valleys Town Team (Selkirk Regeneration) to the next Local Development Plan (LDP). There are, however, issues that have been highlighted in the LPP – “LDP Proposals & Projects” – which the community wish to see more effectively addressed, promoted or prioritised through future planning and activity by Scottish Borders Council and partners, including the preparation of the next LDP (e.g. through stronger policy / policies).

These community priorities align closely with NPF4 policies and objectives and recognise that the next generation of Local Development Plans are expected to be place-based, visual, and accessible, reflecting a clear spatial strategy and community aspirations.

Table 4: Selkirk & Valleys Local Place Plan Community Priorities to inform the next LDP

Current LDP Proposals & Projects		Community Priorities
1	Selkirk Bypass – indicative route alignment safeguarded	• Generally supportive • Greater clarity required on final routing, timing and wider planning implications • Early community engagement on route alignment and impacts / opportunities • Construction phase arrangements to minimise disruption locally • Supports NPF4 Policies 13: Sustainable transport.
2	Former Mills Regeneration – land safeguarded for business and industrial use	• Strengthen policy / policy prioritisation for vacant land/building renewal to curb continuing deterioration and wider negative impacts • Prioritisation of regeneration planning activity around vacant land renewal and creation of new employment opportunities, working

		jointly with land owners, SoSE and other partners to secure investment. • Supports NPF4 Policies 7: Historic assets and places, 9: Brownfield, vacant and derelict land and empty buildings, 26: Business and Industry.
3	Vacant & Derelict Buildings	• SBC should set up a positive re-purposing programme for prominent / historic vacant town centre buildings – develop land use strategy and policy to promote community, creative and residential uses to add to town centre vitality. • Stronger coordination and support around the productive use of publicly-owned town centre assets. • Supports NPF4 Policies 7: Historic assets and places, 9: Brownfield, vacant and derelict land and empty buildings, 25: Community wealth building, 27: City, town, local and commercial centres, 28: Retail, 31: Culture and creativity.
4	Community Transport	• Further expansion of current DRT (Demand Responsive Transport) ‘taxibus’ pilot project to widen access and reach across more rural areas. • Supports NPF4 Policies 13: Sustainable transport, 15: Local Living and 20 minute neighbourhoods, 17: Rural homes.
5	Town Centre Traffic Management	• SBC should review the town centre traffic management options – including consideration of a one-way system for High Street – to ensure improved environment for walking, wheeling and cycling.

		• Supports NPF4 Policies 13: Sustainable transport, 27: City, town, local and commercial centres.
6	Enhancing Green Network – LDP identifies and seeks to protect key greenspaces within Selkirk	• Continued support for protection of key greenspaces under policy EP11 • Seek more proactive approach to ensure the enhancement of these spaces through the LDP • LDP to acknowledge and seek to protect important greenspace assets outwith settlement boundaries, e.g. The Haining, Selkirk Hill, Mauldshaugh Wood and Ettrick Marshes, as important components of the wider green network. • Supports NPF4 Policies 3: Biodiversity, 6: Forestry, woodland and trees, 20: Blue and green infrastructure, 30: Tourism.
7	Access to Housing & Town Centre Living	• Although LDP Policies ED3 and ED4 allow for some residential use within the town centre (with the exception of ground floors in the Core Areas), promotion of affordable town centre living options should be strengthened. • NPF4 states: “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) • Supports NPF4 Policies 13: Sustainable transport, 15: Local Living and 20 minute neighbourhoods, 16: Quality homes, 27: City, town, local and commercial centres.

8	Future Expansion Sites	• Local communities should have the opportunity to shape and influence masterplanning of future expansion sites from an early stage as the next LDP is prepared. • New development must be sustainably connected to the town centre via public transport and active travel routes and must not detract from the primacy of the existing town centre. • NPF4 Policies 13: Sustainable transport, 14: Design, quality and place, 15: Local Living and 20 minute neighbourhoods, 16: Quality homes, 18: Infrastructure first
---	------------------------	---

7. Community support for the Local Place Plan

A high level of community support has been shown for the draft Selkirk & the Valleys Local Place Plan (LPP). There has been an extensive and multi-stage process of local community consultation (see Figure 2) to inform, develop and progress key themes and objectives and subsequently local priority projects. In summary this has included:

Stage 1: 'Selkirk & the Valleys Future' Meetings

Three community workshops were organised by Scottish Borders Council (SBC), Scottish Futures Trust (SFT) and South of Scotland Enterprise (SoSE). The first was held at Selkirk High School (100+ attendees), the second at Philiphaugh Community Centre (80+ attendees) and the third at Selkirk Parish Church (36 attendees).

Some of the key issues to emerge included:

- Difficulties in moving around town
- A lack of connection between upper and lower Selkirk
- Aging population and young people want to move away
- Expensive and unreliable public transport

Visions of success included:

- A thriving tourist destination with a clear identity
- High levels of participation in local life
- More opportunities and choices for young people
- A community that feels listened to and feels effective to instigate change.

Stage 2: Exploring Placemaking Options

With clear interest and ambition among the community to update the previous 2012 Selkirk Community Action Plan, the Selkirk + Valleys Town Team was established to help deliver this (comprising circa 18 people, including two co-chairs, a co-ordinator and 5 subgroup heads).



Figure 2: Key consultation events

Through regular meetings/discussions to review key issues and priorities raised by the community, the following broad themes emerged:

- People and wellbeing
- Culture, heritage and tourism
- Business and infrastructure
- Natural and built environment

These provided a broad organising structure for a local place plan, with strong overlap and complementary elements between them.

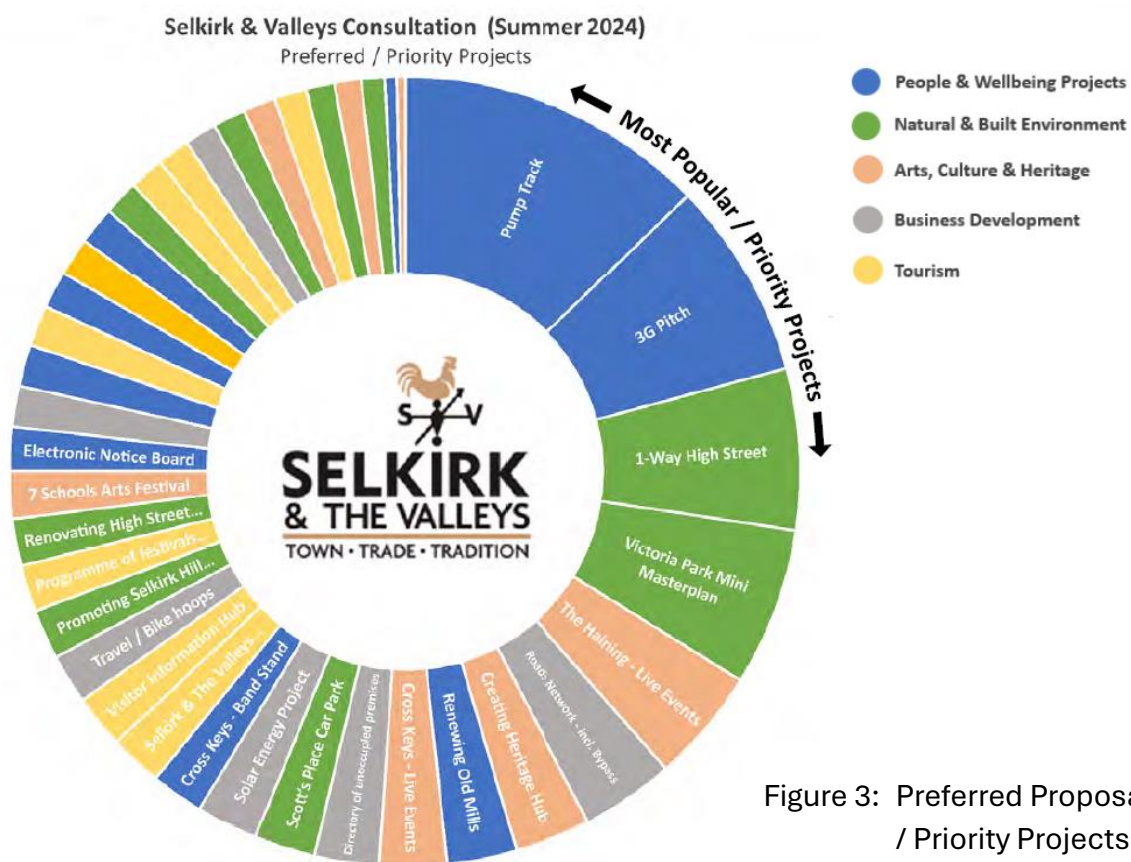


Figure 3: Preferred Proposals / Priority Projects

Stage 3: Local Place Plan – Emerging Themes and Priorities

Community consultation boards were prepared and circulated to local community groups, forums and organisation, as well as online, to gather feedback on emerging themes, project ideas and priorities. This ‘tour’ of the town and district ensured that a wide spectrum of community and interest groups were able to input into the emerging Local Place Plan proposals. Venues / events included:

- Selkirk High School
- Selkirk Farmers Market
- Selkirk High Street ‘pop-up shop’ (23 days over 4 weeks)

- Thornfield House Care Home
- The Waterwheel Café, Philiphaugh
- Lindean Village Hall
- Tagging on to the Mobile Library visits to Ettrickbridge and Midlem (twice)
- Presentations to Selkirk and Ettrick & Yarrow Community Councils
- Press coverage by Border Telegraph and Southern Reporter
- Border TV covered Philiphaugh Primary School event (January 2023)

Figure 3 provides a broad indication of the relative levels of support and prioritisation for proposed projects through the community consultations.

The Town Team were then able to further refine proposals in line with community and stakeholder feedback in preparing the final draft of the proposed Selkirk & the Valleys Local Place Plan.

Stage 4: Final Stage Local Place Plan Submission

As part of the statutory planning process (see 8 below) the proposed LPP has been issued, together with an accompanying Information Notice (Appendix 1), to all Councillors of the Selkirkshire Ward and to all Community Councils within and adjacent to the Local Place Plan area. They have been allowed at least 28 days to respond the Selkirk + Valleys Town Team / Selkirk Regeneration, and these responses are appended to this Supporting Statement (Appendix 2).

A drop-in public community consultation was organised by the Selkirk & Valleys group, alongside consultants Ironside Farrar. The event was held on the 19th June 2025 at the Victoria Halls, Selkirk between the hours of 2pm-8pm.

The hall was organised with tables and displayed with print outs which introduced the Local Place Plan along with boards that detailed the various Projects. The boards consisted of text, photographs and plans which illustrated the ideas in both an informative and eye-catching manner

Attendees also had the opportunity to express their opinions, thoughts and ideas. This was facilitated through written forms which gave attendees the option to write down their name, home address and email address along with their comments on the event / Local Place Plans. Or alternatively, attendees could write on post-it notes and stick them on the display boards where their comments were most relevant.

In total, the event garnered 146 attendees and received 25 written response forms. The key areas of discussion, comment and feedback mainly circulated back to the following areas:

- Balance and range of projects across the Plan area, including Selkirk , Ettrick & Yarrow Valleys, Ashkick, Midlem, and Lilliesleaf.

- Local capacity and resources to deliver the project ideas.
- The potential impacts (positive and negative) from planned Center Parcs development nearby.
- The implications of ongoing Live Borders estate review for local facilities and buildings.
- Lessons and experience of previous placemaking and development initiatives in the area.

Although not a legal requirement for the Selkirk & Valleys Town Team and Selkirk Regeneration to host a consultation event with the local community on their proposed ideas, the event allowed for an in-person discussion with local community members to better understand the LPP and ask questions or raise any potential issues.



8. Evidence of compliance with Regulation 4

In accordance with the requirements of Regulation 4 of the Town & Country Planning (Local Place Plan) (Scotland) Regulations 2021 a copy of the proposed Local Place Plan and an Information Notice were issued on 17/07/2025 to the following:

List of Councillors to whom the proposed Local Place Plan was sent:

Selkirkshire Ward

- Cllr Caroline Cochrane: caroline.cochrane@scotborders.gov.uk
- Cllr Leagh Douglas: leagh.douglas@scotborders.gov.uk
- Cllr Elaine Thornton-Nicol: e.thornton-nicol@scotborders.gov.uk

List of Community Councils to whom the proposed Local Place Plan was sent:

Within Local Place Plan Area

- Royal Burgh of Selkirk and District Community Council, Chairperson Mr A Murray ([REDACTED])
- Ettrick & Yarrow Community Council, Kirsty Irving ([REDACTED])
- Lilliesleaf, Ashkirk & Midlem Community Council, Secretary Tamzin Baxter (lamccsecretary@gmail.com)

Adjacent to Local Place Plan Area (see Figure 4)

- Galashiels & Langlee Community Council, Secretary Tracey Alder ([REDACTED])
- Melrose & District Community Council, Chairperson Mike Sherlock ([REDACTED])
- Bowden Village Committee, Secretary Ms A Beavon (bowdenvc@hotmail.com)
- St Boswells Parish, Secretary Mr Charles Strang (stbosppccsecretary@gmail.com)
- Ancrum Community Council, Secretary Karen Vallance (AncrumCC@outlook.com)
- Denholm and District, Chairperson Mrs Gwen Crew ([REDACTED])
- Hawick Community Council, Mrs Margaret Hogg (hawickcc@gmail.com)
- Upper Teviotdale & Borthwick Water Community Council, Mr Walter Douglas ([REDACTED])

- Tweedsmuir Community Council, Chairperson Mr Gavin Parker (tweedsmuirsecretary@outlook.com)
- Manor, Stobo and Lyne Community Council, Secretary Mr Elliot Robertson (secretary.mslcc@gmail.com)
- Peebles and District Community Council, Secretary Anne Snoddy (secretary@ccrbpeebles.co.uk)
- Innerleithen and District Community Council, Secretary Andy Weir ([REDACTED])
- Walkerburn and District Community Council, Secretary Patricia Purves (walkerburncouncilsecretary@gmail.com)
- Clovenfords & District Community Council, Secretary Jennifer Jepson (clovenfordscommunitycouncil@gmail.com)
- Moffat & District Community Council (Dumfries & Galloway), Secretary Mick Barker (secretary.mdcc@gmail.com)
- Eskdalemuir Community Council (Dumfries & Galloway), Secretary Liz McQueen ([REDACTED])

All the above parties were provided with a 28-day period (ending 14/08/2025) to give feedback on the proposed Selkirk & the Valleys Local Place Plan. Copies of the correspondence and responses arising from the Information Notice are contained in Appendix 1.

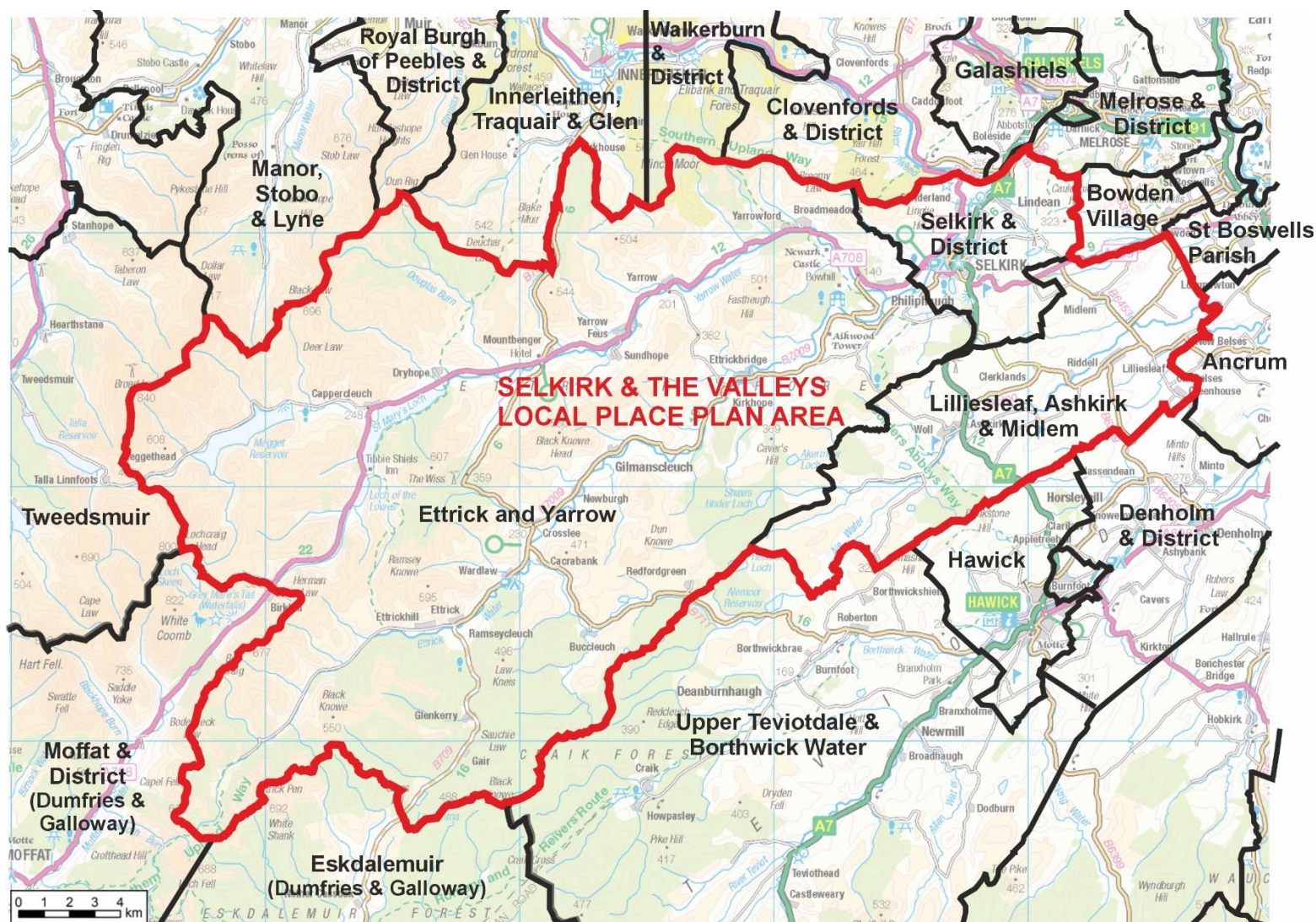


Figure 4: Community Councils covering or adjacent to Selkirk & Valleys Local Place Plan Area (Contains public sector information licensed under the Open Government Licence v3.0.)

**Appendix 1: Information Notice accompanying the proposed Selkirk
Local Place Plan 2025 and responses received from
Local Councillors and Community Councils.**

Issued via Email on 17/07/2025

Dear [Community Council / Councillor],

**Information Notice: Proposed Selkirk & The Valleys Local Place Plan
2025**

Selkirk Regeneration, working in partnership with local stakeholders and with funding support from Scottish Borders Council, have prepared a Local Place Plan.

In accordance with the requirements set out in Regulation 4 of the Town & Country Planning (Local Place Plan) (Scotland) Regulations 2021, Selkirk Regeneration hereby provide (attached to email) a copy of the proposed Selkirk & The Valleys Local Place Plan 2025 for your consideration. This email constitutes the 'Information Notice' to local Councillors required by those regulations.



Proposed Selkirk & The Valleys Local Place Plan Area Boundary

Content and Purpose of the Proposed Local Place Plan:

The Plan aims to present the community's long-term vision, priorities for change, and project proposals for their town. It is based on an extensive process of local engagement stakeholder consultations gathered between 2021 and 2025, through which project ideas and priorities have emerged and been shaped into a Plan.

The Plan aligns closely with the National Planning Framework (NPF4) sustainable aims and policies, focusing on sustainable, liveable and productive places. It has also been prepared with full consideration of the Eildon Locality Plan 2020 and the Scottish Borders Local Development Plan 2024 (LDP).

Representations:

We would welcome any comments that you may wish to make on the content of the Proposed Selkirk & The Valleys Local Place Plan 2025. These comments should be provided in writing (via email if possible) to [REDACTED]. All representations will be submitted to the Scottish Borders Council alongside the Local Place Plan. Please ensure that your representation is made by **14 August 2025** (28 days from today)

For your information, a similar Information Notice has been sent alongside a copy of the Local Place Plan to the following Community Councils: Selkirk & District Community Council, Ettrick & Yarrow Community Council, Lilliesleaf, Ashkirk & Midlem Community Council, Galashiels & Langlee Community Council, Melrose & District Community Council, Bowden Village Committee, St Boswells Parish, Ancrum Community Council, Denholm and District, Hawick Community Council, Upper Teviotdale & Borthwick Water Community Council, Tweedsmuir Community Council, Manor, Stobo and Lyne Community Council, Peebles and District Community Council, Innerleithen and District Community Council, Walkerburn and District Community Council, Clovenfords & District Community Council, Moffat & District Community Council, Eskdalemuir Community Council.

We kindly ask that you confirm receipt of this email and the attached proposed Local Place Plan at your earliest convenience.

Kind regards

Andy Murray

Andy Murray

On behalf of Selkirk Regeneration