UPPER TEVIOTDALE & BORTHWICK WATER LOCAL PLACE PLAN
2025 - 2035

Appendices

Appendices

8.1 Demographics

Summary

- **Total population** of area covered by this demographics report is 666 people. Scottish Borders Council has estimated a best-fit population total of 471 for the Upper Teviotdale and Borthwick Water Community Council area (an increased population of 11% since the 2011 Census)[1].

- **Higher older population** than the national average (25.8% in area compared to 20% nationally). The highest age bracket in the area is 50-64 years (29.4% of local population).

- **Lower proportion of young families:** there are more couples living in the area with no children in the household than the national average (30.6% vs. 17.4%).

- **High level of self-employed people** in the area (22%) which is more than 3x the national average (6%).

- **Poor access to services:** The area is highlighted as within the 10% most deprived areas of Scotland regarding geographic access to services.

- **Low levels of deprivation**: Generally, in the 40-50% least deprived areas in Scotland (aside from deprivation in terms of access to services).

- **High rates of car ownership**: 94.6% of households own a car, with over 60% of households having multiple cars.

- **High levels of privately rented homes** locally: more than double the national average (25% locally vs. 12% nationally). The availability of socially rented housing is very low across the area – with the 2022 census highlighting 10 socially rented houses across the relevant output areas. This is recognised by the local community and SBC as likely to be an over-estimation of the social housing in the area. The community highlight no social housing in their CC area.[2]

- **Mixed profile of housing affordability** locally: 42% of homes are in the more affordable Council Tax Bands A-C, 31.5% in Bands D-E and a further 26.3% are in the most expensive Council Tax Bands F-H.

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[1] https://www.scotborders.gov.uk/downloads/file/7901/community-council-population-estimates-in-scottish-borders-2021

[2] The 2022 Census highlighted 10 houses across the seven Output Areas most closely associated with the UTBW CC area. Local interviews and discussions with key representatives contest this figure – and note that there is no socially rented housing available in the CC area. Enquiries were made to SBC who acknowledged that using Census data for rural CC areas can lead to issues at this micro-level of data analysis.

Scope

The demographic report provides a summary of key data for the Upper Teviotdale and Borthwick Water Community Council area.

Demographic data is only available at the 2022 Census Output Area level, not by community council boundaries or postcodes[3]. To extract demographic data, it is necessary to overlap the census output areas and the community council. It should be noted that the borders for these 2 different boundaries do not always align.

The National Record for Scotland produces a list of what output areas they have designated within a community council. Per that list, the following demographic report covers these output areas: S00174539, S00174629, S00174670, S00174677. S00174678, S00174681, S00174682[4].

The map highlights the overlapping output areas (pink) and the community council boundary (blue line).[5]
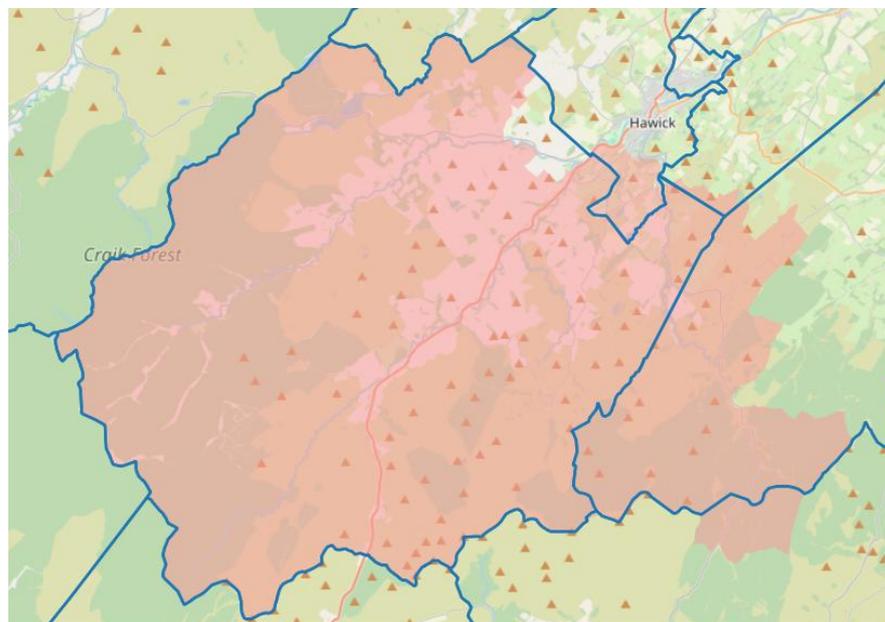
Note on Boundaries and availability of data

Unless otherwise noted, the data presented in this report is from the 2022 Census. Per the Data.Gov website, "Output Areas (OAs) are the key geography for dissemination of small area statistics from the Census. OAs are large enough for Census statistics to be released without infringing confidentiality. They are designed to have relatively small

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[3] The 2022 Census data may be analysed for Community council boundaries in the future.
[4] https://www.nrscotland.gov.uk/publications/2022-census-geography-products/.
2022 Census CC boundary to Output Area available:
https://www.nrscotland.gov.uk/media/qbvnv4uq/oa22_communitycouncil.zip
[5] This pink area avoids additional housing within Hawick and follows the border of the Hawick Golf Club
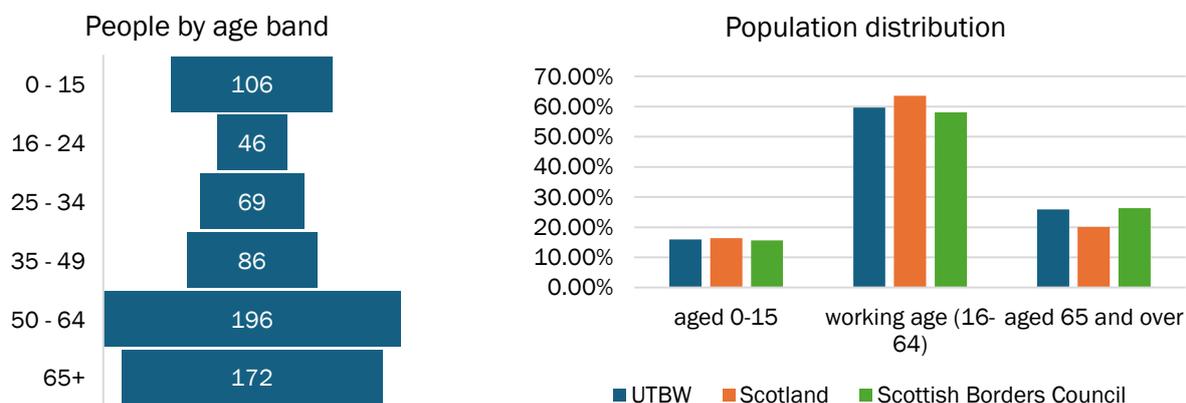
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numbers of households (in the range of 25 to 89) and population (>=60), while nesting within Council areas"[6].

When referring to the Scottish Index of Multiple Deprivation (SIMD) Index, data is gathered from the closest fitting data zones. Data zones are small area geographies designed to have roughly standard populations of 500 to 1000 residents and are composed of Output Areas.

Demographics

The total population of the defined area is 666. As highlighted above, this area is matches to the relevant Output Areas that most closely align with the Community Council boundary. In 2021, Scottish Borders Council produced a model that estimated the Upper Teviotdale and Borthwick Water CC area to contain 471 people.[7]

In order to provide a full demographic profile, the following statistics are based on the related Output Areas (see footnote 57).

People by age band

Age band	People
0 - 15	106
16 - 24	46
25 - 34	69
35 - 49	86
50 - 64	196
65+	172

Population distribution

UTBW   Scotland   Scottish Borders Council

Individuals aged 0-15 makes up 15.9% of the population, which is on par with the regional average (15.6%) and the national average (16.4%). Working age individuals (16-64 years) make up 59.6% of the population, which level with the council area (68.1%), and slightly lower than the national average (63.6%). Individuals aged 65+ years make up 25.8% of the population, which is on par with the regional average (26.3%) and higher than the national average (20%).

Housing

There is a total of 288 households in the defined area.

A large proportion of homes are 'couples with no children' (30.6%) and 'one person households' (22.6%). These numbers vary widely from the national averages for the

[6] https://www.data.gov.uk/dataset/92d0e6e6-c869-4e17-a8ee-70cd291829fa/census-2022-output-areas
[7] https://www.scotborders.gov.uk/downloads/file/7901/community-council-population-estimates-in-scottish-borders-2021

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same category, 17.4% and 37.1% respectively. Couples with children make up 17% of households and 3.8% of households are lone parent households. 95.8% of households are 'houses or bungalows', which is significantly higher than the national average of 65.5%. 3.5% of households are 'flats, maisonettes or apartments'.

Household types
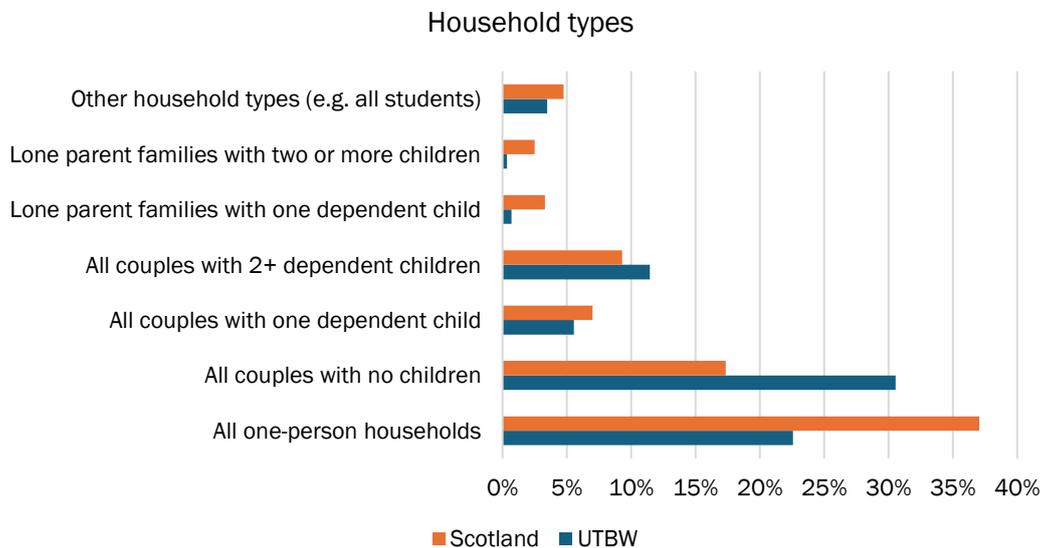
The tenure for homes in the area is as followed, 64.24% are owned, 3.5% are socially rented and 25% are privately rented. The national averages for types of tenure are 63% owned, 22.5% socially rented and 12% privately rented. The area has a high number of privately rented homes and low social housing. It should be noted that this figure of 3.5% socially rented homes is strongly contested with local knowledge highlighting no socially-rented homes in the CC area.

Scottish Borders Council was approached to discuss levels of social housing in the UTBW CC area to try and clarify this issue. The statistics available to them also demonstrate that there are 10 socially rented houses in the area (based on 2022 Census data). However, there was **an acknowledgement that in this instance local knowledge is likely to be more accurate than these statistics** due to a range of factors:[8]

- Data from the Census for Community Council areas are derived on a "best-fit" basis from Census Output Areas, which are communities of around 50 people, designed to assist with the collection of the Census. In rural areas like Upper Teviotdale and Borthwick Water, with a sparse, scattered population, these Output Areas can be geographically unusually large. This means that the Community Council can straddle a Census Output area, and pick up some properties which are not in the Community Council area. These statistical errors are small, but in a sparsely populated area they can appear significant.
- The Census is "anonymised" for Data Protection reasons, to reduce the chances of individuals being identified. Generally, if a number is 10 or less, it can be or
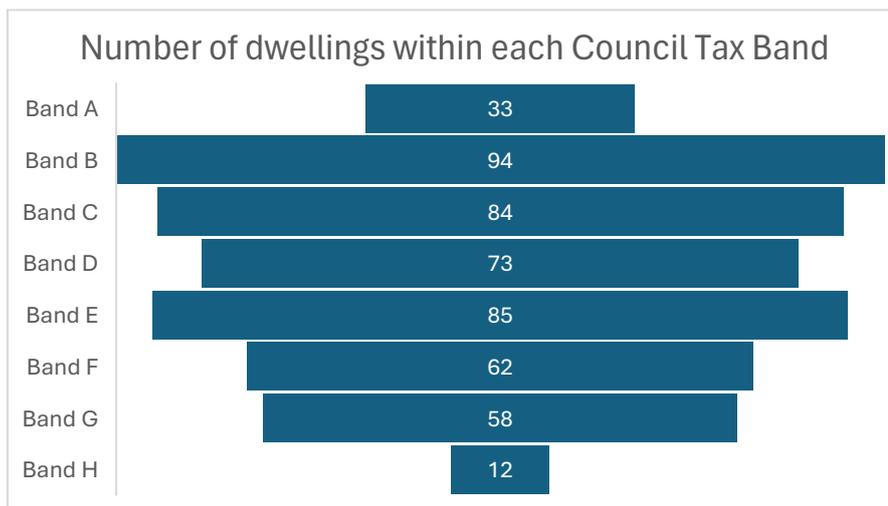
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[8] Factors highlighted within email correspondence with SBC Research Team.

changed or swapped. This means that we can never be 100% sure that an enumerated person or household in a small count is real or not, and this helps to protect their anonymity. Swapping a few numbers round makes little difference in the grander scheme of things but in a small area, this can lead to significant differences from what is known on the ground.

- User error filling out the Census i.e. individuals may have ticked the 'social housing' box incorrectly. This can be particularly common is individuals are 'living rent free' through tied properties - which are more common in rural areas in the Borders.

A previous housing survey for the Borthwick Water area also highlighted this role of rent-free household in tied or "grace and favour" homes. This figure is over double the Scottish Borders average - 6.6% compared to 2.9%[9].

5.5% of the local housing stock is classified as second homes[10]. Empty homes account for 8.9% of local housing stock (the third highest in the Scottish Borders region) including 4.2% categorised as long-term empty (6 months+).

Number of dwellings within each Council Tax Band

Band	Number of dwellings
Band A	33
Band B	94
Band C	84
Band D	73
Band E	85
Band F	62
Band G	58
Band H	12

The data for Council Tax Bands is only available by Data Zone, which means the area defined by the following statistics includes communities outwith the Upper Teviotdale and Borthwick Water area. Most of the UTBW area sits within the Teviothead and Hermitage Area S01012355.

Council Tax Bands can be used to estimate the values of local properties. Council Tax Band A reflects more affordable dwellings, and Council Tax Band H is associated with more expensive dwellings. Homes in Bands A – C account for 42% of the total, compared to 31.5% in Bands D-E and 26.3% in Bands F-H. Housing in the area is of mixed

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[9] Borthwick Water Housing Needs Survey July 2023
[10] 2021 Census data using Data Zone S01012355 - Teviothead and Hermitage.
https://scotland.shinyapps.io/nrs-small-area-household-estimates/

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affordability with fewer dwellings in Council Tax Band A and H locally, and relatively higher levels in the midrange Bands B-E.

Car ownership is high in the area. Only 5.6% of households in the area have no access to a car or van. 36.1% of households have one car/van, 60.8% have two or more cars/vans. These levels are higher than their national comparators (26.4% / 43.1% / 30.5%, respectively).

Economic Activity

57% of the population over the age of 16 are classed as economically active; 40% are economically inactive, which are both on par with the national average, 57% and 39% respectively. Of those who are economically active, 35% are employees (nationally 48%); 24.1% of employees work full-time and 12.1% work part-time (36% and 11.5% nationally). A further 22% of the economically active population are self-employed (7.4% nationally). Less than 1% of the people classed as economically active are unemployed and available for work (2% nationally).

Those who are classed as economically inactive; 24.8% are retired (23% nationally), 2.6% are full-time students (5% nationally), 5.1% looking after home/family (3.4% nationally) and 3.7% are long-term sick or disabled (5.2% nationally).

People aged over 16 classed as economically active
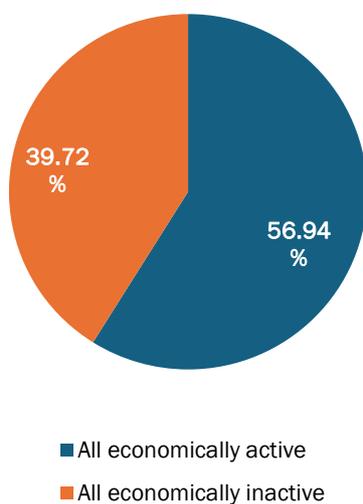
Highest level of education
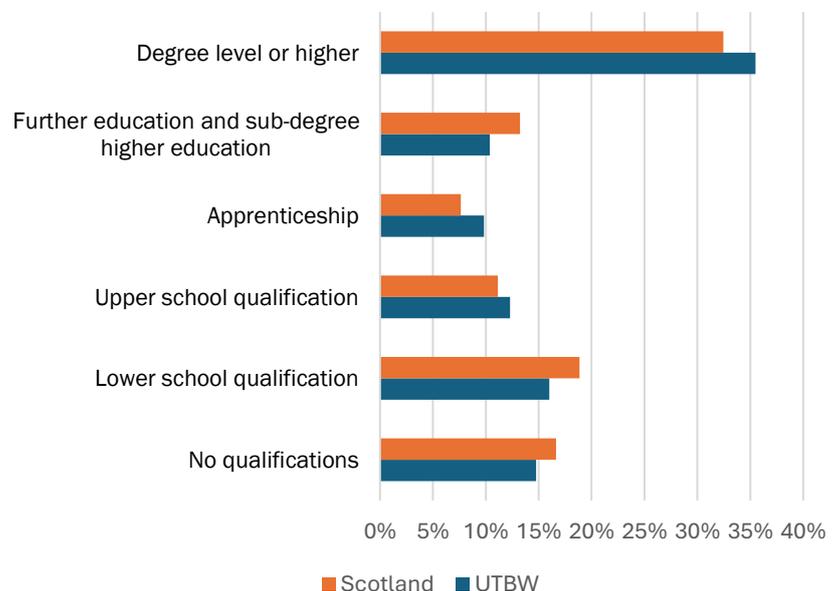
Education

Generally, the education level measures of Upper Teviotdale and Borthwick Water are on par with the national average; 14.8% have no qualification (16.7% nationally), 16% have only a lower school qualification (19% nationally), 12.3% have only an upper school qualification (11% nationally), 9.8% have completed an apprenticeship (7.7% nationally),
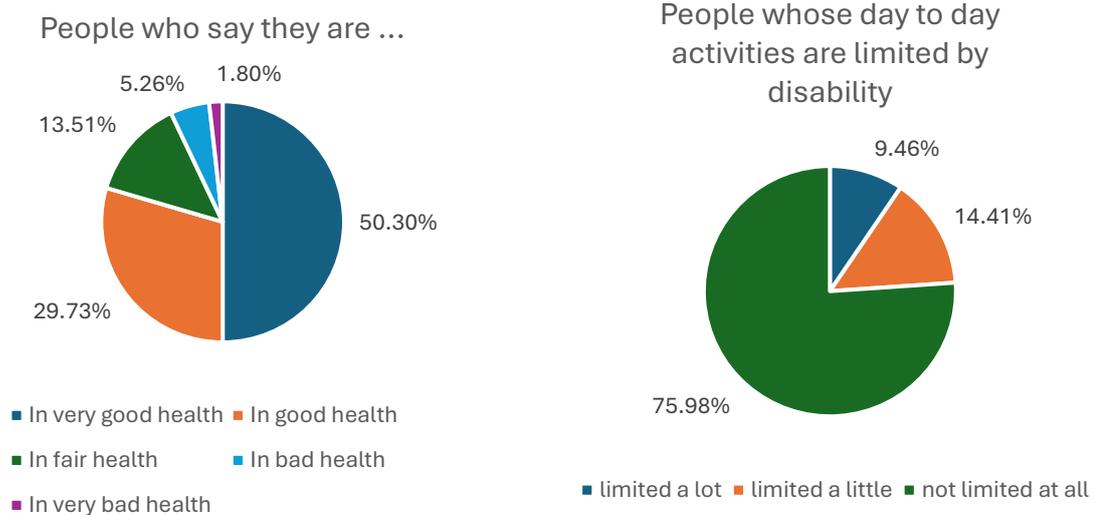
10.4% have a 'further education and sub-degree higher education (13.2% nationally), and 35.5% of the area have a degree or higher (32.5% nationally).

Health, disability and caring responsibilities

A total of 80% of the population say they are in 'good' to 'very good' health; 13.5% say they are in 'fair' health and 7.1% say they are in 'bad' or 'very bad health'. The national averages for the same groupings are 78.9%, 14.2%, and 6.9%. 14.4% of the population say their day-to-day activities are 'limited a little' by a disability but a further 9.5% say it is 'limited a lot'. Both measures are on par with the national averages of 13.3% and 10.8%.

Of the people living with a long-term health condition or disability, 9.5% are deaf/hearing impaired, 2.7% are blind/vision impaired, 8.7% are physically disabled, 5.6% have a mental health condition and 24% are living with a long-term illness or condition. These measures are on par with the national averages, with the exception of a mental health condition which has a national percentage of 21.4%.

77 people (12%) in the area are providing unpaid care, which is equivalent to the national average of 11.9%. Of these individuals, 5% are doing less than 19 hours per week, 1.1% do 20-34 hours, 1% do 35-49 hours, and 2.3% do 50 hours or more a week.

People who say they are …

- In very good health: 50.30%
- In good health: 29.73%
- In fair health: 13.51%
- In bad health: 5.26%
- In very bad health: 1.80%

People whose day to day activities are limited by disability

- limited a lot: 9.46%
- limited a little: 14.41%
- not limited at all: 75.98%

SIMD

Per the Scottish Government report *SIMD Rural deprivation evidence summary* (page 9), "The current evidence suggests that people living in rural areas of Scotland face different challenges than those living in urban areas, and therefore, the experiences of deprivation are not the same. Issues of access to services and housing are of particular importance to people in rural areas"[11].

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[11] https://www.gov.scot/binaries/content/documents/govscot/publications/research-and-analysis/2017/02/scottish-index-of-multiple-deprivation-rural-deprivation-evidence-and-case-

The image here is taken from the SIMD website and show the general levels of deprivation in Upper Teviotdale and Borthwick Water. Majority of the area sits within the Data Zone S01012355 – Teviothead and Hermitage[12].

One thing to note is that although the area does not experience high levels of deprivation, it does suffer from high levels of geographic access deprivation, ranking in the most deprived decile.

Additionally, the area ranks in 9th decile for crime i.e., there is very little to no crime. All other domains measured in SIMD rank in the 5th to 7th decile, indicating low to moderate levels of deprivation.

▼ CURRENT DATA ZONE

S01012355
Denholm and Hermitage (part)

Local Authority: Scottish Borders

	Population		
Total	Working Age	Income Deprived	Employ Deprived
908	564	88	33

Decile **5**, Quintile **3**

Overall rank: 3079

Income domain rank: 3477

Employment domain rank: 4174.5

Health domain rank: 4375

Education/skills domain rank: 4146

Housing domain rank: 4405

Geographic access domain rank: 66

Crime rank: 6035

studies/documents/rural-deprivation-an-evidence-review/rural-deprivation-an-evidence-review/govscot%3Adocument/rural%2Bdeprivation%2Bevidence%2Breview.pdf

12 For clarity on labels, the SIMD map shows the Teviothead and Hermitage Datazone (S01012355). It is part of the wider Intermediate zone labelled Denholm and Hermitage (part).

8.2 Community Survey

Promotion

The survey was available online between early Feb – early April 25. Posters were distributed across the area, and it was promoted via local social media pages. Paper copies were available at Teviothead Village Hall and Forman Memorial Hall in Roberton.

Respondents

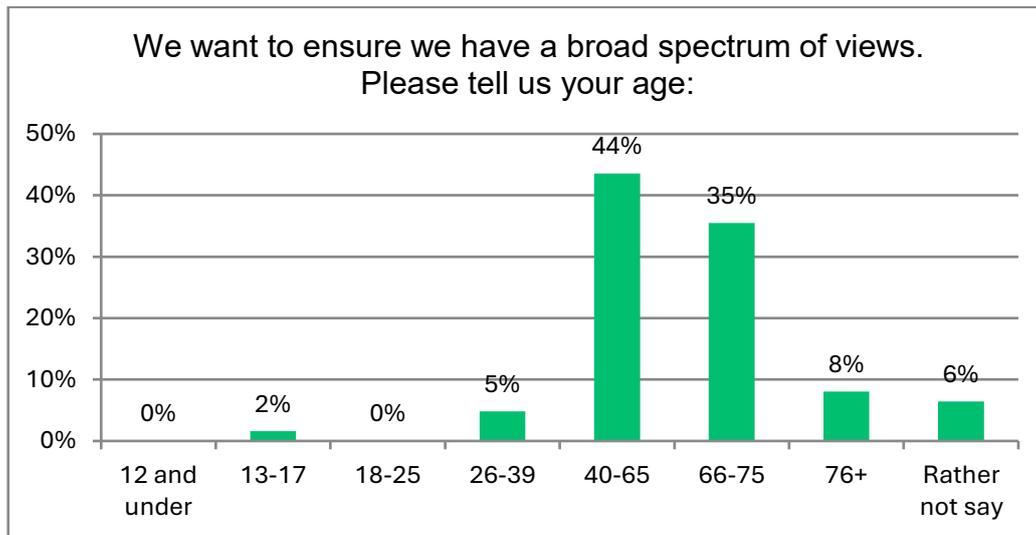80 people responded to the survey[13].

90% of survey respondents (68 people) were local residents. The remaining respondents were either people with an interest in the area (7 people), or people who work in the area (1 person).
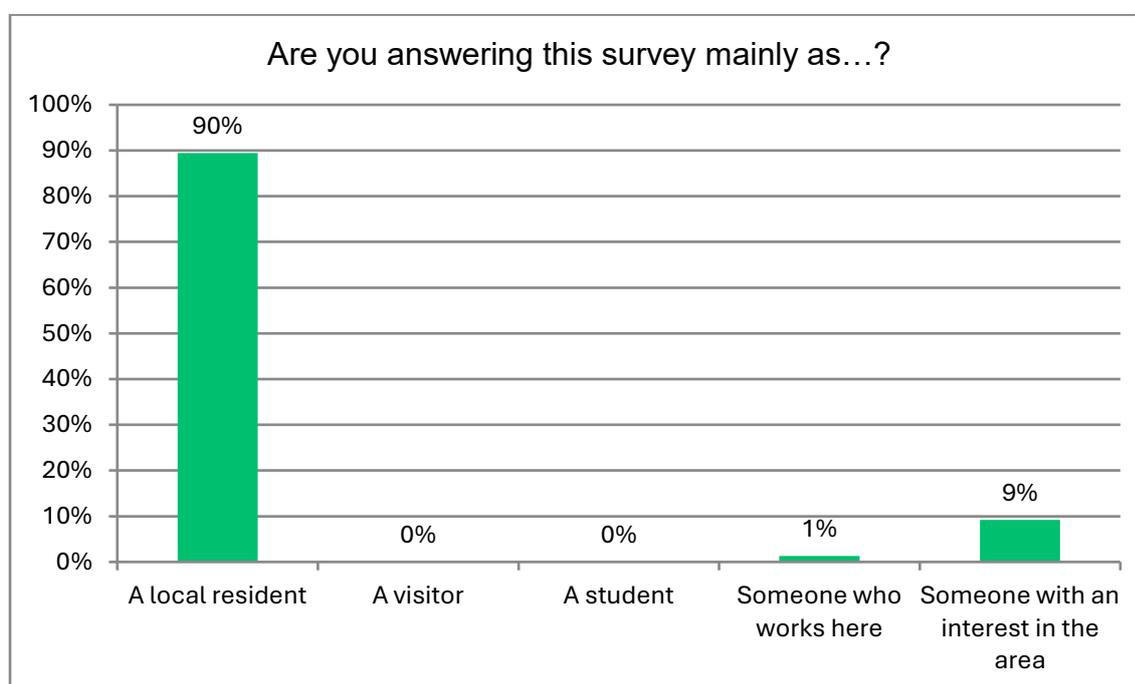
Some respondents indicated that they were answering on behalf of a household, so the survey results also represent the views of an additional 60 adults, 12 young people aged 13-17, and 14 children aged 12 and under.
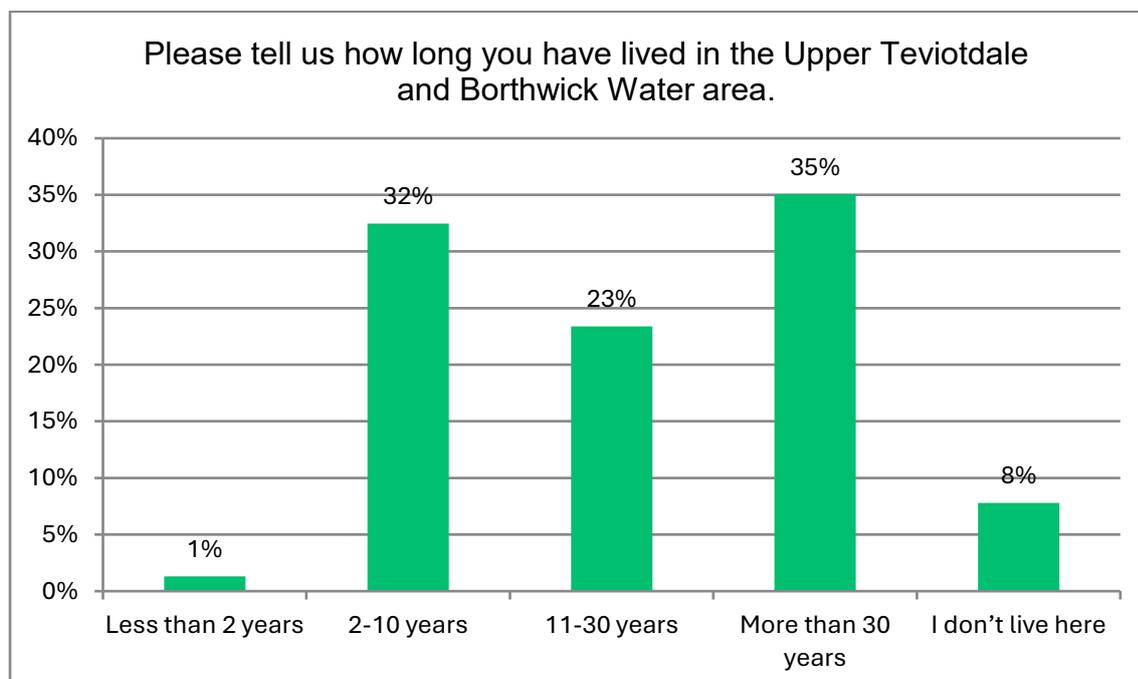
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[13] The analysis details the number of people who responded to the question, with some respondents choosing to skip certain questions. The percentages used in the analysis use the number of people who decided to respond to the question. For example, if 150 people responded to a question and 38 skipped the question, "50% of respondents" will refer to 50% of those 150 who responded to the question, so 75 people.

62 respondents indicated their age range, with the majority (44%) being in the 40-65 age bracket.

We want to ensure we have a broad spectrum of views. Please tell us your age:

| Age range	Percentage
12 and under	0%
13-17	2%
18-25	0%
26-39	5%
40-65	44%
66-75	35%
76+	8%
Rather not say	6%

It should be noted however, that figure represents those who directly completed a survey and doesn't consider the additional adults, young people, and children also represented more broadly by the household count in the previous question. As we do not have age related information for the additional adults, it is impossible to combine these figures.

There was good variation in how long respondents have lived in the area. Of the 77 people who answered the question, 35% have lived in the area for over 30 years; 23% between 11 and 30 years; 32% between 2 and 10 years and only 1% less than two years. The remaining 8% do not live in the area.

Please tell us how long you have lived in the Upper Teviotdale and Borthwick Water area.

Duration	Percentage
Less than 2 years	1%
2-10 years	32%
11-30 years	23%
More than 30 years	35%
I don't live here	8%

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Of the 75 people who answered the question, 65% of respondents expect to still be living in the area in 10 years' time, 23% are not sure and 12% do not expect to be living in the area. This indicates a general high level of satisfaction with the community.

If you are a local resident, do you expect to be still residing in this place in 10 years' time?
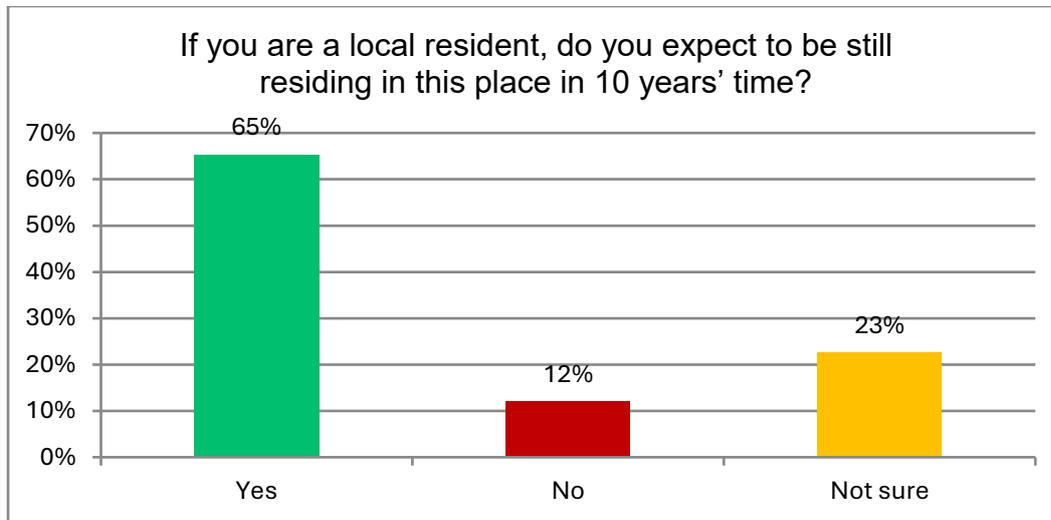
Overall views about the area

Respondents were asked to rate aspects of life in the area from 1 to 7 (1 being very poor and 7 being excellent). These aspects correspond with the seven Place Standard indicators[14]. 68 people answered this question.

- Natural space rated highest.

- This was followed by sense of feeling safe.

- The lowest scoring categories were public transport; work opportunities and local economy; followed by streets / roads and influence / control.

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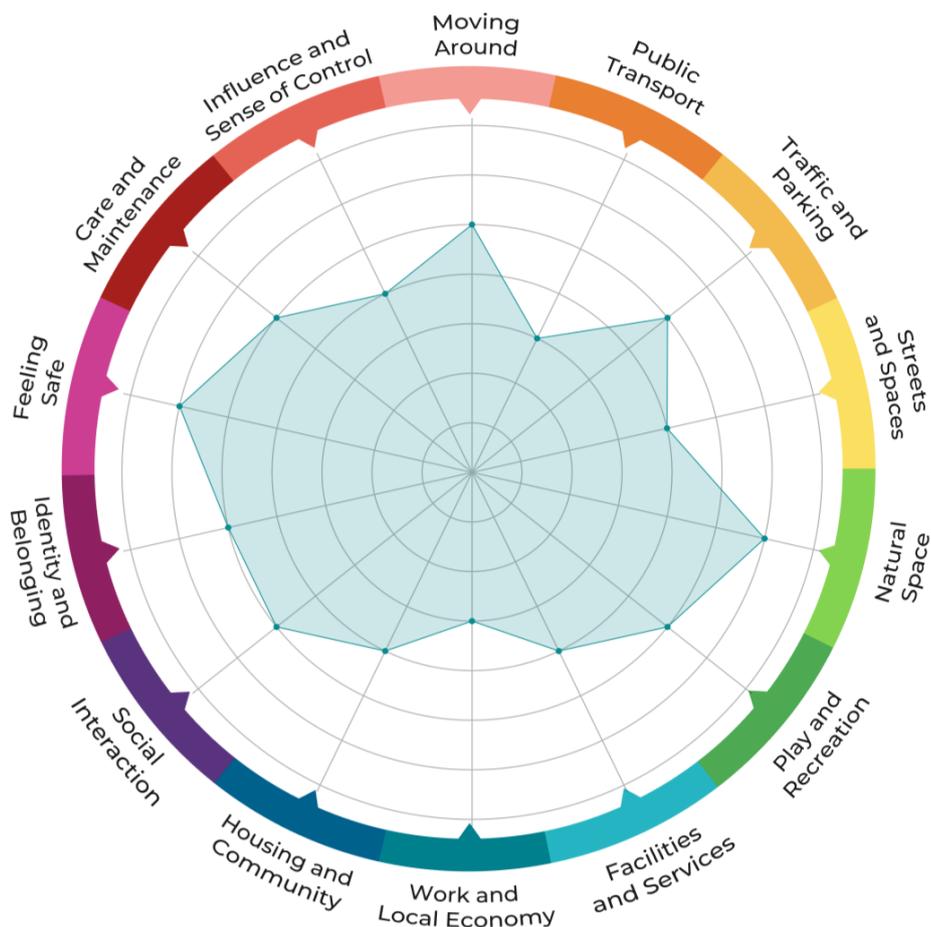
Using the Place Standard visual tool, this can be represented in the graph above (the bigger the shaded area, the more positive the response).

What people like about the area

Respondents were asked to list up to three things that they like most about the area. The responses have been grouped into main themes below, alongside a section of comments for each theme.

Thematic Area	% of respondents mentioned	Comments
Natural landscape and local wildlife	78%	*"Scenic–inspiring, beautiful in all seasons, should not be under-estimated!"* *"Unspoilt landscape."* *"Having the countryside on the doorstep."* *"The natural wildlife and birds."*

Peaceful, quiet and safe community	67%	*"Beautiful, peaceful, unspoilt rural location."* *"Peace and tranquillity."* *"Dark nights, no light pollution."* *"Few people…solitude."*
Community spirit	57%	*"Friendly, helpful neighbours."* *"Sense of community."* *"Community--good people, friendly, welcoming, inclusive."*
Local walks	8%	*"Open country for walking."* *"Craik Forest for walks."*
Community spaces	5%	*"the Hall."* *"The Church being there and active."* *"Scottish Women's Institute (Rural)."*
Other	5%	*"Business owners who strive to create quality and diversity.* *"Artists and other creative people who produce artworks celebrating the area."*

What people would like to see improved

Respondents were asked to suggest up to three things they would like to see improved. The responses have been grouped into main themes below, alongside a selection of comments for each theme.

| *Thematic Area*	*% of respondents mentioned*	*Comments*
Road maintenance and safety	59%	*"The roads, waiting till they have craters is not acceptable."* *"Better roads. Perhaps more passing places for log lorries etc."* *"Potholes fixed more promptly."* *"Traffic speed reducing / calming measures to perhaps 40 mph past the numerous residential areas along A7."*

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More community control over windfarm / energy developments	31%	*"More say on large scale developments such as forestry expansion and windfarms."* *"Stop threats to landscape by power companies."* *"Less power lines and wind farms."* *"Come together as a community to find a positive vision for our home and to stop commercial multinational organisations taking over…a beautiful natural landscape."*
Improved public transport	25%	*"The proposed train line actually being implemented."* *"Improved X95 bus services."* *"Earlier start and end of buses on A7."*
Increased biodiversity, permaculture and conservation	20%	*"Trees tidied up in Forest areas."* *"More small areas of hardwood trees."* *"Diversity in land use and habitats."* *"Conservation."*
Improvements to amenities and services	18%	*"More facilities for visitors and locals."* *"Greater public services."* *"Artisan shops."* *"A community café."*
Increased local democracy and community engagement	17%	*"More say in what we want in our community."* *"Much more local say instead of imposition from distant government."* *"More people, especially the younger generations, taking a say and role in community life."*
Children and young people – activities and involvement	15%	*"Opportunities for young people."* *"Support for students."* *"A swing at the Hall."* *"A Forest school for young kids."*
Housing – affordability and energy efficiency improvements	14%	*"Improvements in the housing stock to improve energy efficiency and quality of life for our residents."* *"Affordable housing."*

		"Provision of some good quality affordable __housing__ for social renting for the elderly residents and for young families."
More community events and activities	14%	*"More events in the hall, its beautiful and needs to be used."* *"Monthly must visit event in Teviothead Hall."* *"Community perennial garden at hall."* *"Activities to strengthen community life."*
Improved paths and cycling trails	12%	*"Craik Forest walks and facilities."* *"Waymarked walks and benches need changing at Old Northhouse."* *"More cycle tracks."* *"Development of __national park__ like outdoor spaces with clearly signed and dedicated areas for hiking, biking, etc."*
Other	10%	*"More scope for visitors to stay and enjoy the area."* *"Internet speed."* *"Promotion of existing grant funds by Community Council."* *"Mobile coverage."* *"The church having a sustainable future as a Christian community and the building upgraded."*

Key Themes

Respondents were asked their views on the area as a place to live, work, spend leisure time, or visit. 71 people responded to this question.

Overall, the area was rated highly as a place to live (56% 'Great') or visit (40% 'Great'). It scored lowest as a place to work with only 31% rating it at the highest level.
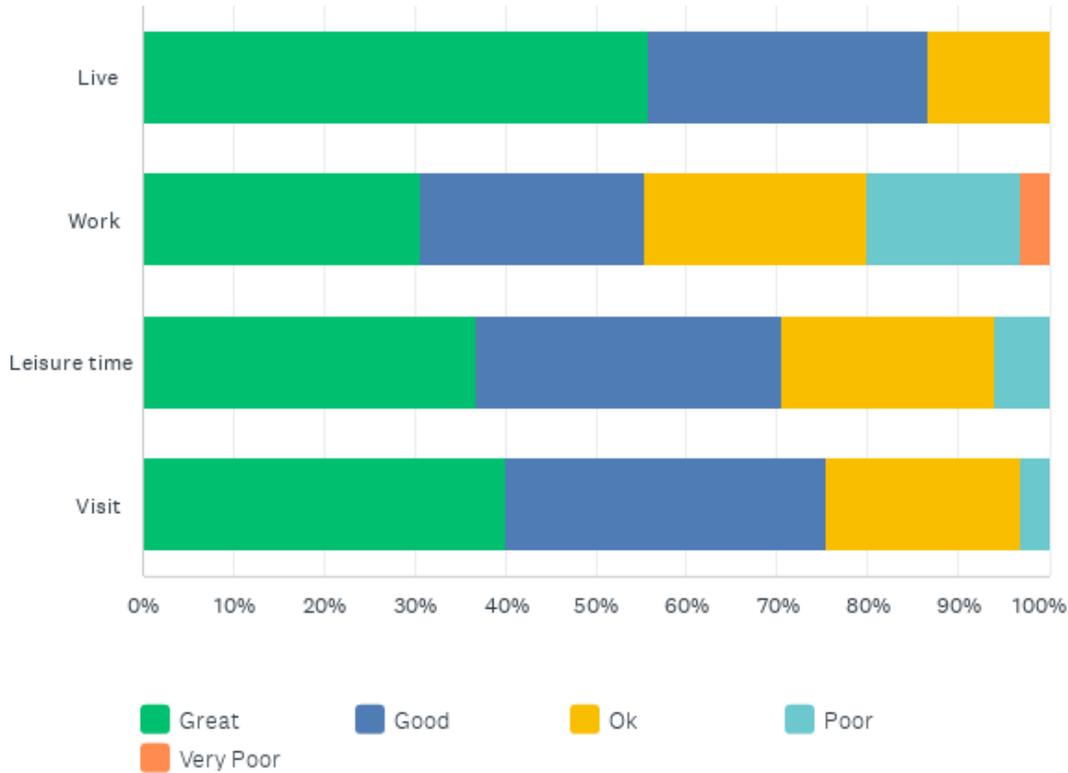
Overall, how would you rate our community as a place to live, work, spend leisure time, or visit?					
	Great	Good	Ok	Poor	Very Poor
Live	56%	31%	13%	0%	0%
Work	31%	25%	25%	17%	3%
Leisure time	37%	34%	24%	6%	0%
Visit	40%	35%	22%	3%	0%

Respondents were then asked to rate the area under 3 key themes: Live, Getting Around, and Community. To start to identify potential project ideas, respondents were asked to prioritise specific suggestions within each theme. These lists were intended to be indicative, not exhaustive.

Live

62 people answered this question. The suggested projects were:

1. Explore and invest in opportunities for affordable housing (32% Strongly Agree).

2. Explore and invest in opportunities for community owned housing (26% Strongly Agree).

3. Explore and invest in opportunities for social housing (24% Strongly Agree).

4. Improve existing housing conditions: energy efficiency and heating (39% Strongly Agree).

Responses were mixed for these projects – with a higher proportion of uncertainty than other questions. The projects with the strongest overall support are: Project 4 (83% agreements), Project 1 (50% agreement), Project 2 (47% agreement), Project 3 (37% agreement). See above for numbered projects.

Live	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
Explore and invest in opportunities for affordable housing	32%	18%	27%	10%	13%
Explore and invest in opportunities for community owned housing	26%	21%	28%	7%	18%
Explore and invest in opportunities for social housing	24%	13%	32%	16%	15%
Improve existing housing conditions: energy efficiency and heating	39%	44%	11%	3%	3%

All three suggestions were supported. There were some comments about whether these are the responsibility of community groups, or statutory bodies.

Getting Around

65 people answered this question. The suggested projects were:

1. Improving public transport (outwith the A7 corridor) (36% Strongly Agree).

2. Invest in the maintenance and reinstatement of existing paths (41% Strongly Agree).

3. Develop new/additional walking and cycling routes (41% Strongly Agree).

All three suggestions were supported.

Getting around	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
Improving public transport (outwith the A7 corridor)	36%	36%	19%	6%	3%
Invest in the maintenance and reinstatement of existing paths	41%	38%	11%	6%	5%
Develop new/additional walking and cycling routes	41%	33%	14%	5%	8%

Community

64 people answered this question. The suggested projects were:

1. Development of community facilities, including Teviotdale Hall and Forman Memorial Hall, and other assets (48% Strongly Agree).

2. Enhancing access to natural assets, such as Craik Forest (46% Strongly Agree).

3. Enhancing the Roberton and Teviothead Shows (38% Strongly Agree).

4. Better development and promotion of the local heritage (44% Strongly Agree).

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All four projects were widely supported.

Community	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
Development of community facilities, including Teviotdale Hall and Forman Memorial Hall, and other assets	48%	35%	14%	2%	2%
Enhancing access to natural assets, such as Craik Forest	46%	33%	16%	3%	2%
Enhancing the Roberton and Teviothead Shows	38%	39%	22%	0%	2%
Better development and promotion of the local heritage	44%	41%	10%	3%	2%
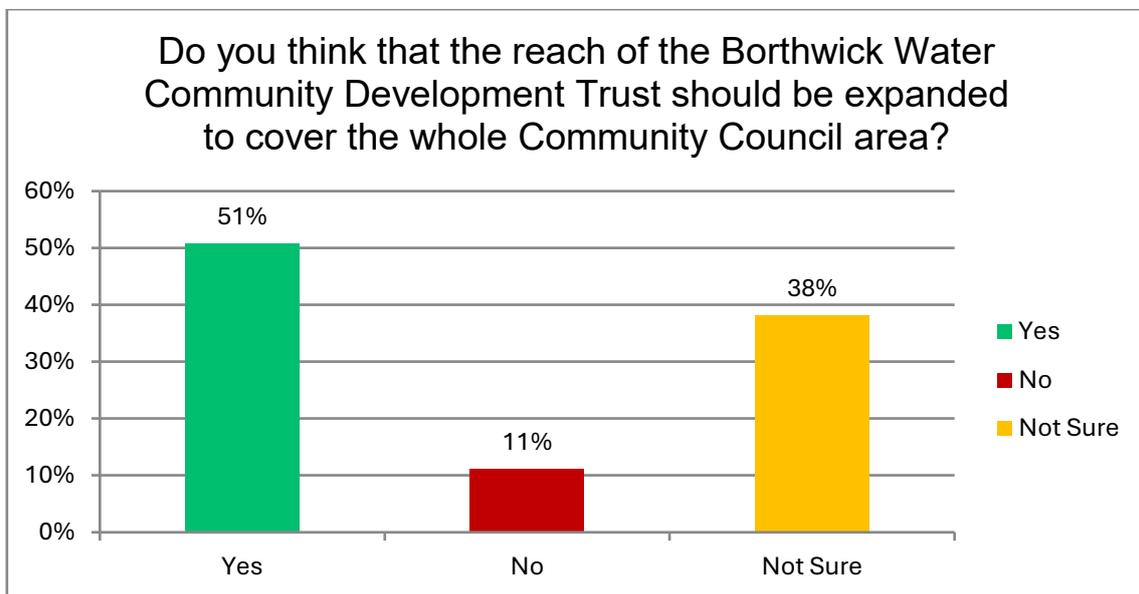
51% of respondents supported the expansion of Borthwick Water Community Development Trust to cover the whole CC area. Although the majority supported this move, it should be noted that a further 38% were uncertain – indicating a need for greater communication and sharing of information regarding this change. 65 people answered this survey question.

Key comments:

- *"Yes, providing that there is equal commitment from both Teviot and Borthwick residents. The area is split geographically by forestry, each have their own organisations, e.g., shows and halls and distinct communities. Management should therefore be run by 2 subcommittees answerable and under overall control by the main board."*
- *"At present it is not always easy for Teviothead to obtain grant funding due to a lack of a constituted development trust."*

- *"I feel I can not answer this question without knowing how many people are on this trust, have they got the time to cover a bigger area? do they know the bigger area enough?"*
- *"Important to understand the role / remit of both organisations in considering this question to avoid confusion. The CC receive Community Benefit funds for dispersal - some of which goes to the Development Trust currently. Idea of single development of trust has its merit."*
- *"The Borthwick Water is a distinct community which benefits from having its own Development Trust."*
- *"A good mix of volunteers working together would be a good thing from both valleys."*

Vision

Respondents were asked to think about how they would like to describe their community in ten years' time. The word cloud below shows the most commonly used words.

Vision statements included:

"Sustainable and exciting place to both live and visit."

"Providing opportunity for the young to stay and work and have affordable places to live. Greater community involvement in the landscape and access to leisure facilities."

"Welcoming and inclusive for residents and visitors to our exceptional landscapes, protected wildlife, historical landmarks and links, and our proud thriving farming community."

"We have the highest number of young children in the valley for some considerable time - in 10 years I'd like to see them benefit from the diversity of experience and

environment in the valley and be able to make a choice to stay and raise their own families here. The valley has huge potential where improved environment and diverse economy could go hand in hand in facilitating this."

"A mixed community of traditional countryside industry and pursuits welcoming and benefitting from tourism while strongly maintaining and improving the natural environment."

"A caring, nurturing unified rural community across the CC area where members feel supported in sharing ideas and helping each other regardless of their age or background."

8.3 Youth and Families Consultation

On the evening of Friday 21st March 2025, UTBW Community Council and Community held a facilitated discussion for a group of young adults and families with young children, focused on Community Planning. A critically important group for the future of our area, their views were sought as part of the Local Place Plan project being conducted in our Community Council area 2025.

17 adults and 6 children attended
Supported by 5 representatives of the Community Council, CDT and our halls

Discussions covered the following 3 areas followed by the use of "post it" notes to capture views of the whole group (including some of the children):

1. What do we like about where we live?
2. What are the challenges?
3. What would we like to change and how would it look in 10 years' time?

The content of all the "post it" notes have been transcribed verbatim and clustered under common headings.

What do we like about where live

Space and Landscape
Space around us
Being able to walk all day over the hills and usually not see anyone
Empty beautiful landscape
Peace and quiet
Peace and quiet (when no one is on the A7!)
Space (a place for family)
Wildness and quietness
Open space
Very little traffic/peaceful
Space to have time alone with lovely views
Remoteness/easy access to green spaces with no one else about

Environment & Nature
Beautiful natural environment
Wildlife and nature
Environment
Access to nature, walking, cycling, swimming
Nature and birds
Lots of amazing wildlife and beautiful scenery
Beautiful valley with diverse wildlife – children see birds and other wildlife that they don't see anywhere else

Untouched and beautiful scenery

Community

Close knit community
Small community
Community (help each other)
Inclusiveness, opinion is heard
Safety, knowing neighbours, picking up hitch-hikers
Locals that respect livestock
Being close to family
People are always happy to help, or know someone who can help
Community
Helpful community
Sense of community

Halls and Shows

Lovely community with events at the hall
Active Hall
Community events at village hall, Roberton Show, dances etc.
Hall
All helping each other at show i.e., sheep pens and tents
People supporting local events i.e., show and hall events
(plus two beautiful pictures from the children! 😊)

What are the Challenges

Public Transport

Lack of public transport
Lack of much public transport
Public transport not regular enough & lack of delivery services
Access to public transport
Lack of transport – difficult to get anywhere without a car

Forestry Logging Lorries

Forestry wagons
Log lorries
Log lorries tearing up the roads – potholes & verges – going very fast & in convoy sometimes, especially dangerous when school bus pick up/drop off times
Pot holes!
Would like road to become safer for children, particularly through age when they start driving. Log lorries should not be using this road. Craik forest should be putting their own access road to A7
Log wagons with no respect for the area

Log lorries – a huge safety concern for young children, especially school bus. Road from Roberton – Craik 'consultation route' & lorries should not be travelling at same time. Despite constant emails to transport officer the lorries still continue to travel at the same time.

Speed limits & safety
Speed limit is too high
The speed limit is too high
Traffic driving too fast up Roberton Valley
Speed (driving!)
Loads of delivery drivers or unreliable drivers (could start a hub at the hall?)

Children's Facilities
Facilities for children i.e., play area
Facilities for Kids
Baby/children groups

Internet & Phone
Poor internet coverage in valley – postcode lottery
Internet connections
Dislike the mobile phone signal

Community
Affordable housing for generations to come up & stay in the valley
No local pub!
Isolation when the roads are icy/flooded
Finding activities and groups for young adults (especially when new to community)
Not many evening events (would love a male equivalent of the Rurals (SWI)

Environment
More flowers/colour
Litter
Litter (fly tipping)
Accountability on keeping our village neat & tidy – not hoarding rubbish

Tongue in cheek
Vampire badgers
Surrounded by blood thirsty sheep
Father Christmas can't find my house

What would we like to change and how would it look in 10 years' time?

   a) *What small change could we make for a big impact?*

Speed Limits
Speed limit reduced, also more passing places
Speed limit
Speed limit down/be careful with animals
Stop dead badgers
Speed controls and speed bumps
Speed camera
Reduced speed limit
Speed limit implemented (lower)

Signage
Increased signage for vehicles, livestock, children
Signs along the valley asking people to take their rubbish home

Roads & Roads Usage
Log lorries to use alternative roads
Road repairs (timber transport should cover all costs)
Parcel pick-up/drop off at village hall – would save so much time and carbon
Drop off station at hall for parcels (Evri and others)
Tree planting along roadside

Community Activities
Web page on community/each hall's website listing all groups, club & events so people can find ways to connect with the community
More active hall
DIY/Trades/Skills evening

b) What could we do/change with access to significant community funds?

Energy
Distributed heating systems for different valley communities
If (hopefully not) it is built, wind farm funds can contribute to all valley residents' electricity bills

Children's Facilities
Children's playground
Children's playground
Children's play area at village hall
Play park/adventure park for children (at Craik Forest?)

Community Hubs
Community meet up board game café so people could meet up whenever
Local pub & restaurant
Local pub

Community Land
Community woodland - More pressure on FALS to tidy up Craik

Land purchase for community benefit i.e., future wildlife spaces or preventing further developments from unwanted developers (battery storage etc.)

Community Land

Buy land to build affordable housing and/or school and/or wildlife wetland and/or nature area/park – attract eagles(?)

Environment

Improve local trails & have better info on shooting at Craik & when paths will be safe

Wildlife protections e.g., shelters, wildlife bridges, tunnels

Arts & Skills

Funding for additional teachers & training – funded skills training for non-academics

School

Arts project – hire artists in residence to work in the valley and bring new ideas (of all kinds) to the place – Cinema! Artists' studios! Public arts sculpture!

Hire people to facilitate more local events/community engagement in arts/music etc.

c) How would you like to describe where we live in 10 years' time?

Natural, unurbanized, undeveloped

Unspoilt, safe and full of wildlife

Biodiverse habitat and sustainable community

The sheep need to unionize and fight for better wages

A great place to visit to see Eagles

Wildlife sanctuary

A haven for wildlife

Must maintain beauty & stunning natural environment & hopefully increase bio-diversity of animals & wildlife

Wholesome, friendly

Keep it a village – renovation of what's already there, not building new

Community owned land and buildings

Children encouraged to stay and work, thriving community, thriving hall, helping businesses to succeed, small farming

A valley with less heavy industry (spruce plantations, wind turbines, power lines) not more

SAFE   HOME   QUIET

Unspoilt, safe, homely

Affordable housing (too many empty houses, private holiday homes barely used)

Home & fields full of livestock

Belonging to a friendly community

Safe – i.e., road currently not safe for kids to use on bikes or, in future, to learn to drive (this petrifies me!)

How would you like to be able to describe our community in the future?
(You have up to 3 votes to cast in any combination)

Words	Votes
Thriving	XXXXX (5)
Welcoming	XXX (3)
Supportive	XXXXXX (6)
Beautiful	XXXXXXX (7)
Accessible	XXXX (4)
Friendly	XXXXXXXX (8)
Green	XXXXXXXX (8)

Summary & Interpretation

A big thank you to all those who attended and shared their views on our community and where we live and work. It is fascinating to look through the notes and see what our young folks value, what they are concerned about, and how they would like our valleys and community to evolve over time.

Here is one interpretation of the key messages:

"Our young folks and young families value the landscape, nature and environment while enjoying being part of a close knit supportive community that is strengthened by the community glue of our halls and shows.

They are concerned about road safety – the negative impact of logging lorries and inappropriate speed limits - and the lack of children's facilities and public transport.

In the short term, and with minimal outlay, they would like to see improved speed controls and signage, logging lorries being better controlled and ideally re-routed, and improved online information on community groups and activities.

If significant community funds become available in future, they would like to see consideration of investment in children's play parks, local energy benefits, community hubs and land, environmental protection, arts and skills.

In 10 years' time they want our valleys to be unspoilt and full of wildlife, providing a safe place to live, supported by the fabric of a thriving community and all its related assets and activities."

"A sustainable community is one that values its natural resources, supports its people, and builds a future where prosperity and well-being go hand in hand" – Unknown.

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8.4 Community Drop-in Event

Around 10 people attended in-person afternoon and evening feedback events in Teviothead and Roberton on June 18th, 2025. Three other community members noted that they were unable to attend and were provided with information and opportunities for feedback via email after the event.

These events presented the draft findings of the Local Place Plan and gave local residents an opportunity to discuss their key projects and priorities.

Theme 1 : A great place to live and work	
Project Ideas	**Vote on your priorities/ More details and comments**
1. Affordable Housing.	1 star - (Purchase derelict building to develop for potential affordable housing – renovate old rather than build new) Limited old/existing buildings – newbuild Affordable housing needed as starting to see younger families in the area. Need to link to a bus route however - new route to go through Roberton? Otherwise, might be better closer to the A7.
2. Improve existing homes e.g., energy efficiency measures.	1 star
3. More activities and facilities for children and families.	1 star
4. Better connectivity e.g., mobile phone coverage and fibre broadband.	

Theme 2. A sustainable, beautiful and accessible place	
Project Ideas	**Vote on your priorities/ More details and comments**
1. Improve walking and cycle paths (locations of these?)	1 star – Craik Forest – needs community investment as FLS not interested.

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2. Traffic control measures (where?) Timber lorries through Roberton - Craik (school bus), speed/blind corners, avoid school times.	2 stars Timber lorries speeding and travelling in convoy between Roberton and Craik are inherently treacherous - in particular for the children travelling on the school bus. Alternative routes for timber transport.
3. Improve public transport across area.	
4. Explore community owned transport options.	Border wheels. Discussed possible opportunity to learn from other group/org through DTAS or Community Learning Exchange.
5. Promote lower-emission travel in area e.g., EV charging points.	
6. Continue to engage with planned Borders Railway extension.	

Theme 3. A resilient local community	
Project Ideas	Vote on your priorities/ More details and comments
1. Regular community events and activities in Halls.	1 star (more music, dancing)
2. Develop a playpark in the area.	2 stars
3. Additional services to be explored at Halls e.g., parcel collection/delivery.	1 star Mobile library – existing visits needs to be sustained
4. Consider future use of Teviothead Parish Church/ Roberton Church.	2 stars (beautiful building worth considering how could be used in the future)
5. Expand BWCDT to cover the whole CC region (with sub committees?)	1 star Note that BWCDT area also currently extends towards Ettrick.

Theme 4. A place that celebrates, preserves and promotes its natural assets and Historical heritage	
Project Ideas	Vote on your priorities/ More details and comments
1. Scrutinising and commenting on planning proposals for land use, such as forestry, windfarms and infrastructure developments.	1 star (V.Key !! Land could be devastated by some of these developments).

2. Consider community land purchase for key priorities e.g., affordable housing, conservation and biodiversity.	1 star Community woodlands land preserved for conservation and natural reserves.
3. Improved access in Craik Forest.	1 star Still suffering from storm damage. Hopefully FLS will sort some out soon & FLS is not interested in maintaining waterfall walk so BWCDT looking at it. Tracks are in poor condition, it's not as well-used anymore by people but a positive from this is that nature has been able to thrive a bit more.
4. Promote local area, e.g., Local heritage sites, Areas of Conservation , Dark Skies .	2 stars

Theme 5. A great place to visit	
Project Ideas	Vote on your priorities/ More details and comments
1. More local information . Maps, leaflets, local noticeboards Improve local websites.	1 star
2. More signage for walking, cycling, and local attractions	2 stars Signage for cycling & improve safety of road for cyclists.
3. More benches and viewpoints (where Locally).	2 stars Brodlea loch (haven for wildlife). Milsington Viewpoints?
4. More facilities for visitors and locals e.g., café, public toilets, water re-fill points, and bike repair stations.	
5. Improved marketing of the area as a place to visit.	

8.5 National and Local Planning Policy Context

Policy	Summary of key policy areas	Relevance to Local Place Plan
National Planning Framework 4 (NPF4)[15]	**Just transition** - We will empower people to shape their places and ensure the transition to net zero is fair and inclusive	Theme 1, Project 1.2 Theme 2 Theme 5, Project 5.4
	Conserving and recycling assets - We will make productive use of existing buildings, places, infrastructure and services, locking in carbon, minimising waste, and building a circular economy.	Theme 1 Theme 2 Theme 3, Project 3.1 /3.3 /3.4
	Local living - We will support local liveability and improve community health and wellbeing by ensuring people can easily access services, greenspace, learning, work and leisure locally.	Theme 1 Theme 2 Theme 3, Project 3.1 / 3.2 Theme 4
	Compact urban growth - We will limit urban expansion so we can optimise the use of land to provide services and resources, including carbon storage, flood risk management, blue and green infrastructure and biodiversity.	
	Rebalanced development - We will target development to create opportunities for communities and investment in areas of past decline, and manage development sustainably in areas of high demand.	
	Rural revitalisation - We will encourage sustainable development in rural areas, recognising the need to grow and support urban and rural communities together.	Themes 1, 2 and 3
Scottish Borders Council Local Development Plan (LDP)[16]	**Communities** (p.18) • Provide adequate land for mainstream and affordable housing • Build sustainable communities which are attractive and distinctive • Create places to live in accordance with good placemaking and design principles • Encourage better connectivity by transport and improve digital networks	Theme 1, Project 1.1 Theme 4, Project 4.2 Theme 1, Project 1.4 Theme 2, Project 2.3/2.4/2.6

[15] https://www.gov.scot/binaries/content/documents/govscot/publications/strategy-plan/2023/02/national-planning-framework-4/documents/national-planning-framework-4-revised-draft/national-planning-framework-4-revised-draft/govscot%3Adocument/national-planning-framework-4.pdf
[16] Adopted on 22 August 2024: https://www.scotborders.gov.uk/downloads/file/12939/adopted-ldp2-volume-1-policies

	Growing Economy • Provide an adequate range of sites and premises for business/industrial uses • Promote economic development opportunities along the railway corridor • Promote the regeneration of town centres to make them vibrant and viable focal points within our communities • Maximise and promote the Scottish Borders' tourism potential and build a strong visitor economy • Ensure the delivery of adequate infrastructure to satisfactorily serve developments	Theme 5
	Sustainability • Protect and enhance the built and natural environment • Promote development of brownfield sites • Make provision for waste management • Deliver climate change mitigation while ensuring climate change adaptation • Protect key greenspaces within built up areas • Encourage better connectivity • Extend and improve green network opportunities and links	Theme 2 Theme 4
Teviot and Liddesdale Locality Plan 2020[17]	<u>Our Economy, Skills and Learning</u> *Key Priority: Learning and training which is accessible and affordable and which meets the needs of all individuals including local employers* • Fast, reliable broadband and mobile connectivity for all communities and businesses • Promote and support local and big business developments including Hawick's business incubator centre and offer support to businesses who need to diversify • Promote alternative routes into employment, including the Centre of Excellence in Textiles • Profile key areas for economic growth to inform business development and investigate opportunities for new industry • Improve transport and road connectivity and consider the potential economic growth from connecting with Carlisle airport and Border Railway • Increase the range of learning courses and qualifications available in the locality to reduce the need for people to travel / leave the area • Continue the development of a strong tourist offer and build on the profile created by Visit Scotland and Midlothian and Borders Tourism Action Group	Theme 1, Project 1.4 Theme 2, Project 2.3 / 2.4/ 2.6 Theme 5, Project 5.5
	<u>Our Health, Care and Wellbeing</u>	Theme 2

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[17] Priorities, as set out at pages 8-9: https://www.scotborders.gov.uk/downloads/file/7595/teviot-and-liddesdale-locality-plan

	Key Priority: To communicate more effectively what treatment and support health services offer and to improve access to services • Improve the availability and accessibility of services for people living in rural areas across Teviot & Liddesdale and Hawick • Increase the availability of locally based rehabilitation services • Increase the range of care and supporting options across the locality to enable people to remain in their own homes and communities • Increase the range of housing options available across the locality • Develop robust preventative services and early intervention for long term conditions • Improve support for unpaid carers- including young carers • Increase the availability and accessibility of local activities and information, including grants available, to improve health and well-being	Theme 1, Project 1.1 Theme 3, Project 3.1
	<u>Our Quality of Life</u> *Key Priority: Improve communication of activities and services available in the locality and make it easier for groups to share their news* • Provide activities and learning opportunities which respond to the needs of children and young people with an emphasis on early intervention and education • Have a clearer understanding of what levels of anti-social behaviour exist and how services can efficiently promote community safety • Ensure leisure and culture services are accessible in rural and urban areas and are responsive to the needs of local users • Encourage people to look after their local area and take pride in where they live	Theme 5, Project 5.1 / Project 5.2 Theme 4, Project 4.3
	<u>Our Environment and Place</u> *Key Priorities:* *Regenerate Hawick town centre and villages* *Use vacant land and empty buildings for housing and business opportunities* • A long term plan for environmentally friendly, sustainable housing and industrial building development and an increase in renewable energy projects • Increase affordable and specialist homes to meet need in the locality • Improve pathways around the locality to improve connectivity • Extension of the Borders Railway	Theme 1, Project 1.1 Theme 4, Project 4.2 Theme 2, Project 2.1/ Project 2.6 Theme 4, Project 4.3
Scottish Borders Community	**Poverty** • Help mitigate against the financial challenges of day to day living for those who are most affected	

Plan 2023/33[18]	Learning, Skills and Economy • Children and young people from low-income households are supported to develop life skills to help them to succeed in life • More people have a clear route to progress into a greater variety of jobs, learning and training opportunities available within the Scottish Borders • More people, especially our older community, have the skills to benefit from digital and mobile connectivity. (Outcome shared with Theme 4) • Parents are supported to enter, remain, and progress in work	
	Good Health and Wellbeing • Improved access to effective services, particularly for those who face greater challenges accessing services • Reduced health inequalities for those experiencing the greatest negative impact • Fewer people experiencing domestic abuse	
	Place, Community and Connectivity • More people, especially our older community, have the skills to benefit from digital and mobile connectivity. (Outcome shared with Theme 2) • More people have access to a home that meets their needs and is part of a sustainable community • Our communities are supported and empowered to be strong, active, resilient and sustainable • People have access to better travel options across the Scottish Borders	Theme 1, Project 1.1 /1.2 / 1.6 Theme 2, Project 2.3 / 2.5/ 2.6 Theme 3

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[18] Outcomes, as set out at page 12: https://www.scotborders.gov.uk/downloads/file/12623/scottish-borders-community-plan-2023-33

8.6 LDP Settlement Plans

Settlement Plans are prepared for each town and village that have proposals within the Local Plan area and that either have a minimum of 25 houses or will have a minimum of 25 houses when the Local Development Plan proposals are built. The Settlement Plan is an important part of the Local Plan, as it sets out in detail the range, type and scale of development the Council will support. Therefore, Settlement Plans are useful documents for local communities and developers as they highlight the future development potential of an area[19].

The only settlement plan within the Upper Teviotdale and Borthwick Water area relates to Roberton (see below).

POLICIES | APPENDICES | **SETTLEMENTS**

SETTLEMENT PROFILE
ROBERTON

HOUSING MARKET AREA Southern		LOCALITY Teviot and Liddesdale		POPULATION 105	

PLACEMAKING CONSIDERATIONS

The settlement is set above the Borthwick Water, a tributary of the River Teviot. It lies at the confluence of Borthwick Water with Glen Burn that runs off Watch Knowe – the hill to the north. It is clearly visible in the landscape from Easter Park Hill with mature trees and ancient woodland providing shelter and an attractive setting.

Roberton is made up of a number of detached houses focused around the B711 that runs through the village and a minor road that follows Roberton Cleuch. A church and village hall serve the wider community and provide a central focus in the area. There is no longer a school in the village.

Relatively recent expansion has taken place at the east end of the settlement, where four detached houses have been erected. Further small scale expansion is planned on the west side of the settlement, close to the church and village hall. Landscaping is indicated and would need to be incorporated into any development of the sites.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AROBE001	Roberton West	0.9	5
Site Requirements			

- The site is only acceptable for a small development
- Tree and hedge planting is required on the northern, western and eastern boundaries to reduce visual impact from the countryside and to maintain the wooded character of the settlement. A management scheme for planting is required
- Scale and design of development needs to have regard to the character of the existing settlement
- Mitigation measures should be carried out to address drainage into the nearby burn
- Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation.

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[19] https://fife.limehouse.co.uk/portal/fife_ldp/fifeplan_-_adopted_plan_13/adopted_fifeplan?pointId=s1486647520792

AROBE003	Site adjacent to Kirk'oer	0.8	5
Site Requirements			

- The site is only acceptable for a small development
- Tree and hedge planting is required on the northern and western boundaries to reduce visual impact from the countryside and protect the adjacent ancient woodland. A management scheme for planting is required
- Scale and design of development needs to have regard to the character of the existing settlement
- Archaeology interests have been recorded in the surrounding area and archaeological assessment including archaeological evaluation along with associated mitigation measures, are required
- A flood risk assessment is required given that a watercourse may be culverted through the site. This should be investigated as part of any development proposal. Buildings must not be constructed over an existing drain (including a field drain) that is to remain active. Surface water runoff issues would require to be investigated, and mitigation measures may be required during design stage
- Mitigation measures are required to prevent any impact on the River Tweed River Tweed Special Area of Conservation.

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