



# Denholm and District Local Place Plan 2025 - 2035

# Contents

<b>1.</b>	<b>Foreword</b>	<b>3</b>
<b>2.</b>	<b>Introduction and Overview</b>	<b>4</b>
	2.1 Introduction	5
	2.2 Our Vision	7
	2.3 Our Investment Themes and Strategic Objectives	7
<b>3.</b>	<b>Description and Context of the Area</b>	<b>8</b>
	3.1 Local Place Plan Area Map	9
	3.2 About the Area	11
	3.3 Demographics	15
	3.4 Assets	15
<b>4.</b>	<b>Community Engagement</b>	<b>19</b>
	4.1 Overview	20
	4.2 Community Survey	21
	4.3 Schools Engagement	22
	4.4 Stakeholder Engagement	22
<b>5.</b>	<b>Assets, Opportunities, Needs and Challenges</b>	<b>23</b>
	5.1 Overview	24
	5.2 Housing	25
	5.3 Services and Amenities	25
	5.4 Connectivity	25
	5.5 Provision for Young People	25
	5.6 Public Transport	25
	5.7 Traffic	25
	5.8 Net Zero	26
	5.9 Community Assets	26
	5.10 Visitor Provision	26
	5.11 The impact of Centre Parcs	27
	5.12 Land Use	27
<b>6.</b>	<b>Proposals</b>	<b>28</b>
	6.1 Overview	29
	6.2 Fit with LDP	29
	6.3 Themes, Priorities and Projects	30
	6.4 Place Plan Maps	35
	6.5 Map of Projects (Land and Assets)	37
	6.6 Management and Governance	41
<b>7.</b>	<b>Afterword</b>	<b>42</b>
<b>8.</b>	<b>Appendices</b>	<b>44</b>
	8.1 Demographics	44
	8.2 Community Survey	50
	8.3 Schools Engagement	59
	8.4 LDP Settlement Profiles	65
	8.5 National and Local Planning Policy Context	68
	8.6 EV Charging	72

**Cover images:**  
Walter Baxter,  
Community  
Enterprise,  
Jim Barton

# 1

## Foreword

Throughout a delivery timeframe of nearly two years which required considerable commitment and learning on our part, the Denholm & District Place Plan Team have steered the process to create this document. We are volunteer members from local organisations, and concerned residents supported by our appointed consultants Community Enterprise, Scottish Borders Council and White Creative, a Denholm based company.

At its core this plan is our collective aspiration, founded on conversations with our Stakeholders... that's you! We have tried to add value with advice, thought leadership, and collaboration that outlined the current and future visions of the people who live in and around Denholm. Everyone has come together to create this document.

*The Denholm Place Plan gives us deep insight into how we feel about where we live, guiding actions, development decisions and supporting funding for projects that ourselves and others can deliver*

The Place Plan embodies our ambition to focus on a local strategy to transform what's good in our community now and in the past. The Plan gives us community insight into how we feel about where we live. It will guide actions, enable development decisions and supporting funding for projects that ourselves and others can deliver, projects that we as a community feel are important.

This Denholm Place Plan is a first for our community, something we should all be proud of accomplishing.

# 2

# Introduction and Overview

## 21 Introduction

A Local Place Plan<sup>1</sup> is a new type of community-led plan, introduced by Section 14 of the Planning (Scotland) Act 2019. This gives communities the opportunity to come up with proposals for the development and use of land in their local area<sup>2</sup>. Local Place Plans present how communities would like to see their places develop in the future.

This Local Place Plan will be submitted to Scottish Borders Council to validate and register, and will be taken into consideration during the development of its next Local Development Plan<sup>3</sup>. The plan will identify what should happen in each community and where it should happen.

However, the purpose of a Local Place Plan is not only to contribute to the next LDP. The project ideas outlined in this plan can be initiated and executed by the community itself, with support from statutory bodies through collaborative partnerships, where relevant.

With a Local Place Plan registered and verified, the people of our community will be able to influence and drive developments in the area.

The Denholm & District Place Making Team was set up in August 2023 with the following mission statement:

“The mission of the Denholm and District Place Making Team is to work with residents and community stakeholders in Denholm and the surrounding areas

to foster stronger communities, create a vision for their neighbourhoods that reflects local needs and aspirations, and help drive plans and programmes for an enhanced quality of life.”

The Team has representatives of the Denholm and District Community Council<sup>4</sup>, Denholm Feuars and Householders Council<sup>5</sup>, Denholm Flower Show Committee, Denholm Village Hall<sup>6</sup>, and Ruberslaw Country Parishes<sup>7</sup>, along with community residents, and is supported by staff from Scottish Borders Council Community Engagement Team<sup>8</sup>.

Members of the Team have:

- **met regularly over the past year and a half**
- **attended workshops on climate change (organised by SBC) and meaningful community engagement (organised by Borders Community Action<sup>9</sup>)**
- **run a consultation and engagement session in Denholm Primary School, using the Children’s Place Standard Tool**
- **facilitated community consultation alongside external consultants**
- **hosted a drop in event to consider the draft Local Place Plan.**

In 2024, Scottish Borders Council awarded funding, provided by the UK Shared Prosperity Fund<sup>10</sup> through the Placemaking Framework<sup>11</sup>, to allow independent consultants Community Enterprise<sup>12</sup> to co-produce a Local Place Plan with the Denholm and District community.

<sup>1</sup> <https://www.ourplace.scot/home/local-place-plans>

<sup>2</sup> <https://storymaps.arcgis.com/stories/d426e6addf114cbe86betcf0cf564214>

<sup>3</sup> <https://www.scotborders.gov.uk/plans-guidance/local-place-plans>

<sup>4</sup> <https://www.denholmvillage.co.uk/news/>

<sup>5</sup> <https://www.denholmvillage.co.uk/df-hc/>

<sup>6</sup> <https://www.facebook.com/Denholmvillagehall/>

<sup>7</sup> <https://www.hobkirkwithruberslaw.org/>

<sup>8</sup> SBC holding page for LPP information: <https://storymaps.arcgis.com/stories/6322a93898de4dcta2b6ac1030b6ae43>

<sup>9</sup> <https://borderstsi.org.uk/>

<sup>10</sup> <https://www.scotborders.gov.uk/community-grants-funding/uk-shared-prosperity-fund/2>

<sup>11</sup> <https://storymaps.arcgis.com/stories/b8af497ec5d0471597354de63ff05fe4>

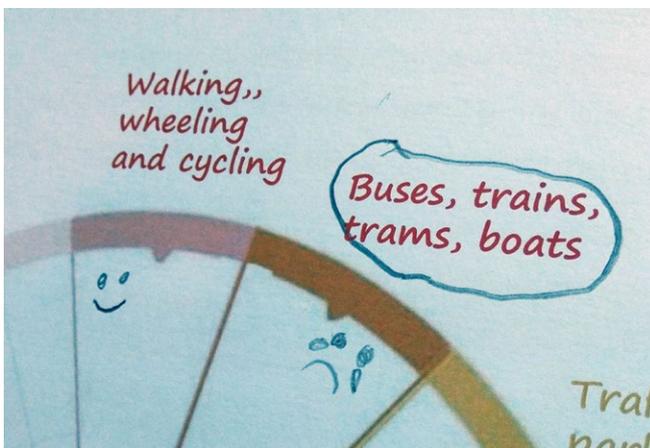
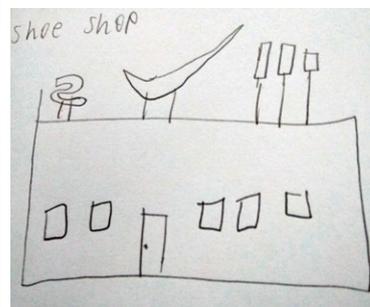
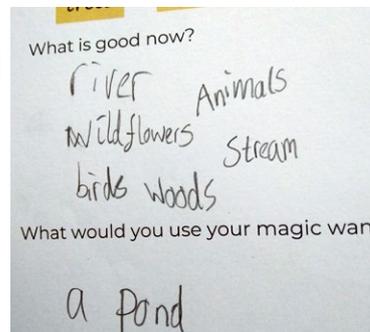
<sup>12</sup> <https://communityenterprise.co.uk/>

Work has continued in to 2025 to ensure alignment with the Local Place Plans being developed in some of our nearby Community Council areas, including Southdean, Hobkirk, Upper Teviotdale & Borthwick Water and Upper Liddesdale and Hermitage.

Hawick and Jedburgh are key services providers to this area, and have developed place plans too<sup>13</sup>.

We have worked alongside Community Enterprise to finalise this Local Place Plan for the area, which sets out the long-term vision that our community wants to achieve over the next five years and beyond.

This Local Place Plan will be submitted to Scottish Borders Council by the Denholm and District Community Council, as an eligible community body to do so<sup>14</sup>.



Photos: Community Enterprise

<sup>13</sup> Hawick: <https://www.scotborders.gov.uk/downloads/download/1670/hawick-place-plan> Jedburgh: <https://storymaps.arcgis.com/stories/b071c4a0101b4e6eb1aa993e219ed444>

<sup>14</sup> i.e. a community council established in accordance with Part 4 of the Local Government (Scotland) Act 1973: <https://www.scotborders.gov.uk/directory-record/7696/denholm-and-district>

## 2.2 Our Vision

Our vision is for a friendly, inclusive, supportive and caring community, with amazing facilities and lots of amenities; a fantastic area for locals, and a great base for visitors to explore the South of Scotland.

## 2.3 Our Investment Themes and Strategic Objectives

The Place Plan process has identified core thematic areas that will underpin and support the achievement of the vision.

Directly aligned to the investment themes, we have identified strategic objectives with the specific purpose of setting out what we want to achieve, and to express where we want to get to.



### THEME 1:

#### A GREAT PLACE TO LIVE AND WORK

**Strategic Objective:** We will be a place with great facilities, where people of all ages enjoy a good standard of living and quality of life, and where local businesses can thrive.



### THEME 2:

#### A SUSTAINABLE, BEAUTIFUL AND ACCESSIBLE PLACE

**Strategic Objective:** Our natural and built environment will be well looked after, accessible to all, and transitions our community to net zero.



### THEME 3:

#### A RESILIENT LOCAL COMMUNITY

**Strategic Objective:** We will be a thriving community, where our assets can be of benefit to people of all ages, abilities and backgrounds.



### THEME 4:

#### A PLACE THAT CELEBRATES, PRESERVES AND PROMOTES ITS NATURAL ASSETS AND HISTORICAL HERITAGE

**Strategic Objective:** We will be proud of the assets in our area, and preserve them for future generations to enjoy.



### THEME 5:

#### A GREAT PLACE TO VISIT

**Strategic Objective:** Our area will have excellent amenities for visitors, and be a great base for visitors to explore the South of Scotland.

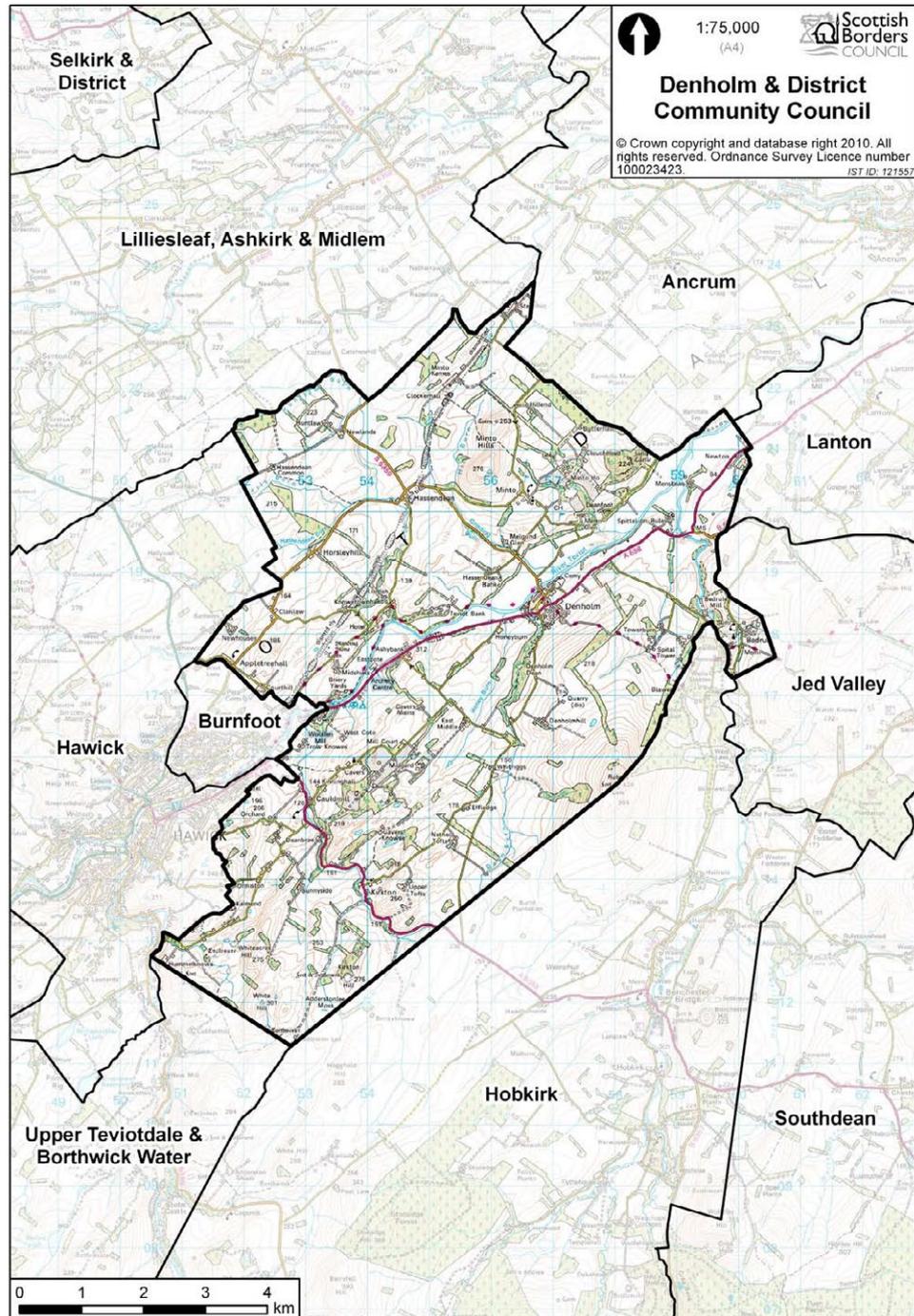
# 3

## Description and Context of the Area

### 3.1 Local Place Plan Area Map

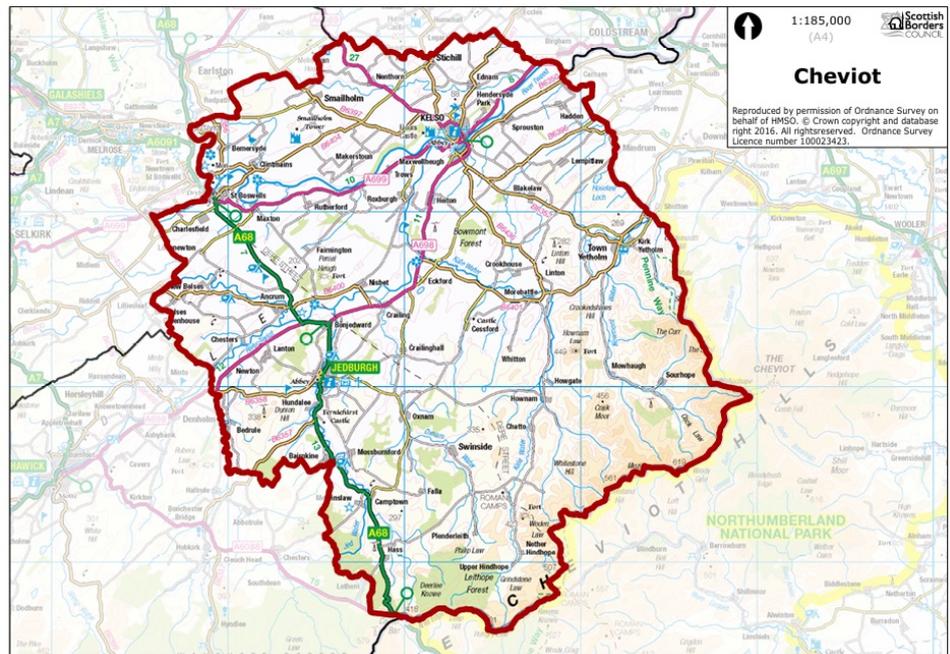
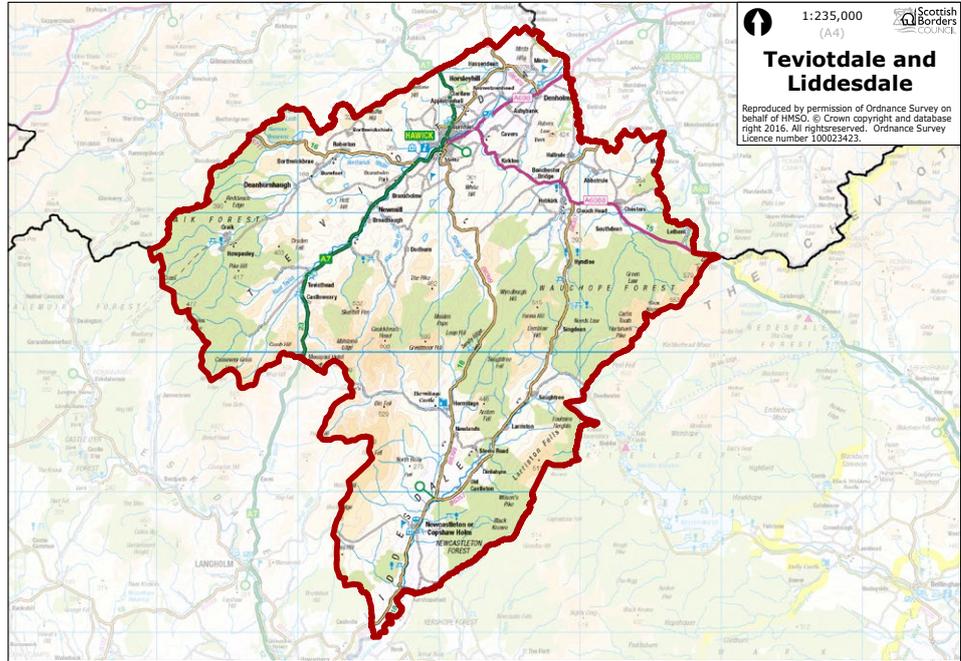
The Local Place Plan boundary follows the Denholm and District Community Council boundary.

The Denholm and District Community Council boundary<sup>15</sup> includes the village of Denholm, and the hamlets of Minto, Bedrule, Cavers and Appletreehall.



<sup>15</sup> [https://www.scotborders.gov.uk/downloads/file/989/denholm\\_and\\_district](https://www.scotborders.gov.uk/downloads/file/989/denholm_and_district)

The majority of the area falls within the Scottish Borders Council Locality of Teviotdale and Liddesdale<sup>16</sup>, with the exception of Bedrule which mostly comes under the Cheviot Locality<sup>17</sup> with a small area falling into Teviot & Liddesdale. This Local Place Plan needs to be considered in the wider context of those Localities, as well as the context of Scottish Borders Council.



The adjacent Community Councils, who have been notified of this Local Place Plan<sup>18</sup>, are:

- Ancrum
- Lanton
- Jed Valley
- Hobkirk
- Hawick
- Burnfoot
- Upper Teviotdale and Borthwick Water
- Lilliesleaf, Ashkirk and Midlem

<sup>16</sup> [https://www.scotborders.gov.uk/downloads/file/2250/teviot\\_and\\_liddesdale\\_map](https://www.scotborders.gov.uk/downloads/file/2250/teviot_and_liddesdale_map)

<sup>17</sup> [https://www.scotborders.gov.uk/downloads/file/2250/cheviot\\_map](https://www.scotborders.gov.uk/downloads/file/2250/cheviot_map)

<sup>18</sup> Section 4 of the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021

## 3.2 About the Area

### Overview and history

#### › Denholm<sup>19</sup>

The village of Denholm is situated in a beautiful part of Teviotdale in the Scottish Borders, about halfway between the towns of Hawick and Jedburgh. It lies in gentle rolling countryside between Ruberslaw and the Minto Hills, volcanic outcrops which thrust up through the underlying Old Red Sandstone.

The original settlement of 'Denum' was sited 'at the valleys' where the broad valley of the River Teviot meets the narrow glen of the Dean Burn. The early hamlet was plundered and burnt during English raids of the 16th century. The village we see today dates from the 17th century when it was laid out around the Green.

Denholm is a Conservation Area listed as 'a planned village as opposed to the traditional unplanned or organic form of village usually found in Roxburghshire.'

The village is built around the Green, which in days gone by was let for grazing to the butchers or smallholders. In the middle of the Green stands Leyden's Monument which was erected in 1861. The Green has always been at the heart of village life. Weekly and half-weekly fairs used to be held here. Part of the base of an old mercat cross can still be seen inside the railings surrounding the monument. The cross itself was removed and the base hollowed out sometime in the 19th century to make a water trough for cattle!

Council pre-fabs were put up in the Ashloaning at the end of the war followed by the 'Crudens semis' and the 'Orlits'. During the 1950s, 6 more semidetached houses were built in the Loaning and 10 in Murray Place. All through the 1950s the public water supply was inadequate for the post-war village but in 1963 a proper supply was finally piped in from Alemoor Loch, above Robertson. The way was now open for more housing development.

As like most villages Denholm is expanding and many new houses have been built in the past few years. Denholm Mill and Denholm Hall Farm have both been developed for housing.

Leyden's Monument



Community Enterprise

<sup>19</sup> This section is taken from the village website: <https://www.denholmvillage.co.uk/>

## › Bedrule<sup>20</sup>

Bedrule was home to the Clan Comyn (Cumming), who had come from the town of Comines in northern France at the time of the Norman invasion, until John III (Red) Comyn was killed by Robert the Bruce. There is a 14th-century charter by Robert I granting Bedrule, called Bethocrule, to James Douglas who, in turn, granted it to the Turnbells for protection against the English. Bishop William Turnbull, who founded Glasgow University, was born in Bedrule around 1400.

The Bedrule kirkyard provides a spectacular view of Ruberslaw rising to the west above the Rule Valley. The kirk contains beautiful stained glass windows and a number of plaques about the Turnbells and other families. Bedrule Kirk is a listed building of regional and high local importance. Under the local Presbytery Plan, the Church of Scotland has sold the building and is now in community ownership.

There is a cairn conceived by Norman Turnbull in the kirkyard with a descriptive plaque commemorating the important influence of Bedrule Castle in the history of the Borders and the Turnbull reivers. Fittingly, Bedrule kirkyard is usually a quiet place with only the sounds of the wind, birds, and the rumble of the Rulewater in the nearby valley below the church.



Community Enterprise



clewmeida

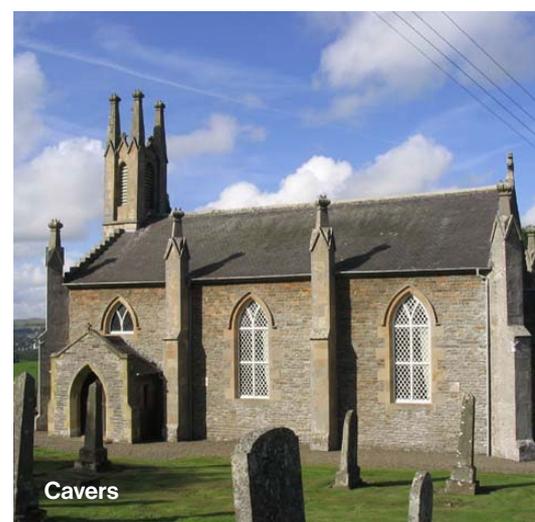


Photo © Jim Barton (cc-by-sa/2.0)

## › Minto<sup>21</sup>

The pretty conservation village of Minto in the Scottish Borders sits on an elevated ridge just below Minto Hill. First mentioned in the 14th century, Minto and the surrounding countryside has a rich and colourful history. The current village and kirk were designed and laid out by William Playfair for the 2nd Earl of Minto. As with Bedrule, under the local Presbytery Plan, the Church of Scotland plans to dispose of Minto Kirk. The ruins of a Norman church and graveyard can be found just off the golf course with a set of 'jougs' used for discipline. The War Memorial in the current kirkyard is recognised as one of the most distinguished in the country, incorporating a life-size statue of a British soldier whose face was modelled on the face of Lt Esmond Elliot, killed at Ypres 1917.

## › Cavers<sup>22</sup>

Just three miles south-east of Hawick lies the wee hamlet of Cavers, a place that gives few clues away as to its former size and importance. Although first appearing as 'Kaveres' in the early 13th century, its origins go much deeper through time, to temporary Roman camps at Cavers Mains and nearby Eastcote, and a cluster of Iron Age hill forts and hut-circles scattered around Ruberslaw.

<sup>20</sup> This section is taken from <https://www.bedrule.com/>

<sup>21</sup> This section is taken from <https://www.mintovillage.org/> Information is also available here: <https://www.fatlipscastle.com/index.php/area/minto-estate>

<sup>22</sup> This section is taken from <https://cavershistory.yolasite.com/The-Estate.php>

## Facilities and services

Denholm has amenities including a primary school, independent shops (Post Office / shop, butcher, hairdresser, garage, antiques shop), a restaurant, a café, a hotel, a pub and visitor accommodation.

Hawick and Jedburgh are the nearest towns, and have amenities including shops, leisure facilities, public transport links, and primary and secondary schooling.

There is a Pétanque court on the Green and two children's play areas within the village.

## Public transport

Denholm is linked to Hawick and Jedburgh by the number 20 bus, run by Peter Hogg of Jedburgh<sup>23</sup>. There is an additional bus run by Telford's Coaches, Service 503 Summer Harrier, which links Denholm with Hawick and Eyemouth. According to the published timetable, "This service operates Mondays, School days only, August to September inclusive"<sup>24</sup>.

The H19, which was delivered by Telford's Coaches, and linked Hassendean, Minto, Denholm and Cavers to Hawick, was cancelled in 2021<sup>25</sup>.

The bus service is limited, and does not necessarily join up with onward services timetable wise, which means that it is often impossible to go to e.g. an appointment / visit, and come back on the same day.

The nearest railway station is Tweedbank 18 miles away.

## Outdoor activities and tourist information

Walking, cycling and riding are all popular activities, both for residents and for visitors to the area. Ruberslaw and Minto Hills are recognisable landmarks.

Scottish Borders Council lists details of cycle routes<sup>26</sup> and Denholm / other local areas are featured in those setting out from Jedburgh<sup>27</sup> and Hawick<sup>28</sup>. The Borderloop route<sup>29</sup>, promoted by the South of Scotland Destination Alliance, goes through the area.

Walking routes are listed on the SBC website<sup>30</sup>, and Denholm / other local areas are featured in those setting out from Hawick<sup>31</sup>. The Borders Abbeys Way<sup>32</sup> crosses through the area.

There are some local initiatives that are yet to be implemented:

- › The Ruberslaw Footpaths Network: in 2021 the Southern Uplands Partnership prepared "A Feasibility Study into an Interpreted Path Network Around Ruberslaw". This could be of benefit to the community, the local tourism offering, and individual tourism businesses in the area who provide employment<sup>33</sup>.
- › A scoping report that would create a 50-mile circular "pilgrimage" route through the northern flank of the Cheviots<sup>34</sup>.

<sup>23</sup> <https://roadhoggs.co.uk/wp-content/uploads/2024/08/20-Service-01-Sept-2024-PDF.pdf>

<sup>24</sup> <https://telfordcoaches.com/wp-content/uploads/2021/08/503-Mon-Harrier.pdf>

<sup>25</sup> <https://bustimes.org/licences/PM1016939>

<sup>26</sup> <https://www.scotborders.gov.uk/parks-outdoors/cycling>

<sup>27</sup> [https://www.scotborders.gov.uk/downloads/file/921/jedburgh\\_cycle\\_routes](https://www.scotborders.gov.uk/downloads/file/921/jedburgh_cycle_routes)

<sup>28</sup> [https://www.scotborders.gov.uk/downloads/file/919/hawick\\_cycle\\_routes](https://www.scotborders.gov.uk/downloads/file/919/hawick_cycle_routes)

<sup>29</sup> <https://scotlandstartshere.com/tours/borderloop/>

<sup>30</sup> <https://www.scotborders.gov.uk/parks-outdoors/walking>

<sup>31</sup> <https://www.scotborders.gov.uk/downloads/file/679/hawick>

<sup>32</sup> [https://www.scotborders.gov.uk/directory-record/7470/borders\\_abbeyes\\_way](https://www.scotborders.gov.uk/directory-record/7470/borders_abbeyes_way)

<sup>33</sup> Attached as an appendix

<sup>34</sup> Attached as an appendix

Riding routes are listed on the SBC website<sup>35</sup>, and the South of Scotland Countryside Trails website<sup>36</sup>.

Walking, running, cycling and riding trails are promoted through the Town of 1,000 Trails initiative<sup>37</sup>.

The area supports nature based tourism, such as wildlife photography<sup>38</sup>.

An artist's map of Denholm was the basis for a visitors' map for Denholm:



Community Enterprise

There is some tourist / heritage signage, e.g. at Denholm Green:

## Visitor accommodation

Both The Auld Cross Keys Inn<sup>14</sup> and the Fox and Hounds Inn have residential accommodation. Bed and Breakfast accommodation is available at Bedrule Old Manse. Glamping is available at Ruberslaw Wild Woods Camping and Bedrule Old Manse<sup>42</sup>. There are also various self-catering options available.



©ADHS

## Heritage sites

These include Fatlips Castle<sup>39</sup> and the site of Bedrule Castle which has recently been excavated<sup>40</sup>. Leydons monument on the Green and his Thatched Cottage in Leydons Road are important historic features.

## Education

The primary school is a major part of the community. It is important that numbers don't decrease significantly or teacher numbers may also decline. We want to encourage young families to locate into the area so that there will be a thriving primary school with nursery and an after-school club.

It is also hoped the opportunities of Denholm Dean will continue to be a different learning experience for pupils, staff and school volunteers.

<sup>35</sup> <https://www.scotborders.gov.uk/parks-outdoors/horse-riding-routes>

<sup>36</sup> <https://www.southofscotlandcountrysidetrails.co.uk/>

<sup>37</sup> <https://www.townof1000trails.co.uk/>

<sup>38</sup> e.g. <https://www.wildlife-photography.uk.com/>

<sup>39</sup> <https://www.fatlipscastle.com/>

<sup>40</sup> <https://www.archaeologyscotland.org.uk/get-involved-bedrule-castle-excavations-2024/>

<sup>41</sup> <https://crosskeysdenholm.co.uk/>

<sup>42</sup> <https://bedruleoldmanse.co.uk/>

<sup>43</sup> <https://www.ruberslaw.co.uk/>

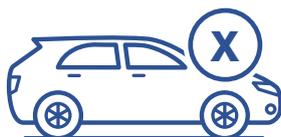
### 3.3 Demographics

A range of data sources has been assessed. Details are at Appendix 8.1. Some key facts and figures:



**TOTAL POPULATION**  
of Denholm and District  
Community Council area

**1,684**



**4.7%**  
of households  
in the area have  
**NO ACCESS  
TO A CAR OR VAN**

There are a total of  
**784**  
HOUSEHOLDS



**75%** OF HOUSES ARE OWNED  
**6.5%** ARE SOCIALLY RENTED  
**14.8%** ARE PRIVATELY RENTED

The national averages for types of tenure are 63% owned, 22.5% socially rented and 12% privately rented



**12.8%** of the population say their day-to-day activities are **'LIMITED A LITTLE'** by a disability, but a further **8%** say it is **'LIMITED A LOT'**

**80.6%** of the population say they are in **'GOOD'** to **'VERY GOOD'** health

**14%** say they are in **'FAIR'** health

**5.2%** say they are in **'BAD'** or **'VERY BAD'** health

**209**

people (12.7%) in the area are providing **UNPAID CARE**



### 3.3 Assets

Assets in a community include not just physical assets, but also things like organisations and events, which foster a sense of local identity and civic pride.

#### Community organisations

This list is not intended to be exhaustive.

- › Denholm and District Community Council<sup>44</sup>
- › Denholm Feuars' and Householders' Council<sup>45</sup>: the body responsible for the land gifted to them, to hold in perpetuity for the benefit of the village by the Cavers Estate in 1946, and more recently The Lower Dean
- › Denholm Dean Committee<sup>46</sup>: a subcommittee of the DFHC, responsible for the Denholm Dean Community Woodland.
- › Denholm Village Hall<sup>47</sup>
- › Ruberslaw Country Parishes<sup>48</sup>: Church of Scotland parish
- › Flower Show Committee
- › SWI

<sup>44</sup> <https://www.denholmvillage.co.uk/news/>

<sup>45</sup> <https://www.denholmvillage.co.uk/df-hc/>

<sup>46</sup> <https://www.denholmvillage.co.uk/denholm-dean/>

<sup>47</sup> <https://www.facebook.com/Denholmvillagehall/>

<sup>48</sup> <https://www.hobkirkwithruberslaw.org/> and <https://www.facebook.com/ruberslawcofs>

## Online resources

- Denholm Village website<sup>49</sup>
- Denholm Village Facebook Group<sup>50</sup>
- Bedrule Facebook page<sup>51</sup>
- Minto website<sup>52</sup>

## Events

Many events take place in the Village Halls, with local annual events including: The Hizzy Memorial Run<sup>53</sup>, Denholm Flower Show (pictured, right), Denholm Folk Festival<sup>54</sup> and the Sausage Sizzle.



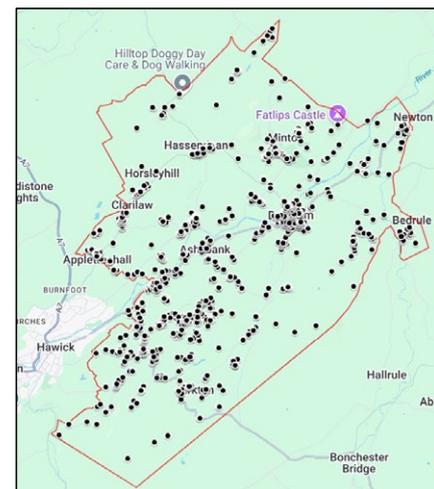
Community Enterprise

## Physical assets

### LOCATION OF HOUSING

The red line shows the Community Council boundary and the dots show individual houses

Data contains Ordnance Survey data © Crown copyright and database right 2024



### SCHOOLS

1. Denholm Primary School
2. Jedburgh Grammar Campus
3. Hawick High School

Secondary schooling is in Jedburgh or Hawick. Parents have the choice on which school children attend.



<sup>49</sup><https://www.denholmvillage.co.uk/>

<sup>50</sup>[https://www.facebook.com/groups/denholmvillage?locale=en\\_GB](https://www.facebook.com/groups/denholmvillage?locale=en_GB)

<sup>51</sup><https://www.facebook.com/bedrulevillage>

<sup>52</sup><https://www.mintovillage.org/>

<sup>53</sup>[https://www.facebook.com/groups/115706512496391/?locale=en\\_GB](https://www.facebook.com/groups/115706512496391/?locale=en_GB)

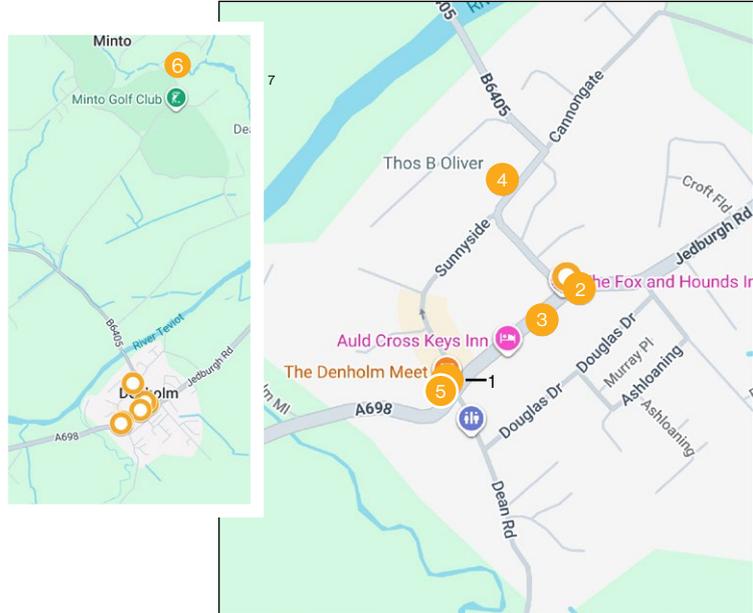
<sup>54</sup><https://www.facebook.com/p/Denholm-Folk-Festival-61566797521361/>

### LOCAL BUSINESSES

1. Denholm Post Office
2. Denholm Meat Supplies
3. Westgate Hairdressing Salon
4. Thos B Oliver
5. Denholm Antiques and Interiors
6. Minto Golf Club

Denholm Meat Supplies is a butchers;  
Thos B Oliver is a garage

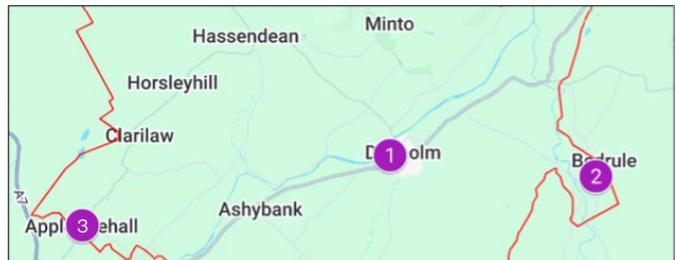
This list is not intended to be exhaustive.



### VILLAGE HALLS

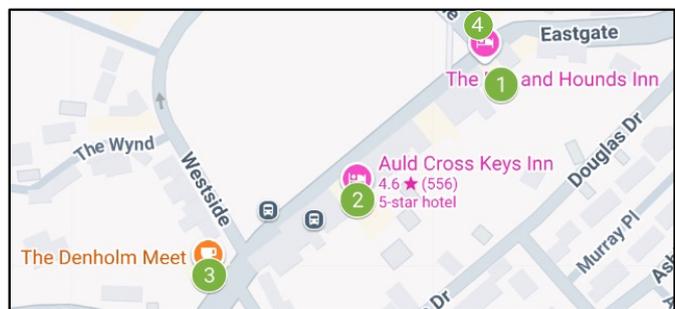
1. Denholm Village Hall
2. Bedrule Village Hall
3. Appletreehall Village Hall

Minto Golf Club acts as space for the community to meet.



### DENHOLM CAFÉS, RESTAURANTS AND ACCOMMODATION

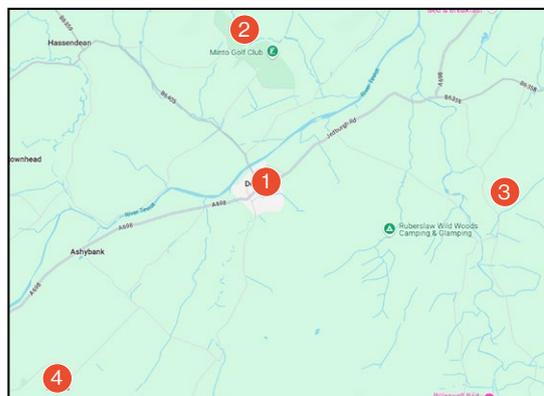
1. The Fox and Hounds Inn
2. Auld Cross Keys Inn
3. The Denholm Meet
4. Cream Puff



## CHURCHES

1. Ruberslaw Country Parishes: Denholm Church
2. Ruberslaw Country Parishes: Minto Church
3. Bedrule Church
4. Cavers Church

Minto Church is to be disposed of by Church of Scotland. Bedrule Church is now in community ownership.



## VISITOR ACCOMMODATION OUTSIDE DENHOLM

1. Ruberslaw Wild Woods Camping & Glamping
2. Bedrule Old Manse B&B and Glamping



## LAND AND HERITAGE ASSETS

1. Ruberslaw
2. Fatlips Castle
3. Minto Hills
4. Denholm Greens
5. Denholm Dean



## 3.5 National and Local Planning Policy Context

This Local Place Plan has been drafted in line with the following:

- National Planning Framework 4 (NPF4)
- Scottish Borders Council Local Development Plan (LDP)
- Teviot and Liddesdale Locality Plan 2020
- Scottish Borders Community Plan 2023/33

The details of how this Local Place Plan aligns with those policies are set out at Appendix 8.4.

# 4

# Community Engagement

## 4.1 Overview

Our Local Place Plan has been developed using a variety of different community engagement mechanisms, aimed at giving as many people as possible the opportunity to share their views. These were:

- A community survey
- A session with pupils at Denholm Primary School
- Ongoing discussions at the Denholm and District Placemaking Team meetings<sup>55</sup>
- Informal conversations with local residents at:
  - Denholm Flower Show (September 2024)
  - Denholm 'Sausage Sizzle' on Bonfire Night (November 2024)
  - Christmas Fair, Bedrule Village Hall (December 2024)
- 1:1 semi structured interviews with local residents, representatives of community organisations, and local businesses
- Discussions with Bedrule Church Steering Group (October 2024) and Bedrule Village Hall Committee (November 2024)
- An external review of the minutes of community groups, from January 2023 onwards (Denholm & District Community Council, Denholm Feuars and Householders Council, Denholm and District Place Making Team) undertaken by Community Enterprise
- A drop in event to consider the draft Local Place Plan (March 2025)



Community Enterprise

Our promotion of the process was through posters around the area, articles in Denholm Village Newsletter (October, November, December 2024), Jedburgh newsletter The Jed Eye, social media postings on the Denholm Village Facebook page<sup>56</sup>, and updates via the Minto WhatsApp group.

We are satisfied that there has been a good level of engagement with the process.

<sup>56</sup> August, October, December 2024, January 2025, see minutes at: <https://storymaps.arcgis.com/stories/6322a93898de4dc1a2b6ac1030b6ae43>

<sup>56</sup> [https://www.facebook.com/groups/denholmvillage?locale=en\\_GB](https://www.facebook.com/groups/denholmvillage?locale=en_GB)

## 4.2 Community Survey

The survey was available online between October 2024 and January 2025. Posters were distributed across the area, and it was promoted via local social media pages. Paper copies were available at Denholm Post Office. 105 people responded to the survey, representing the views of an additional 89 adults, 11 young people aged 13-17, and 22 children aged 12 and under.

Details are at Appendix 8.2, with a summary as follows:

In the overall views about the area,



Within the themes of Live, Work, Visit, Leisure Time, the area scores highest as a place to live, and lowest as a place to work.

What people like:	What people would like to see improved:
Strong community and friendly people	Public transport
Facilities and services	Road maintenance and safety
Countryside and natural surroundings	Improvements to amenities and services
Quiet and peaceful	Parking
Green spaces	More community events and activities



Denholm

## 4.3 Schools Engagement

In May 2024, a member of the Denholm and District Placemaking Team, alongside a member of the SBC Community Engagement Team, held a workshop with pupils at Denholm Primary School. Pupils were given the opportunity to share their views about their community. 36 pupils from P5/6 and P7 took part.

Details are at Appendix 8.3, with a summary as follows:

What we think is good now:	What would make things better:
Denholm play park	Improved play park(s)
The Green	Cutting the grass on the Green
The Dean	Traffic calming
School	More shops
Library Van	More bins
Nature	More trees / animals / nature
Family and friends	Clubs
Cycling and scootering	Festivals
The lollipop lady	

## 4.4 Stakeholder Engagement

1:1 semi structured interviews took place with representatives of local community organisations (Denholm and District Community Council, Denholm Households' and Feuars' Association, a Local Councillor), and local businesses (Denholm Post Office, The Fox and Hounds, butcher, hairdresser, antiques shop, Spital Tower / Ruberslaw Wild Woods Camping).

Their views, together with those expressed at the informal conversations and attendance at meetings set out above, have been incorporated in to the next section of this Local Place Plan.

A public meeting was held in March 2025, with around 20 people attending, including 4 children. That group helped to shape the Themes, Priorities and Projects set out at section 6.

# 5

## **Assets, Opportunities, Needs and Challenges**

## 5.1 Overview

The 2017 Feasibility study for a proposed Scottish Borders National Park<sup>57</sup> found that the area (covering Cheviot, Teviot and Liddesdale) has:

- › Beautiful, historically authentic and geologically significant Borderland landscape that is nationally outstanding and admired;
  - › A continuing vibrant and distinct identity with a strong coherent pride of place treasured across all age-groups arising from a unique cultural heritage;
  - › Land based businesses and communities entering a new era of policy and support mechanisms;
  - › Social and economic special needs like incomes, jobs and digital connectivity that, for many residents, are well below the national average.
- Landscape – Outstanding quality, beauty and variety; No major roads or large settlements. Moorland mosaic with wide horizons and distant unobstructed views – grand and intimate scales – wildland qualities.
  - Historic sites: Greatest density of scheduled monuments in Borders.
  - Economy – Dependence on primary industries and small business. Lack of professional jobs. GVA per head below Scottish average. Poor broadband and mobile coverage.

Some of the key findings<sup>58</sup> included:

- Centralisation of education, caring, community and retail services in Teviot.
- High residential desirability but ageing demographic and outmigration of young.
- GVA below average growth, low average visitor stays and low national and international area profile.
- Maturing forestry – low added value and high impact on roads.
- Wildlife habitats - Rare but accessible and species-rich.

The campaign for a Scottish Borders National Park was ultimately unsuccessful, but the challenges identified remain, and new ways will need to be found to address them.



Community Enterprise

## 5.2 Housing

Access to affordable / social housing is a concern for the community, as well as access to retirement housing and accessible housing for people with disabilities.

<sup>57</sup> Page 7: <https://static1.squarespace.com/static/645920f54a2dc2492e2f0b55/t/6500556bef1d9355d5f7b066/1694520691947/Borders-National-Park-Feasibility-Study.pdf>

<sup>58</sup> At pages 11-12

### 5.3 Services and Amenities

The number of independent businesses in the area is highly valued. In Denholm, these include a Post Office/village shop, butcher, hairdresser, garage and antiques shop, a pub, hotel, restaurant and café. The community is dependent on services in Hawick and Jedburgh, including secondary schooling and healthcare.

### 5.4 Connectivity

Digital connectivity is poor, which has implications for people studying or working from home in particular. Scottish Borders is part of a gigabit project which is currently underway<sup>59</sup>.

A lack of modern technology in Denholm and some surrounding areas is something that should be addressed urgently. Smart meters installation has been a challenge and the roll out of a digital phone network is causing anxiety.

### 5.5 Provision for Young People

Currently there are a few activities for young people in the area run by the local church and other youth organisations.

It is difficult for young people to attend after school activities in Jedburgh and Hawick and then get back to Denholm via public transport.

### 5.6 Public Transport

Public transport is only available from Denholm, so people need to be able to get there first. There are only 5 or 6 buses a day, and this is decreasing. The community is dependent on private bus companies operating out of Jedburgh and Hawick.

The community would benefit from a volunteer transport system, such as that offered by Borders Wheels<sup>60</sup>.

### 5.7 Traffic

The volume and speed of traffic, particularly through Denholm, is a concern. This was highlighted by children in particular.

Suggested traffic calming measures including speed limits (enforced) and other initiatives. Denholm and Minto both have 20mph speed limits<sup>61</sup>.



Escape youth services

#### Denholm youth club



#### Borders Wheels



Stephen Wood at Borders Wheels

<sup>59</sup> See second table in section 3: <https://www.gov.uk/government/publications/project-gigabit-progress-update-november-2024/project-gigabit-progress-update-november-2024#project-gigabit-contracts-and-procurement-pipeline>

<sup>60</sup> <https://borderswheels.org.uk/>

<sup>61</sup> <https://scottishborders.moderngov.co.uk/ecSDDisplay.aspx?NAME=SD716&ID=716&RPID=11079014>

## 5.8 Net Zero

The nature of the housing stock, particularly in outlying areas, means that many households are dependent on oil in tanks, coal and wood, as well as gas and electricity. Opportunities for improvements to energy efficiency and alternative / renewable sources could address this.

Cycle routes and pathways could be better, which would improve opportunities for active travel.

There could be better provision of electric car charging points.

## 5.9 Community Assets

The community itself is an asset, with many people highlighting the community spirit across the area.

The key physical assets (village halls in Denholm, Bedrule and Appletreehall, the Church Hall in Denholm), are valued spaces. They will need to be maintained, both physically, and with a succession plan for the Trustees.

Bedrule Church is now in community ownership (Bedrule Church Future [charity no.SCO54372]) and plans, to promote and build on projects for the future of the building, will be produced in due course by the elected board of trustees. The surrounding graveyard still belongs to SBC and the general upkeep, grass cutting and signage will continue as before.

The green spaces are valued, in particular the two Greens in Denholm, Denholm Dean woodland and the Quoiting Haugh.

Children and parents would like to see improvements to the formal playgrounds.

It is important to maintain the facilities that Live Borders are responsible for including those outwith the plan's area. The importance of visitors to the local economy should be encouraged, and aims should be made to retain opening hours to historic houses or museums in the area but not at the expense of higher admittance prices. We have a rich local history but seem reluctant to promote it.

## 5.10 Visitor Provision

There is a perceived lack of accommodation for visitors. See pages 17 and 18 for more information

There is lots to experience in the area, but a lack of information for visitors, e.g. maps, guides, signage etc.



Bedrule church

Community Enterprise

## 5.11 The impact of Centre Parcs

The proposed development of Center Parcs represents a significant opportunity for Denholm and the surrounding area, particularly in terms of employment and economic growth. The construction phase alone is expected to create a wide range of job opportunities across the building and trade sectors, bringing in skilled workers, contractors, and suppliers—many of whom will spend locally during the project's build-out.

Once operational, Center Parcs will offer long-term employment across numerous sectors, including hospitality, catering, maintenance, administration, and management. This sustained job creation will not only benefit residents but will also attract new families and workers to the area, both stimulating and demanding requirements for housing, education, and local services

The arrival of new people—both as staff and visitors—will bring increased demand for local businesses and

services, offering a major boost to shops, cafés, accommodation providers, and tradespeople. Supporting infrastructure improvements, such as better roads and transport links, could help connect surrounding communities and further enhance the region's appeal.

Denholm and District, with its natural beauty and local attractions, stands to benefit from greater footfall and visibility. Investment in visitor information—such as local maps, welcome packs, and heritage trails—should be a priority, ensuring the wider area captures the full potential of this development.

This is a unique chance to position the region as a vibrant, growing destination. We must embrace the opportunity and ensure that local people and businesses are at the heart of this transformation.



Image: Center Parcs

## 5.12 Land Use

While the shift toward sustainable energy is welcome and necessary, the increasing number of proposals for wind farms, solar arrays, and battery storage facilities in our area requires more thoughtful consideration. It is essential that local communities are properly consulted—not just those living immediately adjacent to proposed sites, but all those affected by changes to landscape, road use, and long-term amenity.

Wider consultation ensures transparency, builds trust,

and allows for concerns around property values, visual impact, and infrastructure strain to be addressed meaningfully. Where such developments do go ahead, the process for compensating and supporting local communities must be fair, accessible, and practical—ensuring that those living with the consequences also share in the benefits. Making this process clear and community-led will help balance the needs of national sustainability goals with the rights and wellbeing of rural residents.

# 6

# Proposals



denholmvillage.co.uk

## 6.1 Overview

Our vision is for a friendly, inclusive supportive, caring community, with amazing facilities and lots of amenities; a fantastic area for locals, and a great base for visitors to explore the South of Scotland.

The responses and engagement with the community, groups and organisations in our area, have helped us to identify the challenges faced by the community, and the actions we should undertake to work towards achieving that vision.

They require combinations of actions by Scottish Borders Council, partnership working with other agencies, by local organisations, and the community itself. In many areas, funding will need to be secured to deliver these actions. Because of the high level of existing community activities, some of the focus is on consolidating and sustaining projects and plans that are already underway.

## 6.2 Fit with LDP

The Scottish Borders Local Development Plan (LDP) was adopted on 22 August 2024<sup>62</sup>.

Denholm and Minto both have settlement boundaries and therefore a settlement profile within the LDP as well as a Conservation Area. Due to the small size of Bedrule, it does not feature within the LDP settlement profiles.

Alignment with the overarching policy themes is set out at Appendix 8.5.

This Local Place Plan does not propose any changes to the Scottish Borders Council Local Development Plan.

<sup>62</sup> <https://www.scotborders.gov.uk/plans-guidance/local-development-plan>

## 6.3 Themes, Priorities and Projects

 <b>THEME 1</b> <b>A GREAT PLACE TO LIVE AND WORK</b> <i>We will be a place with great facilities, where people of all ages enjoy a good standard of living and quality of life, and where local businesses can thrive</i>	<b>WHAT WE CAN DO OURSELVES</b>	<b>WORKING WITH PARTNERS</b>
<p>PRIORITY AREAS</p> <ul style="list-style-type: none"> <li>✓ <b>Housing</b></li> <li>✓ <b>Children and Young People</b></li> <li>✓ <b>Work</b></li> </ul>		
<p>PROJECTS</p> <ol style="list-style-type: none"> <li>1. Promote access to affordable housing for families and young people, social housing, retirement housing and accessible housing for people with disabilities</li> <li>2. Improve existing housing stock, including energy efficiency (in partnership with other organisations)</li> <li>3. Maintain and develop facilities for children and young people, including activities and events, e.g. parent / carer and toddler groups, Guiding and Scouting groups, youth groups, music and drama, sports</li> <li>4. Involve children and young people in local decision making via community organisations, and through initiatives such as participatory budgeting</li> <li>5. Explore opportunities for work experience and apprenticeships in the area</li> <li>6. Sustain local businesses, including social enterprises, and services including the Post Office</li> <li>7. Support initiatives that support home working (e.g. necessary infrastructure such as mobile phone coverage and broadband)</li> <li>8. Develop and promote initiatives that support Denholm as a shopping destination for independent businesses, and encourages people to 'buy local'</li> </ol>	<p>Community Council (including consideration of planning applications)</p> <p>Denholm Feuars' and Householders' Council</p> <p>Ruberslaw Country Parishes (Church of Scotland)</p> <p>Local businesses</p>	<p>SBC</p> <p>Sustainable Borders<sup>63</sup></p> <p>Developing the Young Workforce Borders<sup>64</sup></p>

<sup>63</sup> <https://sustainableselekirk.org.uk/about/>

<sup>64</sup> <https://dywborders.co.uk/>



## THEME 2

### A SUSTAINABLE, BEAUTIFUL AND ACCESSIBLE PLACE

*Our natural and built environment will be well looked after, accessible to all, and transitions our community to net zero*

#### WHAT WE CAN DO OURSELVES

#### WORKING WITH PARTNERS

#### PRIORITY AREAS

- ✓ **Green spaces and amenities**
- ✓ **Promoting and developing walking, scooting, cycling and riding**
- ✓ **Traffic calming, parking, and electric vehicle charging**
- ✓ **Public transport**

#### PROJECTS

1. Protect and enhance local greenspaces and their facilities, including disability access, e.g. Denholm Green, the Wee Green, the Quoiting Haugh, and the Fishermans Car Park
2. Protect and enhance children's play parks in the area, including disability access, e.g. at Denholm Green, Ashloaning, and Croft Field
3. Provide spaces and equipment for outdoor gyms
4. Develop active travel and local walking and cycle routes, including improving and widening footpaths for accessible access for all, within Denholm, between Denholm and communities in our area, and linked to adjacent Community Council areas, including e.g. the Core Path Plan<sup>65</sup>
5. Liaise with Scottish Borders Council for road improvements and traffic control measures
6. Improve parking options within Denholm and Bedrule
7. Promote the provision of electric charging points
8. Engage with existing public transport providers to improve the service across our area
9. Develop community owned transport options, in partnership with other Community Councils and Borders Wheels<sup>66</sup>

Denholm Feuars' and Householders' Council  
Community Council

SBC  
Sustrans<sup>67</sup>  
Sustainable Borders<sup>68</sup>  
Other Community Councils  
Borders Wheels

<sup>65</sup> [https://www.scotborders.gov.uk/downloads/file/1198/denholm\\_bonchester\\_bridge\\_core\\_paths](https://www.scotborders.gov.uk/downloads/file/1198/denholm_bonchester_bridge_core_paths)

<sup>66</sup> <https://borderswheels.org.uk/community-transport/>

<sup>67</sup> <https://www.sustrans.org.uk/about-us/our-work-in-scotland/>

<sup>68</sup> <https://sustainableseelkirk.org.uk/about/>



### THEME 3

#### A RESILIENT LOCAL COMMUNITY

*We will be a thriving community, where our assets can be of benefit to people of all ages, abilities and backgrounds*

#### WHAT WE CAN DO OURSELVES

#### WORKING WITH PARTNERS

##### PRIORITY AREAS

- ✓ **Community events**
- ✓ **Physical assets**

##### PROJECTS

1. Support and develop the existing programme of year-round community events and festivals, so that these are sustainable for the long-term future
2. Support and develop the activities for the wider community that are organised and delivered within the local church
3. Support and promote current and future community owned assets, including the village halls in Denholm, Bedrule, and Appletreehall, and the churches in Bedrule and Minto
4. Support Minto Golf Club, in its role as providing a community space for the hamlet of Minto. Though this is not community owned, it is an important asset.
5. Maintain, develop and promote local resilience / community sheds

Denholm Folk Festival  
 Denholm Flower Show  
 Denholm Village Hall Committee  
 Bedrule Village Hall Committee  
 Bedrule Church Steering Group  
 Ruberslaw Country Parishes (Church of Scotland)

## KEY

**D&DCC:** Denholm & District Community Council **DF&HC:** Denholm Feuars' and Household's Council

 <b>THEME 4</b> A PLACE THAT CELEBRATES, PRESERVES AND PROMOTES ITS NATURAL ASSETS AND HISTORICAL HERITAGE <i>We will be proud of the assets in our area, and preserve them for future generations to enjoy</i>	WHAT WE CAN DO OURSELVES	WORKING WITH PARTNERS
PRIORITY AREAS <ul style="list-style-type: none"> <li>✓ <b>Natural assets</b></li> <li>✓ <b>Historical heritage</b></li> </ul>		
PROJECTS <ol style="list-style-type: none"> <li>1. Protect and enhance the natural environment, e.g. Denholm Dean, access to Ruberslaw and Minto Hills.</li> <li>2. Promote and protect unique aspects of our area, e.g. SSSIs<sup>69</sup>, the River Tweed Special Area of Conservation<sup>70</sup> Dark Skies<sup>71</sup>.</li> <li>3. Support and develop heritage projects, both tangible and intangible, e.g. Bedrule Castle, access to Fatlips Castle, The Twelve Towers of Rule project, the War Memorials in Denholm and Minto, Commonwealth Graves, historical figures such as John Leyden and James Murray, Borders Abbeys Way.</li> <li>4. Consider other projects within the Denholm Green area, taking into account its designation as a conservation area.</li> <li>5. In view of the continual influx of development companies striving for more windfarms, battery storage areas, solar arrays, and the proposed modernisation by national power companies to update their infrastructure, Denholm and all surrounding communities are likely to be affected severely. With smaller areas feeling totally overwhelmed, proposals to engage together, share information and form a unified front are essential to maintain the countryside as an unspoilt natural area with all it has to offer for generations to come. Power companies and planning authorities need to listen to those affected, and a joint strategy for the whole Borders Region needs to be planned and agreed to allow this to happen.</li> </ol>	<ol style="list-style-type: none"> <li>1. DF&amp;HC and Denholm Dean Committee</li> <li>2. D&amp;DCC, DF&amp;HC in consultation with local communities</li> <li>3. D&amp;DCC, DF&amp;HC in consultation with local communities and Bedrule Church Future trust</li> <li>4. D&amp;DCC and DF&amp;HC</li> <li>5. D&amp;DCC</li> </ol>	<ol style="list-style-type: none"> <li>1. Forestry and Land Scotland</li> <li>2. River commissioners, Tweed forum</li> <li>3. Archaeology Scotland</li> <li>4. Historic Environment Scotland</li> <li>5. Consultations with other community councils</li> </ol>

<sup>69</sup> Minto Craigs <https://sitelink.nature.scot/site/1168>, River Tweed <https://sitelink.nature.scot/site/1366>

<sup>70</sup> <https://sitelink.nature.scot/site/8369>

<sup>71</sup> <https://www.ssdalliance.com/destination-development/dark-skies/>



## THEME 5

### A GREAT PLACE TO VISIT

*Our area will have excellent amenities for visitors, and be a great base for visitors to explore the South of Scotland*

#### WHAT WE CAN DO OURSELVES

#### WORKING WITH PARTNERS

#### PRIORITY AREAS

- ✓ **Provision of tourist information and promotion of the area**
- ✓ **Maintenance of and improvements to tourism infrastructure**

#### PROJECTS

1. Promote and disseminate existing tourist information
2. Review, develop and promote resources for local information, including maps, leaflets and noticeboards
3. Support the maintenance and improvement of signage throughout the area
4. Support the provision of infrastructure for visitors, e.g. public toilets, water re-fill points, and bike repair stations
5. Explore collective marketing, including online presences<sup>72</sup>
6. Support local tourism businesses

Denholm & District Community Council and Local community groups to progress when funds are available

Make use of local social media

South of Scotland Destination Alliance (SSDA)<sup>73</sup>

Visit Scotland<sup>74</sup>

Scottish Community Tourism<sup>75</sup>

Other Community Councils

SBC

<sup>72</sup> e.g. <http://www.rulewater.co.uk> and <https://www.visitnewcastleton.com>

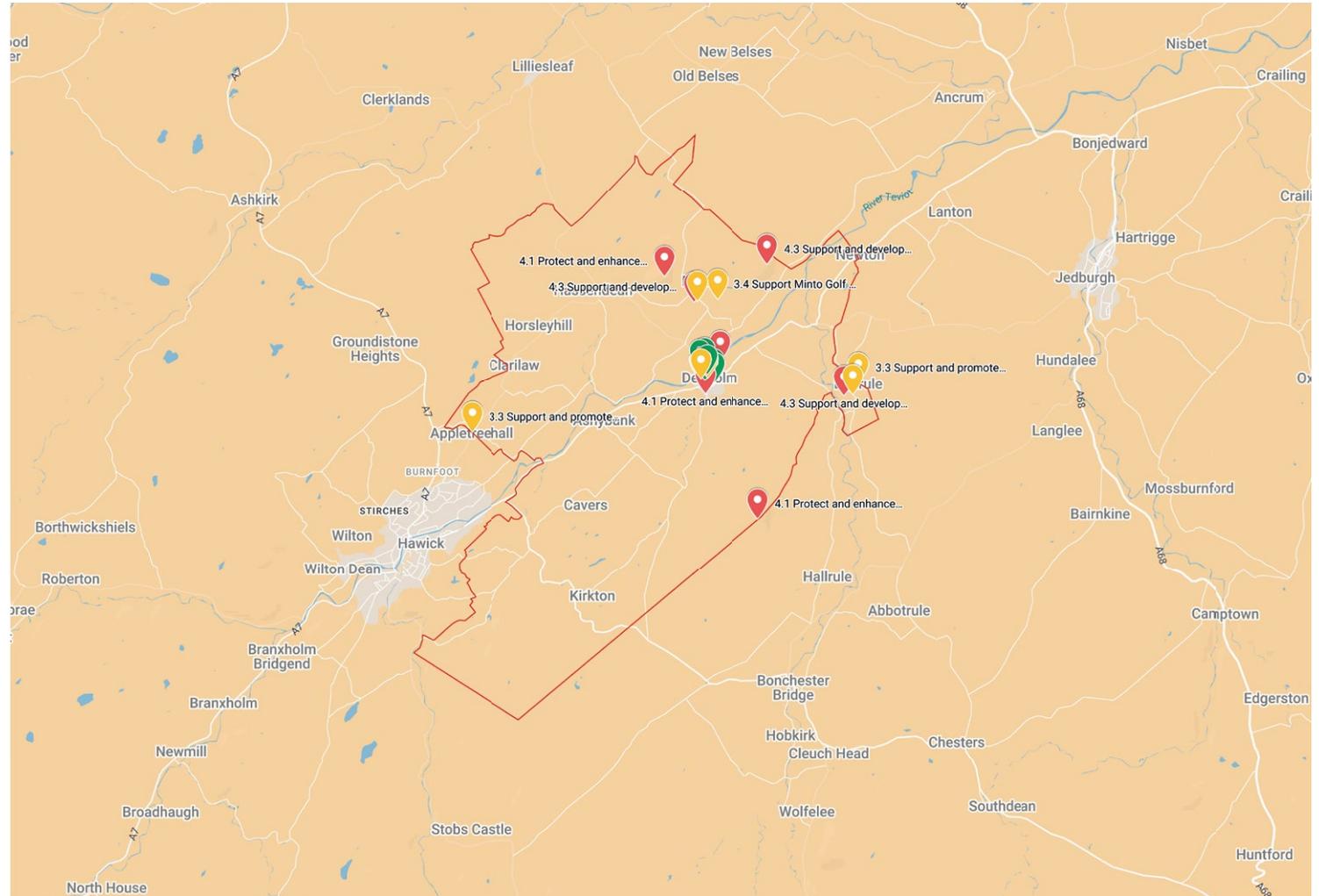
<sup>73</sup> <https://scotlandstartshere.com/destinations/teviot-eskdale-and-liddesdale>

<sup>74</sup> <https://www.visitscotland.com>

<sup>75</sup> <https://www.scoto.co.uk>

## 6.4 Place Plan Maps

The place holders and numbers refer to theme and project numbers in section 6.4 below.



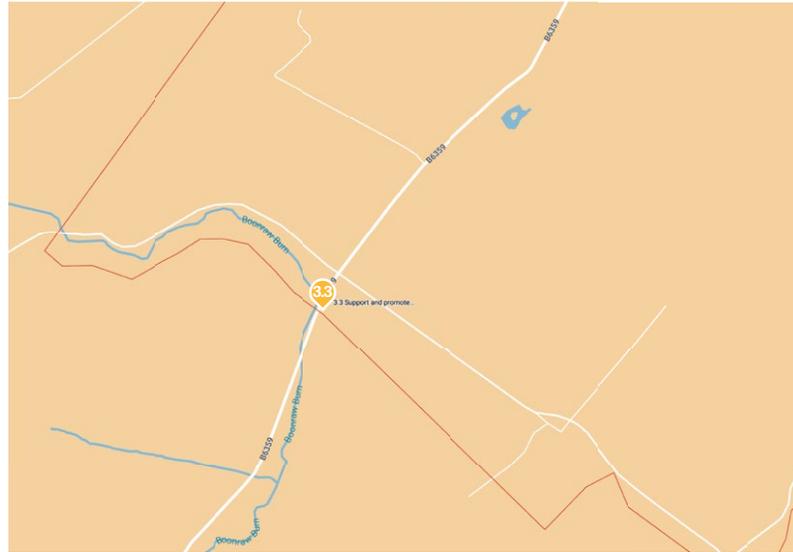
### KEY

- THEME 2
- THEME 3
- THEME 4

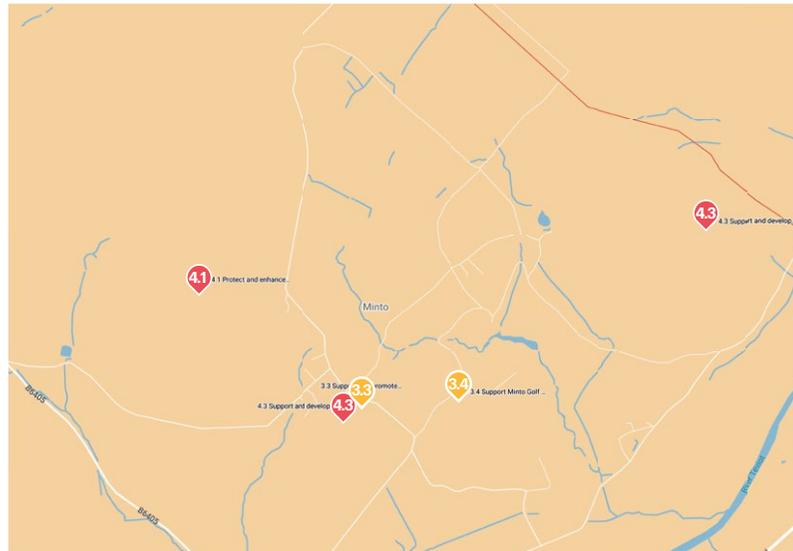
Denholm



Appletreehall



Minto



KEY

- THEME 2
- THEME 3
- THEME 4

## 6.5 Map of Projects (Land and Assets)

### KEY

**D&DCC:** Denholm & District Community Council **DF&HC:** Denholm Feuars' and Householders' Council **SBC:** Scottish Borders Council

### THEME 2 | A SUSTAINABLE, BEAUTIFUL AND ACCESSIBLE PLACE

	Land / Asset	Who?	Further detail
<b>2.1 Protect and enhance local greenspaces and their facilities, including disability access</b>			
1	Denholm Green	DF&HC	Survey to improve electrical power supply to the Green for events, for the Christmas lights and to replace the lighting around the Leyden Monument.
2	The 'Wee Green'	DF&HC	Undertake regular maintenance including grass cutting and minor works.
3	The Quoiting Haugh	DF&HC	This area is used for the Denholm Ride outs and for picnics. There is an aspiration to install picnic benches and a walking route to link the picnic area to the Fishermen's car park.
<b>2.2 Protect and enhance children's play parks in the area, including disability access</b>			
4	Denholm Green	D&DCC and SBC	Protect and maintain this green space.
5	The Loaning Play Park	SBC	The loaning play park was identified as a priority and has now been completed.

**THEME 2** | A SUSTAINABLE, BEAUTIFUL AND ACCESSIBLE PLACE

	Land / Asset	Who?	Further detail
	<b>2.3 Develop active travel and local walking and cycle routes</b>		
6	Sites and routes will be developed following a future options appraisal	Various organisations	Support the Borders Abbeys Way with its walks and trails. The core path from Denholm to Hawick will be listed with signage done by Scottish Borders Council.
	<b>2.4 Promote the provision of electric charging points</b>		
7	Denholm and District	DF&HC	The aspiration is to achieve EV charging points with a site to be determined.
	<b>2.5 Develop community transport in the region</b>		
8	Throughout the local area	Borders Wheels	Feasibility study to be commissioned.

**THEME 3** | A RESILIENT LOCAL COMMUNITY

	Land / Asset	Who?	Further detail
	<b>3.1 Support and develop the activities for the wider community that are organised and delivered within the local church</b>		
9	Denholm Church	Ruberslaw Country Parishes	Little Fishes Baby and Toddler Group, Singing for Fun, Friday Fun (up to P7).

**THEME 3** | A RESILIENT LOCAL COMMUNITY

	Land / Asset	Who?	Further detail
<b>3.2 Support and promote current and future community owned assets</b>			
10	Denholm Village Hall	Denholm Village Hall Committee	Management plan in place including the installation of a new kitchen, toilets and heating in both halls. Explore opportunities for the installation of 2 EV charging points on land between the hall and the community storage shed.
11	Community control of assets such as Bedrule Village Hall, Appletree Hall and Minto Church	Group to be determined	Bedrule church is an example of how this can happen.
<b>3.3 Support Minto Golf Club, in its role as a community space for the hamlet of Minto</b>			
12	Minto Golf Club	Minto Golf Club committee	Promote Minto Golf Club as a community venue and encouraged increased community access.
<b>3.4 Maintain, develop and promote local resilience / community sheds</b>			
13	Develop the Denholm Resilience Shed and Village Hall Car park to contain supplies equipment and events equipment.	D&DCC  Denholm Village Hall Committee	Denholm Community shed in the Village Hall car park requires repairs.

**THEME 4** | A PLACE THAT CELEBRATES, PRESERVES AND PROMOTES ITS NATURAL ASSETS AND HISTORICAL HERITAGE

	Land / Asset	Who?	Further detail
<b>4.1 Protect and enhance the natural environment</b>			
14	Denholm Dean	Denholm Dean Committee	Establish a 10 Year Plan after consulting with the community.
15	Access to Ruberslaw	Privately owned	Help to implement the Ruberslaw paths recommendations. The Ruberslaw Pathway Network study will continue with local organisations including Community Council & the Southern Upland Partnership, to identify and plan walking routes, cycling and horse riding trails, for example from Denholm to Ruberslaw and beyond.
<b>4.2 Support and develop heritage projects</b>			
16	Bedrule Castle (Site of the castle no visible ruins)	Archaeology Scotland Bedrule Church Future	Excavation of Bedrule Castle: further projects are potentially planned in the future by Archaeology Scotland or similar parties, and the possibility of a direct path from the Church to the actual site would be welcomed. The popular Borders Abbeys Way through this area already draws visitors to explore and return to other walking routes in the area.
17	Fatlips Castle	Privately owned	Aspiration for public access to the castle.
18	Denholm War Memorial	SBC and local volunteers	General upkeep & maintenance.
19	Minto War Memorial	SBC and local volunteers	Ensure quality maintenance of the enclosed garden memorial and the beds is continued.
20	Bedrule War Memorial	SBC and local volunteers	General upkeep and signage.
21	Commonwealth Graves	SBC and local volunteers	General upkeep, grass cutting and signage.
22	Rule Valley	Archaeology Scotland	12 Towers of Rule project will continue to develop as funding allows, as it is seen to be another project to promote the whole of the area, and especially for the Rule valley.

## 6.6 Management and Governance

The Denholm and District Place plan has been driven forward by the Denholm Place Making Team made up of representatives from local organisations as well as members of the public. The Team has representatives of the Denholm and District Community Council, Denholm Feuars and Householders Council, Denholm Flower Show Committee, Denholm Village Hall, and Ruberslaw Country Parishes, along with community residents.

The submission entity will be Denholm and District Community Council.

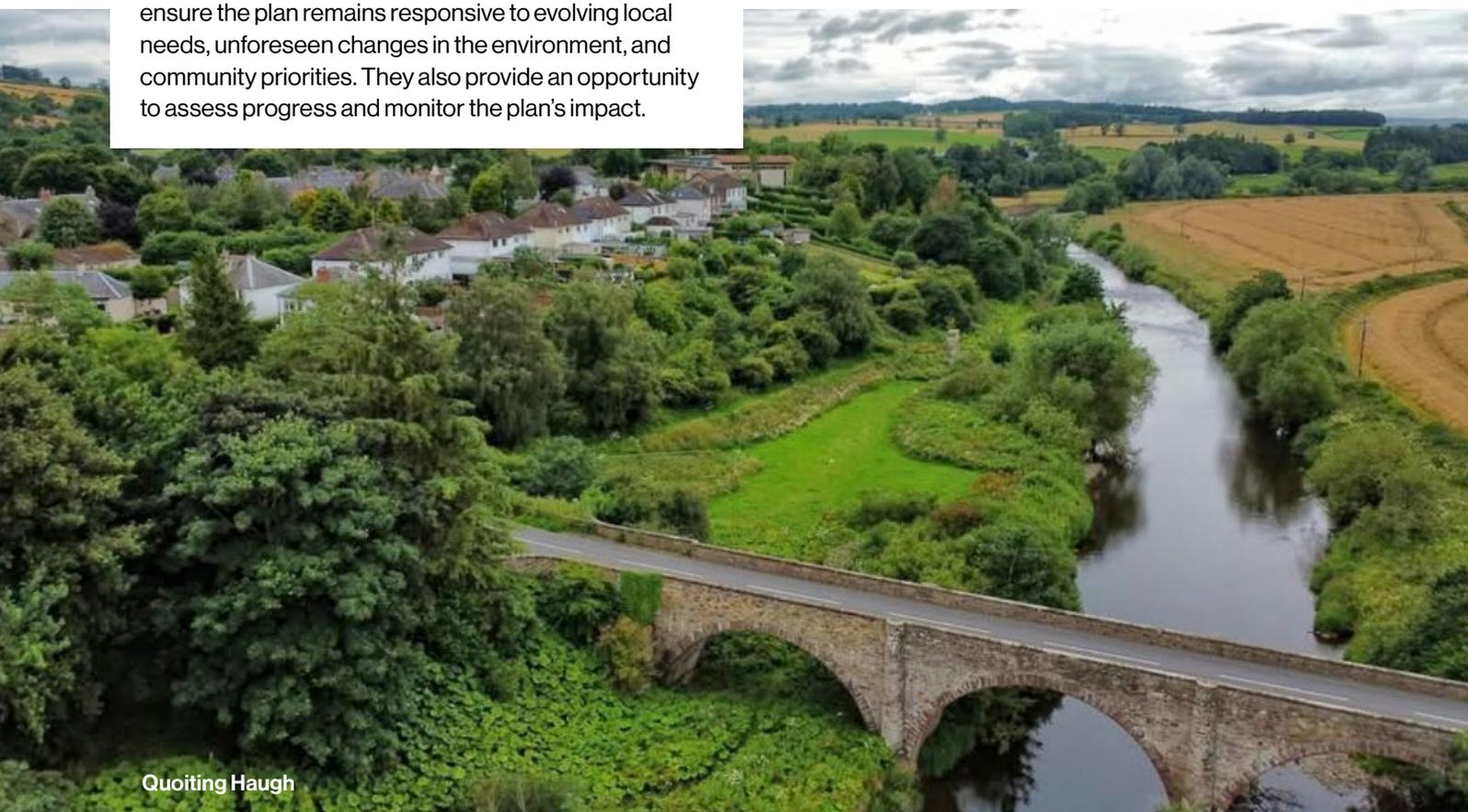
The place plan will be delivered on by a wide range of local groups (further details of projects and leads can be found in the proposals section.)

While there is no statutory requirement to review a Local Place Plan once registered, it is considered good practice to do so periodically. Regular reviews help ensure the plan remains responsive to evolving local needs, unforeseen changes in the environment, and community priorities. They also provide an opportunity to assess progress and monitor the plan's impact.

It is proposed that the Denholm and District Placemaking Team, in collaboration with the Community Council and other local groups, undertake a review of the Local Place Plan annually. However, this arrangement may require further discussion as progress evolves—particularly regarding the long-term role of the Placemaking Team.

DENHOLM AND DISTRICT COMMUNITY COUNCIL WILL:

- › **Stimulate / support organisations to take on the actions identified in the Local Place Plan;**
- › **Promote the Local Place Plan;**
- › **Review progress;**
- › **Monitor the impact of the Local Place Plan**



Quoiting Haugh

# 7

# Afterword

We are proud that we have developed this Local Place Plan, alongside our nearby Community Councils.

We want to thank the residents, businesses and organisations of our community who gave their time and ideas.

If you want to contact us directly, you can email us at:  
[\*\*gwen.crew@gmail.com\*\*](mailto:gwen.crew@gmail.com)

***Denholm and District Place Making Team***

# 8

# Appendices

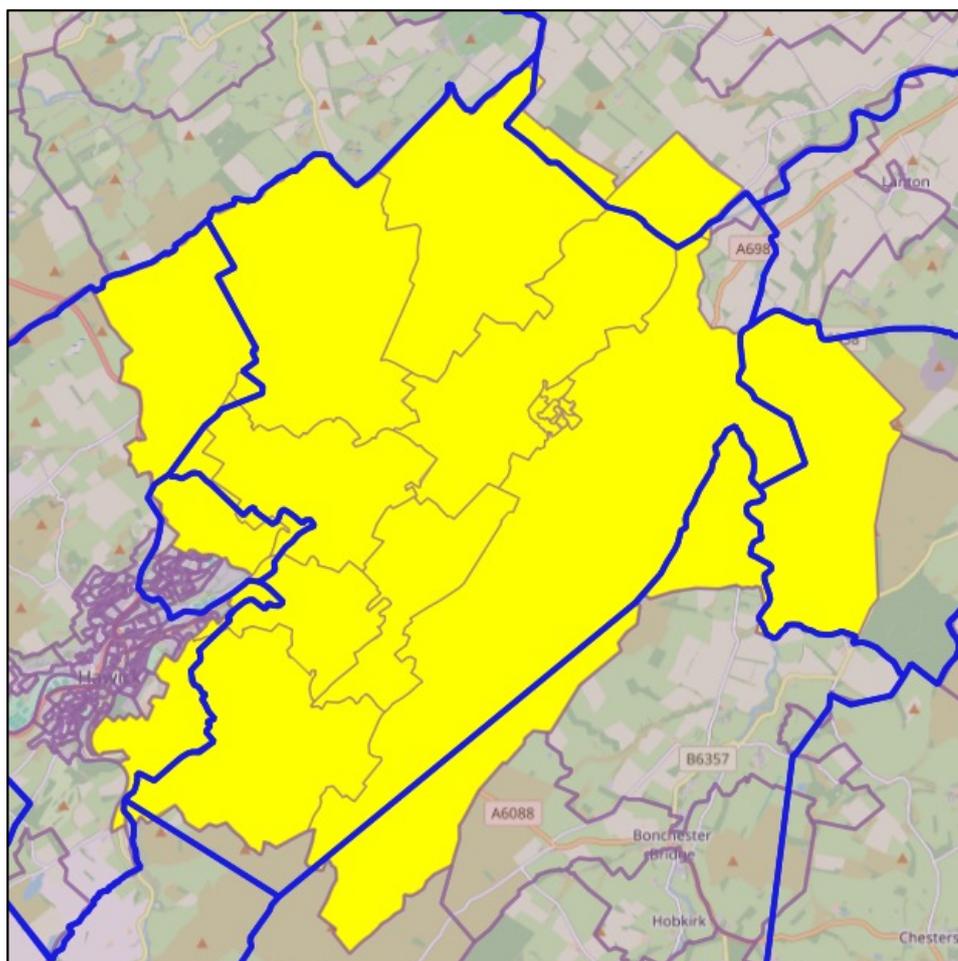
## 8.1 Demographics

This demographic report provides a summary of key data for the Denholm and District area. The demographic report covers the Scotland Census Output areas:

S00174480, S00174485, S00174486, S00174502, S00174528, S00174529, S00174530, S00174531, S00174532, S00174533, S00174535, S00174536, S00174540, S00174492, S00174545, S00174603.

These are the Output areas the National Records for Scotland have determined are part of the Denholm and District Community Council Area.<sup>77</sup>

This a map of the output areas included in the following analysis:



<sup>77</sup> <https://www.data.gov.uk/dataset/92d0e6e6-c869-4e17-a8ee-70cd291829fa/census-2022-output-areas>

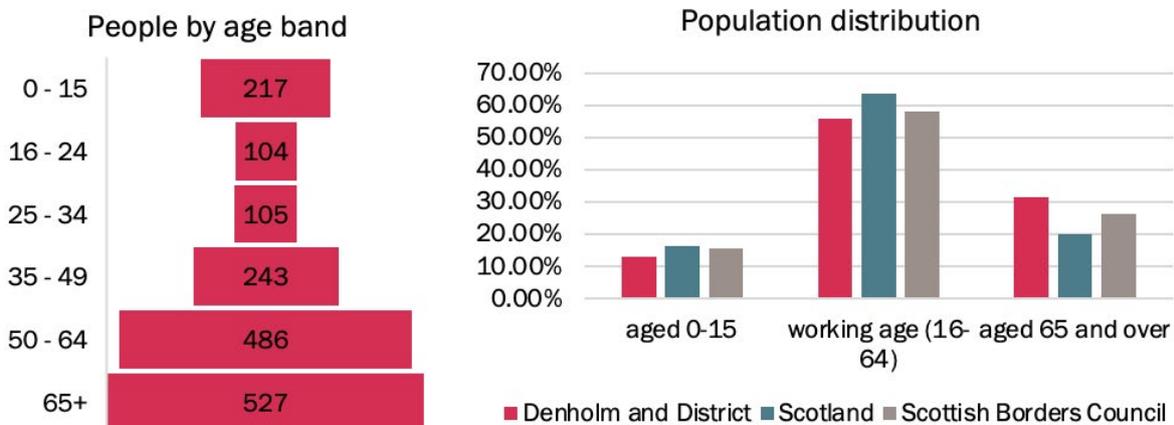
### Note on Boundaries and availability of data

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 numbers of households (in the range of 25 to 89) and population (>=60), while nesting within Council areas."

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 Denholm and District Community Council is 1,684 people. Individuals aged 0-15 makes up 12.9% of the population, which is on par with both the council area (15.6%) and the national average (16.4%). Working age individuals (16-64 years) make up 55.7% of the population, which is lower than the council area (58%), and the national average (63.6%). Individuals aged 65+ years make up 31.3% of the population which is higher than the regional average (26.3%) and the national average (20%).



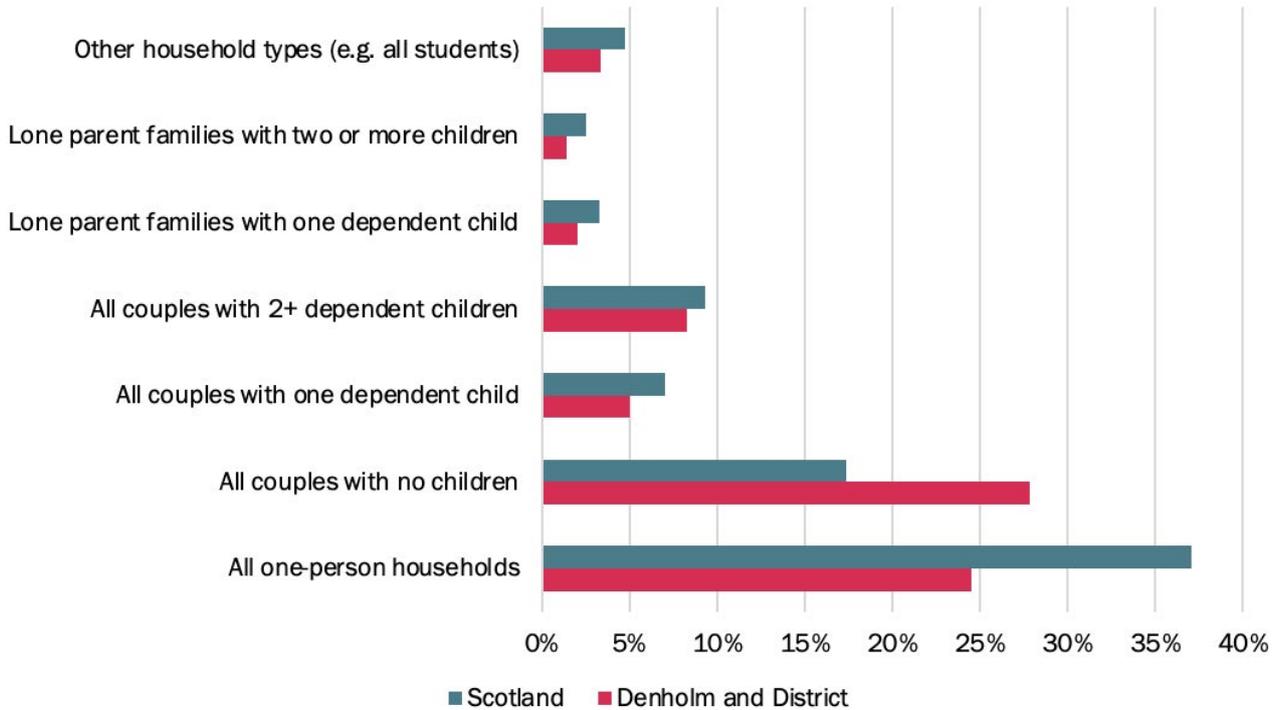
## Housing

There are a total of 784 households in the defined area.

A large proportion of homes are 'couples with no children' (27.8%) and 'one person households' (24.5%). Couples with children make up 13.3% of households and 6% of households are lone parent households. 94.3% of households are 'house or bungalows', which is significantly higher than the national average of 65.5%. 4.9% of households are 'flats, maisonettes or apartments'.

The tenure for homes in the area is as follows: 75% are owned, 6.5% are socially rented and 14.8% are privately rented. The national averages for types of tenure are 63% owned, 22.5% socially rented and 12% privately rented.

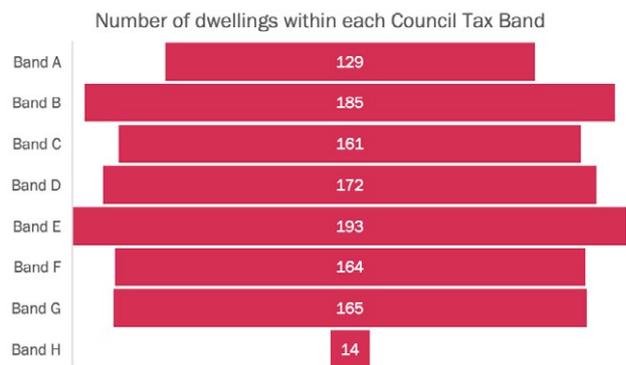
### Household types



The data for Council Tax Bands is only available by Data Zone, which means a small number of the statistics included within the following data are outwith the defined community area. Despite this, the following statistics give an indication of house values in the area. The data below comes from the Denholm, Minto Cauldmill and Boonraw Area, and the Bonchester Bridge and Chesters Area. All three of these areas fall within the Denholm and District Community Council area.

The dwellings within the Denholm and District CC area are relatively evenly spread across Council Tax Bands. However, there is a slight majority in favour of homes in Bands A – C (40%), compared to 31% in Bands D-E and 29% in Bands F-H.

Additional information is available on housing in the same three data zones. Per the National Records for Scotland<sup>78</sup> in Denholm 1.1% of homes are second homes, in Minto Cauldmill and Boonraw Area 2.4% of homes are second homes, and in the Bonchester Bridge and Chesters Area 2.7% of homes are second homes. For the same areas the following percentages of homes are vacant, 2.3%, 5.4% and 3.7% respectively.<sup>79</sup>



<sup>78</sup> <https://scotland.shinyapps.io/nrs-small-area-household-estimates/>

<sup>79</sup> Vacant dwellings: This includes dwellings that are exempt from Council Tax and are unoccupied and dwellings which are recorded on Council Tax systems as being long-term empty properties.

Second Homes: These are dwellings that are not someone's main residence and that are occupied for at least 25 days a year. These include self-catering holiday accommodations available to let for a total of less than 140 days per year. Second homes which are let out for 140 days or more are not included in these figures as they are classed as business so pay non-domestic rates rather than Council Tax.

## Vehicle Access

4.7% of households in the area have no access to a car or van. 41.5% of households have one car/van, 36.2% have two cars/vans and 16% have 3 or more cars/vans.

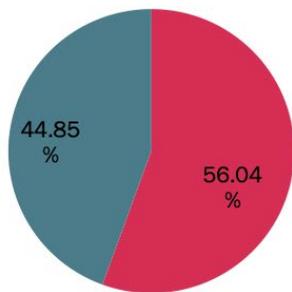
## Economic Activity

56.04% of the population over the age of 16 are classed as economically active; 44.85% are economically inactive.

Of those who are economically active, 38% are employees. 27.1% of employees work full-time and 10.24% work part-time. A further 17.4% of the economically active population are self-employed, of which 4.7% have employees. Less than 1% of the people classed as economically active are unemployed and available for work.

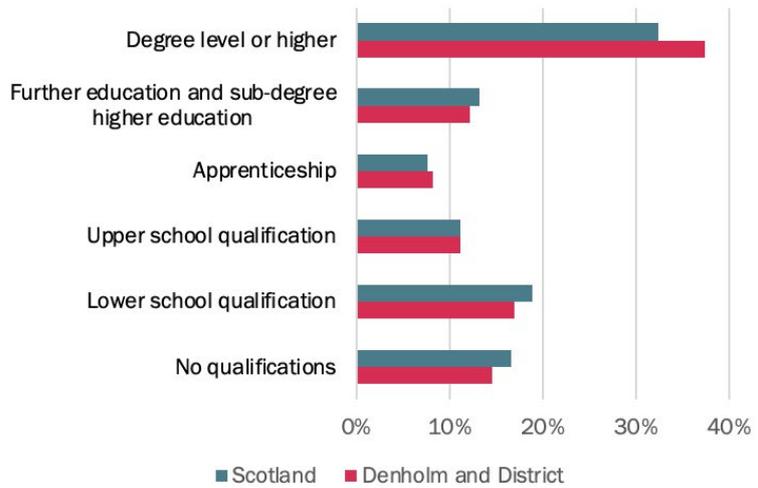
Those who are classed as economically inactive; 34.4% are retired, 3.7% are full-time students, 2.1% looking after home/family and 2.2% are long-term sick or disabled.

People aged over 16 classed as economically active



■ All economically active  
■ All economically inactive

Highest level of education



■ Scotland ■ Denholm and District

## Education

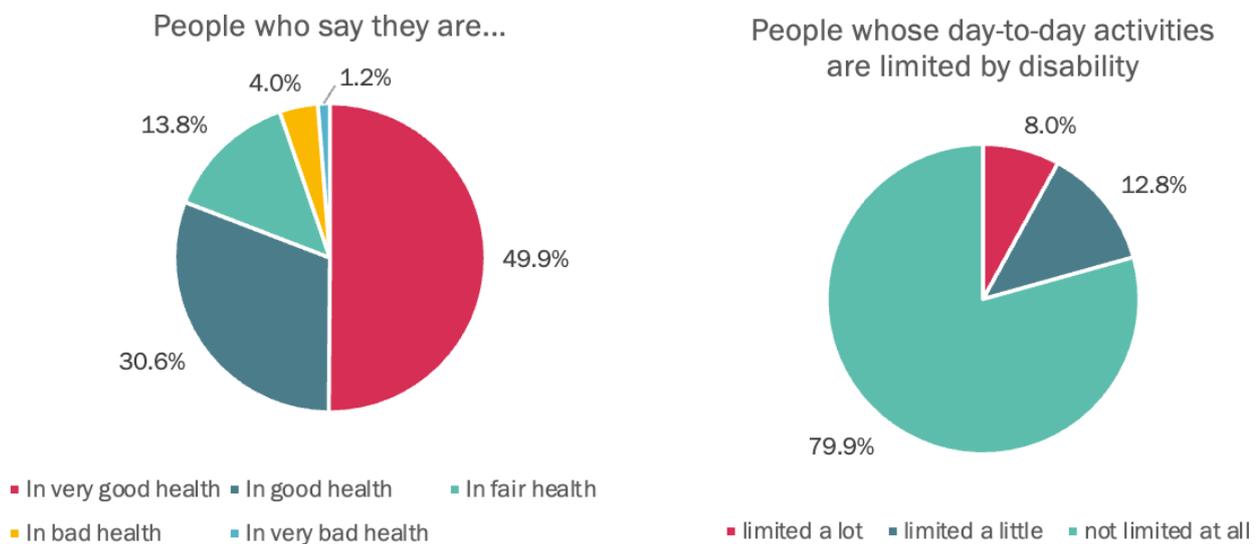
Generally, the education level measures of Denholm and District are on par with the national averages; 14.5% have no qualification (16.7% nationally), 16.9% have only a lower school qualification (19% nationally), 11.2% have only an upper school qualification (11% nationally), 8.2% have completed an apprenticeship (7.7% nationally), and 12.2% have a 'further education and sub-degree higher education (13.2% nationally). The only notable difference, is 37.5% of Denholm and district have a degree or higher (32.5% nationally).

## Health, disability and caring responsibilities

A total of 80.6% of the population say they are in 'good' to 'very good' health; 14% say they are in 'fair' health, and 5.2% say they are in 'bad' or 'very bad health'. 12.8% of the population say their day-to-day activities are 'limited a little' by a disability, but a further 8% say it is 'limited a lot'.

Of the people living with a long-term health condition or disability, 9.4% are deaf/hearing impaired, 2.9% are blind/vision impaired, 8.4% are physically disabled, 5.6% have a mental health condition and 21.7% are living with a long-term illness or condition.

209 people (12.7%) in the area are providing unpaid care. Of these individuals, 8.6% are doing less than 19 hours per week, less than 1% do 20-34 hours, less than 1% do 35-49 hours, and 2.25% do 50 hours or more a week.

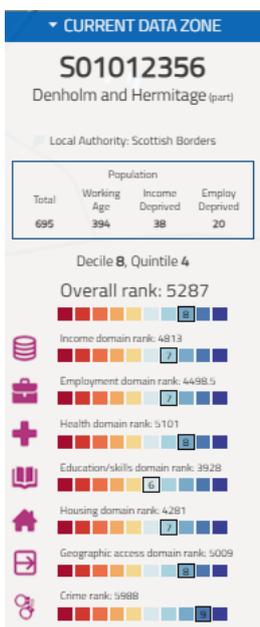


# SIMD

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.”<sup>80</sup> Thus, it is difficult to accurately assess deprivation in Denholm and District.

The images below are taken from the SIMD website and show the general levels of deprivation in Denholm and District. There are three SIMD data zones that cover the demographic area of Denholm and District: S01012356, S01012357, and S01012358.

One thing to note is that generally this area suffers from high levels of geographic access deprivation, except for the populated area of Denholm (S01012356) which does not rank below 6 in any measure. Additionally, all of the area ranks in either the 9th or 10th decile for crime, meaning there is very little to no crime. The area does not measure in the lower deciles for all other indicators; the area measures in the 6th to 10th decile in all other categories, so overall there are relatively low levels of deprivation. This potentially masks the personal circumstances of individuals and families who do experience high levels of deprivation.



<sup>80</sup> <https://www.gov.scot/binaries/content/documents/govscot/publications/research-and-analysis/2017/02/scottish-index-of-multiple-deprivation-rural-deprivation-evidence-and-case-studies/documents/rural-deprivation-an-evidence-review/rural-deprivation-an-evidence-review/govscot%3Adocument/rural%2Bdeprivation%2Bevidence%2Breview.pdf>

## 8.2 Community Survey

### Promotion

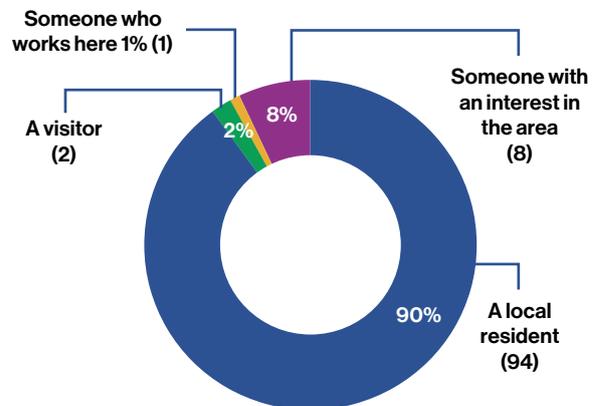
The survey was available online between October 2024 and January 2025. Posters were distributed across the area, and it was promoted via local social media pages. Paper copies were available at Denholm Post Office.

### Respondents

105 people responded to the survey.

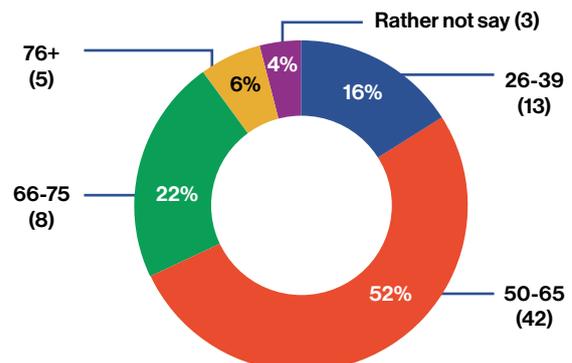
The analysis details the number of people who responded to the question, with the rest having skipped it. The percentages used in the analysis use the number of people who decided to respond to the question and did not skip it. For example, if 150 people responded to a question and 38 skipped the question, “50% of respondents” will refer to 50% of those 150 who responded to the question, so 75 people. The numbers in brackets on the graphs are the number of respondents who selected the option.

90% of survey respondents (94 people) were local residents. The remaining respondents were either people with an interest in the area (8 people), visitors (2 people), or people who work in the area (1 person).

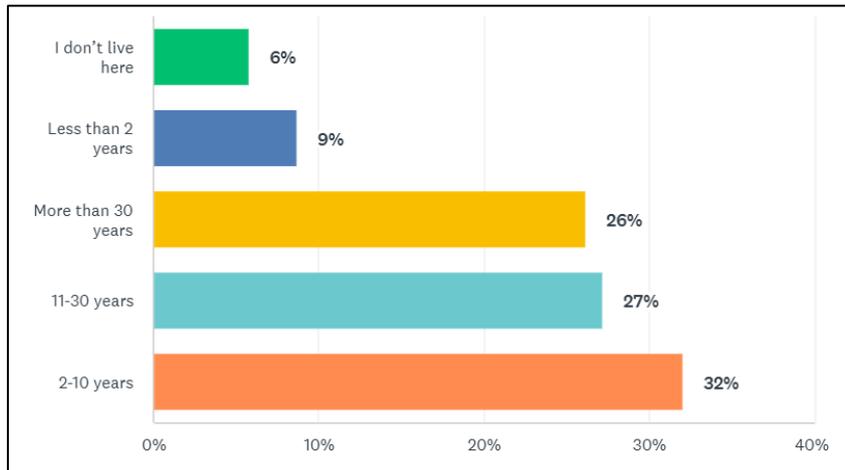


90 respondents indicated that they were answering on behalf of a household, so the survey results nominally represent the views of an additional 89 adults, 11 young people aged 13-17, and 22 children aged 12 and under.

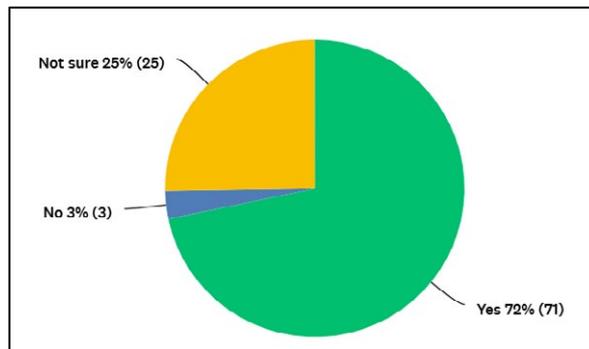
81 respondents indicated their age range, with the majority being in the 40-65 age bracket.



There was good variation in how long respondents have lived in the area. Of the 103 people who answered the question, 26% have lived in the area for over 30 years; 27% between 11 and 30 years; 32% between 2 and 10 years and 9% less than two years. The remaining 6% do not live in the area.



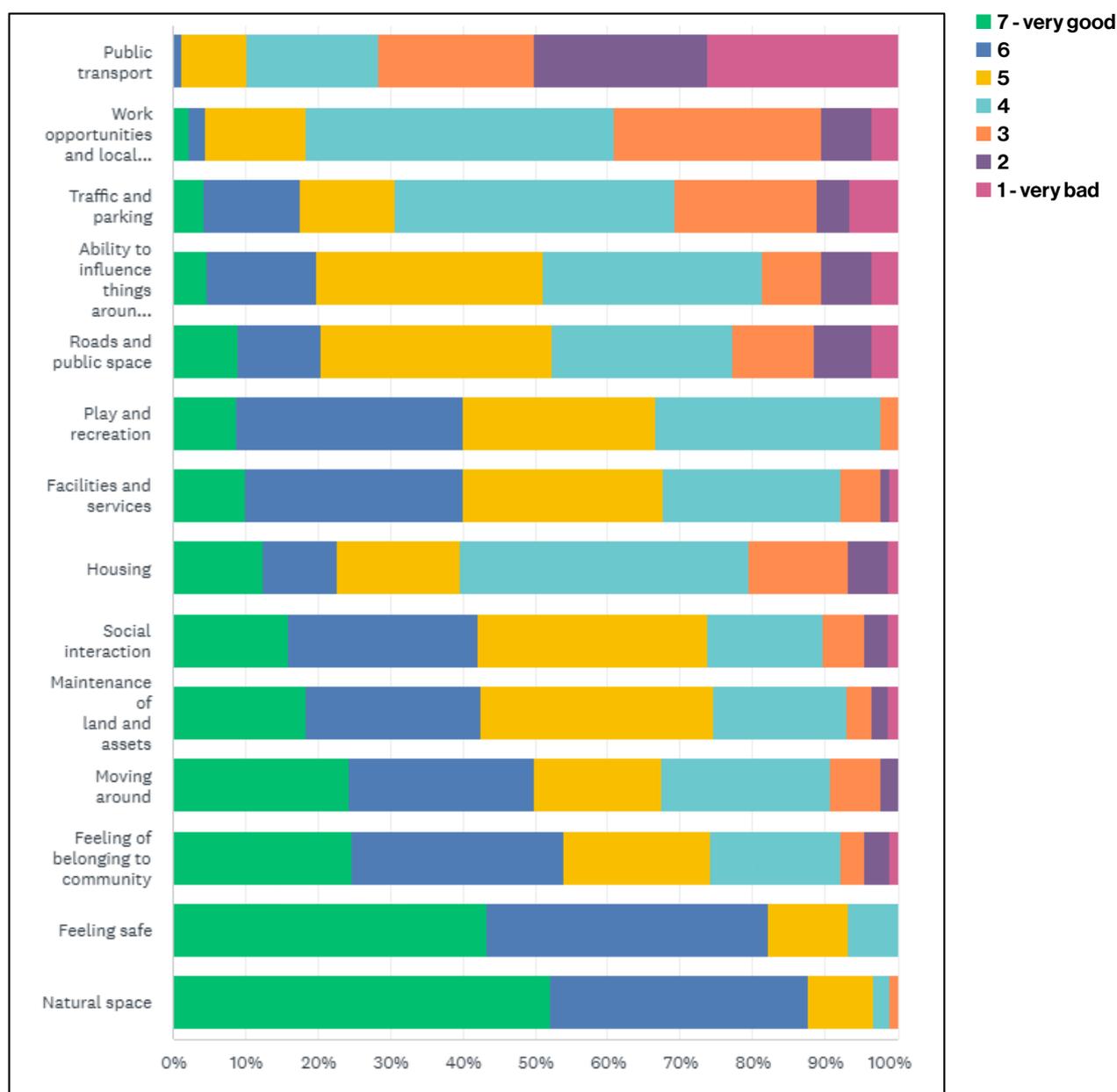
Of the 99 people who answered the question, 72% of respondents expect to still be living in the area in 10 years' time. 25% are not sure and just 3% do not expect to be living in the area. This indicates a general high level of satisfaction with the community.



## Overall views about the area

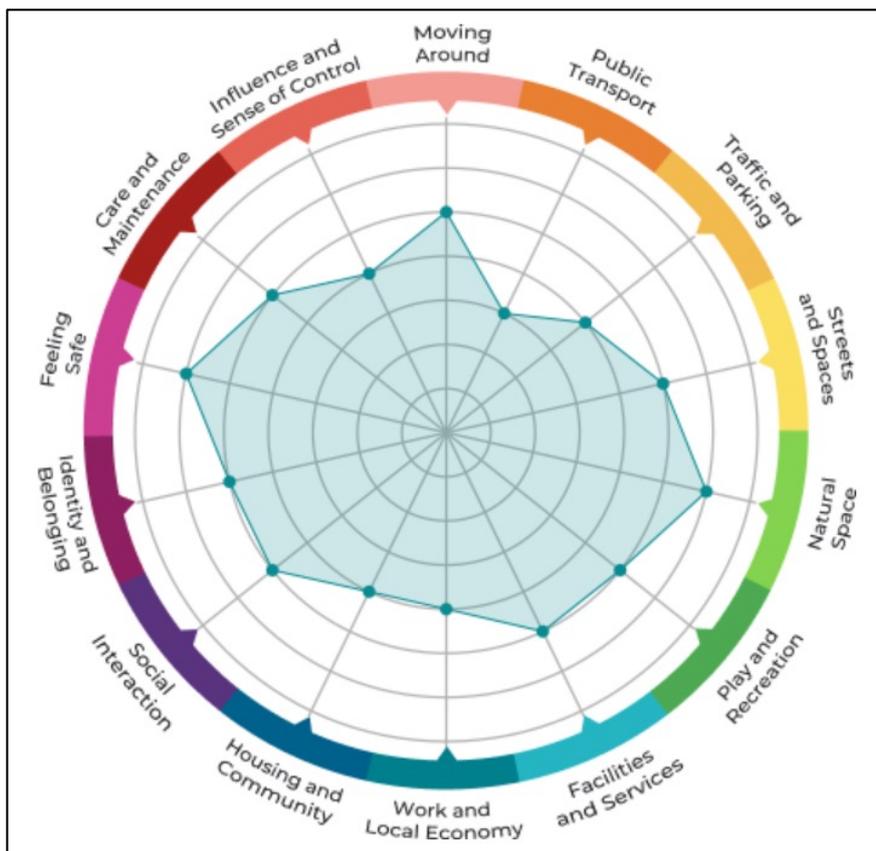
Respondents were asked to rate aspects of life in the area from 1 to 7 (1 being very poor and 7 being excellent). These aspects correspond with the seven Place Standard indicators<sup>81</sup>. 91 people answered this question.

- Natural space rated highest
- This was followed by sense of feeling safe
- The lowest scoring categories were public transport; work opportunities and local economy; and traffic and parking



<sup>81</sup> <https://www.gov.scot/binaries/content/documents/govscot/publications/research-and-analysis/2017/02/scottish-index-of-multiple-deprivation-rural-deprivation-evidence-and-case-studies/documents/rural-deprivation-an-evidence-review/rural-deprivation-an-evidence-review/govscot%3Adocument/rural%2Bdeprivation%2Bevidence%2Breview.pdf>

Using the Place Standard visual tool, this can be represented as follows (the bigger the shaded area, the more positive the response):



## What people like

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
Strong community and friendly people	23% (mentioned 51 times)	<p><i>"The friendliness and helpfulness of local people"</i></p> <p><i>"Nice community spirit"</i></p> <p><i>"I know most people in my village"</i></p> <p><i>"Generally a welcoming &amp; inclusive community"</i></p> <p><i>"I enjoy that everyone looks out for each other"</i></p>
Facilities and services	22% (mentioned 48 times)	<p><i>"Good local facilities"</i></p> <p><i>"Local school, post office, café and pub"</i></p> <p><i>"Very good facilities in such a small place"</i></p>
Countryside and natural surroundings	21% (mentioned 46 times)	<p><i>"Easy access to quiet countryside"</i></p> <p><i>"Rurality and scenic value"</i></p> <p><i>"Natural beauty"</i></p>
Quiet and peaceful	10% (mentioned 23 times)	<p><i>"Peaceful rural setting"</i></p> <p><i>"It's a quiet place to live"</i></p> <p><i>"Peaceful"</i></p>
Green spaces	6% (mentioned 14 times)	<p><i>"The village green – open space to play with our children and dogs, catch up with the locals, exercise and enjoy events."</i></p> <p><i>"The hub of the village – the green"</i></p> <p><i>"Green space"</i></p>

## What people would like to see improved

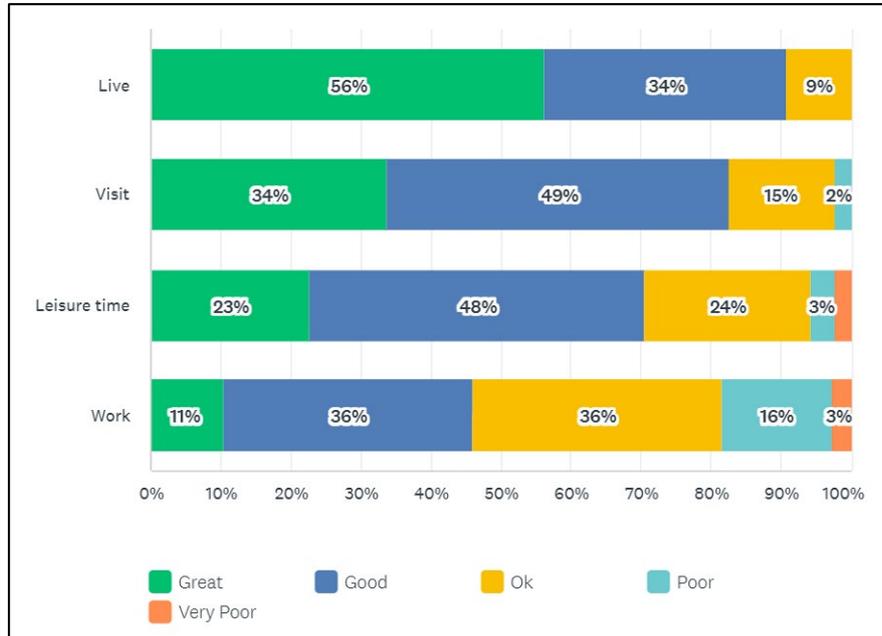
Respondents were asked to suggest up to three things they would like to see improved. The responses have been grouped into main themes below, alongside a selection of comments for each theme.

Thematic Area	% of respondents mentioned	Comments
Public transport	20% (mentioned 35 times)	<p><i>"Bus service is awful"</i></p> <p><i>"Better transport links to local services like hospital"</i></p> <p><i>"More frequent buses and a later last bus"</i></p> <p><i>"Public transport to get to towns like Kelso to work"</i></p> <p><i>"Public transport is so poor now, it is limiting people's lives and potential, i.e. getting to college / university, employment chances, social events outside of the village. It is even worse for those who live outside of the village – unless you drive and have a car you are completely stuck."</i></p>
Road maintenance and safety	13% (mentioned 22 times)	<p><i>"Roads are appalling"</i></p> <p><i>"Eradication of potholes"</i></p> <p><i>"A crossing on main street. Traffic is often busy and fast"</i></p> <p><i>"More signage on speed limit/traffic calming at edge of village."</i></p>
Improvements to amenities and services	18% (mentioned 32 times)	<p><i>"More investment in the school"</i></p> <p><i>"Play park upgrades!"</i></p> <p><i>"Access to healthcare"</i></p> <p><i>"Mobile phone service"</i></p>
Parking	9% (mentioned 15 times)	<p><i>"Parking for visitors"</i></p> <p><i>"School transport pick up drop off space"</i></p> <p><i>"Improved parking around the green"</i></p> <p><i>"More parking facilities to avoid congestion in centre of village"</i></p>
More community events and activities	7% (mentioned 11 times)	<p><i>"Activities for adults in village hall e.g. yoga/ pilates classes"</i></p> <p><i>"Bring back the bonfire night"</i></p> <p><i>"Youth activities"</i></p> <p><i>"Better use of the village hall, events etc"</i></p>

## Key themes

Respondents were asked to rate the area under 4 key themes: Live, Work, Visit, Leisure Time. 88 people answered this question.

The area scores highest as a place to live, and lowest as a place to work.

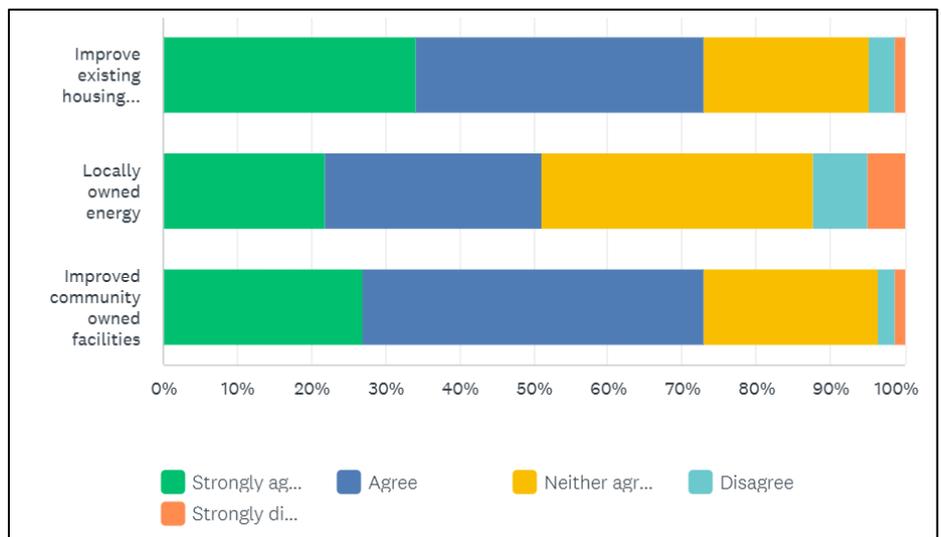


To start to identify potential project ideas, respondents were then asked to prioritise specific suggestions within each theme. These lists were intended to be indicative, not exhaustive.

## Live

86 people answered this question. The suggested projects were: Improving existing housing conditions: energy efficiency and heating; Improved community owned facilities; Locally owned energy.

All three suggestions were supported.



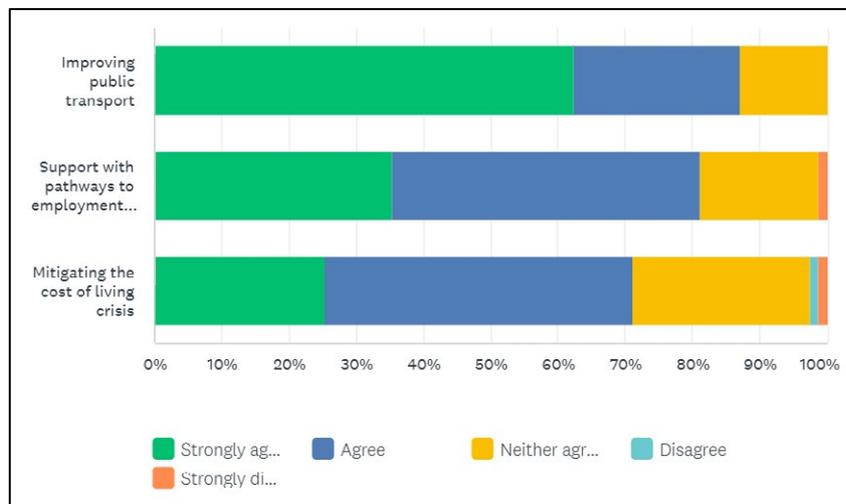
Other ideas included: A small local museum; electric car charging points; new kitchen in village hall.

- > "I live here because I like the countryside and outdoor pursuits so have no real desire for any further developments"
- > "Good sense of community"
- > "Friendly, happy people, beautiful area"

## Work

85 people answered this question. The suggested projects were: Improving public transport; Support with pathways to employment (e.g. training, apprenticeships etc.); Mitigating the cost of living crisis.

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



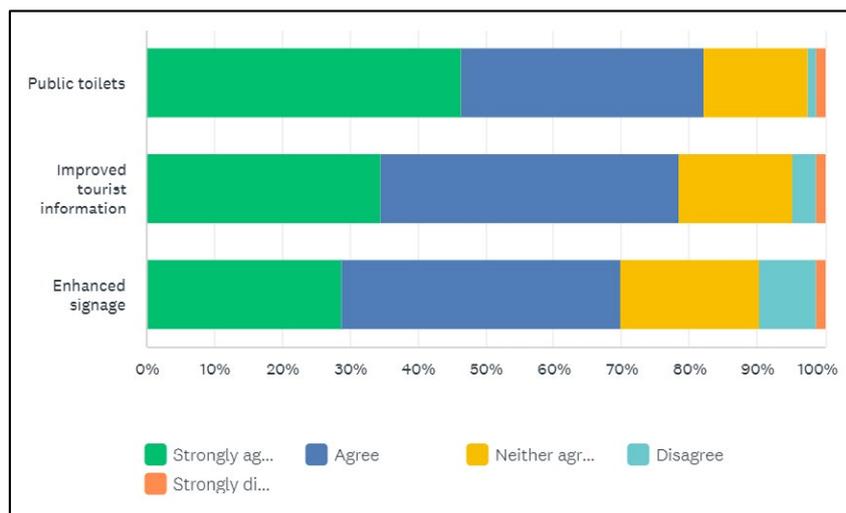
Other ideas included: Actively seek to offer apprenticeship opportunities and local work experience for pupils from a young age in order to promote the idea that you can find work in your local area; Jobs fair

- *“There aren’t many employment opportunities.”*
- *“Work is good locally but limited in the village”*
- *“The local council needs to support those running hospitality businesses to improve the quality of offerings for locals and visitors alike.”*

## Visit

84 people answered this question. The suggested projects were: Public toilets; Improved tourist information; Enhanced signage.

All three suggestions were supported. Some comments were about maintaining existing signage, rather than adding new signs.



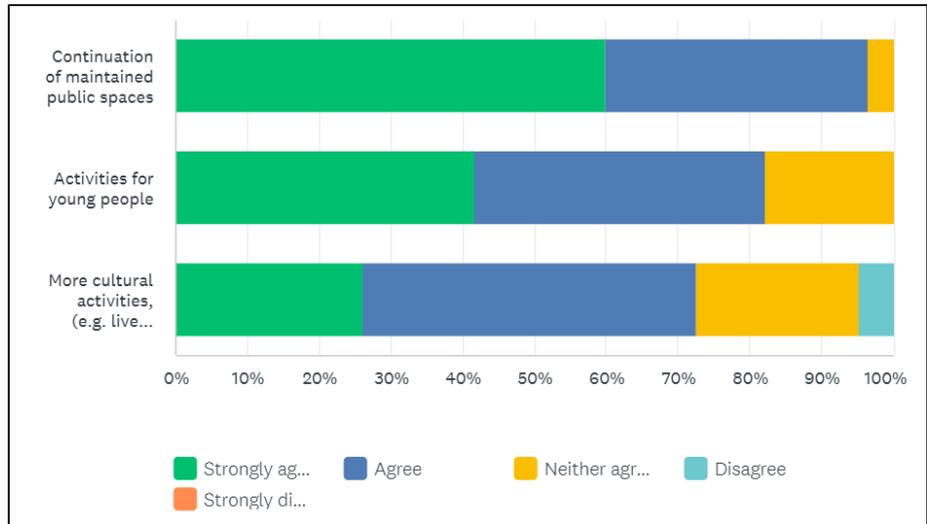
Other ideas included: Encourage the sharing of local walk ideas with the participation of local walking groups; Particularly with the history and vista, more use of the Castle

- *“Could be more things to do in the village to encourage visitors”*
- *“Having more pleasant spaces to meet and enjoy good, local food and drink would improve community cohesion and visitor experiences”*

## Leisure time

85 people answered this question. The suggested projects were: Continuation of maintained public spaces; Activities for young people; More cultural activities (e.g. live music, local singing groups, book clubs, films, plays).

All three suggestions were supported.



- > "Doesn't feel like there's much to do"
- > "If you like walking, hiking, cycling, gardening and being at home, it's great: so good for older folk."

## 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:

*"A place that has still got the beautiful, wide open spaces and unspoilt countryside."*

*"Lovely, friendly, inclusive community with amazing facilities both in the village and local countryside and great public transport access."*

*"A community that works together and welcomes everyone in."*

*"Inclusive, expansive, diverse & green!"*

*"A supportive, caring community where people continue to look out for one another regardless of who they are, what they are or how old they are. A place with more to engage, enable and support young people in developing their skills and careers and where young families can afford to live comfortably within their communities."*

*“The area is rich with high quality, locally owned businesses that serve locals and visitors alike. Public spaces - such as halls and churches - are busy with music, dance and market events. Demographics of younger and young families have grown and can find employment and*

*relevant services locally.”*

*“A lovely village, lots of amenities, fantastic area for locals and a great base for visitors to explore the South of Scotland.”*

Other suggestions for improvements not noted elsewhere, were:

- Improving the sense of community and communication of events between groups
- Specific improvements to paths and walking routes, including:
  - Bike and walking paths to Jedburgh and Hawick
  - Path from Denholm to Hassendean and Minto
- Village maintenance
- More activities or facilities for children and young people
- *“Please don’t forget out lying areas in this plan. If you cannot even access Denholm for lack of public transport and with poor transport in Denholm itself, we are at risk of losing our youth and elderly.”*
- *“I’d like to see much more access to local food. I’m part of a buying group for whole foods as I’m unable to source quality food in the area.”*

## 8.3 Schools Engagement

In May 2024, a member of the Denholm and District Placemaking Team, alongside a member of the SBC Community Engagement Team, held a workshop with pupils at Denholm Primary School, using the Place Standard Tool for Children<sup>82</sup>. This version of the Place Standard tool is aimed at children aged 6 to 12.

Pupils were given the opportunity to work through a paper copy of the booklet, and to share their views about their community. 36 pupils from P5/6 and P7 took part.

The booklet has 14 questions, and for each one, children are asked:

- What is good now?
- What would you use your magic wand on?
- What score would you give to this question? With a choice of 1 – not good, 2 – okay, 3 – great

The 14 questions are:

- 1. What are the streets, squares and buildings like in my place?**
- 2. How much nature is there around my place and is it easy to get to?**
- 3. What spaces are there for me to play and have fun in and around my place?**
- 4. How easy is it to walk, scoot, wheel or cycle to places I need and want to go?**
- 5. Is it easy for me to get where I need to go by bus, train, or other public transport?**
- 6. How does traffic in my place affect me when I’m out and about?**

<sup>82</sup> <https://www.ourplace.scot/place-standard-tool-children-and-young-people>

7. **When things happen in my place do people include me in decisions and listen to what I say?**
8. **Is my place clean and are things well cared for?**
9. **Do I feel safe in my place?**
10. **Do I feel proud and a part of my place?**
11. **What are the schools, libraries, shops and places to get what I need like?**
12. **Are there places for people to work and get a good job in my place?**
13. **How well do the homes in my place meet my needs and my family's needs?**
14. **How nice are the nearby places where I meet with other children and trusted adults?**
- There is a final page where children can write their top list of things to change.

### What we think is good now:

Parks and play	Green spaces	Friends and family
<ul style="list-style-type: none"> <li>Denholm play park (mentioned by 18 children)</li> <li>Clubs (mentioned by 2 children)</li> <li>Playing in the woods</li> <li>Places to relax and mix of activities</li> <li>Rugby</li> <li>I play in the garden, in the river and go for walks</li> <li>Can go bug hunting</li> <li>Having a lot of fun</li> <li>You can play in the Dean, the Green and the parks</li> <li>Easy to find spaces for making your own fun stuff</li> <li>The Green is good to play sports on</li> <li>Sports</li> <li>Paddle boarding</li> <li>We can play at the school out of school time</li> </ul>	<ul style="list-style-type: none"> <li>The Dean (mentioned by 21 children)</li> <li>The Green (mentioned by 21 children)</li> <li>Lots of nature (mentioned by 6 children)</li> <li>Trees (mentioned by 6 children)</li> <li>The river (mentioned by 3 children)</li> <li>Birds, woods and animals</li> <li>Not much litter</li> <li>There's enough trees, flowers, grass, the Dean and a river outside Denholm</li> <li>River, animals, wildflowers, stream, birds, woods</li> <li>Lots of woods, easy to get to</li> <li>Plants, lots of grass</li> <li>Benches</li> <li>The animals live on my doorstep because I live in the country. The amount of wild flowers is epic for the bugs and birds</li> <li>The river beach at the bridge</li> </ul>	<ul style="list-style-type: none"> <li>There is places that you can see your friends (mentioned by 2 children)</li> <li>Gardens</li> <li>I build eco systems and play with my chicks</li> <li>I feel safe when I'm at home and when I'm with my pets</li> <li>My house is perfect</li> <li>Horses and fields</li> <li>Meeting my friends</li> <li>I like going home and talking to my mum and I might go to my mum's horse</li> <li>Lots of people know me</li> <li>There's lots of peace and quiet</li> <li>No traffic because only 10 people on the farm</li> <li>There are lots of good places to meet in Denholm</li> <li>My house is nice</li> <li>I feel safe when I am at home and Denholm</li> </ul>

Services	Getting around	Other
<ul style="list-style-type: none"> <li>• School (mentioned by 17 children)</li> <li>• Library van (mentioned by 5 children)</li> <li>• Shops (mentioned by 4 children)</li> <li>• Sweetie shop (mentioned by 2 children)</li> <li>• Lots of houses</li> <li>• Cross Keys</li> <li>• Village Hall</li> <li>• People say what's going on</li> <li>• Post office</li> <li>• A lot of cafés</li> </ul>	<ul style="list-style-type: none"> <li>• There's a lollipop lady (mentioned by 6 children)</li> <li>• School bus (mentioned by 4 children)</li> <li>• Paths (mentioned by 2 children)</li> <li>• The bus stop (mentioned by 2 children)</li> <li>• I can go everywhere safely</li> <li>• That you feel safe enough to walk, and ride horses and there are not a lot of cars</li> <li>• The buses</li> <li>• It's easy and safe</li> <li>• Hardly any traffic</li> <li>• Scooters, bike, walking, car</li> <li>• Easy parking</li> <li>• Safe parking</li> <li>• It is fun on a train</li> <li>• Streets</li> <li>• It's very good to scooter</li> <li>• Not busy roads</li> <li>• No traffic in Denholm</li> <li>• Slow cars</li> <li>• One way system</li> <li>• The roads are safe</li> <li>• There is not that much traffic in Denholm</li> <li>• Roads</li> <li>• The amount of transport</li> <li>• The cars stopping when you cross roads</li> <li>• It's too far to walk to Denholm from where I live, but it's easy to get from one side of Denholm to the other</li> <li>• It's fine cos there are bus stops</li> <li>• Ancrum is fine to cross the road</li> <li>• My mum drives me to school</li> <li>• The smooth pavements and the roads are nice and safe</li> </ul>	<ul style="list-style-type: none"> <li>• Everything (mentioned by 4 children)</li> <li>• It's clean (mentioned by 2 children)</li> <li>• Ruberslaw (mentioned by 2 children)</li> <li>• I feel proud (mentioned by 2 children)</li> <li>• Everything because I really feel proud of where I live</li> <li>• Nothing needs to change</li> <li>• The town is nice</li> <li>• Minto</li> <li>• Farms</li> <li>• Roosts</li> <li>• Recycling</li> <li>• Young Scot Card</li> <li>• Everything is good but I don't like school</li> <li>• I feel safe in the area</li> <li>• No litter</li> <li>• Arts and festivals</li> <li>• Healthy food</li> <li>• Signs</li> <li>• Cross Keys has teenagers</li> <li>• Really nice people</li> <li>• Denholm is a really clean place overall</li> <li>• I feel proud of living in Hassendean and going to Denholm</li> <li>• The places have no bad crimes and we feel safe</li> <li>• The Denholm Ride Out and the car boot sale</li> <li>• A relaxing place</li> <li>• It is quiet</li> </ul>

## What we would use our magic wand on:

Getting around	Parks	Animals and nature
<ul style="list-style-type: none"> <li>• More paths (mentioned by 3 children)</li> <li>• Smooth paths (mentioned by 2 children)</li> <li>• Much less traffic (mentioned by 2 children)</li> <li>• I would make it less busy [re traffic] (mentioned by 2 children)</li> <li>• Make it a bit safer (mentioned by 2 children)</li> <li>• Less cars (mentioned by 2 children)</li> <li>• Maybe a closer train station (mentioned by 2 children)</li> <li>• Potholes (mentioned by 2 children)</li> <li>• More car parks (mentioned by 2 children)</li> <li>• Being able to see cars round the corner when going from shop to Dean</li> <li>• Paths not wide enough</li> <li>• The main road because it needs a bike lane</li> <li>• Cars going slower</li> <li>• Where the bus stops are</li> <li>• Roads</li> <li>• Stop people driving too fast</li> <li>• Walking to school made easier</li> <li>• Stop cars speeding over the bridge</li> <li>• I'd like to make it safer to ride my bike round where I live</li> <li>• I don't feel safe cycling or riding my horse on the road</li> <li>• I would like to be able to get to Hillend (Edinburgh) for skiing by train or bus</li> <li>• More zebra crossings or indicators for cars</li> <li>• Not parking on the walking path</li> <li>• To get to school faster</li> <li>• Maybe more places to pull in for cars</li> <li>• Seats to rest for a walk or a jog</li> <li>• A bright light to find your way home if you went for a walk</li> <li>• A train</li> <li>• More places to cross</li> <li>• More routes to walk in around Denholm</li> <li>• No cars blocking the pavements</li> <li>• Cars to go slower</li> </ul>	<ul style="list-style-type: none"> <li>• A bigger / better / new park (mentioned by 8 children)</li> <li>• Cut grass (mentioned by 6 children)</li> <li>• More football pitches for the people who like to play football (mentioned by 5 children)</li> <li>• Tyre swing (mentioned by 2 children)</li> <li>• Change the wood fence at the little park (mentioned by 2 children)</li> <li>• Pump track (mentioned by 2 children)</li> <li>• The grass needs to be cut before every football game</li> <li>• The little park and my street</li> <li>• Looking after the trees that are falling down at the park</li> <li>• Park in Cavers</li> <li>• Hannah Park</li> <li>• More play space</li> <li>• Make the school playground bigger</li> <li>• Skate park</li> </ul>	<ul style="list-style-type: none"> <li>• The Dean (mentioned by 7 children)</li> <li>• Animals (mentioned by 4 children)</li> <li>• Nature (mentioned by 3 children)</li> <li>• More trees (mentioned by 3 children)</li> <li>• A pond (mentioned by 2 children)</li> <li>• Flowers (mentioned by 2 children)</li> <li>• More rivers</li> <li>• More plants</li> <li>• More grass</li> <li>• Petting zoo</li> <li>• Tree / river / animals</li> <li>• The lake, clean it out, LOTS of mud</li> <li>• I think we just need to plant more trees in the Dean</li> <li>• That no animals should be stuck in plastic or eating it</li> <li>• Maybe a public garden</li> </ul>

Services	Keeping the place tidy	Other
<ul style="list-style-type: none"> <li>• More shops (mentioned by 11 children)</li> <li>• The Post Office (mentioned by 4 children) [including longer opening hours]</li> <li>• An ice cream shop (mentioned by 2 children)</li> <li>• More libraries / a bigger library [in addition to the library van and the school library]</li> <li>• A music shop</li> <li>• A sports hall</li> <li>• Sweet shop</li> <li>• A McDonalds</li> <li>• A KFC come to school</li> <li>• Theatre</li> <li>• More shops which sell toys</li> <li>• The Cream Puff</li> <li>• A swimming pool</li> <li>• More places to hang out at</li> </ul>	<ul style="list-style-type: none"> <li>• More bins (mentioned by 3 children)</li> <li>• A bit less litter (mentioned by 2 children)</li> <li>• I would clean up</li> <li>• For people to tidy up the rubbish</li> <li>• To get the glass off the floor</li> <li>• There is too much litter</li> </ul>	<ul style="list-style-type: none"> <li>• Nothing (mentioned by 6 children)</li> <li>• Festivals (mentioned by 3 children)</li> <li>• More public toilets (mentioned by 2 children)</li> <li>• No school (mentioned by 2 children)</li> <li>• More clubs like youthy or scouts</li> <li>• I would make big homes</li> <li>• To live nearer my friends</li> <li>• I live quite far from other people</li> <li>• Horsey books in the library van</li> <li>• A rollercoaster</li> <li>• I would have unicorns / tigers in the school / a llama to play with / dinosaurs</li> <li>• Denholm School for Witches and Wizardry</li> <li>• Nicer roads and houses</li> <li>• Shelter from rain and weather</li> <li>• An escape room</li> <li>• Involve some kids on to the Denholm council</li> <li>• Vets for peoples' pets</li> </ul>

## Our top list of things to change

Bigger park (mentioned by 3 children)	No school uniform	A rainbow bouncy house	More swings in the park
Football goals on the Green (mentioned by 2 children)	Bigger Green	A castle	Funfair in Denholm
McDonald's (mentioned by 2 children)	Few more shops around the Green	Shoe shop	Gymnastics
More activities to do (mentioned by 2 children)	More stuff in the playground	Gymnastics club and facilities	Youth club
	More nature	A bouncy castle on Friday afternoons	Cake shop
			Rollercoaster

## Scoring

The children completed scores for some, but not all of the questions, so only those which were recorded are noted here:

	1 - not good	2 – okay	3 - great
Q1 – physical assets		1111111111111111	111111111111
Q2 – nature	1	11111111	11111111111111111111
Q3 – play and have fun	1	11111111	111111111111111111
Q4 – active travel	1	11111111	1111111111
Q5 – public transport		11111111	111111111111
Q6 – traffic and parking	1111	11111111	11111
Q7 – being listened to		11111111	111111111111
Q8 – maintenance	1	11111111	11111111
Q9 – feeling safe		1111	11111111111111
Q10 – civic pride		1111	111111111111
Q11 – services	1	11111111	11111111
Q12 – jobs	1	11	1111
Q13 – housing		1111	111111
Q14 – places to meet	1	1111	11111111

As the scoring wasn't comprehensive, it is not possible to compile a visual representation of the Place Standard.

## 8.4 LDP Settlement Profiles<sup>83</sup>

# SETTLEMENT PROFILE

## DENHOLM

HOUSING MARKET AREA  
Central



LOCALITY  
Teviot and Liddesdale



POPULATION  
653



### PLACEMAKING CONSIDERATIONS

The character of Denholm is established by its layout of largely two storey sandstone buildings around a large central green. The village is set within the landscape of the lowland valley of the Lower Teviot. The River Teviot, to the north, is part of the River Tweed Special Area of Conservation, a wildlife site of international importance. Denholm Dean, the wooded valley of the Dean Burn, forms a natural edge to the west of the village. The village is surrounded by the Teviot Valleys Special Landscape Area.

Denholm Conservation Area includes the central Green area, together with a smaller Green at Kirkside, part of Cannongate and the former Denholm Mill that is now in residential use. The village is distinctive in that it represents a planned village based on the decanting of stocking weaving work from Hawick. The properties around the Green are on a simple rectangular plan with gable ends and eaves to the roadside. Most buildings are constructed in continuous rows but there are a few examples of detached cottages.

Traditional building materials prevail throughout the Conservation Area, architectural detailing includes sash and case windows, stone cills, jambs and lintels around window and door openings. It is all of these elements that give Denholm its distinct appearance that should be conserved. Any proposed alterations to individual buildings or any new development should seek to respect the individual buildings and the wider Conservation Area. There are seven listed properties within the Conservation Area of which the Westgate Hall is Category 'A'.

A number of shops and two pubs/hotels are located in the village centre. Denholm Primary School is situated on the western edge of the village.

The village Green is identified as a key greenspace.

### PREFERRED AREAS FOR FUTURE EXPANSION

The preferred area for future expansion beyond the period of this Local Plan will be the south-eastern edge of the village. Expansion will be dependant upon suitable access and landscaping. Development to the north-west of the settlement will be resisted where it will have a significant effect on the River Tweed Special Area of Conservation site. Development to the west of the settlement will also be resisted as it would cross the natural boundary of the Denholm Dean. The suggested area is indicative only, and will require further detailed assessment during the next Local Development Plan review.

<sup>83</sup> From SBC LDP, pp.288-90 (Denholm) and pp.436-7 (Minto): <https://www.scotborders.gov.uk/downloads/file/12940/adopted-ldp2-volume-2>

# DEVELOPMENT AND SAFEGUARDING PROPOSALS

## HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RD4B	Denholm Hall Farm	0.9	10
ADENH001	Denholm Hall Farm East	2.1	40
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			

## KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSDENH001	Denholm Green	1.2

290 | LOCAL DEVELOPMENT PLAN | SCOTTISH BORDERS COUNCIL



This map does not show the new build housing.

# SETTLEMENT PROFILE

## MINTO

HOUSING MARKET AREA  
Central



LOCALITY  
Teviot and Liddesdale



POPULATION  
92



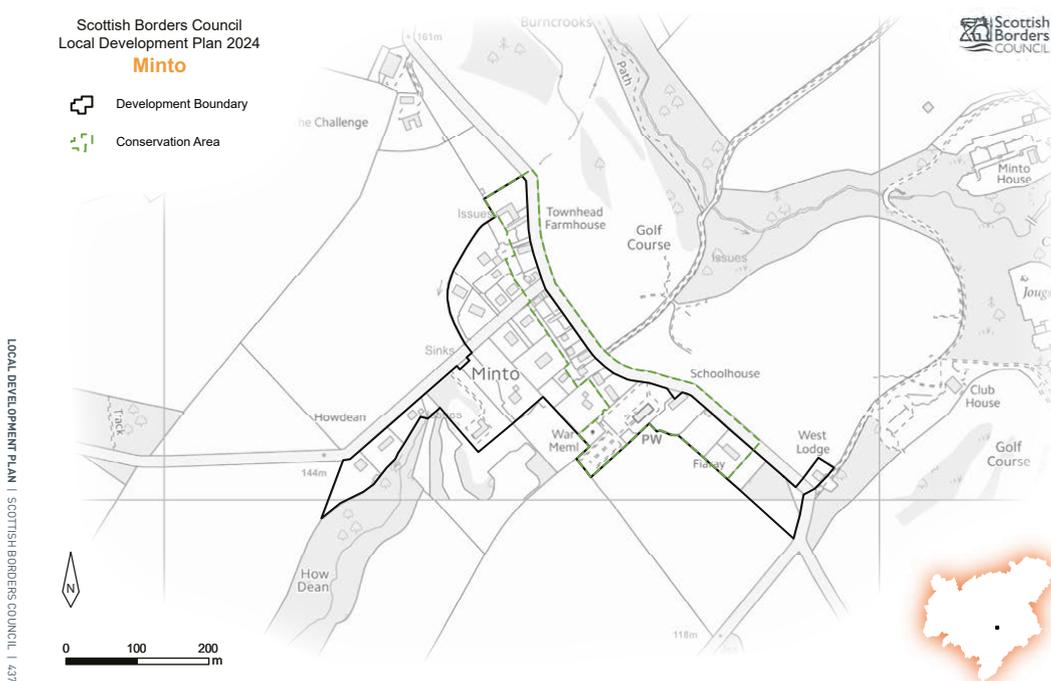
### PLACEMAKING CONSIDERATIONS

The village occupies an elevated ridge overlooking the River Teviot and commands good views along the river corridor and along the Dean Burn. To the south is Ruberslaw hill which, at 424m, is the most dominant feature in the landscape. The village lies just to the south of the Minto Hills and is surrounded by the Teviot Valleys Special Landscape Area.

Minto Conservation Area covers the entire historic part of the village, which was laid out by the Earl of Minto. The village developed in a linear form with rows of cottages, a church and a school along the west side of the street. Land to the east is occupied by Minto golf course giving the village a formal landscaped setting with large numbers of mature trees lining the roadside.

Traditional building materials prevail (slate, sandstone and harling) together with a range of architectural details, which contribute to the character of the Conservation Area. There are two Listed Buildings within the Conservation Area.

The absence of local services, the topography of the settlement and its high conservation value mean that Minto does not lend itself to significant levels of new development. Any development will be limited to small scale infill which must maintain the character and setting of the Conservation Area.



© Crown Copyright and database right 2024. All rights reserved. Ordnance Survey Licence number AC0000851940.  
For further information, including help reading this document, please contact: Planning Policy & GIS, Council Headquarters, Newtown St Boswells, Melrose, TD6 6SA. Tel: 01835 825010. Email: localplan@scotborders.gov.uk  
Disclaimer: Scottish Borders Council uses spatial information from a range of sources to produce the mapping contained within this document. The mapping is for illustrative purposes only. The original sources should be consulted to confirm information.

## 8.5 National and Local Planning Policy Context

Services	Getting around	Other
National Planning Framework 4 (NPF4) <sup>84</sup>	<b>Just transition</b> - We will empower people to shape their places and ensure the transition to net zero is fair and inclusive.	Theme 2
	<b>Conserving and recycling assets</b> - We will make productive use of existing buildings, places, infrastructure and services, locking in carbon, minimising waste, and building a circular economy.	Projects 1.2 and 3.3-5
	<b>Local living</b> - We will support local liveability and improve community health and wellbeing by ensuring people can easily access services, greenspace, learning, work and leisure locally.	Themes 1, 2 and 3
	<b>Compact urban growth</b> - 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.	
	<b>Rural revitalisation</b> - We will encourage sustainable development in rural areas, recognising the need to grow and support urban and rural communities together.	
Scottish Borders Council Local Development Plan (LDP) <sup>85</sup>	<b>Communities</b> (p.18) <ul style="list-style-type: none"> <li>• Provide adequate land for mainstream and affordable housing</li> <li>• Build sustainable communities which are attractive and distinctive</li> <li>• Create places to live in accordance with good placemaking and design principles</li> <li>• Encourage better connectivity by transport and improve digital networks</li> </ul>	Project 1.1 Theme 2

<sup>84</sup> <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>

<sup>85</sup> Adopted on 22 August 2024: <https://www.scotborders.gov.uk/downloads/file/12939/adopted-ldp2-volume-1-policies>

<p>Scottish Borders Council Local Development Plan (LDP)</p>	<p><b>Growing Economy</b></p> <ul style="list-style-type: none"> <li>• Provide an adequate range of sites and premises for business/industrial uses</li> <li>• Promote economic development opportunities along the railway corridor</li> <li>• Promote the regeneration of town centres to make them vibrant and viable focal points within our communities</li> <li>• Maximise and promote the Scottish Borders' tourism potential and build a strong visitor economy</li> <li>• Ensure the delivery of adequate infrastructure to satisfactorily serve developments</li> </ul>	<p>Themes 1 and 5</p>
<p>Tevoit and Liddesdale Locality Plan 2020<sup>86</sup></p>	<p><b>Sustainability</b></p> <ul style="list-style-type: none"> <li>• Protect and enhance the built and natural environment</li> <li>• Promote development of brownfield sites</li> <li>• Make provision for waste management</li> <li>• Deliver climate change mitigation while ensuring climate change adaptation</li> <li>• Protect key greenspaces within built up areas</li> <li>• Encourage better connectivity</li> <li>• Extend and improve green network opportunities and links</li> </ul> <hr/> <p><b>Our Economy, Skills and Learning</b>  <b><i>Key Priority: Learning and training which is accessible and affordable and which meets the needs of all individuals including local employers</i></b></p> <ul style="list-style-type: none"> <li>• Fast, reliable broadband and mobile connectivity for all communities and businesses</li> <li>• Promote and support local and big business developments including Hawick's business incubator centre and offer support to businesses who need to diversify</li> <li>• Promote alternative routes into employment, including the Centre of Excellence in Textiles</li> <li>• Profile key areas for economic growth to inform business development and investigate opportunities for new industry</li> <li>• Improve transport and road connectivity and consider the potential economic growth from connecting with Carlisle airport and Border Railway</li> <li>• Increase the range of learning courses and qualifications available in the locality to reduce the need for people to travel / leave the area</li> <li>• Continue the development of a strong tourist offer and build on the profile created by Visit Scotland and Midlothian and Borders Tourism Action Group</li> </ul>	<p>Theme 2</p>
		<p>Projects 1.5 and 1.7 Theme 5</p>

<sup>86</sup> Priorities, as set out at pages 8-9: <https://www.scotborders.gov.uk/downloads/file/7595/teviot-and-liddesdale-locality-plan>

Tevoit and Liddesdale  
Locality Plan 2020

### **Our Health, Care and Wellbeing**

**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

Projects 1.1 and 2.8-9

### **Our Quality of Life**

**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

Projects 1.3-4

Tevoit and Liddesdale Locality Plan 2020	<p><b>Our Environment and Place</b></p> <p><b>Key Priorities:</b></p> <p><b>Regenerate Hawick town centre and villages</b></p> <p><b>Use vacant land and empty buildings for housing and business opportunities</b></p> <ul style="list-style-type: none"> <li>• A long term plan for environmentally friendly, sustainable housing and industrial building development and an increase in renewable energy projects</li> <li>• Increase affordable and specialist homes to meet need in the locality</li> <li>• Improve pathways around the locality to improve connectivity</li> <li>• Extension of the Borders Railway</li> </ul>	Projects 1.1 and 2.4
Scottish Borders Community Plan 2023/33 <sup>87</sup>	<p><b>Poverty</b></p> <ul style="list-style-type: none"> <li>• Help mitigate against the financial challenges of day to day living for those who are most affected</li> </ul>	
	<p><b>Learning, Skills and Economy</b></p> <ul style="list-style-type: none"> <li>• Children and young people from low-income households are supported to develop life skills to help them to succeed in life</li> <li>• More people have a clear route to progress into a greater variety of jobs, learning and training opportunities available within the Scottish Borders</li> <li>• More people, especially our older community, have the skills to benefit from digital and mobile connectivity. (Outcome shared with Theme 4)</li> <li>• Parents are supported to enter, remain, and progress in work</li> </ul>	Project 1.5
	<p><b>Good Health and Wellbeing</b></p> <ul style="list-style-type: none"> <li>• Improved access to effective services, particularly for those who face greater challenges accessing services</li> <li>• Reduced health inequalities for those experiencing the greatest negative impact</li> <li>• Fewer people experiencing domestic abuse</li> </ul>	
	<p><b>Place, Community and Connectivity</b></p> <ul style="list-style-type: none"> <li>• More people, especially our older community, have the skills to benefit from digital and mobile connectivity. (Outcome shared with Theme 2)</li> <li>• More people have access to a home that meets their needs and is part of a sustainable community</li> <li>• Our communities are supported and empowered to be strong, active, resilient and sustainable</li> <li>• People have access to better travel options across the Scottish Borders</li> </ul>	Theme 2

<sup>87</sup> Outcomes, as set out at page 12: <https://www.scotborders.gov.uk/downloads/file/12623/scottish-borders-community-plan-2023-33>

## 8.6 EV Charging

Historically Scottish Borders Council have followed Government and Transport Scotland guidelines in relation to the installation of EV charging infrastructure throughout the region. This has been achieved through ring-fenced capital grant funding, with proposed locations of our roll out approved by Transport Scotland. It was previously determined that this publicly funded approach was the most effective way to support the growth in EV vehicle ownership.

In a change of direction, the publication of the National Transport Strategy 2 indicated that while publicly funded EV charging infrastructure had supported the growth in EV vehicle ownership, the model for the future infrastructure demand will need to be delivered by private sector investment now that a critical mass has been established. Transport Scotland and Scottish Futures Trust published guidance in July 2021 to allow Local Authorities to develop strategies to deliver private sector investment across Scotland, these strategies

would then be used to access funding from Transport Scotland between 2023-26 to attract the private sector investment.

Scottish Borders Council was successful in applying for funding to aid delivery of an EV Charging Expansion Plan for the Scottish Borders with the study's key aim being to deliver private investment equitably across the region to avoid the private sector targeting the most economic sites in our region and leaving more rural areas with little or no provision. The study provides the assessment of a viable private sector investment model setting out how new EV charging infrastructure could be delivered across the region and identifies the public sector leverage needed to enable the private sector to deliver EV charging infrastructure equitably for the predicted demand moving forward. Denholm has been included in this process and identified as a settlement for the potential installation of public facing EV charging and will continue to be moving forward.

# Denholm and District Local Place Plan 2025 - 2035

Denholm & District  
Place Making Team



community  
enterprise

white  
creative