



Hobkirk Local Place Plan

2025 to 2035

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Foreword and Acknowledgements

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Foreword and Acknowledgements

This Hobkirk Local Place Plan has been produced by the people living in the Hobkirk Community Council area. It is intended to evolve over a 10-year period, and sets out a long-term vision for the areas regeneration, resilience and growth.

Rooted in the community's aspirations it reflects key national, regional, and local policy aims as expressed in National Planning Framework 4 and The Scottish Borders Local Development Plan.

“The driving principle for this Community Council is that we must be prepared to interact with people and organisations who want to make changes to our local environment, or we could well find that our familiar local landscape which we know and love is changing in ways with which we are not happy and are not what we would wish. We also need to decide as a community ways in which our environment could change for the better and work to facilitate those changes.

To that end, we have started on a Local Place Plan. Some time ago we did a community survey and we have recently refreshed it. Alongside a series of community engagement events and conversations we have created a powerful document showing how this community wants the area to develop, and just as important, how this community does not want the area to develop. This Place Plan will, I believe, be probably the most important piece of work which this present Community Council does.”

This Local Place Plan aims to bring together the current priorities as well as aspirations for the future of those who live, work or visit the Hobkirk Community Council area. It hopes to provide a guide for community actions to address the issues faced by our rural community.

Thanks must be given to the involvement of members of our community in giving their ideas, feedback and their time. Their devotion and love of our area is reflected here and it is hoped that this plan will further inspire local people, give us shared goals, bring in funding and highlight our priorities to local authorities and the wider government.

Close cooperation and support of our neighbouring communities will be needed for the benefit of all.

This community-led plan was developed in 2025 through the local Community Council of Hobkirk. Many of the changes wished for to improve our area are in the hands of its people and are achievable if working together. Some changes will require additional support, both practically and financially from public and private organisations to become achievable.

In August 2024, Scottish Borders Council Community Engagement Team provided funding to allow independent consultants Community Enterprise¹ to co-produce a Local Place Plan with the Hobkirk community. Work has continued in to 2025 to ensure alignment with the Local Place Plans being developed in our neighbouring Community Council areas, including Upper Liddesdale and Hermitage, Southdean, and Upper Teviotdale & Borthwick Water.

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 ten years and beyond.

David Nesbitt
Chair, Hobkirk Community Council

Introduction and Overview

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2.1 Introduction

A Local Place Plan² 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 area³. 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 Plan⁴. 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, and this is our platform to voice our own aspirations for the area.

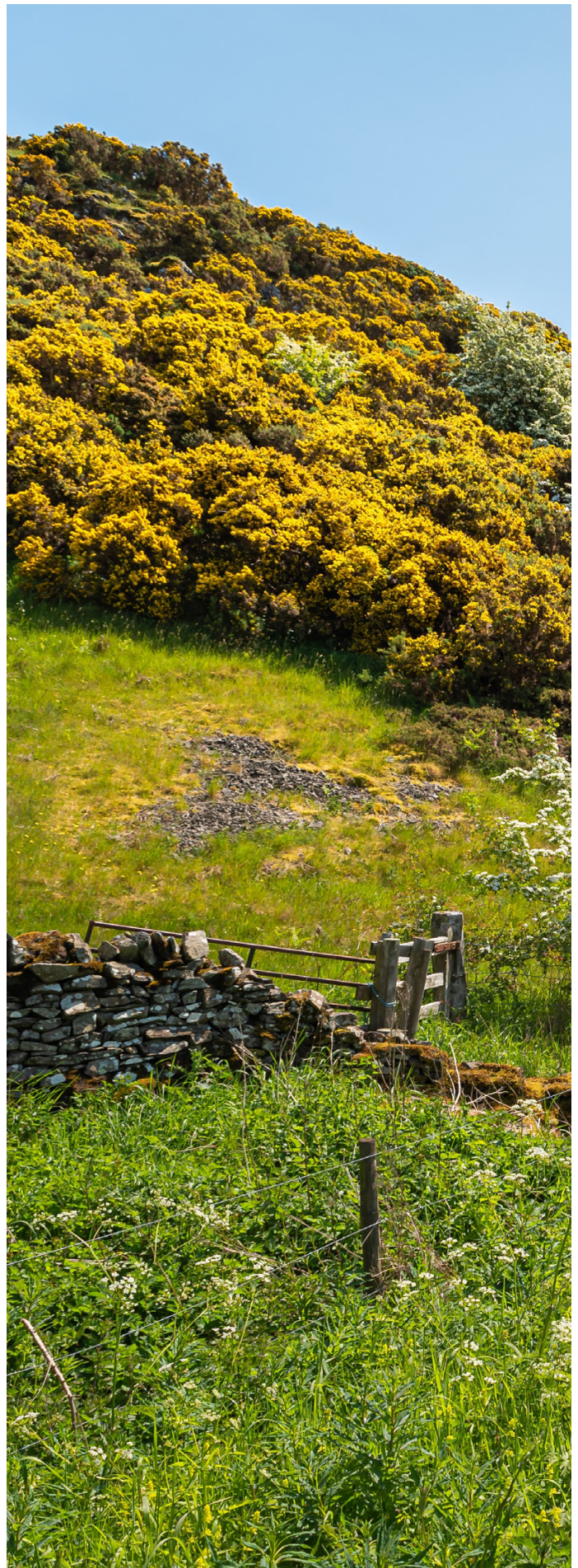
Hobkirk Community Council⁵ has developed this plan. It is an eligible community body to submit a Local Place Plan to Scottish Borders Council⁶.

In 2025, Scottish Borders Council awarded funding, provided by the UK Shared Prosperity Fund⁷ through the Placemaking Framework⁸, to allow independent consultants Community Enterprise⁹ to co-produce a Local Place Plan with the Hobkirk community.

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

Hawick and Jedburgh are key services providers to this area, and have developed place plans too¹⁰. 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.

As part of the Statutory 28 Consultation which took place 16th March to 13th April 2026, the Scottish Borders Council elected members covering the Hobkirk Community Council area and the adjacent Community Councils were contacted. Feedback was received from Southdean Community Council regarding a few inaccuracies in the text and changes were made accordingly.



2.2 Our Vision

Our vision is for a thriving community, working to enhance our facilities, and to conserve and promote our naturally quiet and beautiful landscape, for the benefit of our residents, neighbour and visitors.

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 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, conserves and promotes its natural assets and historical heritage

Strategic Objective: We will be proud of the assets in our area, and conserve 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

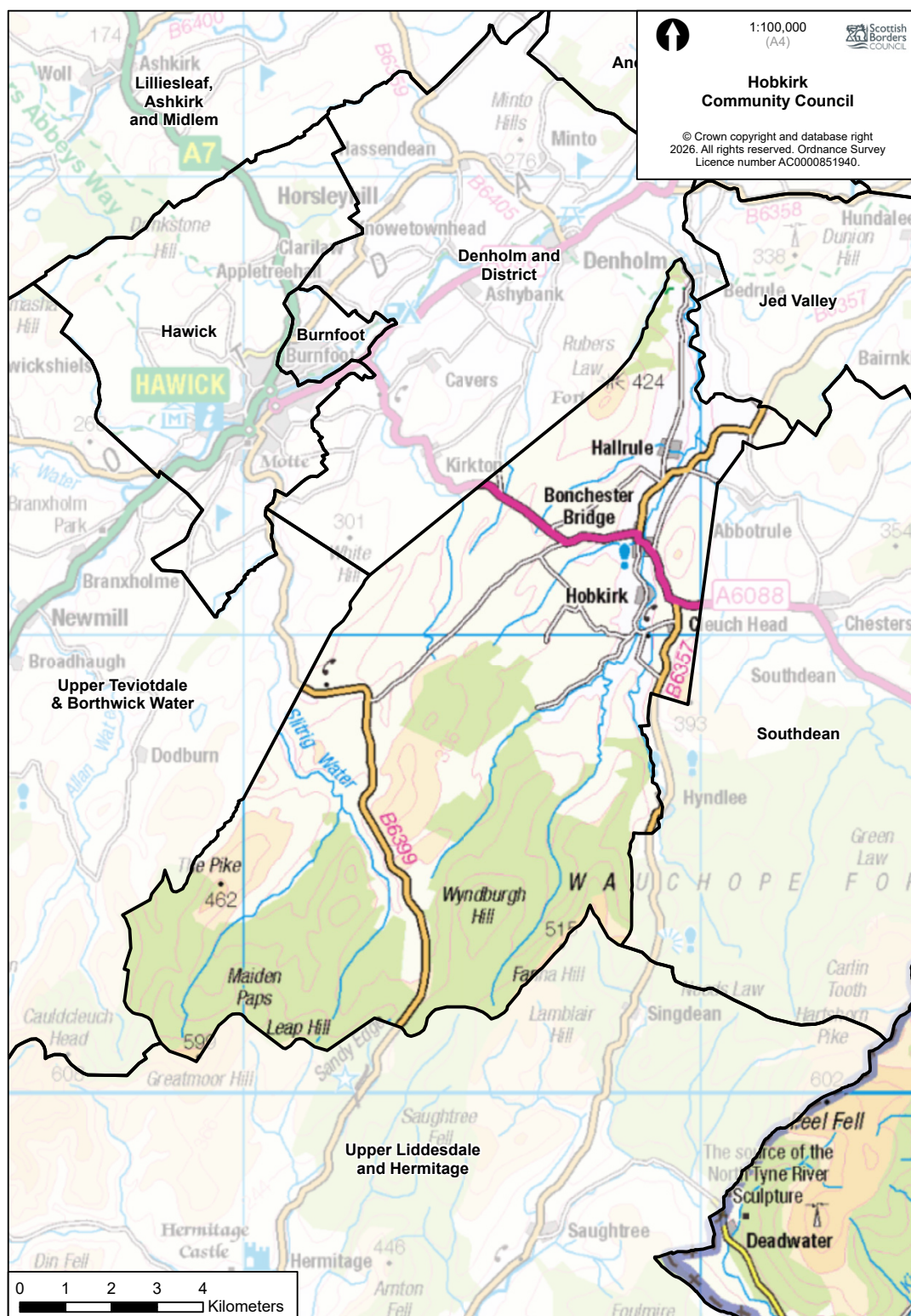


Description and Context of the Area

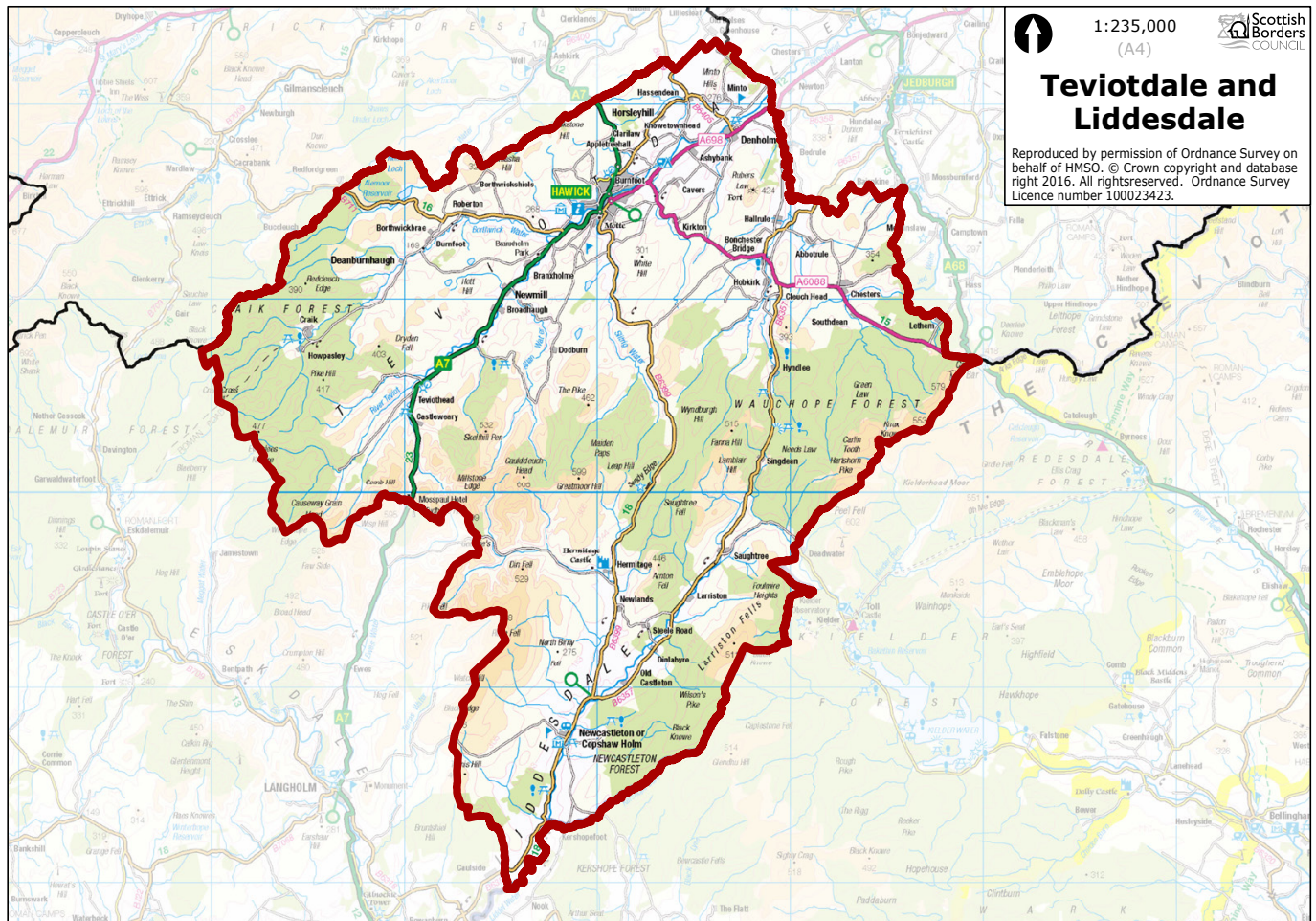
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3.1 Local Place Plan Area Map

The Local Place Plan boundary follows the Hobkirk Community Council boundary. It includes the hamlets of Hallrule, Bonchester Bridge and Hobkirk:



This Local Place Plan needs to be considered in the wider context of the Teviotdale and Liddesdale Locality¹¹, as well as the wider context of Scottish Borders Council.



The adjacent Community Councils, who have been notified of this Local Place Plan¹², are: Jed Valley, Denholm and District, Upper Teviotdale and Borthwick Water, Upper Liddesdale and District and Southdean.

3.2 About the Area

Overview and history

The Hobkirk Community Council area is a sparsely populated rural area in the Scottish Borders by the Rule Water. It is located southwest of Jedburgh and southeast of Hawick. Bonchester Bridge lies on the Rule water, with the town of Hawick six miles to the North West.

The small village of Hobkirk lies by the Rule Water, south-east of Hawick. The present parish church was built in 1869. Bonchester Bridge lies on the Rule water, with the town of Hawick six miles to the North West. The name of the town is said to be Roman being devised from the term “Bona Castra” meaning “good camp”.

On the edge of the Bonchester village are the remains of some medieval earthworks known as Duncan’s Hole. Bonchester Hill, standing at 322 metres, is topped by an ancient hill fort.

The area is popular for road cycling as it has some of the quietest roads in the country. Mountain biking is also popular in the area as there are many forest tracks with unrestricted access.

Accommodation in Bonchester Bridge includes a caravan and camping site, farm camping and The Horse and Hound Inn.

The area’s history has predominantly been agricultural. Over the years, the farming families and the number of children have decreased, as local employment in the area has changed as well as the access to affordable family housing. Many rural cottages have been bought up for residential homes or holiday lets.

Commercial Forestry increased following the Second World War and has lately been expanding onto farmland. Latterly, wind farm construction has been granted planning permission in surrounding areas, and several projects are in the pipeline in Hobkirk.

Facilities and services

Denholm is the nearest village, to the north of the Community Council area and has amenities including shops (butcher and a village shop), The Auld Cross Keys Inn and a primary school. Hawick and Jedburgh are the nearest towns, to the west and north east respectively, and have amenities including supermarkets, primary and secondary schooling.

Primary age children mainly go to Denholm. Secondary age children fall in the Hawick High School catchment area some miles away and often two bus rides are necessary.

Public transport

Two roads run through the Community Council area, the A6088 and the B6399.

There is no public transport to the Hobkirk area. Scottish Borders Council offer a bus service which must be booked in advance and does not run to a regular timetable.

There is a school bus serving the area however many families choose to take their children to school using their own transport.

Rail services can be accessed from Tweedbank and Carlisle, but there is strong interest in the potential for extending the Waverley line through Newcastleton to improve links and reduce traffic.

Roads

Car availability is currently required to allow flexibility in accessing employment, education, after school activities, social gatherings and more varied shopping opportunities.

There are designated logging routes in the area, with large numbers of lorries using the A6088 in particular. This creates some concerns for road cyclists and pedestrians as regards safety. Regular accidents occur with leisure motorcyclists along these routes also.

Road closures due to accidents, repairs, and developments such as wind farms, can cause immeasurable difficulties due to long and onerous diversions.

Landowners

There are a number of major property and landowners in the area, including:

- Gresham Forestry
- Forestry and Land Scotland

as well as a number of large farm estates with land, buildings and houses.

Larger landowners may have a bigger influence on land use than e.g., individual households; they may have the ability to sell or use land in a particular way, which affects others in the community.

Outdoor activities and tourist information

Hobkirk and the surrounding area offer a variety of outdoor activities, including hiking, mountain biking, running trails and road cycling. Additional activities include horse riding and star gazing.

Walking, cycling and riding are all popular activities, both for residents and for visitors to the area.

Scottish Borders Council lists details of cycle routes¹³, and the area features in the map of the Bonchester Bridge trails¹⁴. The Borderloop route¹⁵, promoted by the South of Scotland Destination Alliance, goes through the area, as does the

C2C (Coast to Coast) route¹⁶, which goes west to east from Stranraer to Eyemouth.

Walking routes are listed on the SBC website¹⁷. The Border Reiver Trail, a 50 mile long walking route around famous Reiver sites, goes through the area, including the valley of Hermitage Water, and Hermitage Castle¹⁸.

Riding routes are listed on the SBC website¹⁹, and the South of Scotland Countryside Trails website²⁰.

Walking, running, cycling and riding trails are promoted through the Town of 1,000 Trails initiative²¹.

There is also the Cross Borders Drove Road²², a multi-user route for walkers, cyclists or horse-riders, and the Waverley Way, the old railway line between Hawick and Carlisle²³.

The area supports nature based tourism, such as wildlife photography.

Heritage sites

The chief remains are ancient fortifications on Bonchester Hill²⁴, and ruins of ancient camps or fortifications on Ruberslaw, at Wauchope.

Visitor accommodation

This includes The Horse and Hound in Bonchester Bridge²⁵, Bonnie Park Caravan and Camping site²⁶, various bed and breakfasts, Airbnb style holiday cottages and Rule Valley Escapes self-catering accommodation.



3.3 Demographics

A range of data sources has been assessed. Details are available in the separate Appendix document. Some key facts and figures:

- The total population is 535, in 254 households
 - » The demographic profile of Hobkirk community council is older than averages for the Scottish Borders and Scotland. In particular, the proportion of people aged 65 and over is approximately 18 percentage points higher than the national average of 20.1%.
 - » Those aged between 16-64 years make up 52.3% of the total population in Hobkirk which is lower than both the regional and national averages.
 - » There is also a smaller number of children and young people aged between 0-15 years, 8.8% which is lower than the national average by approximately 8 percentage points.
- The area is almost completely ethnically homogeneous.
- The majority of dwellings in Hobkirk are owned (73.2%) rather than rented (22.4 % collectively). 5.9% of rented households are socially rented which is much lower than the national average of 22.5%.
- Generally, health is good in the Hobkirk area, although 25.8% of the population have a long-term health condition.
- 6% of households have no access to a car or van. This is lower than the national average of 26.4%, but not surprising given the rural setting of the area. However, for those households, it is likely to be a significant disadvantage, given the limitations of public transport in the area.
- 50.7% of adults over 16 are economically active and 47.6% are economically inactive. The majority of those classed as economically inactive are retired (36.3%). This figure is 13 percentage points higher than the national average of 23.3%.

WHAT'S HERE NOW

Transport & Connectivity (Census 2022)

1 Bus Service



Vehicle Ownership



6% have no access to a car or van

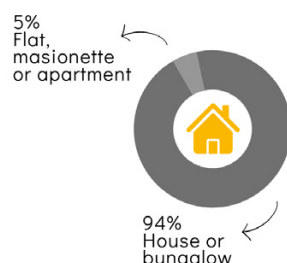
Housing (Census 2022)

Housing Tenure



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Accommodation Type



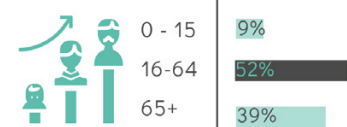
WHAT'S HERE NOW

Population (Census 2022)

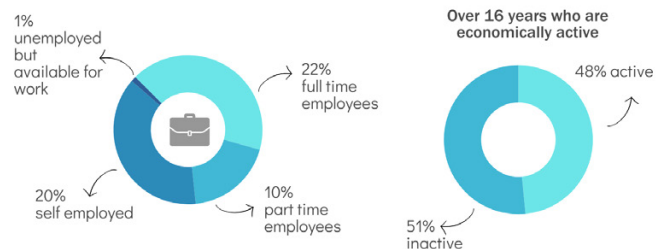
Current Population

535

Age



Economic Activity (Census 2022)



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3.4 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.

Key assets include:

William Laidlaw Memorial Hall, Hobkirk Church

Parks and Open Spaces in Bonchester Bridge, Penchrise, Hell's Hole (Forestry Commission walks leading to ancient hill fort and car park), Bonchester Bridge play park and Bonchester Bridge Hill.

Tourist accommodation, holiday lets, B&Bs and similar include: Bonchester Bridge Riverside Park Ltd, Rue Du Chateau Camping, Horse & Hound Country Inn, Kirknowe, Billerwell B&B and Rule Valley Escapes.

As part of the research for this Local Place Plan the businesses identified were: Hobkirk Joinery, J Martin Stove Installations, Green R and Sons, Midburn Joinery, Browns Auctions and Storage Express, P Laings Haulage and Chris McIntosh Engineering Services (CMES).



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)
- Tevoit and Liddesdale Locality Plan 2020
- Scottish Borders Community Plan 2023/33

The proposals and projects set out in this Local Place Plan have been developed to support the spatial strategy and policy framework of NPF4 and the adopted Scottish Borders LDP. The details of how this Plan aligns with those policies are available in the separate Appendix document.

Community Engagement

04

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.

We are satisfied that there has been a good level opportunity for engagement with the process. A total of 62 interactions were recorded in the Local Place Plan engagement process.

4.2 Community Survey

A community survey ran in early 2025. The number of responses was low, 14 responses from local residents representing 28 people in total, equating to 5% of the population but the feedback was used throughout the engagement process and other consultation platforms.

Efforts were made to maximise community engagement:

- Paper copies were made available in the Horse and Hounds and Fallas
- An online version of the survey was available on the Bonchester Chat Facebook Page
- Everyone on the community contact list was emailed regarding the survey with links and contact detail.

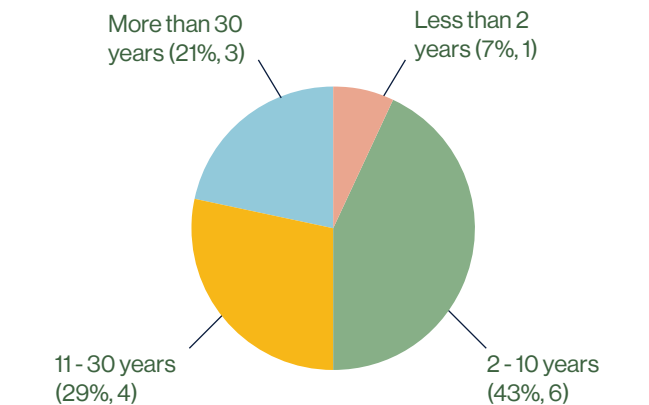
The survey was anonymous and was open to visitors and residents alike.

The survey responses informed the wider LPP engagement and Community Enterprise used the feedback to further explore issues and ideas in the focus groups, open meetings and outreach activity.

Respondent profile

The 14 survey respondents living in the Hobkirk area replied to the question “how long they have lived in Hobkirk?”. Responses came from both more recent residents as well as long-term residents.

For example, 4 respondents have lived or owned a property in the area for 11-30 years and 6 respondents have lived or owned a property in the area for 2-10 years.



HOBKIRK AREA LOCAL PLACE PLAN

Help create a Local Place Plan for the Hobkirk area, setting out the community's aspirations and proposals for the development of the area, making it an even greater place in which to live, work and play



Share your views on future priorities, projects and what will make a difference to you, your family and neighbours.

Please fill in the survey to make sure your voice is heard.

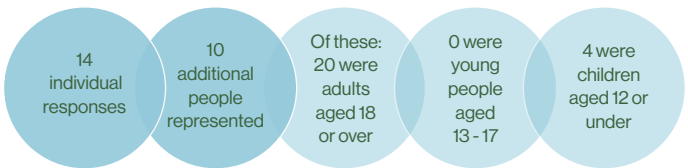
Scan the QR code
Follow the link shorturl.at/xnzCk

or
Complete a paper copy available from Fallas to pick up and drop off.

For further information, contact lynda@communityenterprise.co.uk

Only 1 respondent has lived or owned a property in the area for less than 2 years. The majority (79%) of respondents expect to still be residing in the area in 10 years' time.

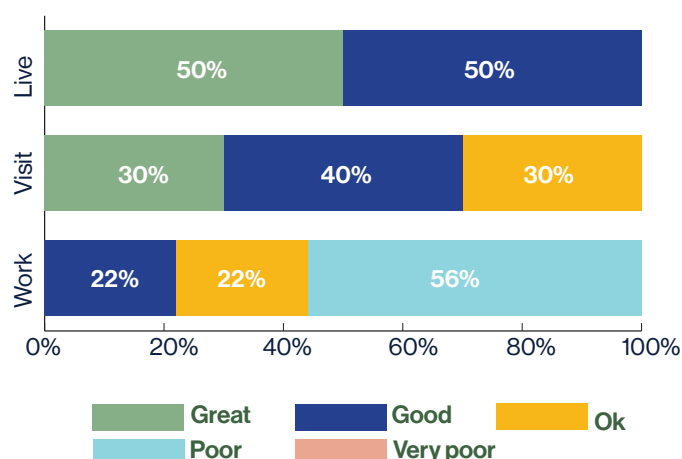
The survey could also be answered on behalf of a household. The graphic below shows the number of people's views represented in the survey. Most respondents were over the age of 18 years old.



Views of Hobkirk today

Respondents were asked to rate Hobkirk as a place to live, work and visit.

- Overall, Hobkirk was highly rated as **place to live**; 50% rated it as a great place to live and a further 50% rated it as good.
- Most respondents were positive about Hobkirk as a **place to visit**, with 30% rating it as great and 40% rating it as good. 30% were more ambivalent, ranking the area as 'ok'.
- Views regarding Hobkirk as a **place to work** were more negative as 56% think that local work opportunities are poor. 22% only rated the area as 'ok' as a place to work while 22% held a positive view of Hobkirk as a place to work, giving an overall rating of good.



Assets and Challenges

Survey respondents were asked to list three things they like most about Hobkirk and three things they would like to see improved in the area. The following tables summarise the responses to these open questions.

9 individuals responded to the assets prompt, leaving a total of 27 comments with 9 things that they like the most.

Positive aspects of Hobkirk	Comments
The sense of community was one of the most popular things that people like about Hobkirk. People were positive about their neighbours and community spirit in the area.	Example comments include: • “Community spirit” • “Great supportive community” • “Great local community/neighbours”
Respondents were also positive about the rural setting of Hobkirk, providing scenic views of the countryside.	Example comments include: • “Beautiful countryside” • “Space and fresh air” • “Open countryside”
Feeling safe and living in a quiet area was closely associated to the rural setting of Hobkirk.	Example comments include: • “Quiet/safe neighbourhood to live” • “It’s quiet with a small population” • “The feelings of safety”

Other things that people like about the Hobkirk area included the **proximity to nearby towns, the pub and local events**.

Improvements in Hobkirk

Respondents were then asked to list 3 things that needed to be improved. 10 individuals responded to this prompt, leaving a total of 27 comments with 11 things to improve. The table below shows the issues raised and peoples comments.

Suggested improvements for Hobkirk	Comments
Access to a local shop was identified as a needed improvement as there isn't a shop in Hobkirk.	• "Somewhere to buy essentials" • "No local shop" • "Local store/post office/café – servicing locals and seasonal visitors"
Some would like to see improved public transport in the area.	• "Better connections to Hawick, Denholm and Jedburgh"
There are also issues with the condition of roads , specifically potholes.	• "The road to Jedburgh as in poor condition" • "Roads are a disaster with constant potholes" • "Improvement of roads/ potholes especially on the road to Jedburgh"
Broadband was identified as another issue in the area	• "The speed and issues of broadband and Wi-Fi access is poor".

Other things that people would like to see improved in the Hobkirk area are **mobile phone signal, the playpark and utility services** (e.g. electricity – one person reported frequent power cuts). **Improving the pub, signage on roads and the condition of paths** were suggested once.

Projects ideas and initiatives

Respondents were asked to list project ideas and initiatives. The project ideas are listed below:

1. Shared electricity from a community wind turbine with underground power supply - which would hopefully help prevent power losses.
2. A sustainable local communication system which would be resilient during challenges e.g. storms.
3. Improved mobile reception and fast broadband.
4. An emergency plan to contact outlying villages/ hamlets/individuals.
5. Park renovation and improvements.
6. Possibly look into a community shop/coffee shop.
7. Land opposite William Laidlaw being brought into community ownership.

Place Standard Tool

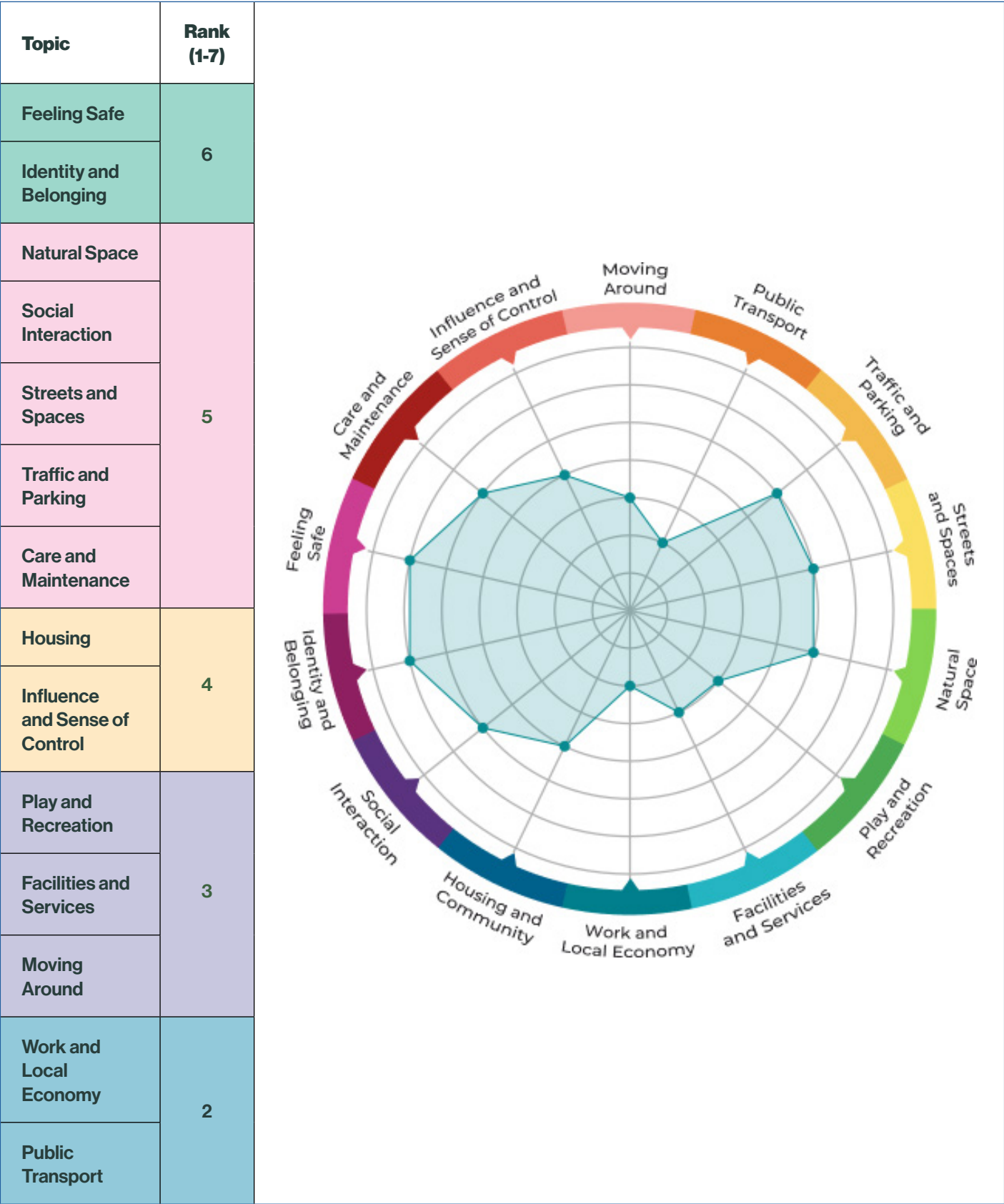
The Place Standard²⁷ is a nationally recognised tool that provides a series of key topics to frame local conversations about the place you live. It utilises 14 topics from natural spaces to social aspects of life in your community. The survey asks respondents to rank the following elements of life from 1-7 (1 is very bad and 7 is very good). The diagram below illustrates where the themes fall after being rated by the community.

The following is a summary of comments left to the fourteen areas covered by the Place Standard Tool.

As shown in the results **feeling safe and identity** and **belonging** ranked highest with an average score of 6 out of 7.

This was followed by **natural space, social interaction, streets and spaces, traffic and parking and care and maintenance** which were all rated 5 out of 7.

The lower scoring categories were **play and recreation, facilities and services** and **moving around**, all were rated 3 out of 7. **Work and local economy** and **public transport** were ranked the lowest, with a score of 2 out of 7.



Hobkirk in 10 years

Respondents were asked how they would like to be able to describe the community in 10 years' time. Only 5 statements were provided which are listed below:

"A peaceful, caring community, which looks after its elderly and enjoys its youngsters and families. Where there's scope to work, rest, and play."

"Bonchester bridge to continue to be a safe friendly place to live with good access to the local countryside. Would benefit from more of a meeting space for children/ activities for children and families."

"Very much the same and not turned into a retirement village."

"Somewhere kids can thrive."

"A peaceful, quiet, friendly place to live, defined by its location in stunning Borders landscape."

4.3 Focus and Discussion Groups

Following on from the survey, additional opportunities were provided for residents to give their views and discuss concerns:

Open meeting: January 2025

An open meeting which offered the residents and businesses of Hobkirk was held in January 2025 in the Horse and Hounds Pub. The meeting was widely advertised by poster, on the Community Council website and on social media platforms. It offered an opportunity for people to:

- Find out more about Local Place Plans in the Scottish Borders: who is involved, the process and the opportunities Local Place Plans present to communities
- The approach to community engagement in the Hobkirk Community Council area
- Share their views on what people like and the challenges they face in the area
- Identify projects and vision for the area.

The session was facilitated by Community Enterprise and was attended by 5 local people.

Thoughts about the area

People all agreed that they like the unspoilt landscape and the quietness the area offers. There is a strong sense of community spirit and the people of Hobkirk are friendly. Residents feel safe living in Hobkirk.

Challenges include the lack of facilities, the poor state of the roads and pavements, speeding traffic, poor broadband and the lack of public transport connectivity.

LOCAL PLACE PLAN

Our Plans for The Future

What's Happening

We are working to create a community Plan for the area, which will set out the long-term vision that our community wants to achieve over the next five years and beyond.



This Plan is led by the community and we want to hear from local residents, voluntary groups, young people and businesses about what will make a direct difference to you, your family, and your neighbours.



The issues, ideas and aspirations generated through the process will be put together into a plan identifying projects and initiatives, as well as how people can work together to make them happen.



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Projects and Initiatives

People at the open meeting would like to see the following ideas explored as part of the Local Place Plan.

1. Improvements to the playpark.
2. A village shop or vending machine eg selling fresh milk
3. Addressing the water infrastructure which is old and not fit for purpose. Burst pipes often resulting in flooding.
4. A community garden and or orchard.
5. Improved bus service to Hawick.
6. Consideration to how more can be made of the dark skies and astronomy.
7. Accessible village walks which are well publicised.
8. Information throughout the area in public places and walks which promote and provide information on biodiversity.
9. Areas for quadbikes.
10. Projects to overcome fly tipping.

Tea and Chat Session

Community Enterprise attended the Tea and Chat session in April 2025. The session was attended by 12 local people who live in the village of Bonchester Bridge and immediate surroundings. A summary of the issues raised in the discussion are included in the table below:



Issue	Feedback
Community	• People feel safe and Hobkirk and Bonchester Bridge is a supportive area to live in • There is a bit of NIMBY (not in my back yard) but generally people are warm and supportive of new ideas.
Economy	• There are less forestry employment opportunities • People come together to help farming in the area e.g. during lambing
Flooding	• Area is on a flood plain – so there cannot be any building • The flooding required community resilience
Hall	• The Hall can be developed as a resilience centre and a generator is to be installed • The Hall is not fully used and is expensive to run in terms of repairs and maintenance • Some people would like to see the Hall replaced on the same site with a new hall which is smaller and more economic to run. Others would like to see investment in the Hall to make it more energy efficient and attractive. • Hall carpark is uneven
Water maintenance	• Water pumping up to the station does not work when there is a power cut • Pipes are old and need replaced
Shop	• There is no need for a shop • The area is covered by deliveries and Hawick is a 15 minute drive • A shop could not be sustained as stock would go “off”

Roads	• Maintenance is a huge issue – verges, potholes, resurfacing • Road safety – the speeding measures are ineffective
Public transport	• Poor public transport – frequency • Can phone for a bus but needs 24 hours notice / booking
Communication	• Community Council communication and engagement could be better • The notice boards at the Hall and The Horse and Hound are drab, not up to date and could be more inspiring
Food	• No to a shop, also not supported by pub. Could there be a community vending machine • The community look out for each other
Land	• The community would like the area of land opposite the hall • It could be a village green or community growing space
Play	• Redevelopment of the playpark is much needed • The whole area could be more family / community oriented
Families	• There is no draw for families to come to Bonchester • There is no school bus • The older current generation will leave a number of family sized homes but there needs to be something for them

Summit / Pizza evening

The aforementioned menu of engagement opportunities were offered to all the residents and businesses of Hobkirk. However, in an attempt to bring a group of people together, representing a range of demographic groups, a summit was organised for April 2025. An invitation list was devised by the Community Council and a personal invitation was emailed to businesses, families and interested residents and individuals (12 people in total).

As an incentive for their time, attendees were offered a pizza supper.

Some apologies were received and one person representing a household of two people attended the summit.

The summit was designed to:

- Consider the vision for the area
- Look at the priority themes and projects for inclusion in the Local Place Plan
- Consider project mapping



A SPECIAL INVITATION

HOBKIRK LOCAL PLACE PLAN

As we continue to develop our Local Place Plan, we would like to further involve local people and businesses to agree the themes, projects and priorities.

You have been selected to take part in a special discussion group on Tuesday 29th April from 5.30-6.30pm in the Horse and Hound.

To thank you for your time pizza will be served at 6.15pm

RSVP AND FURTHER INFORMATION

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The discussion generated the following feedback:

Vision:

Our vision is for a thriving community, working to enhance our facilities, and to conserve and promote our naturally quiet and beautiful landscape, for the benefit of our residents, neighbour and visitors.

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.

Project Ideas		Comments
1.	Promote access to affordable housing, social housing, retirement housing and accessible housing for people with disabilities.	<i>"There is no opportunity for building and it cant happen. SHBA and Eildon Housing Association are social housing providers in the area".</i>
2.	Improve existing housing stock, including energy efficiency.	<i>"It is important to improve what we have now"</i>
3.	Promote and support initiatives which return families and young people to the area.	<i>"Families will be attracted to the area if housing is affordable. We can make more of the hall as a community hub for all ages. The hall needs urgent attention and maintenance. There is an opportunity to make the ground floor of the hall into a community hub and convert the upper floors into accommodation".</i>
4.	Sustain local businesses, including social enterprises.	<i>"Childcare offerings and support would also be attractive to families".</i>
5.	Support initiatives that support home working.	<i>"There is not a great need for this".</i>
6.	Support improvements to necessary infrastructure, such as mobile phone coverage and fibre broadband.	<i>"EE is good but overall this is a priority for the area".</i>
7.	Improve the road infrastructure.	<i>"There is an urgent need for pot hole repairs and resurfacing work throughout the area".</i>

Theme 2: A sustainable, beautiful and accessible place**Strategic Objective:** Our environment will be well looked after, accessible to all, and transitions our community to net zero

Project Ideas		Comments
1.	Investigate local energy production.	<i>"More needs to be made of solar energy and ground source heat pumps. Investigation would be needed to look at hydro energy from the river as it varies in current".</i>
2.	Develop accessible active travel and local walking and cycle routes, including improving and widening footpaths for accessible access for all, and linked to adjacent Community Council areas.	<i>"This could be better. Routes could be advertised on notice boards".</i>
3.	Engage with Scottish Borders Council for road improvements and traffic control measures.	<i>"The current traffic control measures do not work".</i>
4.	Promote the provision of electric vehicle charging points.	<i>"These could be situated at the hall".</i>
5.	Engage with existing public transport providers to improve the service across our area.	<i>"Agreed. This is a priority".</i>
6.	Develop community owned transport options, in partnership with other Community Councils and Borders Wheels.	<i>"Agreed. This would help the local community".</i>
7.	Projects to support farming sustainability/ diversification.	<i>"Unable to comment".</i>

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.

Project Ideas		Comments
1.	Support and develop community events, so that these are sustainable for the long-term future.	<i>"Add in 'well advertised' community events. The scare crow trails were a success. People will not come forward to organise community events:"</i>
2.	Support and promote current and future community owned assets, including Bonchester Hall.	<i>"Agreed. This is a priority".</i>
3.	Support and promote the development of community gardens.	<i>"A village green would provide a focus in Bonchester Bridge. The land opposite the hall could be used for many community activities".</i>
4.	Improved partnership working.	<i>"We have links with Southdean and the Church. The plans for a local Development Trust are positive – a Trust could take over the land where the playpark is as the Community Council cannot own it.</i>
5.	Promote a neighbourhood WhatsApp group, and investigate other methods of emergency communications for local people.	<i>"Promote an efficient WhatsApp group"</i>

Theme 4: A place that celebrates, conserves and promotes its natural assets and historical heritage**Strategic Objective:** We will be proud of the assets in our area, and conserve them for future generations to enjoy.

Project Ideas		Comments
1.	Protect and enhance the natural environment, including working with local landowners, and scrutinising and commenting on planning proposals for land use, such as forestry, windfarms and pylons.	<i>"There is a negative attitude to the windfarms".</i>
2.	Support the provision of wildlife projects.	<i>"Promote the red squirrel network".</i>
3.	Promote and protect unique aspects of our area.	<i>"We need to make more of the landscape, people and culture e.g. open mic cultural music in the pub or hall".</i>
4.	Support and develop heritage projects, both tangible and intangible.	<i>"Potential at Bonchester Hill and Ruberslaw".</i>

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

Project Ideas		Comments
1.	Promote and disseminate existing tourist information.	<i>"The hall, pub and notice boards are the obvious choice for this".</i>
2.	Review, develop and promote resources for local information, including maps, leaflets and notice boards; installation of information boards.	<i>"There are existing notice boards which are useful to walkers, but they should be better maintained".</i>
3.	Support the maintenance and improvement of signage throughout the area.	<i>"Agreed".</i>
4.	Identify and develop suitable sites for benches and view points.	<i>"Situated at village hall, on main road, church etc".</i>
5.	Support the provision of infrastructure for visitors, e.g. café provision, public toilets, water re-fill points, and bike repair stations.	<i>"These could be situated at the hall".</i>
6.	Explore collective marketing, including online presences.	<i>"A possibility".</i>
7.	Support local tourism businesses.	<i>"There needs to be a balance".</i>
Other Feedback		
	Develop a festival with events in each village.	
	Campsite is open seasonally – opportunity for public toilets.	

4.4 Playpark consultation

An event, facilitated by Scottish Borders Council took place in April 2025. Attended by 20 people, this was also an opportunity for people to comment on the Local Place Plan process.

WHAT WE WANT

Theme	Ideas	Vote
Infra-structure	Nature walks celebrating biodiversity around the rural hinterland	✓✓
	Flood resilience	✓✓
	Road and verge repairs	✓✓✓
	Transport - Public, EV charging points	✓✓✓
Activity	Walks –enhancing outdoor opportunities for the community	✓✓✓
	Broadened community services for older residents and introduce more for families	✓✓✓
	A calendar of social events for all	✓✓✓

IDEAS FOR CHANGE?



What are your project ideas?

Where should new things go?

Write your idea below and then put the corresponding number on the map?

1	Local transport #10	11	
2	Bus stop #10	12	
3	Public shop (mobile)	13	
4	Public shop (mobile) - more people getting involved in the community engaged	14	
5	Mobile shop	15	
6	Shop place to see my bus	16	
7	Village Shop Age 19	17	
8		18	
9		19	
10		20	

OUR VISION FOR THE FUTURE

Which words below do you want to describe the Hobkirk area in the future? You can choose more than one.

Words	Vote
Thriving	✓
Welcoming and Friendly	✓✓
Resilient	✓✓
Vibrant	✓
Accessible	✓✓
Sustainable	✓✓
Green/ Climate Change	✓
Other Please say.	

WHAT WE WANT

Below are some of the some of the popular project ideas that have come out of our community engagement so far.

We want to know what you think are the top priority projects that should be delivered over the coming years.

Use the stickers and to vote on your favourite projects.

Please add your own ideas!



Theme	Draft Project Ideas	Vote
Live	Community play park	✓✓✓
	Address fuel poverty	✓✓
	Village shop / vending machine	✓✓✓
Setting and Landscape	Improved communications- broadband and mobile	✓✓✓
	Preservation of the unspoilt setting of Hobkirk	✓✓
	Visitor opportunities	✓✓✓
	Community owned land in the area	✓✓

Other comments:

- More encouragement for community involvement, events, festivals etc
- Improved community information about what's happening
- Maintenance and upgrade of community assets eg the hall.

In summary people would like to see a welcoming, friendly and accessible community which is sustainable for the future.

Young people would like:

- A sweet shop/village shop/mobile shop/vending machine is important.
- A park and somewhere to play/ride bikes is important to young people.

Other priorities which are consistent with feedback from throughout the consultation include: improved transport, better digital connectivity, preservation of the environment, community owned land, visitor opportunities, road and verge repairs, foot paths and a wider range of social events for all to take place throughout the year.

4.5 Stakeholder Calls

A cross section of local businesses and stakeholders were invited to participate in stakeholder calls including: Billerwell Bed and Breakfasts, Town O Rule chicken farm and St Phillip's Care - Nursing Home Bonchester Bridge Campsite, Horse and Hound Pub, Hobkirk Church, Rue du Chateau Camping, Ruberslaw Country Parishes, Rule Valley Escapes, Browns Auctions and Bonchester Bridge Campsite.

Telephone interviews took place with the latter four stakeholders above. A summary of responses is detailed below.

Hobkirk LPP Stakeholder Summary

Positive aspects about the area.

Overall, stakeholders were positive about the sense of community and the rural setting of Hobkirk. People described the community as close-knit, where locals know each other and look out for each one another, particularly older members in the community who may struggle to get out to the shops. Most of the stakeholders have been involved in community activities by being on committees, and the community was described as active, which is evident through the well-used village hall in Bonchester Bridge. The rural setting and picturesque village was also appreciated by stakeholders;

"Fantastic area, beautiful surroundings, great people and sense of community."

"It's a pretty little village with a great community."

A couple stakeholders commented on the success of the Bonchester Bridge campsite and how that it has been a good use of derelict land and has brought more business to the Horse and Hound.

Challenges

Although feedback was positive on the community and setting of Hobkirk, as a rural area, there are challenges related to infrastructure, like the condition of roads, lack of public transport and access to services.

Hobkirk is not far from bigger settlements like Hawick and Jedburgh, where services like shops, healthcare and education can be accessed, however public transport connections are poor between these areas, meaning there is an increased reliance on cars.

Not only do older members sometimes require support to access services, but one stakeholder highlighted how it is difficult to attract employees to the area due to the limited public transport options.

Some employees cannot drive therefore car share with others, but when there are extra shifts available at the weekend, it is more difficult for those who can't drive to pick up these shifts as their travel options are limited.

The condition of roads was another challenge identified, specifically potholes. There has been some communication with Forestry Land Scotland about moving the flood defences forward as there is potential risk of flooding in the area but it was reported that it has been difficult to get them to claim responsibility. Internet connectivity and a lack of activities for young people were also highlighted as issues in the area.

Some of the stakeholders felt that Hobkirk has the potential to become a tourist destination, due to its history and walks, for example one person shared that Bonchester Bridge has Latin history. Most visitors tend to drive through or stop at the Horse and Hound on their way down South, particularly motorcyclists and it was suggested that more could be done to promote the area to encourage visitors to stay longer. Suggestions included more signposting for walks and information boards about the area.

Project Ideas

The suggested project ideas are listed below:

- Better signage for walks and information boards to promote Hobkirk's history
- Promoting Hobkirk as a destination online
- Car sharing app/service
- Permission for affordable housing (encouraging younger families to move and stay in the area)
- Building a playpark near the village hall in Bonchester Bridge
- Electric vehicle charging facility

Assets, Opportunities, Needs and Challenges

05

5.1 Overview

The 2017 Feasibility study for a proposed Scottish Borders National Park²⁸ 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

Some of the key facts and numbers 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.
- 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.

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.

5.2 Land Use

Overview

In the community engagement, the biggest, overwhelming positive expressed about life in our area was the environment in which our residents live. The people love the countryside, space and the peace and quiet, and would want this to not be negatively affected.

Many enthused about the freedom to walk and explore the countryside on their doorstep and appreciated the views of the surrounding hills. Many people expressed an interest in producing leaflets to share information for walking, cycling and horse riding to help locals and visitors alike.

Forestry

Although acknowledgement of the contribution of commercial forestry to local jobs and income was expressed by a few, many felt that this did not offset the negative factors and concerns at the growing number of plantations. The impact on roads and safety were a big concern as well as the switch from productive farming land to trees which has knock on effects on local families.

Energy infrastructure

Infrastructure developments in the area have been a focus for the Community Council in recent years namely windfarms.

5.3 Roads, Traffic and Public Transport

Community engagement respondents expressed their feelings of safety and appreciated the low crime rate in the area. However, they often expressed a lack of safety when discussing roads.

Confidence in their safety on the roads was compromised in a number of ways, and this is affecting cyclists, joggers, horse riders and dog walkers.

Comments mentioned:

- Potholes and lack of repairs.
- Damage by heavy vehicles from windfarm construction and forestry.
- Closures and long distances of diversions.
- Types of traffic perceived to be problematic include log lorries, speeding motorcycles, supercars and delivery vans.

There are no public footpaths along the roads in the area, and there have been incidents of pedestrian injuries and motorbike accidents. Verges can be difficult to walk along.

Public transport deficits negatively affect residents without access to a car and contribute to increased road traffic.

5.4 Housing

The nature of the housing stock 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.

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

5.5 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 underway²⁹.

5.6 Community Assets

The key physical asset is William Laidlaw Memorial Hall. This will need to be maintained, both physically, and with a succession plan for the Trustees.

The community would like to purchase the land opposite the hall and feel it could offer many opportunities including an outdoor meeting space, community growing.

The hall could be better developed into a community hub and with the right architectural design include accommodation in the upper floors.

5.6 Visitor Provision

There is lots to experience in the area, but a lack of information for visitors. Signage for local walks is in poor condition and needs upgrading and provision of walking maps, information boards and benches were all mentioned by survey respondents.

There is a need to link up walking and cycling routes, and promote them throughout the wider area.

There is the opportunity to link with initiatives across the wider area, such as:

- the Town of 1,000 Trails project, “a fully user interactive online platform which promotes walking, cycling, running and horse-riding trails around the historic border town of Hawick and its surrounding area”³⁰
- the South of Scotland Golden Eagle Project
- attractions in neighbouring Northumberland, e.g. Kielder Water & Forest Park³¹, which includes the Kielder Observatory³² and the Birds of Prey Centre³³

5.7 Historic Heritage

The Hobkirk area features a diverse and interconnected heritage resources reflecting its long rural history³⁴. At its core is Hobkirk Parish Church and graveyard, a key ecclesiastical site that continues to serve as a focal point for the community. The wider landscape contains significant prehistoric archaeology, notably the Iron Age fort on Ruberslaw and related upland sites.

This heritage is complemented by medieval and Border-period remains, including tower houses and castle sites that reflect the region's defensive past. The area also contains a range of listed farmhouses, former manse, and estate buildings, illustrating its agricultural development.

Together, these elements are set within the scenic Rule Water valley and surrounding hills, forming a coherent historic landscape.

These heritage assets contribute significantly to local identity, landscape character, and opportunities for sustainable tourism.

Proposals

06

6.1 Overview

Our vision is for a thriving community, working to enhance our facilities, and to conserve and promote our naturally quiet and beautiful landscape, for the benefit of our residents, neighbour and visitors.

The engagement with the community, groups, businesses 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 and 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. 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 22nd August 2024. Alignment with the overarching policy themes is set out in the accompanying Appendix document.

Within the Hobkirk Community Council area, Bonchester Bridge is identified as the principal settlement. Smaller hamlets and dispersed rural dwellings also characterise the area, but these are not individually included within detailed LDP settlement profiles due to their limited scale.

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

Projects have been prioritised based on community support, deliverability, and alignment with funding opportunities and partner programmes.

6.3 Themes, Priorities and Projects

The table below details the long list of projects under each theme and associated timescales.

Short term: 0-3 years

Medium term: 3-5 years

Long term: 5-10 years

William Laidlaw Memorial Hall, Rutherford, Forest Road, Bonchester Bridge.: WLMH

Hobkirk Community Council: HCC

Hobkirk Development Trust: HDT (proposed new organisation)

Scottish Borders Council: SBC

Theme 1: A great place to live and work					
Strategic Objective: We will be an attractive place with great facilities, where people of all ages enjoy a good standard of living and quality of life and where businesses can thrive.					
Priority areas: Housing, Repopulation, Work, Connectivity					
Projects		Where	Timescale	What we can do ourselves	Working with partners
1.	Undertake a feasibility study and business plan to develop the upper floors of the William Laidlaw Memorial Hall.	WLMH. Pin 1.	Long Term	WLMH Board. HCC HDT	• SBC • Appointed professionals
2.	Improve existing housing stock, including energy efficiency (in partnership with other organisations).	Throughout Hobkirk area. Pin 2.	Long Term	HCC HDT	• SBC • Sustainable Borders³⁵
3.	Undertake a feasibility study and business plan to develop a community childcare hub: a business, operating from William Laidlaw Memorial Hall providing affordable childcare and early learning for children aged up to five years old and indoor active play facilities for children aged six months up to 12 years.	WLMH. Pin 1.	Medium term	WLMH Board. HDT	• South of Scotland Social Enterprise³⁶ (SOSE) • Scottish Borders Social Enterprise Chamber³⁷
4.	Promote and support initiatives which return families and young people to the area.	Throughout Hobkirk area. Pin 2.	Medium term	HDT	• SBC

5.	Support improvements to necessary infrastructure, such as mobile phone coverage and fibre broadband, satellite systems, Starlink and smart meters.	Throughout Hobkirk area. Pin 2.	Short term	HCC HDT	• Mobile phone providers • SOSE
6.	Develop a festival of events in each village to complement the existing village shows including neighbouring Community Councils.	Throughout Hobkirk area. Pin 2.	Short term	HDT	• SBC

Theme 2: A sustainable, beautiful and accessible place

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

Priority areas: Reducing flood risk, Promoting and developing walking and cycling , Traffic calming, parking, and electric vehicle charging, Public transport

Projects		Where	Timescale	What we can do ourselves	Working with partners
7.	Undertake a feasibility study into the options for local energy production including solar energy, ground source heat pumps and hydro energy.	Throughout Hobkirk area. Pin 2.	Short term	HCC	• SBC • Other Community Councils • Sustainable Borders³⁸
8.	Investigate flood management options to protect local houses and farmland, flood alert warnings.	Throughout Hobkirk area. Pin 2.	Short term	HCC HDT	• SEPA
9.	Develop accessible active travel and local walking and cycle groups, including improving and widening footpaths for accessible access for all, and linked to adjacent Community Council areas.	Throughout Hobkirk area. Pin 2.	Short term	WLMH Board. HDT	• Sustrans³⁹
10.	Engage with Scottish Borders Council for road improvements and traffic control measures.	Throughout Hobkirk area. Pin 2.	Short term	WLMH Board.	• SBC
11.	Promote the provision of electric vehicle charging points.	WLMH. Pin 1.	Short term	WLMH Board.	• SBC
12.	Engage with existing public transport providers to improve the service across the area.	Throughout Hobkirk area. Pin 2.	Short term	HCC	• SBC
13.	Develop community owned transport options, in partnership with other organisations.	Throughout Hobkirk area. Pin 2	Long term	HCC HDT	• Community Councils • Borders Wheels⁴⁰

14	Provide bus shelters.	WLMH Pin 1 Outside the Horse and Hounds Inn and covering the BT Phone box Pin 5 Each end of Bonchester Bridge village on A6088. Pin 10	Short term	HCC	• SBC
15.	Projects to support business sustainability / diversification.	Throughout Hobkirk area. Pin 2	Long term	HDT	• SOSE⁴¹ • Business Gateway⁴² • Social enterprise networks⁴³ • Local businesses

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

Priority areas: Community events, Physical assets

Projects		Where	Timescale	What we can do ourselves	Working with partners
16.	Support and develop well-advertised community events, so that these are sustainable for the long-term future.	WLMH Pin 1 Notice boards at new bus stops. Pin 2 Online platforms.	Short term	HCC HDT	• Visit Scotland
17.	Support and promote current and any future community owned assets.	WLMH Pin 1 Community orchard. Pin 3 War Memorial. Pin 4 Horse and Hound Country Inn. Pin 5	Short term	HCC HDT	• SBC
18.	Support and promote the development of community gardens, village green area.	Green space opposite WLMH Pin 6 War memorial Pin 4	Short term	HCC HDT	• SBC
19.	Promote an efficient neighbourhood WhatsApp group, and investigate other methods of emergency communications and resilience tools for local people	Throughout Hobkirk area. Pin 2	Short term	HCC HDT	• SBC

Theme 4: A place that celebrates, conserves and promotes its natural assets and historical heritage

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

Priority areas: Natural assets, Historical heritage

Projects		Where	Timescale	What we can do ourselves	Working with partners
20.	Protect and enhance the natural environment, including working with local landowners, and scrutinising and commenting on planning proposals for land use, such as forestry, windfarms and pylons.	Throughout Hobkirk area. Pin 2	Short term	HCC HDT	• Neighbouring Community Councils • Landowner • Forestry and Land Scotland • Archaeology Scotland • Historic Environment Scotland
21.	Support the provision of wildlife projects including owl box sites, bird hides, red squirrel networks.	Throughout Hobkirk area. Pin 2	Short term	HCC HDT	• Neighbouring Community Councils • Landowner • Forestry and Land Scotland • Archaeology Scotland • Historic Environment Scotland
22.	Promote and protect unique aspects of our area, e.g. The River Tweed Special Area of Conservation, and protect Teviot Valley as a special landscape area.	Throughout Hobkirk area. Pin 2	Short term	HCC HDT	• Neighbouring Community Councils • Landowner • Forestry and Land Scotland • Archaeology Scotland • Historic Environment Scotland

23.	Support and develop heritage projects, both tangible and intangible.	12 Towers Pin 8 Hobkirk Church and cemetery Pin 9	Short term	HCC HDT	• Neighbouring Community Councils • Landowner • Forestry and Land Scotland • Archaeology Scotland • Historic Environment Scotland
24.	Get Dark Skies ⁴⁴ accreditation (which covers the whole area), with related promotional signage.	Throughout Hobkirk area. Pin 2	Short term	HCC HDT	• Neighbouring Community Councils • Landowner • Forestry and Land Scotland • Archaeology Scotland • Historic Environment Scotland

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.

Priority areas: Provision of tourist information and promotion of the area, Maintenance of and improvements to tourism infrastructure

Projects		Where	Timescale	What we can do ourselves	Working with partners
25.	Promote and disseminate existing and new tourist information.	WLMH Pin 1 Horse and Hounds Pub. Pin 5	Short term	HCC HDT	• South of Scotland Destination Alliance (SSDA)⁴⁵ • Visit Scotland⁴⁶ • Scottish Community Tourism⁴⁷ • Other Community Councils
26.	Review, develop and promote resources for local information, including maps, leaflets and well maintained noticeboards and information boards.	Proposed new bus shelters. Pin 2	Short term	HCC HDT	• SBC
27.	Support the maintenance and improvement of signage throughout the area including litter management signs.	Throughout Hobkirk area. Pin 2	Short term	HCC HDT	• SBC
28.	Identify and develop suitable sites for benches and view points.	WLMH Pin 1 Church Pin 8 Proposed community garden. Pin 7 Core paths. Throughout Hobkirk area. Pin 2	Short term	HCC HDT	

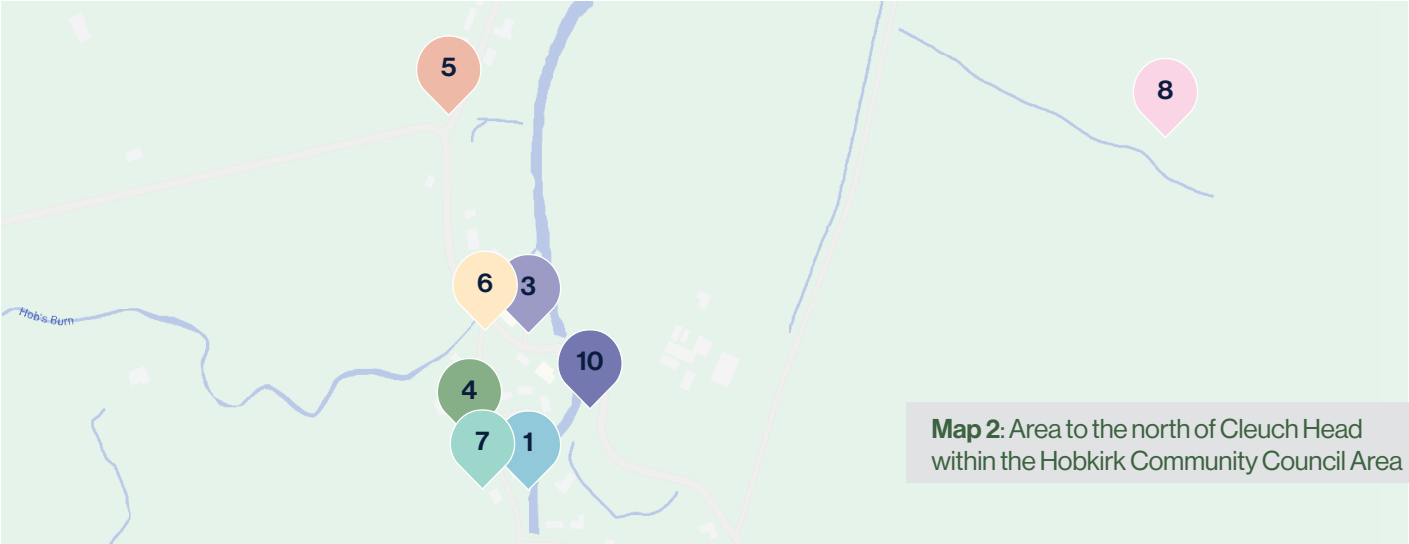
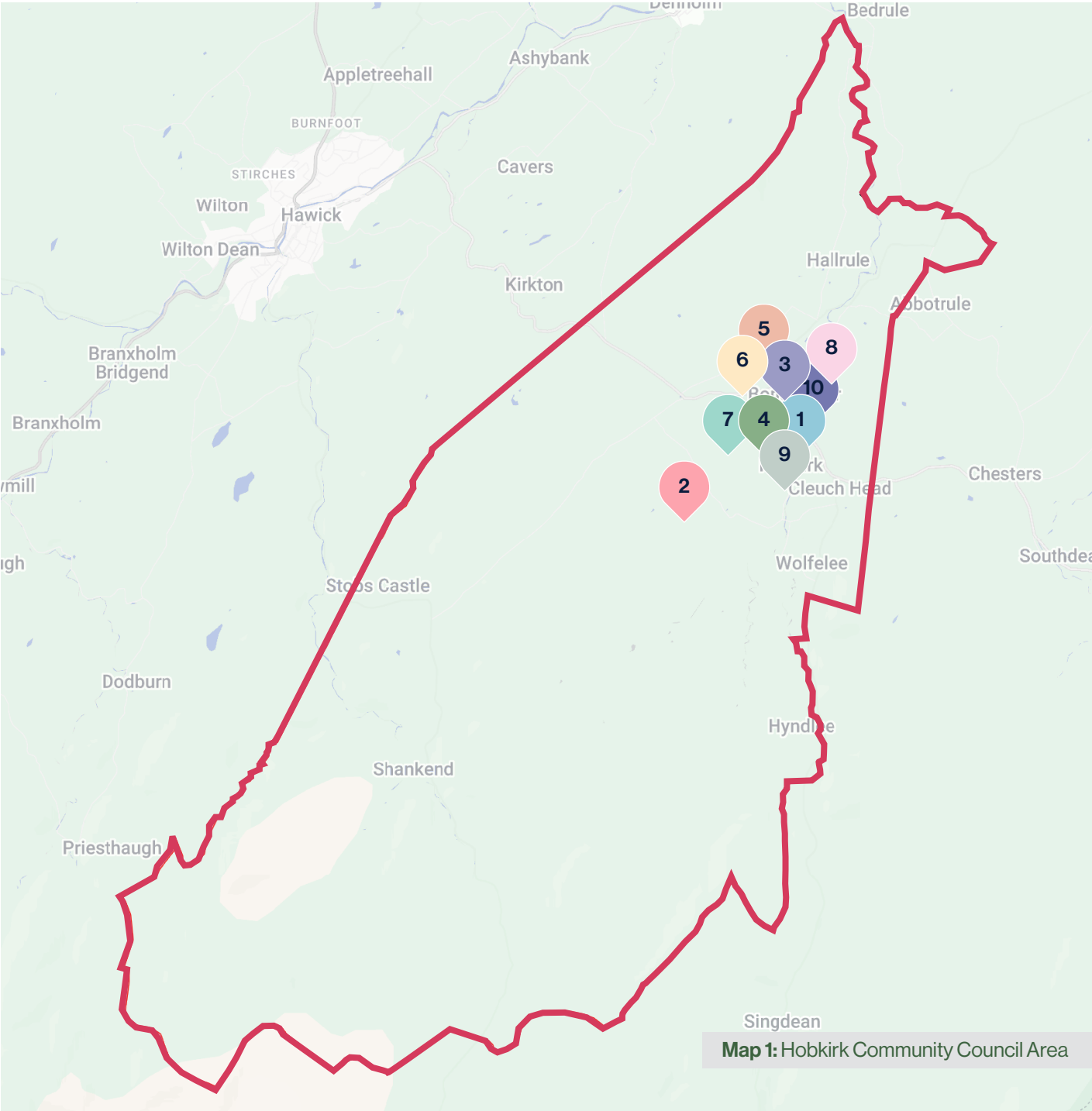
29.	Support the provision of infrastructure for visitors, e.g. café provision, public toilets, water re-fill points, and bike repair stations	WLMH Pin 1	Medium term	HCC HDT	• SOSE
30.	Explore collective marketing, including online presences ⁴⁸	Throughout Hobkirk area. Pin 2.	Short term	HCC HDT	• Local businesses
31.	Support local tourism and equine businesses	Throughout Hobkirk area. Pin 2.	Medium term	HCC HDT	• Visit Scotland

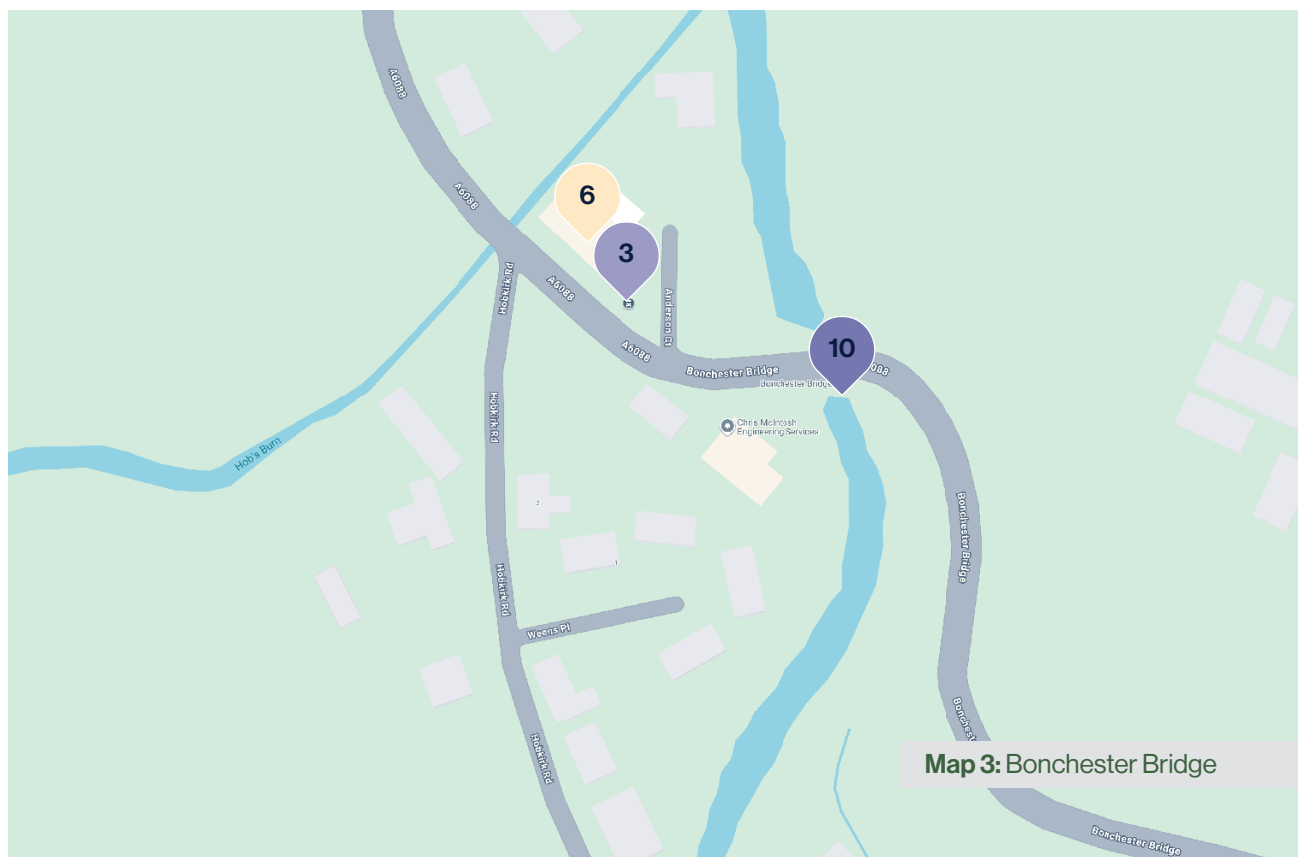
6.4 Map of Projects (Land and Assets)

Map shows pins in Hobkirk CC boundary area.

Key: Project Locations and Numbers		
Pin	Location	Projects
Pin 1	William Laidlaw Memorial Hall	1, 3, 11, 14, 16, 17, 25, 28, 29
Pin 2	Improve Housing Stock	
Pin 3	Notice Boards at Bus Stops	16, 26
Pin 4	Community Orchard	17
Pin 5	Bonchester Bridge War Memorial	17, 18
Pin 6	Horse and Hounds Inn	14, 17, 25
Pin 7	Green Spaces and Proposed Community Garden	18, 28
Pin 8	12 Towers	23
Pin 9	Hobkirk Parish Church	23, 28
Pin 10	Bonchester Bridge	14
Within the Local Place Plan Boundary Area, shown by red boundary map:		2, 4, 5, 6, 7, 8, 9, 10, 12, 13, 15, 19, 20, 21, 22, 24, 27, 28, 30, 31

The following maps illustrate the spatial distribution of projects and key assets within the Community Council area.





6.5 Management and Governance

Hobkirk Community Council will act as the lead body to monitor progression and implementation of this LPP. They will support the delivery of projects by community groups and relevant statutory bodies and will ensure continued engagement with Scottish Borders Council.

This includes ensuring that Scottish Borders Council responsibilities are undertaken and supporting the delivery of projects the community and local agencies are responsible for.

The Community Council will oversee the success of the Local Place Plan, but will also be responsible for reviewing it periodically to respond to changes in the local environment, many of which we will not be able to envisage just now.

We want the plan to be clear and agreed, but there may be opportunities that emerge that will require the leadership of local community groups, encouraging on-going community involvement, volunteering and activism.

Hobkirk Community Council will:

- Keep this Local Place Plan up to date and amend it where required
- 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

Project Sub-groups

Time limited, project specific sub-groups comprising community groups or interested individuals will be established by Hobkirk Community Council. These will operate while substantial projects are running. Sub-groups will have their own Chair and include someone from the Community Council.

Equal Opportunities

Equality, equity, diversity and inclusion are important to us. Although not a hugely diverse community compared to other places in Scotland, ensuring everyone is welcome, regardless of background is a founding value in our plan.

Afterword

07

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:

hobkirkcc@gmail.com

Hobkirk Community Council



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