

Supporting Statement for Hobkirk Local Place Plan

Prepared by: Hobkirk Community Council

Date: September 2026

Introduction

This Supporting Statement accompanies the Hobkirk Local Place Plan 2025–2035. It has been prepared by Hobkirk Community Council and reflects the aspirations of the local community for the sustainable development, regeneration and resilience of the area over the next 10 years.

Contact Details

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Regard given to the Local Development Plan

The Local Place Plan has been prepared with full regard to the adopted Scottish Borders Local Development Plan (LDP2, adopted August 2024). The proposals align with key LDP themes including sustainable communities, economic growth and environmental protection.

The plan supports improved connectivity, housing quality, and community infrastructure while respecting the rural character of Hobkirk.

The Local Place Plan does not seek any amendments to the LDP.

Regard given to the National Planning Framework

The Local Place Plan aligns with National Planning Framework 4 (NPF4), particularly in relation to rural revitalisation, local living, sustainability and community-led place-making.

Projects support net zero ambitions, active travel, digital connectivity, and the reuse and enhancement of existing assets such as the village hall.

Regard given to the Locality Plan

The plan takes account of the Teviot and Liddesdale Locality Plan 2020 by supporting improved access to services, better connectivity, local economic development, and community wellbeing. It also reflects wider Community Plan priorities including health, skills, and strengthening communities.

Reasons for amendments being sought to the Local Development Plan

No amendments are being sought to the Local Development Plan. The Local Place Plan focuses on community-led projects and priorities that complement existing policy rather than proposing land use changes requiring modification to the LDP.

Community support for the Local Place Plan

The Local Place Plan was developed through extensive community engagement during 2025–2026. This included surveys, public meetings, focus groups, stakeholder interviews, and consultation events. Hobkirk Community Council are satisfied that a full menu of opportunities to engage were offered to the residents, businesses and visitors to Hobkirk.

A total of 62 engagement interactions were recorded. Feedback identified key priorities including improved transport, better digital connectivity, road maintenance, community facilities and support for families and local businesses. The vision and proposals reflect strong community support and consensus.

Evidence of compliance with Regulation 4

The Local Place Plan has been prepared in accordance with the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021. The proposed plan and information notice were shared with local elected members and neighbouring Community Councils during statutory consultation between March and July 2026. Feedback received from Southdean Community Council who noted their support for the plan. They also highlighted an error which was duly corrected.

In more detail, the proposed Local Place Plan and information notice was sent to:

Scottish Borders Council Councillors:

- John Bathgate: John.Bathgate@scotborders.gov.uk
- Sandy Scott: sscott1@scotborders.gov.uk
- Scott Hamilton: ScottHamilton@scotborders.gov.uk
- Councillor Annette Smart: Annette.Smart@scotborders.gov.uk
- Councillor Jane Cox: Jane.Cox@scotborders.gov.uk
- Councillor Watson McAteer: Watson.McAteer@scotborders.gov.uk
- Councillor Clair Ramage Clair.Ramage@scotborders.gov.uk
- Councillor Neil Richards Neil.Richards@scotborders.gov.uk
- Councillor Stuart Marshall smarshall@scotborders.gov.uk

Community Councils:

- Jed Valley
- Denholm and District
- Upper Teviotdale and Borthwick Water
- Upper Liddesdale and District
- Southdean

Appendix

Supporting evidence, including demographic data and policy context, is provided in the accompanying Appendices document.