Supporting Statement for the Peebles Local Place Plan

A Plan for Peebles

2024-2034

Prepared by: **the Peebles Placemaking Team**

Date: **01/12/2024**

Contents

Item	Page Number
Introduction	3
Contact details	4
Regard given to the Local Development Plan	5
Regard given to the National Planning Framework	7
Regard given to the Locality Plan	8
Reasons for amendments being sought to the Local Development Plan	12
Community support for the Local Place Plan	13
Evidence of compliance with Regulation 4	17
Appendix 1 – A Plan for Peebles	18

Introduction

This Supporting Statement forms part of the Peebles Local Place Plan submission to Scottish Borders Council and is accompanying the Peebles Local Place Plan (**A Plan for Peebles 2024–2034**) dated 01/12/2024. It is intended to meet the requirements of regulation 5 of The Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021 ("the Regulations").

It covers the settlement of Peebles and beyond to the boundary of the Royal Burgh of Peebles and District Community Council (boundary map shown on page 13 of A Plan for Peebles). It also recognises that Peebles acts as a local hub (for civic, health and education services, and for shopping, hospitality, leisure and recreational facilities) for a number of smaller settlements and hamlets outside this area – to the east, north and south (see map of Tweeddale on page 6 of Appendix One of the **Plan**).

The 17 key initiatives (with 3 sub-divided into two parts) making up **A Plan for Peebles** are listed in the illustration on page 11 of this Supporting Statement. They are also illustrated on page 42 of the **A Plan for Peebles**, with descriptions and accompanying maps presented over pages 43 to 71 of the **Plan**.

Where initiatives refer to specific locations in Peebles and Eshiels, these are shown on the map on page 11 of the **Plan**.

The Place Plan is submitted jointly, on behalf of the community of Peebles, by:

The Peebles Community Trust,

The Royal Burgh of Peebles and District Community Council, and

The Peebles Civic Society.

Contact details (Regulation 5(1) b)

The community body must provide the contact details (i.e., address, including email address) to which they wish to receive any correspondence from the planning authority.

Peebles Community Trust
School Brae Hub
School Brae
Peebles EH45 8AT
Email: admin@PeeblesCommunity.org

The Royal Burgh of Peebles and District Community Council
c/o The Eastgate Theatre
Eastgate
Peebles EH45 8AD
Email: secretary@ccrbpeebles.co.uk

The Peebles Civic Society
c/o The Eastgate Theatre
Eastgate
Peebles EH45 8AD
Email: secretary@peeblescivicsociety.co.uk

Constitutions (Regulation 5(1) a)

Peebles Community Trust is a not-for-profit company (SC432119), a Scottish charity (SC050520) and a member of the Development Trust Association Scotland (DTAS).

Peebles Civic Society is a constituted body – constitution details available at http://peeblescivicsociety.co.uk.

The Royal Burgh of Peebles and District Community Council is defined by section 20 of the Community Empowerment (Scotland) Act 2015 to be a community participation body (not a community controlled body).

Regard given to the Local Development Plan (Regulation 5(1) d i)

The community body must explain how they had regard to the Local Development Plan while preparing the Local Place Plan.

The Scottish Borders Local Development Plan 2 (LDP2) of 2024 outlines the strategic vision and policies for land use and development within the Scottish Borders region for the next decade. It sets out how the area will grow and develop, aiming to balance economic growth, housing needs, environmental protection, and community well-being.

A Plan for Peebles provides a detailed, localised set of guidelines for the development and improvement of Peebles, reflecting the specific needs and aspirations of its residents.

A Plan for Peebles aligns with the overarching goals of LDP2 and focuses on detailing initiatives which address specific issues and opportunities within Peebles.

LDP2 focus and land allocations

Key features of LDP2 (adopted 22nd August 2024) are:

- **Economic growth:** Support local economic growth by allocating land for business and industry, and encouraging tourism and rural development.
- **Sustainable development:** Emphasise sustainable growth, prioritising developments that contribute positively to the environment and local communities.
- **Housing:** Identify areas for new housing developments to meet the growing population's needs while ensuring affordability and quality.
- **Environment and Heritage:** Protect natural and cultural heritage sites, promoting green spaces and biodiversity.
- **Community Facilities:** Ensure the provision of necessary community facilities such as schools, healthcare, and recreational areas.

With specific application to the settlement of Peebles (including the neighbouring settlement of Eshiels), LDP2 makes various land use allocations and potential future allocations as follows:

- four housing allocations,
- two safeguarded business (6.3ha) and industrial (1.9ha) sites,
- a new safeguarded greenfield Class 4 business park development site at Eshiels (4.9ha), to the north of the A72,

- one business and industrial site located at South Park (0.9ha),
- two mixed use sites at Rosetta Road (6.4ha) and at March Street Mill (2.3ha),
- three redevelopment sites located at Dovecot Road, George Street and Tweedbridge Court,
- a number of key greenspaces within the settlement, which provide the Peebles community with many important recreation opportunities.

Growing imbalance across the community

The last twenty years has seen the rapid expansion of the built footprint of Peebles, as well as a significant increase in resident population. These expansions have not been accompanied by the same scale of social, economic and physical infrastructures as was provided in the previous 20-year period, and linked to this there is evidence of growing imbalances in wealth, health, life opportunities and accessibility across the community. Of particular significance are the dearth of local employment opportunities (and limited provision of economic land and office / workshop space), increasing reliance on commuting (predominantly journeys of over 20km), poor quality and energy inefficient older housing stock (particularly of what might be deemed affordable and social housing), poor connectivity across the community (but particularly between the settlement areas north and south of the river Tweed), and over-centralisation of amenities within the town centre on the north side of the river. **A Plan for Peebles** presents evidenced initiatives and proposals that seek to address and counter these identified issues.

These are provided in seventeen clearly identifiable key initiatives listed against four outcome streams:

- ❑ Stream 1: Sustainable Growth
- ❑ Stream 2: Getting Around
- ❑ Stream 3: Open for Business
- ❑ Stream 4: A Fair Community.

Second bridge across the Tweed

The community is mindful of the growth constraints imposed by the lack of a second river crossing in Peebles. In preparing **A Plan for Peebles** guidance has been taken from the direction set by SBC in LDP2, Volume 1:

> 4.12 "*Peebles remains an attractive area for prospective house builders partly due to its proximity to Edinburgh. However, potential flood risk and the need for a second bridge over the River Tweed prior to any new housing land allocations being released on the south side of the River Tweed, limit options at this point in time.*"
>
> 5.6 "*Due to the ongoing uncertainty as to when or indeed if a new bridge will be built, any proposals identified to the southern side of the town can only be longer term options.*"

In the Peebles Settlement Profile in LDP2, Volume 1 it is noted that:

without a second bridge on the river Tweed, there is limited capacity for new developments and "*longer term development in the town will be required to contribute towards a second river crossing based on projected costs*".

Regard given to the National Planning Framework (Regulation 5(1) d ii)

The community body must explain how they had regard to the National Planning Framework while preparing the Local Place Plan.

The National Planning Framework 4 (NPF4) is a strategic document issued by the Scottish Government and adopted in 2023. It sets out national policies and priorities for land use in Scotland. NPF4 integrates planning policies with climate and environmental considerations, aiming to promote sustainable and inclusive growth, and supports Scotland's commitment to achieving net-zero carbon emissions by 2045.

When drafting **A Plan for Peebles** particular attention has been given to aligning local development strategies with the comprehensive policy framework provided in NPF4. Key aspects of NPF4 considered in drafting the **A Plan for Peebles** include:

Sustainable Places:

- Emphasis is put on supporting the creation of sustainable places, which tackle the climate and natural crises through climate mitigation and adaptation initiatives.
- Proposed sustainable developments in Peebles address the implementation of measures to promote active travel and sustainable transport, and to improve energy efficiency of existing building stocks.
- Additionally, focus is put on natural assets and how to maximise their use in terms of visitor attractions whilst also ensuring biodiversity preservation (for example forest regeneration projects and outdoor recreational projects), and on encouraging design of new windfarm projects to explicitly also benefit the local community is in alignment with NPF4 principles.

Liveable Places:

- To ensure that the future of Peebles will positively impact local wellbeing, the **Plan** encourages the community to actively participate in planning processes, ensuring that the needs and aspirations of Peebles' residents are reflected.
- Within the **Plan**, skills, learning and training opportunities are promoted to empower the local community to advocate for the alignment of new development with the NPF4 principles of facilitating 20-minute neighbourhoods.
- The **Plan** also supports access to services for all, delivering quality affordable housing, and ensuring that new developments are served by appropriate social and service infrastructures, that green infrastructure is strengthened, and that opportunities for play, recreation and sport are enhanced.

Productive Places:

- Proposed initiatives embrace community wealth building and seek to empower resilience through actions that support economic growth and create new job opportunities locally.

- Peebles is recognised for its significant natural assets, informed management of which supports the national goal to reduce carbon emissions, whilst also attracting a number of visitors to the area.
- Promotion of sustainable tourism and diversification of the economy supports the promotion of Peebles as a good place to live, work and visit.

Regard given to the Locality Plan (Regulation 5(1) d iii)

The community body must explain how they had regard to the Locality Plan while preparing the Local Place Plan.

Peebles falls within the administrative area covered by the Tweeddale Area Partnership, one of five community planning partnership areas covering the Borders. The focus of the partnership is to create a space where the communities share their aspirations and ideas, engage with Planning Partners, and strengthen their influence on planning decisions.

The five Locality Plans contribute to and align with the SBC Community Plan. In 2020, the Tweeddale Area Partnership issued its first Tweeddale Locality Plan, which aligns with the SBC Community Plan written and adopted in 2018. The latter has recently (2023) been updated, and work is ongoing to update the five Locality Plans.

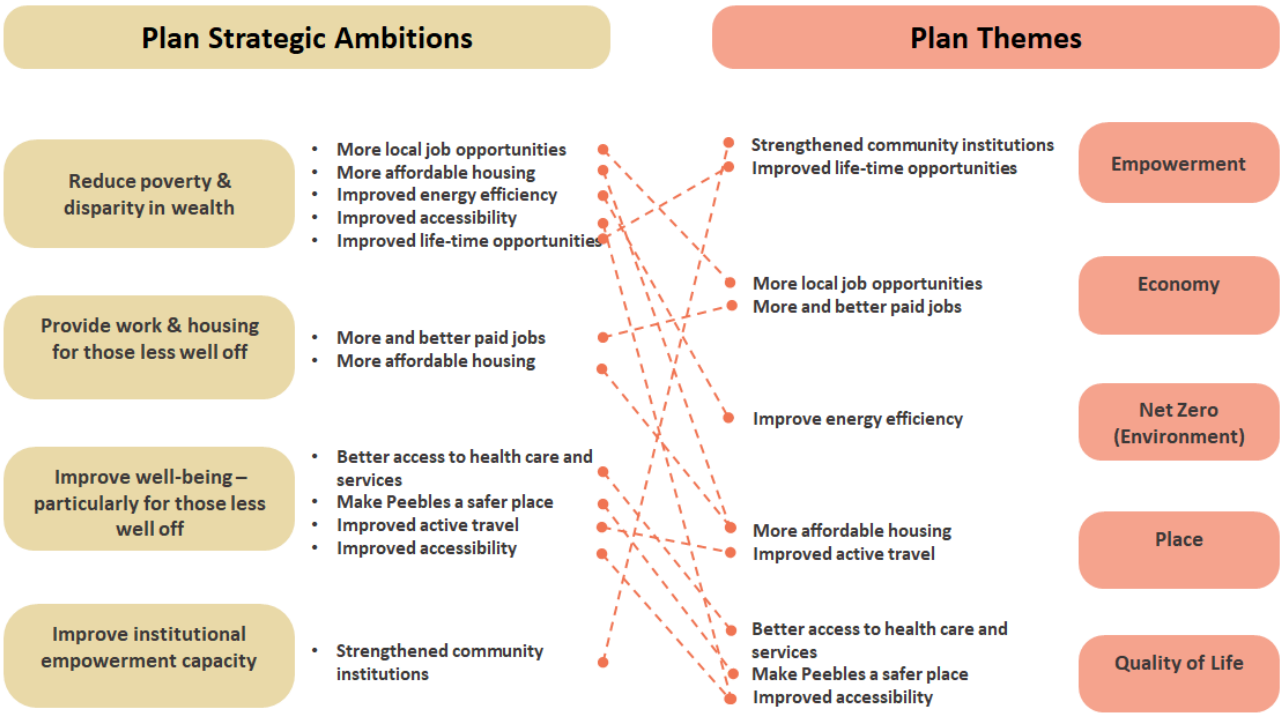
The SBC Community Plan higher level themes for 2018 and 2023 are shown below:

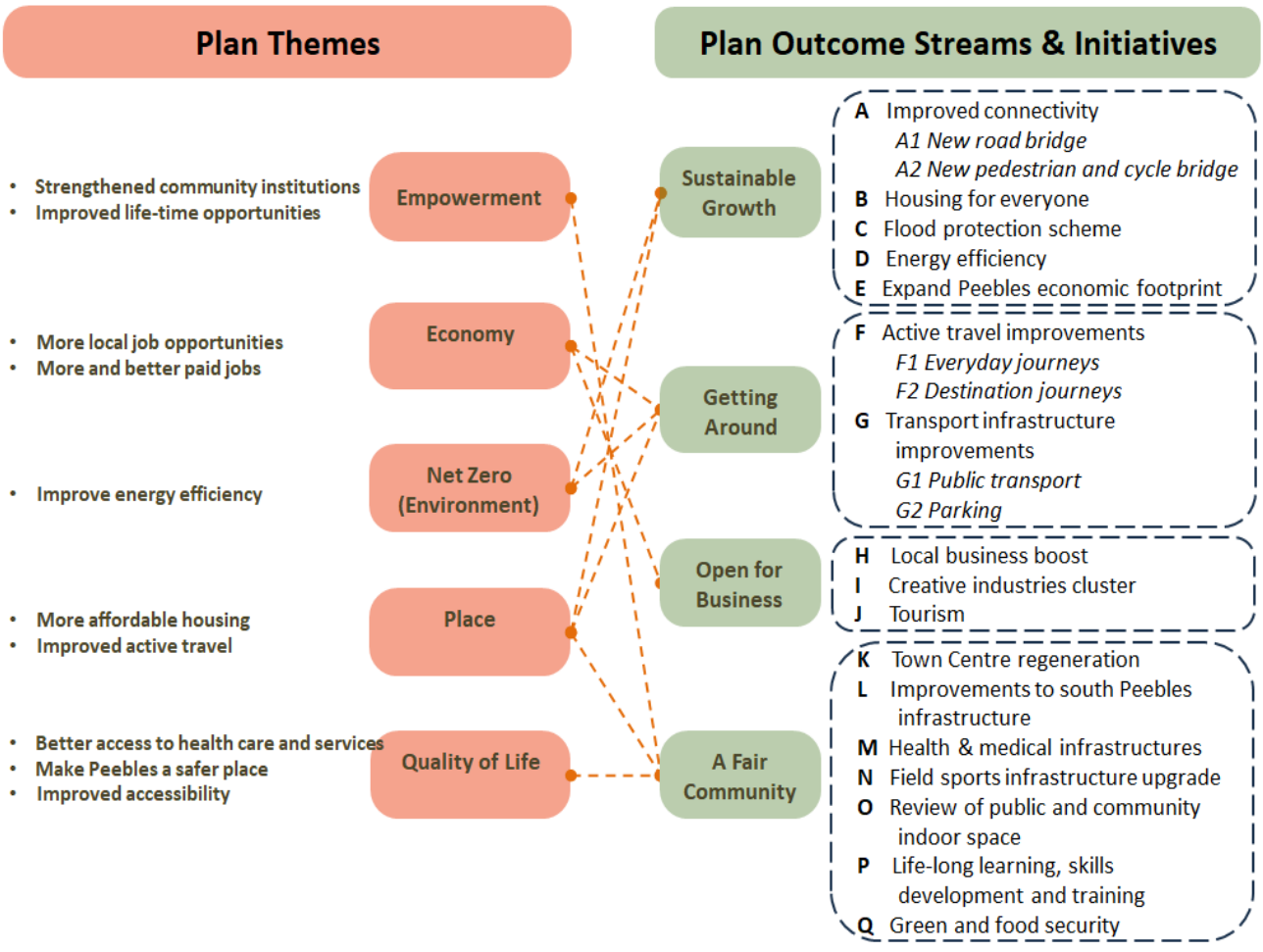
2018 Borders Community Plan		2023 Borders Community Plan
Theme 1:	❑ Quality of Life	❑ Poverty
Theme 2:	❑ Economy, Skills & Learning	❑ Learning, Skills and Economy
Theme 3:	❑ Health, Care & Wellbeing	❑ Good Health and Wellbeing
Theme 4:	❑ Place	❑ Place, Community and Connectivity
Cross-cutting theme	❑ A resilient and Net Zero Borders by 2045	

The logical framework of **A Plan for Peebles** is based on the following tenets, that also align with those of the Community Plan themes shown above:

- ❑ **Directly address inequality, looking at opportunities to improve social cohesion**
- ❑ **Provide housing and local job opportunities for everyone, to maintain and increase the number of people living in the town**
- ❑ **Support the mental and physical wellbeing of the local community**
- ❑ **Improve community capacity to direct and manage change**

How these are linked to the Plan Themes and Plan Outcome Streams and Initiatives is illustrated in the graphics below.


Plan Strategic Ambitions
Plan Themes
Reduce poverty & disparity in wealth
More local job opportunities
More affordable housing
Improved energy efficiency
Improved accessibility
Improved life-time opportunities
Provide work & housing for those less well off
More and better paid jobs
More affordable housing
Improve well-being – particularly for those less well off
Better access to health care and services
Make Peebles a safer place
Improved active travel
Improved accessibility
Improve institutional empowerment capacity
Strengthened community institutions
Strengthened community institutions
Improved life-time opportunities
More local job opportunities
More and better paid jobs
Improve energy efficiency
More affordable housing
Improved active travel
Better access to health care and services
Make Peebles a safer place
Improved accessibility
Empowerment
Economy
Net Zero (Environment)
Place
Quality of Life


Plan Themes
Plan Outcome Streams & Initiatives
Strengthened community institutions
Improved life-time opportunities
Empowerment
More local job opportunities
More and better paid jobs
Economy
Improve energy efficiency
Net Zero (Environment)
More affordable housing
Improved active travel
Place
Better access to health care and services
Make Peebles a safer place
Improved accessibility
Quality of Life
Sustainable Growth
Getting Around
Open for Business
A Fair Community
A Improved connectivity
A1 New road bridge
A2 New pedestrian and cycle bridge
B Housing for everyone
C Flood protection scheme
D Energy efficiency
E Expand Peebles economic footprint
F Active travel improvements
F1 Everyday journeys
F2 Destination journeys
G Transport infrastructure improvements
G1 Public transport
G2 Parking
H Local business boost
I Creative industries cluster
J Tourism
K Town Centre regeneration
L Improvements to south Peebles infrastructure
M Health & medical infrastructures
N Field sports infrastructure upgrade
O Review of public and community indoor space
P Life-long learning, skills development and training
Q Green and food security

In addition to the above, we note the emphasis of the latest Borders Community Plan in sub-clause 3 under Theme 4: Place, Community and Connectivity, shown in the table on the following page – "*Our communities are supported and empowered to be strong, active, resilient and sustainable*"

We identify *developing the capacity of the community to effect change* as being essential to successful implementation of **A Plan for Peebles** and that this aligns with achieving a "*strong, active, resilient and sustainable*" community. This is referenced in the Executive Summary to **A Plan for Peebles** (page 8), but is more to do with plan delivery than Placemaking and is presented in greater detail as an Enabling Measure in the Peebles Town Action Plan.

In like manner, a number of planned large infrastructure projects – a second road bridge, a flood defence scheme, and a new business park, alongside further housing development – will have significant impact on the future development and functionality of the settlement. But the cumulative impacts of these developments also need to be examined, and management of synergies and mitigation of downsides proposed and acted upon. This is more a delivery issue, and this too has been included in the Peebles Town Action Plan as a second enabling measure.

The 2023 Scottish Borders Community Plan Themes are sub-divided as follows:	The Tweeddale Locality Plan 2020 expresses its priorities as follows:
Poverty: ▪ Help mitigate against the financial challenges of day to day living for those who are most affected. ▪ Children and young people from low-income households are supported to develop life skills to help them to succeed in life	Safer Communities ❑ Community connections need to be further developed to share information and activities across the Tweeddale Area • *Increase support to individuals to help them be active members of their community* • *Reduce anti-social behaviour* • *Create stronger links to the SBC Community Action Team (with a focus on road safety, speeding and pedestrian access) by increasing awareness of the CAT and how communities can feed into the CAT work programme*
Learning, Skills and Economy ▪ More people have a clear route to progress into a greater variety of jobs, learning and training opportunities available within the Scottish Borders ▪ Parents are supported to enter, remain, and progress in work	Our Economy, Skills & Learning ❑ To improve and develop transport networks, connections and options – from, to and within Tweeddale Review the availability and suitability of business premises • *Develop commercial / industrial sites and premises to encourage new business to the area* • *To provide an "Enterprise and/or Community Hub" for start-ups and growth of businesses* • *Enhance marketing and promotion of the Tweeddale tourism offer* • *Improve broadband and mobile coverage* • *Develop stronger links with colleges, schools and businesses to create a joint approach to education and upskilling the workforce* • *Increase practical skills and knowledge for primary and early secondary school children & young people* • *Create a mentoring model within the community to build knowledge, skills and confidence* • *Increase training opportunities for local trades*
Good Health and Wellbeing ▪ Improved access to effective services, particularly for those who face greater challenges accessing services ▪ Reduced health inequalities for those experiencing the greatest negative impact ▪ Fewer people experiencing domestic abuse	Our Health, Care & Wellbeing ❑ To improve the availability, accessibility and connections to services for people living in rural areas and towns across the Tweeddale area to reduce loneliness and social isolation • *Increase the availability of locally based rehabilitation services* • *Increase the range of care and support options available (across the locality) to enable people to remain in their own homes and communities* • *Increase the range of housing options available across the locality and plan for future housing needs* • *Improve support for unpaid carers by providing a wider choice of support and assistance (including social events)* • *Develop intergenerational community hubs*

Place, Community and Connectivity	Our Environment & Place
▪ More people have the skills to benefit from digital and mobile connectivity ▪ More people have access to a home that meets their needs and is part of a sustainable community ▪ Our communities are supported and empowered to be strong, active, resilient and sustainable ▪ People have access to better travel options across the Scottish Borders	❑ Ensure that Tweeddale residents have access to appropriate housing, and the environment is clean and safe • *Improve the provision of suitable housing (sheltered, extra care, young people with disabilities) by developing a range of flexible accommodation for communities at every age and stage of life* • *Tackle fuel poverty* • *Identify opportunities where green space and access to green space can be improved and local access to growing projects can be developed* • *De-cluttering and environmental improvement campaigns are undertaken in key streets/areas within Tweeddale locality* • *Improve awareness and access to information, support and resources to increase energy efficiency.* • *Increase the range of affordable and accessible housing options available across the locality, and plan for future housing needs*

Reasons for amendments sought to the Local Development Plan (Regulation 5(1) e)

The community body must set out why it considers that the Local Development Plan should be amended.

A Plan for Peebles has been developed based on the Scottish Borders Council LDP2 adopted on 22 August 2024, bearing in mind that this had been in draft form (as the proposed Local Development Plan) for some years, as well as reflecting the previous LDP (2016, amended 2017) which applied throughout most of the period during which this plan was drafted.

A Plan for Peebles has also taken into consideration and reflects the changes that have occurred with the adoption of the National Planning Framework 4 (NPF4) on 13 Feb 2023.

Towards the end of **A Plan for Peebles** is a tabulation (pages 73 & 74) titled Town Action Plan summary. Columns 1 & 2 list the plan Streams and Initiatives alongside, in column 3, reference to those LDP2 Policies that relate to each Initiative.

A Plan for Peebles is based on and summarises the **Peebles Town Action Plan** 2024–2034, a live document that provides greater depth and detail and which is focused on implementation of the **Plan**. For the purposes of Regulation 5 (parts 1g and 3) the Peebles Town Action Plan (and a range of reports, studies and surveys used in its production) is available online and free of charge at https://ccrbpeebles.co.uk/Place/.

The community bodies registering **A Plan for Peebles** consider that in the development of the next LDP the aspirations of the community and its priorities, as expressed in **A Plan for Peebles**, should be given due consideration. Preparation of the next LDP will commence in Spring 2025, and it is our intention that **A Plan for Peebles** (and the Peebles Town Action Plan 2024–2034 on which it is based) will be taken into consideration when consulting on the next LDP, when engaging with the community on that plan, and when drafting that plan.

The community for its part will endeavour to press home the arguments and many elements that go to make up **A Plan for Peebles** in its representations to SBC Forward Planners, and in commenting on any planning proposals brought forward for consideration by the Council.

It will also seek to work closely with Planning Partners, businesses and other interests in driving forward the plan for change laid out within **A Plan for Peebles**, providing support wherever feasible and in taking forward such initiatives as are within its competence.

Community support for the Local Place Plan (Regulation 5(1) f)

The community body must set out its view of the level and nature of support for the Local Place Plan, and the basis on which the community body reached that view, including a description of any consultation they have carried out in respect of the proposed Local Place Plan.

Over a period of three years (2021–2024) the Peebles Placemaking Team has run a wide range of engagement exercises and surveys to share information and to capture community opinion and views (see further information and listings below). The Team has also worked closely with, and received advice and guidance from, the SBC Placemaking Team throughout. These exercises have been well received, and engagement levels have been encouraging and re-assuring.

The community has been given many opportunities and many different ways of inputting to the origination of the plan. Where the views of sections of the community have been under-represented, additional efforts have been taken to remedy this.

The levels of engagement, and the analysis and interpretations of collated research and feedback, have been reviewed by external consultants New Practice, who have been able to confirm and support findings. In addition, the consultants had been tasked with capturing further input from sections of the community less heard – notably young people, those less well-off, and those in care or sheltered housing – which they were able to do.

Development Process

The Place Making initiative underlying the development of **A Plan for Peebles** was built on a foundation laid in 2021 to update the 2016 Peebles Town Action Plan. In 2022, the Peebles Placemaking Team started to collect into one document all the visions and principles originated from previous engagement work that should guide the future direction of development in Peebles. Using this, a range of engagement tools was used to further capture the views of residents about concerns, challenges and opportunities for Peebles. The process continued throughout 2023. Thoughts collected through this first round of engagement were catalogued and divided into themes. These were then used to bring forward visions, principles and initial draft initiatives for the future of Peebles.

At the start of 2024, New Practice was appointed as an external consultant through the Place Programme initiative funded by Scottish Borders Council to provide support to the Peebles Placemaking Team, to stress-test initial findings, and to identify strengths, challenges and possible room for improvement within the draft documents. New Practice were also tasked with expanding the engagement with any less well engaged groups, such as young people, prior to developing **A Plan for Peebles**.

Engagement

A Plan for Peebles draws on and summarises the work presented in the Peebles Town Action Plan 2024–2034. Summary descriptions of the Place Plan process are presented in pages 21 to 25 in the Plan, and on pages 22 to 45 of Appendix One of the Plan. Greater detail is available in the Annexes to the Peebles Town Action Plan.

The Peebles Town Action Plan 2024–2034 is a live document that provides information and greater detail than is presented in **A Plan for Peebles**. It updates the Peebles Town Action Plan 2016–2021,

based on research and engagement undertaken between January 2021 and July 2024. A range of engagement tools has been used to capture the views of Peebles residents – at its core using the Scottish Government's Place Standard Tool as an online, paper and interview survey tool, supplemented by undertaking streetside engagement, round table debates, and Open Forum events.

A number of other project specific surveys and community engagement programmes have also been conducted to inform this process – Active Travel, Co-working, Skills Base, the Owning Our Future project, community ownership, etc. [1], which are available to view at https://ccrbpeebles.co.uk/Place/.

The formal Place Standard Tool Survey conducted over the winter of 2021/22 generated 285 comprehensive responses which scored town service provision and characteristics in 14 categories and, with additional feedback from other events, generated further insight and detail in well over 1,000 written comments. These scores and reflections have been used to generate revised needs and priorities for the town mapped within a proposed strategic framework. This draft was then used as the basis for a further programme of roundtable debates, meetings with key community groups, and an Open Forum to firm up the overall plan.

Peebles Placemaking Team community engagement

– 285 responses to Place Standard Tool questionnaire survey

– 240+ attendees at 3 Open Forum events

– 1,000+ statements from residents on the town and its future development

– 48+ attendees at round table debates.

At the beginning of 2024, consultants New Practice were contracted to assist the Peebles Placemaking Team to bring the work to a conclusion, hardening up and refining the plan, and helping to draft an easy to access public-facing document "**A Plan for Peebles**".

New Practice community engagement

– 70+ responses to online questionnaire

– 50+ conversations with adults from Peebles

– 50+ conversations with Peebles young people

– 10+ stakeholder interviews.

Listing of Peebles Placemaking Team community engagement events

[1] Specific surveys and community engagement programmes used to inform development of "A Plan for Peebles"

2016 March St Mills community purchase survey
2017 March St Mills community potential development survey
2020 Summary of makeup of building stock of Peebles
2020 Summary of Peebles experience with flooding
2021 Owning Our Future project - Ideas Map of Peebles
2022 Field Sports - Recreational Opportunities
2023 Peebles Active Travel Study

Sep	2020	Covid-emergency community response survey
Sep	2020	Active Travel community survey
Oct	2020	Active Travel High School survey
Oct	2020	School Brae Hub Arts & Crafts Skills Base survey
Jan-Apr	2021	Owning Our Future project - Ideas Map of Peebles
Mar	2021	Active Travel - community survey (76 responses)
Jun	2021	Active Travel - primary school hands-up survey (326 responses)
Jun & Sep	2021	Active Travel - Peebles High School survey (253 responses)
Jul/Aug	2021	Active Travel - suburbs survey (face to face plus 81 online)
Aug	2021	Active Travel - business survey, Town Centre and estates (39 responses)
Oct	2021	March Street Mills - revisiting community purchase
Oct	2021	Streetside Place Standard Tool community engagement events
Oct-Dec	2021	Place Standard Tool survey (285 responses)
Nov	2021	Active Travel drop-in sessions
Nov	2021	Open Forum (about 100 attendees)
Feb	2022	Open Forum (about 100 attendees)
Oct	2022	Place Plan and Greater Peebles engagement
Mar/Apr	2023	x4 Place Plan drop-in sessions
Mar/Apr	2023	x6 Place Plan round table debates (6 x 8)
Apr	2023	Open Forum (about 40 attendees)

Feedback from Councillors and Community Councils received during that statutory notice period

Local Councillors and Community Councils associated with or adjacent to the settlements of Peebles and Eshiels were invited, through a formal notification notice, to comment on the draft A Plan for Peebles. The following comments have been received, and adjustments to the document made as described below.

Councillor Tatler, Tweeddale East suggested:

- revision to the wording of "Initiative N – Field sport infrastructure upgrade" to update text with respect to possible future use of the Violet Bank playing field to reflect that proposals had moved forward following further engagement with local residents and the sports clubs.

  Response: Ongoing discussions are now focused on the possible relocation of the Peebles Cricket Club to the Violet Bank playing field, rather than Peebles Rovers as had previously been proposed, and this has been incorporated in the revised text (page 42).

The Royal Burgh of Peebles and District Community Council suggested:

- for the sake of clarity, specific references to LDP2 guidance on the constraints applying to future developments south of the river pending a decision on if and when a second road bridge might be constructed should be added.

  Response: References to sections 4.12 and 5.6 of LDP2 Volume 1 have been added to the Introduction to the section on Place Plan Process (page 22).

- to aid comprehension of the components of the plan a request was made that a summary of the Plan Initiatives be added ahead of the detailing of Initiatives.

  Response: A composite graphic showing all 17 initiatives summarised on one page has been added (page 42). This adds to the information presented in graphics shown in the Executive Summary of the plan (pages 10 & 11).

The Peebles Placemaking Team

- Concern that insufficient emphasis given to the need to review the cumulative impacts of large development projects on the future structure and functionality of the settlement, and prioritisation by the community of retention of the rural character of the town.

  Response: redrafting of the introductory section of Stream I – Sustainable Growth to strengthen presentation of these issues (page 43)

Evidence of compliance with Regulation 4 (Regulation 5(1) c)

Before submitting a Local Place Plan to the Council's Development Plans Team, the community body must send a copy of the proposed Local Place Plan and an information notice to the following: each councillor for the Local Place Plan area, and any community council any part of whose area is within, or adjoins, the proposed Local Place Plan area.

An information notice must include a brief description of the content and purpose of the proposed Local Place Plan, and information as to how and to whom any representations on the proposed Local Place Plan content should be made and the date by which they should be made, which must be a date that is not less than 28 days after the date on which the notice is sent.

The proposed Local Place Plan and information notices were sent on 22/10/2024 to the following Local Councillors and Community Councils (copies attached at Appendix 1):

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

- Councillor Robin Tatler, East Tweeddale Ward
- Councillor Marshall Douglas, East Tweeddale Ward
- Councillor Julie Pirone, East Tweeddale Ward
- Councillor Drummond Begg, West Tweeddale Ward
- Councillor Eric Small, West Tweeddale Ward
- Councillor Viv Thomson, West Tweeddale Ward

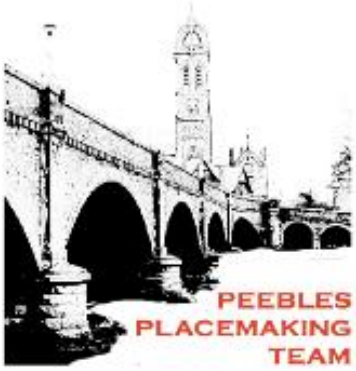
List of **Community Councils** to whom the proposed Local Place Plan was sent

- Royal Burgh of Peebles and District Community Council
- Eddleston & District Community Council
- Manor, Stobo and Lyne Community Council
- Ettrick and Yarrow Community Council
- Innerleithen & District Community Council
- Moorfoot Community Council (Midlothian).

As a matter of courtesy, copies of the proposed Local Place Plan were also sent to the following as representatives of communities who view Peebles as a local economic, social and civic hub:

- Tweedsmuir Community Council
- Upper Tweed Community Council.

Appendix 1 – Copies of information notices to Councillors and Community Councils



Peebles Placemaking Team
c/o Peebles Community Trust
The School Brae Hub
School Brae
Peebles EH45 8AT

22nd October 2024

Dear Councillors

I am contacting you on behalf of Peebles Placemaking Team. Our local community has prepared a proposed Local Place Plan for Peebles – "A Plan for Peebles 2024-2034". The Place Plan comprises two components – the main report and an appendix. These are available to view and download at https://ccrbpeebles.co.uk/Place/. This email serves two purposes – to inform you of the proposed Place Plan, and to provide you with the opportunity to comment on what is a draft document before it is formally submitted to the Council as our Place Plan.

As a part of this process, we are legally required to send each local authority Councillor for our Local Place Plan area (which lies in the Wards of East and West Tweeddale) the information below, to comply with Section 4 of the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021. This email constitutes the 'Information Notice' to local Councillors required by those Regulations.

The proposed Local Place Plan covers the settlement of Peebles. It captures the aspirations and priorities of the people of Peebles in maintaining and further developing the settlement as a sustainable, resilient and fair community.

The purpose of our proposed Local Place Plan is to:

- directly address inequality, looking at opportunities to improve social cohesion
- provide housing and local job opportunities for everyone, to maintain and increase the number of people living in the town
- support the mental and physical wellbeing of the local community
- improve community capacity to direct and manage change.

It includes a programme of initiatives under four core themes – Sustainable Growth, Getting Around, Open for Business, A Fair Community. It aligns with national, regional and local strategies and plans including the Scottish Borders LDP2 adopted on 22 August 2024, the Scottish Borders Community Plan, and the South of Scotland Regional Economic Strategy, and is framed in such a way as to help inform and guide local and regional development planning in the years ahead.

If you have comments on our proposed Local Place Plan, please email them to us at crick@nautilus-consultants.co.uk. The deadline for comments is Wednesday 20th November.

Further supporting information is available in the companion document the "Peebles Town Action Plan 2024-2034" also available to view and download at https://ccrbpeebles.co.uk/Place/.

We are sending a similar Information Notice to the Royal Burgh of Peebles and District Community Council – the Community Council for the Local Place Plan area – and to the five Community Councils abutting this area, as required by the Local Place Plan Regulations.

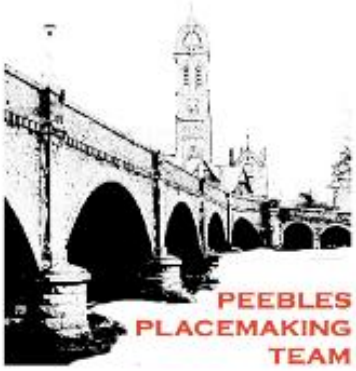
Please let us know if you have any queries.

Kind regards

Crick Carleton

on behalf of the Peebles Placemaking Team

Project Lead, Peebles Town Action Plan project



Peebles Placemaking Team
c/o Peebles Community Trust
The School Brae Hub
School Brae
Peebles EH45 8AT

22nd October 2024

Dear Community Councils

I am contacting you on behalf of Peebles Placemaking Team. Our local community has prepared a proposed Local Place Plan for Peebles – "A Plan for Peebles 2024-2034". The Place Plan comprises two components – the main report and an appendix. These are available to view and download at https://ccrbpeebles.co.uk/Place/. This email serves two purposes – to inform you of the proposed Place Plan, and to provide you with the opportunity to comment on what is a draft document before it is formally submitted to the Council as our Place Plan.

As a part of this process, we are legally required to send each Community Council whose area is wholly or partly within our Local Place Plan area, or adjoins it, the information below. This is in order to comply with Section 4 of the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021. This email constitutes the 'Information Notice' to local Community Councils required by those Regulations.

This Information Notice is therefore being sent to the following Community Councils:

Royal Burgh of Peebles and District Community Council
Eddleston & District Community Council
Manor, Stobo and Lyne Community Council
Ettrick and Yarrow Community Council
Innerleithen & District Community Council
Moorfoot Community Council (Midlothian).

The proposed Local Place Plan covers the settlement of Peebles. It captures the aspirations and priorities of the people of Peebles in maintaining and further developing the settlement as a sustainable, resilient and fair community.

The purpose of our proposed Local Place Plan is to:

- directly address inequality, looking at opportunities to improve social cohesion
- provide housing and local job opportunities for everyone, to maintain and increase the number of people living in the town
- support the mental and physical wellbeing of the local community
- improve community capacity to direct and manage change.

It includes a programme of initiatives under four core themes – Sustainable Growth, Getting Around, Open for Business, A Fair Community. It aligns with national, regional and local strategies and plans including the Scottish Borders LDP2 adopted on 22 August 2024, the Scottish Borders Community Plan, and the South of Scotland Regional Economic Strategy, and is framed in such a way as to help inform and guide local and regional development planning in the years ahead.

If you have comments on our proposed Local Place Plan, please email them to us at crick@nautilus-consultants.co.uk. The deadline for comments is Wednesday 20th November.

Further supporting information is available in the companion document the "Peebles Town Action Plan 2024-2034" also available to view and download at https://ccrbpeebles.co.uk/Place/.

Please let us know if you have any queries.

Kind regards

Crick Carleton

Project Lead, Peebles Town Action Plan project
on behalf of the Peebles Placemaking Team