

COLVEND & SOUTHWICK COMMUNITY COUNCIL



LOCAL PLACE PLAN 2025 - 2030

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1) Our Vision

“The Colvend Coast is a spectacular National Scenic Area. Our economy is largely based on farming, forestry and tourism. We wish to conserve the natural beauty of the area, consistent with a desire to attract a larger proportion of resident families. The attraction of the area is predominantly one associated with outdoor pursuits. We would aim to protect our existing service facilities and make evolutionary improvements, rather than radical changes.”

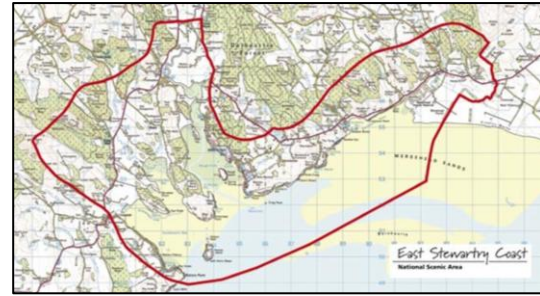
2) Introduction – The Local “Place”

The Planning Act (Scotland) and National Planning Framework 4 (2023) introduced Local Place Plans (LPPs) as a new tier of planning legislation aimed at giving a statutory voice to local communities to express aspirations for spatial development and land use.

The Colvend & Southwick Community Council area is in the Stewartry of Kirkcudbright on the southern coast of Dumfries and Galloway. The area is essentially a rural and coastal haven, with a low population density.



The East Stewartry Coast is recognised nationally and internationally for its outstanding scenery and as a result the Dumfries & Galloway Council have designated much of our area as a National Scenic Area. There is an existing Management Strategy for the East Stewartry Coast Scenic Area:



[East Stewartry Coast Management Strategy.pdf \(dumgal.gov.uk\)](https://dumgal.gov.uk/East-Stewartry-Coast-Management-Strategy.pdf)

National Scenic Area boundary shown in red

The population of 841 (electors) is largely located in the villages / communities of Barnbarroch, Colvend, Kippford, Mainsriddle, Portling/Port O’Warren, Rockcliffe, Sandyhills and Southwick/Caulkerbush. There are a total of 640 residential properties (subject to Council Tax) although Community Council postal drops go to 780 properties.

3) Community Consultation Arrangements

The development of the Local Place Plan was carried out by a team of 6, responding to the Colvend & Southwick Community Council. Consultation was carried out as follows:

- LPP Team identify 10 Key Topics for the plan 27/1/23
- Launch Meeting in Colvend Public Hall 31/3/23 (40 residents present)
- Awareness raising events:
 - Colvend Shop - Publicity banners
 - The Anchor Hotel Kippford - Publicity banners
 - Colvend Makers Market (Drop-in) 22/4/23
- 1st Consultation Survey initiated 25/4/23 (353 ideas put forward) 7.6% response
- 2nd Community Consultation Survey 8-29/2/24 (to seek community support for 54 main topics) (175 responses) -28% response
- Draft Local Place Plan publicised at Colvend Family Gala 25/5/24.
- Draft Plan publicly displayed:
 - Colvend Gala
 - Public Meeting, Colvend Hall 24/6/24
 - Colvend Hall May – October 2024
 - Kippford Hall 29/9/2024

Note: In this plan, where it states consultation percentages, that should be assumed to be the % of those residents who expressed a preference.

More details of consultation are in Annex 1

4) BEACHES

The large intertidal sands along our coast make it an obvious attraction for families. The East Stewartry Coast National Scenic Area Management Strategy emphasises its importance and unique character. Currently the beaches of Sandyhills and Rockcliffe are designated as “bathing water beaches” with bathing waters being recorded by SEPA since 2021 as good on both beaches.



4a Beach cleanliness

Our beaches are a key attraction for our area. 66% of the Community who expressed a preference thought that our beaches needed more cleaning / litter picking. There is currently a team of volunteers who carry out weekly clean-ups (Monday mornings) of the Sandyhills beach, but similar arrangements need to be put in place to ensure that our other beaches remain clean. (C2-1)



4b Developments near beaches

The community fully supports the aims of the East Stewartry National Scenic Area in seeking to reinforce the distinct character of settlements in our area, through the sympathetic siting, layout and design of new developments that respect the existing structure and layout of settlements and the natural landscape. The community overwhelmingly (96%) desires that developments overlooking beaches and natural beauty spots should be limited to small scale, evolutionary developments, such that the current vistas are maintained. (C2-2)

4c Public toilet facilities

Our community is within the proposed boundary of a future Galloway National Park. If this succeeds, basic facilities for visitors will be an essential element for the park to be an economic success. The provision of good quality public toilets will be a minimum requirement, both for visitors and for ensuring our coastal areas remain clean and hygienic. The Rockcliffe Public toilets were renovated at the end of 2023. The public toilets at Kippford and Sandyhills are now urgently in need of renovation. (82% in favour) (C2-3)

The current D&G Council Budget Consultation indicates that closure of all the toilets in the parish is a cost reduction possibility. The Community Council is very concerned about this intention to remove essential tourist facilities.



4d Bathing water quality

Rockcliffe and Sandyhills beaches were classified by SEPA in 2023 as “Good” rather than “Excellent” Ultra violet disinfection was installed at Rockcliffe Waste Water Treatment Works (WWTW) in late 2023. Plans underway to rebuild the WWTW at Kippford in the next few years, are currently on hold. The Community Council believes that a new WWTW at Kippford is an essential requirement to protect bathing waters in Rockcliffe, to improve effluent discharges into the Urr and to keep the treatment capacity in line with increases in demand. Improvements in waste water discharge are aimed at improving the bathing water quality in Rockcliffe Bay and should have a beneficial effect on waters in the Rough Firth and Urr estuary. The SEPA bathing water quality prediction board at the entrance to Glenluffin car park only operates during the swimming season (1st June – 15th Sept) but is not kept up-to-date and requires attention. (C2-4)

5) EDUCATION

The only educational establishment within the community is that of Colvend Primary School, which like so many village schools, struggles to maintain a satisfactory school roll. The school plays a key part within the community and is much valued by the community. 140 respondees to the 2nd survey wish to see Colvend School continue as our main location for primary education .

5a Colvend Primary School

At the beginning of the 23/24 school year the school had 8 pupils registered, and as this is less than the threshold of 10, the school is on the list for mothballing. Currently, the pupil numbers are 11, but the forecast for the 25/26 year is 13, which means that the school will be off the mothballing list.

The main reason for low pupil numbers at the school relates to the age demographics of our area, and the fact that there are few “family affordable” properties in our area. The proposal in the D&G Council Budget Consultation to increase the school mothballing level from 10 to 25 would have the effect that the school could be mothballed within 3 years. The Community Council believes that this proposal is purely driven by cost reduction and takes no account of the good academic achievement of the school and the social benefits to the local community.

A site appraisal and housing needs assessment has been carried out to evaluate whether it would be possible to provide a small quantity of additional housing for young families that would help support the school role. (C2-5&6)

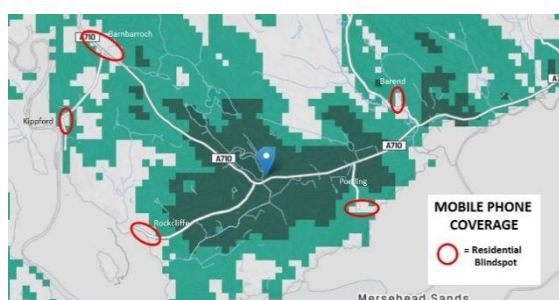


6) COMMUNICATIONS

Good communications are essential to life in small rural communities. Suppliers of communication services must ensure the provision of such services are reliable and have working backup. This is particularly important for small home-based businesses and for the purposes of emergency handling. Although official data from Ofcom suggests that mobile telecommunications are good, that is not the experience of some of our residents.

6a Mobile phone and Broadband services

Communications in a rural area are crucial for both small businesses and for the safety of the elderly and infirm. Ofcom service coverage maps show that in the residential parts of our region, there is good reception for all networks except for Three. This does not seem to be our residents experience as 55% of residents are concerned about poor mobile phone coverage in the area, whereas 76% are satisfied with the broadband service. The mobile phone service in Portling, and parts of Kippford and Rockcliffe have been historically poor and are still in need of substantial improvement.



The switchover from analogue to digital services in areas where there are fairly frequent mains power failures is causing concern in relation to unavailability of the emergency 999 services and personal care alarms, during mains power failure or broadband failure. One of the significant emergency response issues is that the Coastal Path signs indicate to call the Coastguard, but 999 mobile phone calls from there will be answered, if at all, from Cumbria! Most

residents (75% of respondents) are satisfied with the broadband service in the area. (C2-8&9). The broadband cabinet at Colvend has a well-known earth fault which has led to long-term failures. It is essential that this cabinet is made reliable. Fibre to the property should be made available as an option to all premises.

6b WhatsApp Groups

The 5 WhatsApp groups covering Colvend, Rockcliffe, Kippford, Portling and Sandyhills were progressively introduced following the Covid Pandemic, and have proved to be very successful. (94% of users want the groups to continue) These groups are the best means of communicating information around the area and it is anticipated that they will continue and expand. The WhatsApp network should be expanded to include Southwick and Mainsriddle, and a community noticeboard provided for the benefit of Mainsriddle residents. (C2-10)

6c Mobile Post Office and Bank services

The Mobile Post Office visits Colvend Public Hall 3 times a week. There is overwhelming support for this service to continue. If the lobbying for a banking hub in Dalbeattie succeeds, it would be beneficial, particularly for the elderly for that service to be linked to Dalbeattie Post Office, and also provide a banking hub service on the mobile Post Office. The Royal Bank of Scotland mobile branch which visits Kippford every Wednesday, is an important asset that the Community Council wishes to retain.(C2-11)



7) ECONOMY and EMPLOYMENT

The local economy is predominantly based on tourism, farming and forestry although a lot of working adults work outside the Colvend & Southwick area. There is a small majority of residents in favour of further development of forestry.

7a Tourism

Under 30% of the respondents felt unreservedly that tourism should be expanded, but a further 40% would conditionally encourage more tourism. There was support for more rural pursuits. In particular, respondents feel that the area could benefit from more good restaurants. This will be particularly important if the National Park proposal goes ahead. The option in the D&G Council budget consultation to close the public toilets in Rockcliffe, Kippford and Sandyhills will have a catastrophic effect on tourism. Tourists who visit and find essential service unavailable will not return. The lack of such facilities will have a detrimental effect on the environment, health and sanitary aspects of what are currently beauty spots. It is essential to the future of our area that these facilities are maintained & improved. (C2 – 12,13)



7b Farming

Agriculture has long been the backbone of rural Scotland with Scottish dairy farming contributing over £800 million to the Scottish economy, for every £1 of direct government support Scottish Agriculture generates £6 converted output. There is a constant need for

investment responding to regulatory and environmental changes.



The only known significant capital investment is for a new dairy building at Boreland of Colvend, to house the milking herd, along with new modern milking facilities, to safeguard the business for future generations and ensure the continued high standard of animal welfare in producing quality local Scottish milk.

7c Colvend Shop (C2-16)

The shop at Colvend is universally (99%) seen as an essential local asset. It serves not just as a retailer, but is a crucial hub for the community, providing voluntary services well beyond pure retail services. The business situation is challenging, particularly in the winter months and the community must continue to support its local shop if it is to flourish

7d New businesses and Training

The Community Council encourages the need to support the creation of new small businesses in our area. In particular, it encourages the creation of more opportunity for training young people (C2-18,22)



7e Forestry

See paragraphs 9b and 10a

8) TRANSPORT

The area's roads are characterised by narrow widths and bends. Although traffic density is relatively low, getting about can be a challenge, especially for those who do not drive. Some minor roads are not currently suitable for use by caravans and camper vans.

8a) Road Maintenance

The overriding response from residents is that 98% consider that the roads are not adequately maintained. Even when potholes are reported, no action is taken for many months. The primary issue is one of road safety, because on narrow roads when other vehicles are approaching, it may be impossible to avoid hitting the pothole. The potholes have led to expensive tyre, wheel and suspension damage, and swerving to avoid damage can put drivers at risk. The problem is particularly evident on the A710 during the winter months. The Community Council will continue to engage with D&G Council to effect timely and durable repairs. (CS-23)

8b) Parking

66% of residents are happy with parking around the area, although the main Rockcliffe car park at Glenluffin needs surface repair and some trimming of foliage. The end of the car park away from the entrance could be made more appealing by the use of suitable planting. Except at peak holiday period, parking is deemed to be suitable for the demand, although this might change if the area becomes a National Park. Parking for access to the Scottish Wildlife Trust at their Southwick Coast reserve is almost non-existent. The access to the Mares Braids waterfall and Needles Eye is opposite the road junction (U75S) to Nether Clifton, where there is space for only two cars at the junction. On occasions parking in this area has blocked access to the U75S road, with attendant consequences for emergency vehicles. Now that the waterfall photograph has been taken down from the SWT's website, the number of visitors has reduced. However, if the area becomes a National Park, it can be assumed that there will be increased interest in this site again, leading to further parking difficulties. (C2-24)

The overwhelming majority of respondents (92%) thought that parking should continue to be free in the area, although there are problems with parking along the front at Rockcliffe, where despite the existence of double yellow lines, there is no effective enforcement of parking. Enforcement of

double yellow lines is also a problem on the C27s road from the A710 at Sandyhills towards Barend. Parking here is a major problem particularly on bank holidays. The primary issue is that the double yellow lines have been covered with grass from the verge and so enforcement is ineffective. A more effective means of enforcement by the police or the appointment of temporary wardens needs to be arranged for the high holiday season. A particular turning / parking problem exists on the private road from Whitehill to Port O'Warren, where visitor parking blocks access for residents and emergency vehicles. Suitable signage is required to warn visitors of the lack of turning or parking. (C2-25,26)

8c) Vehicle Speed

Speed limits are generally considered to be appropriate, but 60% of the community would like to see the use of vehicle activated speed control signs, such as those used in Haugh of Urr. Particular areas of concern are the C24s road from the A710 to Kippford, and the A710 through Caulkerbush. (C2-27)

8d) Dedicated Cycle and Horse Traffic Routes

72% of respondents would like to see better access for horses and cyclists away from the main traffic routes. This will be assessed through the local Active Travel group's plan to evaluate the possibility of creating a new public footpath/cycle path between Colvend and Sandyhills

8e) Bus Services

Bus services are largely (71%) seen to meet the community's needs. Buses are often seen without passengers, and so it is up to the community to make better use of the services or they will be lost. The Community Council has replaced / repaired 3 of the bus shelters in the last few years, and a new bus shelter, supplied by Sustrans, has just been installed at Rockcliffe. The shelter at Sandyhills is heavily woodworm infested and is likely to need replacement in the next 10 years. Seating should be provided at the Sandyhills shelter, as some passengers can have quite long waits for the next service. (C2 - 30)

8f) Electric Vehicle Charging

The only public EV charging points are in the Colvend Golf Club car park. Nearly 70% of respondents asked for more public EV charging points. The most suitable locations are at Colvend and Kippford Hall car parks and Glenluffin car park at Rockcliffe.

9) TOURISM

Tourism is one of the mainstays of the local economy. Visitors support not only the 4 holiday parks in our area, but also provide business opportunities for a large number of small B&B businesses, as well as our 4 significant hotels / pubs, and various visitor attractions. If the National Park application is accepted, we can anticipate an increase in visitors. The main attraction of the area is that it is largely undeveloped and unspoilt.

9a Should tourism be expanded?

Our consultations shows that 29% of respondents were against the expansion of tourism. A further 42% wanted to see tourism controlled with the major interests being rural pursuits and all-year round attractions. Respondents were generally (70%) in favour of the creation of a National Park. We already have good examples of rural pursuits, with spectacular footpaths, water-side pursuits, the RSPB reserve at Mersehead, the Deer Park at Bainloch, and the Wild Oak Woods Eco site. Future tourism developments should reflect rural pursuits and be designed to blend into the surroundings.

The main water sports centre is at Kippford, where the Solway Yacht Club have their base. The existing yacht club has a membership of 191, many of whom travel to Kippford from outside the Community Council area. The SYC clubhouse was built in 1969 and now needs substantial expenditure, not only to the building fabric, but also to meet current standards.

The Solway Yacht Club have already initiated an architect's site options appraisal, which has identified 4 possible options. These include:

- i. Retain and extend the existing clubhouse
- ii. Build a new clubhouse on the existing site
- iii. A new build clubhouse linked to the existing village hall
- iv. Build new clubhouse on the grounds of the existing car park adjacent to boat yard



The Kippford Association have indicated that they are not enthusiastic about option (iii) if it involves linking with the village hall. Consideration of the options is at an early stage, and all are likely to involve very substantial expenditure. The creation of a National Park may provide some opportunities here.

The Solway Yacht Club is also interested in negotiating an agreement with Scottish Water, as the new WWTW works will result in a substantial amount of excavation. Currently the arisings from those excavations are due to be shipped off site. The SYC would like to propose that the excavated granite is re-used to extend the existing pier by widening it to the North up to the river's edge. The Community Council fully support this idea as it will minimise costs, create additional pier space for boat parking and storage, reduce the environmental damage to roads and reduce the amount of vehicle emissions. (C2-21,37)

9b Chalet developments

At a public meeting called in Colvend Public Hall on 24/6/24, to discuss the Forest & Land Scotland's proposals for investments in our area, the suggestion for the creation of a forest lodge complex at Mark Hill (shown in yellow on the map) was almost universally rejected by the community.



The proposed expansion of the Sandyhills caravan park is also not supported by the community, as evidenced by the very large number of objections submitted to the recent planning application.

9c Footpaths

Country walking is an important pass-time for locals & visitors alike. Core paths are those which are designated under the Land Reform (Scotland) Act 2003. In our area the core paths are: numbers 20,140,145,146,201,218 & 592.

The main issues relate to the maintenance of footpaths. Those maintained by Forestry & Land Scotland are well maintained and kept passable. The National Trust for Scotland are committed to the maintenance of the footpaths on their Rockcliffe land. However, areas of the Coastal Path (Paths 145 and 140) are in need of improved ongoing maintenance, despite the fact that maintenance work has been done by several agencies over recent years, including Community Payback, the Community Council and D&G Council. These paths together with the Jubilee Path suffer from a lack of investment. The Coastal paths are one of the main attractions of the East Stewartry Coast and the upkeep of this spectacular path will need ongoing attention if visitors are to be able to enjoy its spectacular views in the future.

The Community Council fully supports the project by the Southern Uplands Partnership and SCAMP to link existing footpaths between Gretna and Stranraer to create a long-distance footpath. Under the forthcoming Core Path Review, the Community Council encourages the creation of a new path from Fairgirth to a new viewpoint at Bainloch hill and improved access to the beach at Castle Point.

would link Sandyhills to Colvend and possibly to Portling. This would allow improved safety for local walkers on the A710 and also link up the coastal path to Core Path 20 through the Dalbeattie Forest.

One of the concerns from the farming community is that of visitors allowing sheep and livestock worrying caused by unleashed dogs. The Community Council supports the call for dogs in country areas being kept on a lead and will lobby the D&G Council to establish a Bye-Law under the Local Government (Scotland) Act 1973, for at least the East Stewartry Scenic Area, to not allow unleashed dogs in areas where livestock could exist. (CS – 14,28)



The dangers of walking home from Colvend School on the A710

The Community Council is working with the local Active Travel group to evaluate the possibility of creating a new public footpath/cycle path which

10) ENVIRONMENT

Our community is an attractive place to live, primarily because of our spectacular surroundings. To conserve our natural place, we need to pay attention to the environment. We would like to see measures to protect and improve our heritage both built and natural heritage so that they are sustainable.

10a - Tree Planting

National Trust Scotland (NTS) have a long term plan to improve the biodiversity of Rough island and the Muckle lands. This would include undertaking baseline surveys of the island, woodlands and grasslands, creating more favourable habitats, the use of cattle for conservation grazing, tackling invasive species, replanting native coastal species where required and improved visitor infrastructure (paths and signage/interpretation). We would also like to learn more about the site through archaeological surveys. A key element of all of this will be sustained engagement with the local community.

The C&SC are supportive of Forestry & Land Scotland's Dalbeattie Land Management Plan 2016 - 2026, the Mark Hill & Tornat Land Management Plan and the Kinharvie & Southwick (currently undergoing consultation). They aim is to:

- Provide a welcoming and relaxing environment for the local community and visitors to enjoy, working with neighbours to enhance connectivity.- Strengthen native woodland links in the wider landscape, working with neighbours to maximise the benefits.- Plant 'alternative' conifer tree species such as Douglas Fir and Norway Spruce on suitable sites for quality timber products.- Ensure the forest contributes to the special qualities of the East Stewartry Coast National Scenic Area, and the wider landscape.- Clear wind-blown trees, with careful consideration for any implications on

- wider forest stability and sensitive wildlife.- Fell the remaining Larch trees to support efforts to tackle Larch die-back disease.- Continue to monitor and manage native woodland establishment in Tornat, providing timely support. Links to these plans:

[Dalbeattie Forest land management plan - Forestry and Land Scotland](#) [Mark Hill & Tornat land management plan consultation - Forestry and Land Scotland](#) [Kinharvie and Southwick Land Management Plan Consultation - Forestry and Land Scotland](#)

10b - Information Boards

The Community Council have good experience of creating and maintaining visitor information boards to highlight areas of significance. New boards are required in Rockcliffe to replace the NTS sign that was removed, and also new public information noticeboards at Sandyhills' bus shelter and Mainsriddle.



10c - Community owned land

The main area of community-owned land is at the Kipp at Kippford, which is owned by the Kippford Association. This site which has been developed by the Kippford community as a popular nature reserve is maintained and developed by Kippford community volunteers. There is no local enthusiasm for the community purchasing more land, unless it is for a specific purpose (see Housing Section) (C2 – 44)

10d - Community Generation

78.7% of respondents are supportive of exploring community electricity generation. The first step will be to install solar PV panels on Colvend Public Hall , together with

improved heating and insulation. A project is being prepared and grant funding sought. (C2 – 45)

10e - Flood control measures

SEPA are reviewing their Flood Plans in 2024, and the communities at Barnbarroch, Kippford, Rough Firth, Rockcliffe, Colvend, Portling, Port O’Warren, Sandyhills and Mainsriddle, which were defined in 2018 as Potentially Vulnerable Areas of flood risk are having that category removed. The SEPA Solway Local Plan District strategy makes no reference to our area being a flood risk.

There is no evidence that the flood risk has reduced and there was significant flooding at Kippford in 2014. The flooding there was made worse by the design of the road drain discharges. In 2014 the estuary water rose to the level of the drain discharges and because they are mainly fitted with large equal tee discharges, once the water rose to the level of the discharge, it was able to back flow up the road drains and flood the road. A small number of road drains have non-return flaps, but several of the flaps have fallen off. The C&SCC tried several years ago to get the D&G Council to replace all the discharges with non-return flaps, but this was refused. This is still a source of flood risk, although the roadside wall is still porous and there is a need for a small flood gate at the access to the Wee Pier. (C2-46)

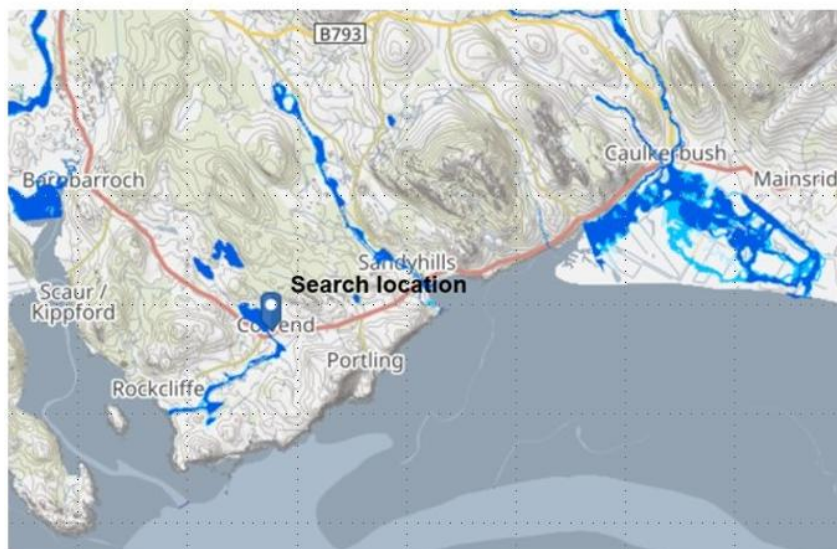


The main source of frequent flooding in the area, is on the access road to the RSPB Reserve at Mersehead. This is one of the area’s prime tourist attractions and attracts 15-20,000 visitors each year. On average each year, the U87s access road, from Southwick Gate to Beck Bridge is closed for 30-45 days / year because of flooding. Flood depth has been known to be “thigh” depth and so it is impassable to pedestrians, vehicles and most importantly to emergency service vehicles. The immediate source of the flooding is from the Southwick Water which breaks its banks at high tide after heavy rainfall. The solution is not clear. D&G Council Roads Dept have declined to raise the level of the road, and the RSPB have sought the help of environmental consultants (EnviroCentre) to carry out a survey to identify possible solutions. The consultant’s report is awaited

10f – Dog fouling

Dog fouling is an ongoing problem particularly adjacent to the main footpaths. Adequate provision must be made for “pooh bag” supply and disposal.

SEPA Rivers Flood Map



High Likelihood of flooding = ■
 Medium Likelihood of flooding = ■

11). INFRASTRUCTURE

Despite there being an issue with water hardness, 80% of respondents are satisfied with drinking water quality. Major works are being proposed to improve waste water, and there are some limitations with expanding electricity services. The future of community buildings and structures requires ongoing attention.

11a Waste Water Treatment Plants

There are two Waste Water Treatment Plants in the area operated by Scottish Water. Both are currently undergoing modification to improve the water quality in the discharges. This will improve the environmental quality of waste water discharges, but will also improve the water quality in Rockcliffe bay , where there is a bathing water beach.

The Rockcliffe plant has recently undergone upgrading to incorporate modern ultra violet disinfection equipment. At Kippford, Scottish Water have been consulting with the village community since January 2020, to develop a mutually satisfactory solution to the need for a new Waste Water Treatment facility. The latest proposal involves using the location of the existing works as a pumping station and then re-directing the waste water to a completely new Waste Water Treatment Works in the field behind the telephone exchange, with a new treated water discharge point in the River Urr. Although there are some concerns by residents mainly relating to the construction period, Community Council believes that the new and improved design of the waste water treatment will be of significant benefit to both the residents of Kippford and Rockcliffe. The latest design for the plant has currently been withdrawn by Scottish Water. (C2-47)

11b Village Halls

There are two village halls in the area, one at Colvend and one at Kippford. The community consultation showed that 89% of respondents would like to see greater use made of these

important assets, particularly during the day hours. In particular, residents would like to see a greater local opportunity for music and the performing arts.

Colvend Public Hall has plans to improve the insulation, modernise the heating system and install a solar panel system on the roof and it is the intention to submit a grant application to the CARES fund in the near future. (CS-49, 54)

11c Retention of Southwick Church

Southwick Church is a very striking building in a spectacular setting in Caulkerbush. The building was constructed in 1891 in an architectural style being a blend of Norman and early Christian designs. The church is currently under threat of closure by the Church of Scotland authorities. This is despite the fact that the congregation is typically 30 - 40 at each service, the church is in a financially strong position and there are no current threats to the services of the Minister.



The Community Council is of the opinion that closure of the building makes no sense and would only make things more difficult for the members of the congregation wishing to continue as practising members of the Kirk. It is believed that closure, with churchgoers then required to travel the 7 miles to Colvend which would almost certainly result in a reduction in overall numbers of worshippers and reduce the opportunities for community cohesion in the Southwick / Caulkerbush area.

The consultation by the C&SCC shows that over 80% of respondents support the continued use of Southwick Church as a place of local worship. It is difficult to envisage the church being easily developed into a domestic home and the concern is that, despite the recent renovation of the roof, the building, without alternative use, will be allowed to deteriorate until becoming derelict and an eyesore. (C2-50)

11d Piers

Rockcliffe Pier has been badly damaged by recent storms and is in an unsafe state. The pier is owned by National Trust Scotland, who have a two-phase plan for repairs, with the essential repairs starting later in 2024, and the remainder of the work at a date yet to be confirmed.



The "Wee" pier at Kippford is deteriorating as a result of weather and tidal action and is in need of renovation. A professional engineer's report is being commissioned by the Community Council with a view to undertaking repairs.

12) HOUSING

The Community Council have identified just under 780 residential properties within the parish. 70% of the respondees to the 2nd Consultation supported the building of more “family affordable” homes in this area. However, the absence of suitable and available plots has not enabled this to be recommended. The Community Council is keen to ensure that no new “Housing Estates” are created. Clusters of new builds should be limited to no more than 3 properties in order to retain the rural nature and essential tranquility of the area.

The community has an abnormally high percentage of second homes or holiday lets. There are 150 properties on the D&G Lettings register and a further 130 on the Council tax list of second homes. This means that nearly a third of our residential properties are not fully occupied throughout the year.

This creates a problem particularly during the winter months where some communities, particularly at Rockcliffe and Kippford have many vacant properties. This situation is further aggravated by the fact that the four large holiday parks in the parish do not have high occupancies during the winter months.



A housing needs & demand assessment has been carried out, which identifies that the majority of people in the parish are of retirement age. The number of people in



housing need, who are looking for new properties to rent is very low. Although there are some 12% of the survey group looking to purchase new housing in the next 5 years, these are mainly as a result of needing to downsize or for energy efficiency reasons.



The Community Council is exploring ways of increasing the numbers of younger people / families in the parish, particularly as a means of supporting the school. Consultations are in hand with the DGRI to assess whether some of these vacant properties might be interested in longer term lettings to medical staff at the hospital.

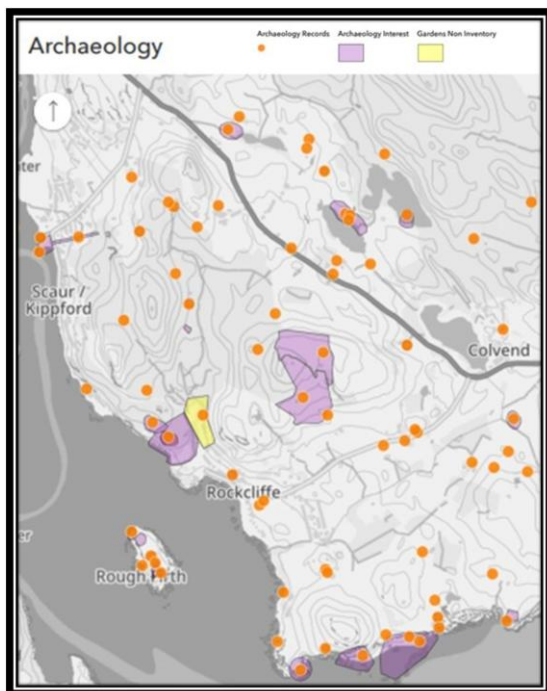
13) CULTURE

Our culture reflects our interests in the arts and assists with our creativity and sense of community. It helps us understand our history and traditions, and that is what helps make our community unique and enjoyable



13a Archaeological Sites

There are a number of archaeological sites within the area. Some like Castle Point, the Motte of Mark and Newbarns are well known. Others such as the Crannog in Borean Loch are less well known. There are many other sites listed and the community have overwhelmingly voted to have more information and better access to more of these sites. This will be of particular interest if the area becomes part of a National Park. Public interest could be further enhanced by the provision of more interpretation boards. (C2-53)



13b Performing Arts

71% of respondents are keen to see more opportunities for music or the performing arts performances in the two village halls, and 89% would like to see greater use made of our village halls. (C2-49,54)

11	DETAILED PLAN	Potential Partners	Priority H/M/L	Status
Text Ref No	Proposed Action			
4a	Set up regular beach cleaning on all beaches in the area	C&SCC	H	Rockcliffe Beach clean planned this Spring
4c	Consider whether C&SCC should take over public toilets at Kippford, Rockcliffe & Sandyhills	C&SCC	M	
5b	In the event that Colvend School closes, identify potential community uses for the main building	C&SCC D&GC	L	
6a	Reposition the broadband cabinet at Colvend to overcome the long-term earth fault which has led to broadband failures.	Openreach	M	
6b	Link Mainsriddle residents into the WhatsApp network	C&SCC	H	
6c	Support Dalbeattie CC in the establishment of a banking hub in Dalbeattie, & support the continuation of the mobile Post Office	C&SCC	M	Started
8b(i)	Lobby for upgrade Glenluffin Car Park at Rockcliffe	D&GC	L	
8b(ii)	Solve the lack of parking at the Scottish Wildlife Trust and the hazard that parking on the junction verge creates	SWT D&GC	M	
8b(iii)	Explore improving parking enforcement on Rockcliffe front & C27s at Sandyhills	Police Scotland	H	
8c	Consider installation of vehicle activated speed control signs at Caulkerhush & road to Kippford	C&SCC D&G Roads Dept	L	
8e(i)	Provide seating at Sandyhills bus shelter	C&SCC	L	
8e(ii)	Carry out major maintenance / replacement of Sandyhills bus shelter	C&SCC Sustrans	L	Temporary works carried out
9a(i)	Make decision on the way forward for the SYC Clubhouse at Kippford, whether to renovate or rebuild?	SYC	M	Grant application submitted by SYC
9c(i)	Ensure that the Coastal Path (Path numbers 140 & 145) are kept well maintained.	D&G C C&SCC	L	Ongoing
9c(ii)	Support SCAMP / the Southern Uplands Partnership in the creation of the long-distance path from Gretna to Stranraer, where it passes through the C&SCC area.	SUP C&SCC	M	
9c(iv)	Encourage the improvement of access to Castle Point beach.	SCAMP D&GC	M	Footpath clearance planned

11 Text Ref No	DETAILED PLAN Proposed Action	Potential Partners	Priority H/M/L	Status
9c(v)	Lobby for a new Bye-Law in the East Stewartry Scenic Area that ensures that dogs remain on a lead in fields where livestock can be present	C&SCC D&GC	L	
9c(vi)	Evaluate the potential of a new footpath/cycleway/bridleways linking Sandyhills, Porting & Colvend	C&SCC Active Travel	M	Grant appln already submitted for feasibility
10a	Increase biodiversity of Rough Island	NTS	L	Agreed with NTS
10b	Install replacement visitor interpretation board at Rockcliffe and Rockcliffe NTS	NTS	M	Awaiting NTS
10d	Install PV panels, insulation & heating improvements to Colvend Public Hall	Colvend Hall Cttee	M	Grant provisionally agreed
10e(ii)	Lobby for the installation of flood control measure at Kippford including drain non return flaps and a floodgate on the Wee Pier	C&SCC KA	L	Promote at CEOs Meeting
10e(ii)	Identify ways of preventing / minimising flooding on the U87s road to the RSPB	RSPB	M	
11a	Complete the installation of the new Kippford Waste Water Treatment Plant and associated equipment	Scottish Water	H	Paused by SW
11c	Lobby the Church of Scotland authorities to keep Southwick Church as a viable place of worship.	C&SCC Colvend Church Session	H	Publicity already in GN & ITV
11d	Repair & renovate Rockcliffe pier	NTS	H	Due to start in 2026
11d	Obtain engineering report and undertake repairs for Kippford "Wee" pier	C&SCC	M	Awaiting engineers report
12	Link with DGRI to explore the possibility of providing some long-term letting opportunities in the parish for medics seeking temporary renting opportunities	DGRI	H	Discussions underway with DGRI

This plan should be reviewed and revised annually at the June meeting of the Colvend & Southwick Community Council

COLVEND & SOUTHWICK COMMUNITY COUNCIL LOCAL PLACE PLAN

The Colvend & Southwick Community Local Place Plan was ratified by the following on 6th February 2025

<p>Community Council Chairman & LPP Team</p>  <p>Col. R Morriss</p>	<p>Community Council Vice Chair & LPP Team</p>  <p>S.W.Pain</p>
<p>Community Council Secretary</p>  <p>G.Webster</p>	<p>Community Council Treasurer</p>  <p>J.Rowland</p>
<p>Community Councillor</p>  <p>J. Coates</p>	<p>Community Councillor</p>  <p>T Roan</p>
<p>Community Councillor</p>  <p>E. Collins-Taylor</p>	<p>Community Councillor</p>  <p>T. Nicol</p>
<p>Kippford Assoc. Rep</p>  <p>D. Butler</p>	<p>Community Councillor</p>  <p>K.Filer</p>
<p>LPP Team</p>  <p>M. Rosindale</p>	<p>LPP Team</p>  <p>D.Reilly</p>

Annex 1 - LPP Consultation carried out

- 1) WhatsApp Consultation 1 Completed - Total 373 submissions 18/11/23
- 2) WhatsApp Consultation 2 Completed 3/3/24
- 3) Panel displays
 - a. Colvend Family Gala 25/5/24 (500 present)
 - b. Colvend Public Hall End May – September e.g. 150 people present at the FLS Consultation
 - c. Kippford Village Hall 29/9/24 (Corresponded to opening of the Kippford Nature Reserve Memorial Shelter 150 present)
- 4) Postal drop to 100% of residents' properties also communicated via the 5 WhatsApp groups, facebook page, website & 5 Community Noticeboards.
- 5) HNDA Survey 2/12/24 Paper & electronic communications.
- 6) Draft LPP published on website for comment. 23/12/24
- 7) Went through 7 published revisions until 20/1/25
- 8) Multiple warnings on WhatsApp about the consultation closing date.
- 9) Neighbouring Community Council consultations - April 2025

Stakeholder Consultations

1. Colvend School
2. NTS
3. SCAMP
4. FLS
5. RSPB
6. Southern Upland Partnership
7. Solway Yacht Club
8. Church of Scotland
9. South of Scotland Community Housing Trust