



**BORGUE**  
**LOCAL PLACE PLAN**  
**2025-2035**

## OUR VISION

**The Borgue Local Place Plan sets out a vision for the development and land use within Borgue village and the wider Community Council area.**

The aim is to create a vibrant rural community that will continue the area's long history of productive farming and welcome new opportunities for growth and development. The plan will encourage families to settle here by making the most of the surrounding natural beauty of Borgue's coast and countryside and exploring opportunities for small scale housing and business development. The Local Place Plan was commissioned by Borgue Community Council. It was prepared by members of the Community Council and the local community. The Plan was supported by funding from the UK Shared Prosperity Fund, and drew heavily on expertise from Sleeping Giants, GCAT, SOSHA and D&G Place Plan Officers. This Plan is submitted by the Borgue Community Council.

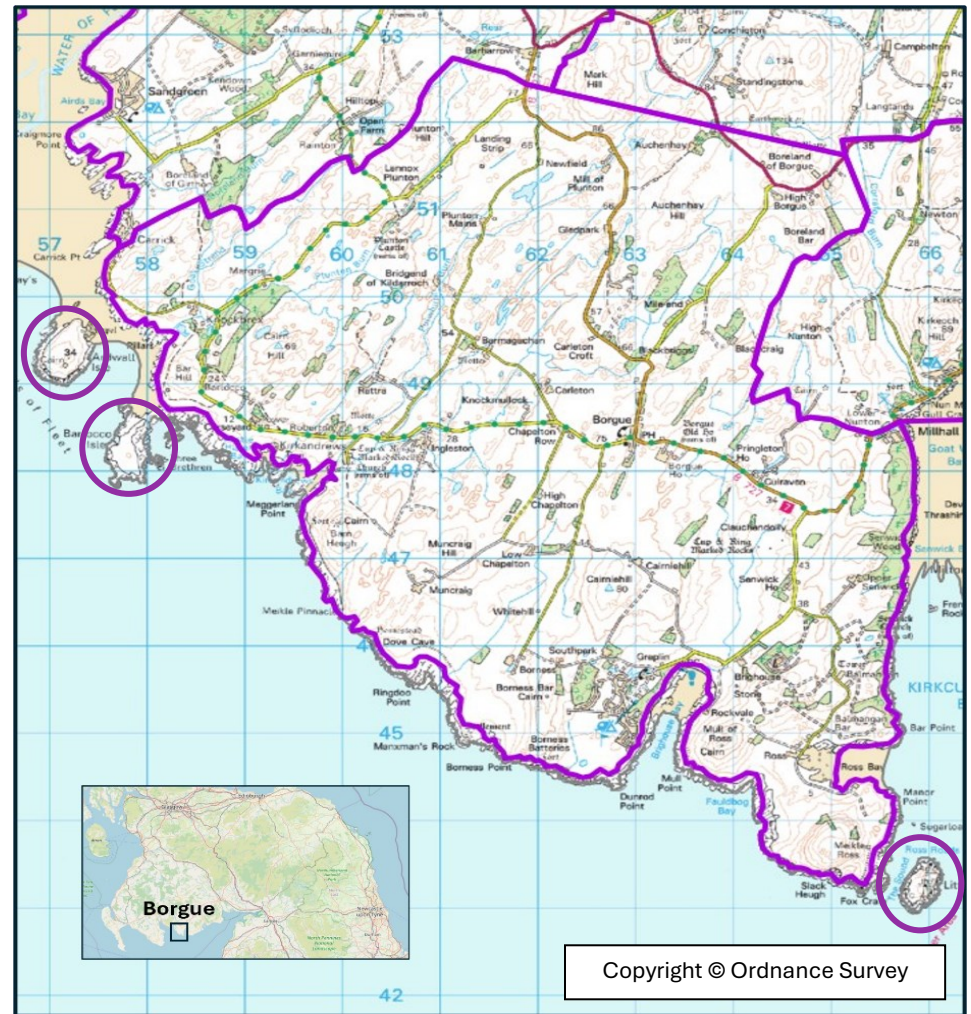


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## LOCAL PLACE PLAN (LPP) BOUNDARY

The boundary for the Local Place Plan has been set to the Borgue Community Council area. The Community Council area of Borgue covers an area of approx 60 km<sup>2</sup>. It lies 5 miles SW of Kirkcudbright and 6 miles SE of Gatehouse of Fleet and has a population of approximately 350 people. It includes three islands: Little Ross Island, Barlocco Isle and Ardwall Isle.



## INTRODUCTION

Borgue is a small rural community SW of Kirkcudbright. It is bounded by the River Dee to the East, the River Fleet to the West and the A755 to the North.

The village is relatively remote and the population dispersed throughout the community council area.

Historically, Borgue was a thriving farming community and although there is still an active farming community there is an increasing amount of managed forestry.

One of the main attractions to people choosing to live in the area is the proximity of the coast, hills and forests from their homes.

Challenges to the sustainability of our community include a shortage of housing in the village; closure of vital public services (the school, church and shop); a lack of public transport and activities for teenagers and adults, and pressures on the environment from land use, people and broader global issues. These challenges affect our young people and older people equally.



Brighthouse Bay with Perennial Flax in the foreground

## WHAT IS A LOCAL PLACE PLAN?

Local Place Plans (LPPs) <sup>1</sup> offer communities the opportunity to produce a plan for their area expressing their aspirations and ambitions for future change. They are produced by the community, with support from the Council and its partners.

Local Place planning was introduced in 2019 by the Scottish Government to empower a Community-led approach to town planning and development.

Local Place Plans can identify immediate actions, however they also look forward to the future and can include visions for long term change. Sitting alongside the cycle of Local Development Plans for the area, they can identify opportunities for changes in policy to incorporate the voices and aspirations of the community. LPPs focus on the community's proposals for the development and use of land and provide a new opportunity for communities to feed into the planning system with ideas and proposals.

## WHY PREPARE A LOCAL PLACE PLAN?

The purposes in preparing this plan are:

- To guide planning policy and decision-making, public services and investment by Dumfries & Galloway Council, Community Planning Partners, the Scottish Government and other public agencies.
- To provide the Borgue Community Council with a point of reference to respond to planning applications.
- To collate community opinion and facilitate community action and resourcing.
- To support funding bids for initiatives referred to in the plan, whether they are led by the local community or public bodies.

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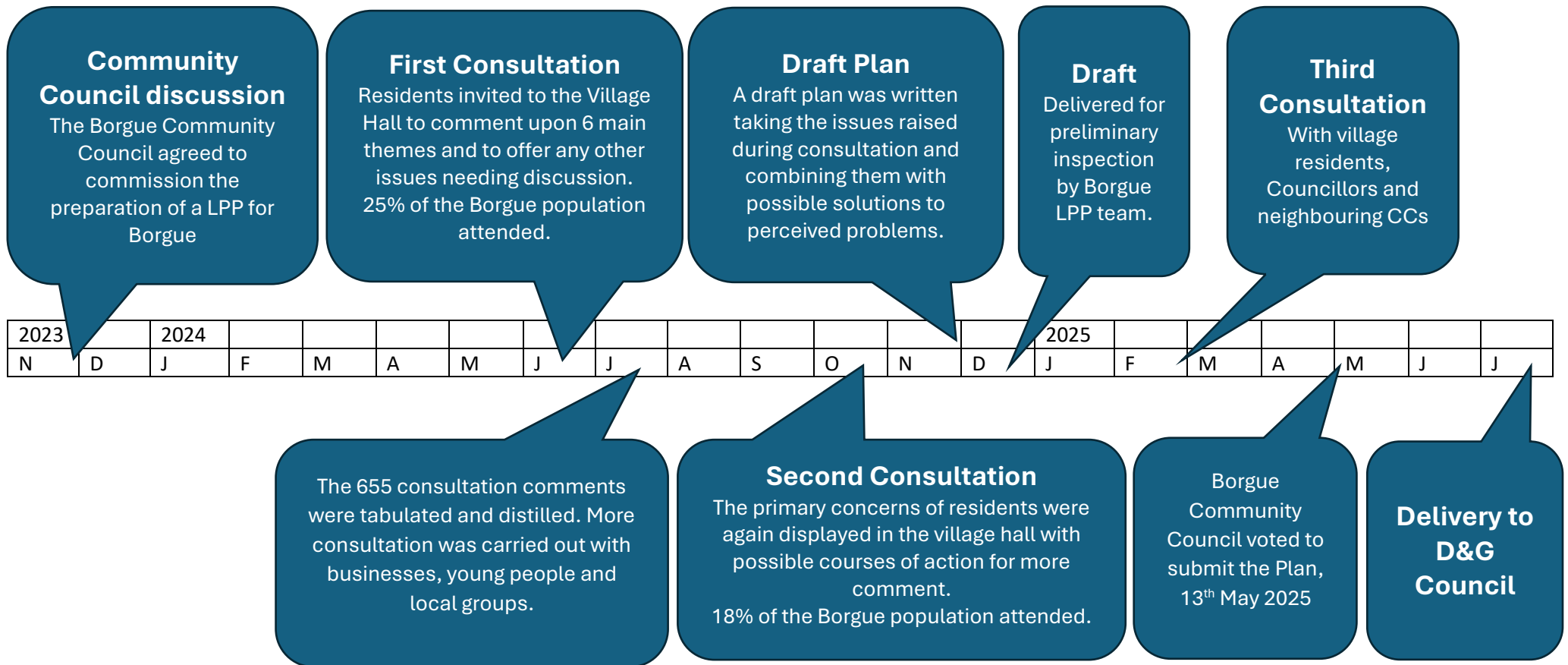
<sup>1</sup> <https://www.ourplace.scot/home/local-place-plans>

# THE BORGUE LOCAL PLACE PLAN

The Borgue Local Place Plan is a working document, which can be added to or amended at any time. It can be used by any individual or local groups looking to provide evidence of need within the village for a project or service.

This plan is a plan for the future. The plan contains a Vision for the Borgue Community Council area. It reflects the community's aspirations, and was developed after extensive community engagement during 2024-5 as described in the next section and Appendix 2.

The main stages of how the plan was prepared with the local community are summarised here:



## Our Aim

The aim of the LPP is for Borgue residents to have some input into what happens in their community. Recent plans such as Dumfries & Galloway Council's Local Development Plan 2 <sup>2</sup> have had little impact in Borgue. The aspiration is for more influence over what could happen in the community in the future, from influencing Dumfries & Galloway Local Development Plan 3 <sup>3</sup>, to smaller community led initiatives.

This plan aims to :

- Keep the best of what residents identified as positive in the community
- Present their ideas about how to shape Borgue for the better in the long-term
- Help young people stay here and find work
- Make Borgue attractive and welcoming for working families to stay or move here
- Develop a stronger local economy with security for existing enterprises and more opportunities for new enterprises and employment
- Keep local cultural heritage and identity alive
- Sustain local services and facilities
- Help maintain, conserve and improve the natural environment

These are ambitious aims, so the plan is ambitious too. The aim is to be aspirational, even though not everything in the plan may come to pass.

Thanks to all the residents who have contributed to this document, either directly or by sharing their views with the BPPC. The information gathered in this survey helped the team get indications of potential gaps for further action and will ensure all voices in the community have an opportunity to be heard. All the points included in the action plan were suggested by members of the community.

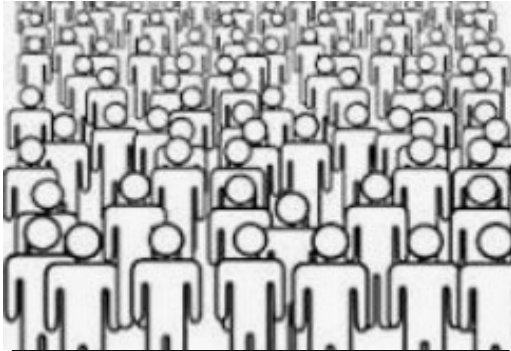
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<sup>2</sup> [https://new.dumgal.gov.uk/sites/default/files/2024-07/Adopted\\_LDP2\\_OCTOBER\\_2019\\_web\\_version.pdf](https://new.dumgal.gov.uk/sites/default/files/2024-07/Adopted_LDP2_OCTOBER_2019_web_version.pdf)

<sup>3</sup> [https://new.dumgal.gov.uk/sites/default/files/2024-07/Development\\_Plan\\_Scheme.pdf](https://new.dumgal.gov.uk/sites/default/files/2024-07/Development_Plan_Scheme.pdf)

## Current challenges facing Borgue residents

Before the consultation started, preliminary research identified various challenges for Borgue.



**Population** – small; dispersed; aging; few young people; outmigration of working age. See p22 for details.



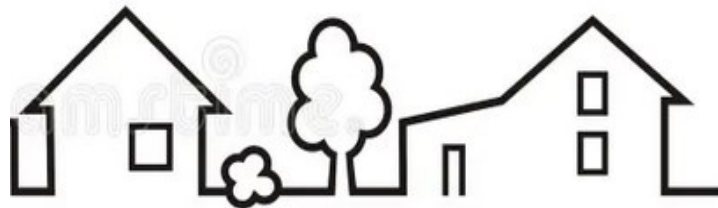
**Transport** – difficulties of those without a car; poor road infrastructure; poor public transport. See p31-32 for details.



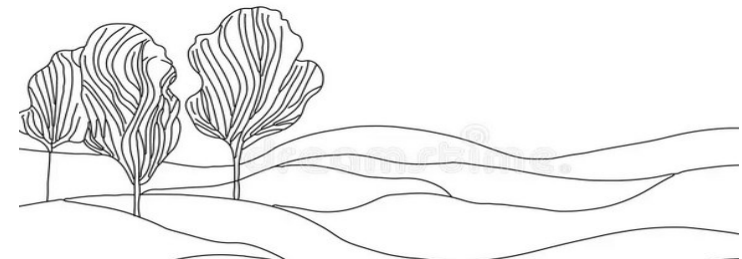
**Services** – deprivation due mainly having poor access to services esp. health & education. See p23-24 for details.



**Employment** – limited opportunities in traditional industries and connectivity; problems for those setting up new ones. See p22-23 for details.



**Housing** – many properties are second / holiday homes or derelict / unoccupied; not on gas grid; mostly older housing stock; some private water supplies. See p24-25 for details.



**Environment** – decreasing quality and quantity of flora and fauna; litter; water quality issues for water supplies, bathing and river ecosystems. See p36 – 44 for details.



**25%** of Borgue residents attended the first consultation.  
**18%** attended the second consultation.



**450** comments agreed with the **30** detailed proposed actions in the second consultation.  
**13** comments disagreed with the proposals.



**655** comments given about the **6** main topics of concern, at the first consultation.

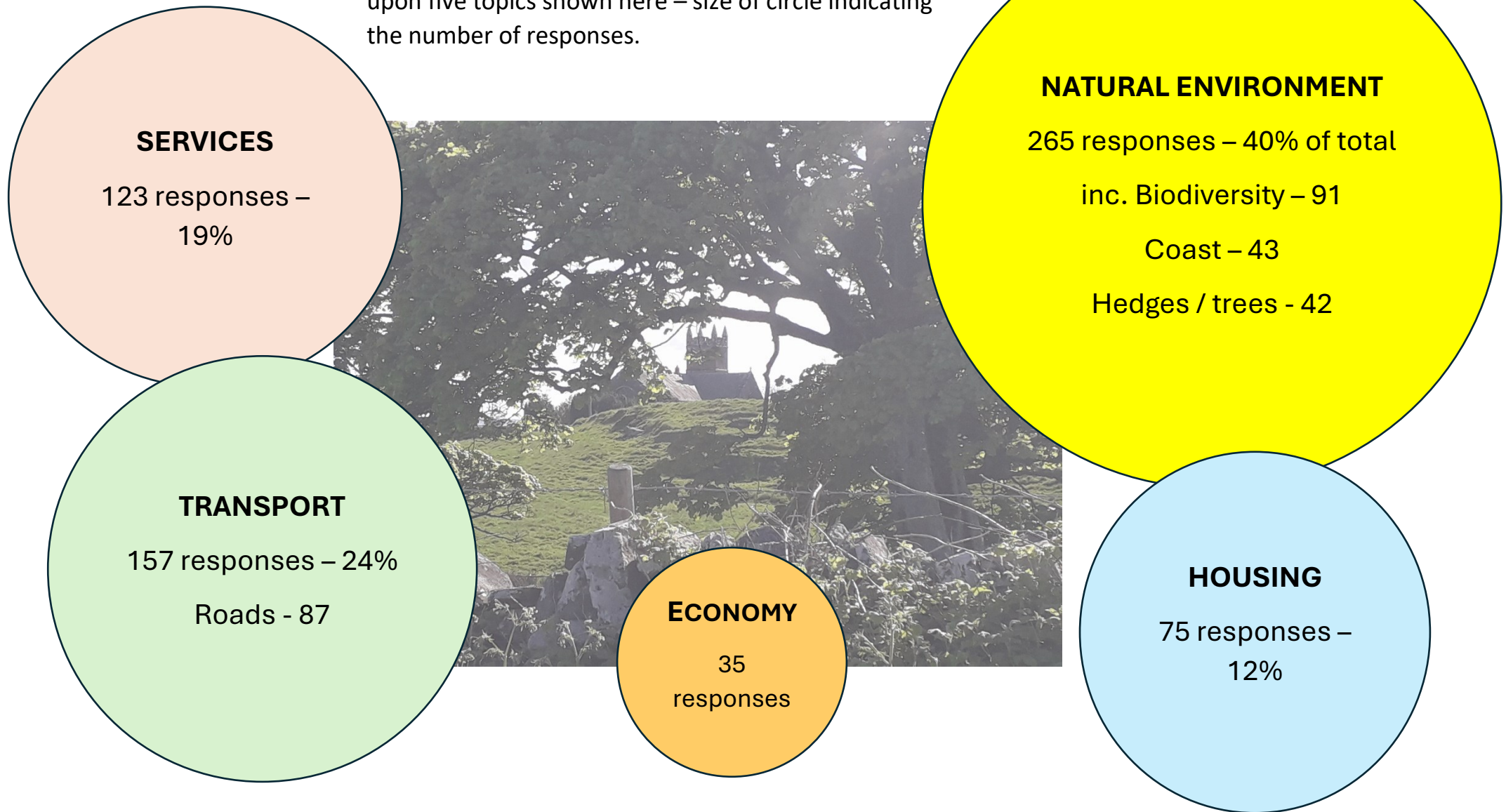


**161** comments agreed with the **6** proposed 'areas of action' in the second consultation.  
**0** comments disagreed with the proposals.

**67** local businesses, **15** absentee landowners and **9** local groups were canvassed separately for their opinions.  
**33%** of Borgue's young people attended an age-appropriate consultation.



In more detailed consultation questions were focussed upon five topics shown here – size of circle indicating the number of responses.



The topic **Stronger Community** was added in after the first consultation, in response to comments and suggestions which indicated the desire for work to be done in this area.

# Our Top 10 Aspirations

As indicated by comments or other responses in the two consultations.

1

**ROADS**  
 □ 87 T&T4 p15  
 To improve the safety and condition of roads for all users.  
 Community impact ● ● ●  
 Deliverability ● ●

2

**HOUSING**  
 □ 81 H1 p18  
 To improve the availability of affordable housing for local families.  
 Community impact ● ● ●  
 Deliverability ●

3

**PUB / HALL / SCHOOL**  
 □ 70 EEE3, F&S 1&2 p20,16  
 To maximise the use of local facilities.  
 Community impact ● ● ●  
 Deliverability ●

4

**BIODIVERSITY**  
 □ 76 NE 1,3,4,5,6,9 p13  
 To protect and improve the natural environment.  
 Community impact ● ● ●  
 Deliverability ● ●

5

**THE COAST**  
 □ 43 NE 3 p13  
 To protect and improve the coastal environment and access to it.  
 Community impact ● ● ●  
 Deliverability ● ●

6

**TREES / HEDGES**  
 □ 42 NE 4 p13  
 To encourage the planting and care of mature native broadleaf trees.  
 Community impact ● ●  
 Deliverability ●

7

**EMPLOYMENT**  
 □ 35 EEE 1&2 p19  
 To protect existing employment and encourage new opportunities.  
 Community impact ● ● ●  
 Deliverability ●

8

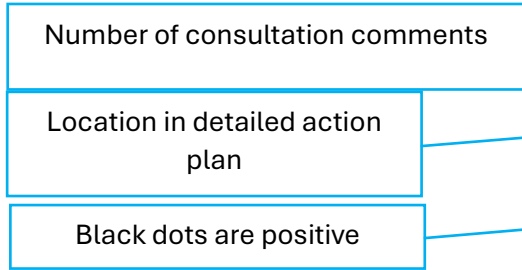
**VERGES**  
 □ 30 NE 1 p13  
 To enable a compromise between road safety and biodiversity.  
 Community impact ● ●  
 Deliverability ● ● ●

9

**FOOTPATHS**  
 □ 29 T&T3 p15  
 To improve existing paths and develop better access for all.  
 Community impact ● ●  
 Deliverability ● ●

10

**PUBLIC TRANSPORT**  
 □ 28 T&T5 p15  
 To explore accessible transport options.  
 Community impact ● ●  
 Deliverability ●



**KEY**  
 □ 76 NE 1,3,4,5,6,9 page  
 Blah blah blah  
 Community impact ● ● ●  
 Deliverability ● ●

## OUR ACTION PLAN

### Natural Environment (NE)

“We want to protect and enhance our natural environment both now and for future generations” Place Plan Aspiration 2024.

When asked in the second consultation “Do you think it is important that our local community and others work together to protect and enhance our natural environment both now and for future generations?” the highest number of positive responses of all the consultative questions was received.

Issue	Possible Action	Timescale Cost?	Potential Delivery Partners Key policies / strategies
<b>NE1. Verges</b> To balance the safety of road users regarding visibility and safe walking with the wildlife damage caused by inappropriate verge flailing.	Hold a community meeting with Dumfries and Galloway Council to agree approaches to verge cutting which can ensure safety while supporting biodiversity.	• £	<b>Delivery Partners</b> Dumfries & Galloway Council Dumfries & Galloway Council Environment Team
<b>NE2. Litter</b> Increasing litter, especially along roads and in environmentally sensitive areas such as beaches, watercourses and the SSSI.	Seek funding for litter picking resources including road safety signs, litter stations at beaches, anti-litter notices, and easily accessible and signposted storage for equipment.	• £	Solway Firth Partnership Solway Firth and Marine Project (SCAMP) Southwest Scotland Environmental Information Centre (SWSEIC)
<b>NE3. Coast</b> Borgue’s coastline is highly valued but difficult to access in places and prone to erosion undermining culturally significant places like the Bathing Hut.	Clear and improve access paths. Liaise with funding groups about protecting the coastal infrastructure. Work with volunteer groups to maintain the biodiversity.	•• ££	Galloway and Southern Ayrshire Biosphere (GSAB) Species on the Edge Forest and Land Scotland Scottish Forestry Dumfries & Galloway Woodlands Dumfries & Galloway Climate Hub
<b>NE 4. Hedgerows / Woodland</b> Recognising the biodiversity impact of mature native trees, especially broadleaf, encourage the protection of existing trees / copses / woodland, the planting of trees and allowing selected hedgerow trees to mature.	Encourage and support local landowners and residents to protect and regenerate existing woodland and plant native broadleaf trees and hedgerows in agreed sites.	•• ££	NatureScot Kirkcudbrightshire Botany Group (BSBI) Scottish Environmental Protection Agency Third Sector Dumfries & Galloway

<p><b>NE5. SSSI / Landscape Biodiversity</b>  Much of coastal Borgue is designated as an SSSI which needs monitoring, protecting and managing. Most areas have seen a steady decline in biodiversity. Although there are places that residents still feel are 'close to nature' there are the inevitable pressures on the environment.</p>	<p>Explore funding and partnerships to survey biodiversity in the SSSI and develop plans with interested stakeholders to assist in its monitoring maintenance, preservation, and enhancement. This could be expanded to a wider Borgue wildlife survey to develop a base line for flora and fauna species from which to measure change over time. Support any landowners who wish to obtain grants for environmental improvement.</p>	<p>• • •  £££</p>	<p>Local Swimming groups  Borgue Community Council  Local Landowners  Community Volunteers</p>
<p><b>NE6. Water quality</b>  Monitor and improve the water quality of the coast and waterways.</p>	<p>Work with SEPA and other relevant organisations to survey and monitor the coast, rivers and waterways, developing and implementing plans to improve water quality.</p>	<p>• •  £</p>	<p><b>Key policies / strategies</b></p> <p>Scottish Biodiversity Strategy to 2045 &amp; Delivery Plan  Dumfries &amp; Galloway Local Biodiversity Action Plan  Scotland's Landscape Charter  Southern Upland Partnership Position Statement on Forestry in South Scotland  National Planning Framework 4  Dumfries &amp; Galloway Woodland and Forestry Strategy  Scottish Land Commission – Transforming vacant and derelict land  Agriculture and Rural Communities (Scotland) Act 2024  D&amp;G Local Development Plan 2</p>
<p><b>NE7. Development</b>  Ensure the highest environmental standards are implemented for any building projects.</p>	<p>Work with developers to ensure that new housing or other developments have green energy solutions as standard.</p>	<p>• • •  £££</p>	
<p><b>NE8. Community Benefit</b>  While supporting renewables and forestry, the community wishes to benefit, as is done in other areas, from the development of such schemes.</p>	<p>Lobby to make sure that all forestry and renewable schemes limit environmental impact and are accompanied by an appropriately sized community benefit fund.</p>	<p>• •  £</p>	
<p><b>NE9. Forestry</b>  In a landscape well suited to mixed agriculture the softwood afforestation with its limited employment opportunities and low biodiversity is unpopular and environmentally damaging.</p>	<p>Request that the Council's Local Development Plan encourages native and broadleaf tree planting, as per D&amp;G Woodland and Forestry Strategy, and ensures environmental impact assessments are undertaken for all forestry projects.</p>	<p>•  £</p>	

## Travel & Transport (T&T)

“We want a safer and more accessible travel and transport infrastructure for local people, businesses and visitors to the area.” Place Plan Aspiration 2024

In the first consultation this topic had the highest number of negative comments aimed at things like potholes, traffic conflicts, blocked paths etc.

Issue	Possible Action	Timescale Cost?	Potential Delivery Partners Key policies / strategies
<b>T&amp;T1. Active travel infrastructure</b> Journeys made by modes of transport that are fully or partially people-powered including walking, people using wheelchairs, cycling (including e-bikes) etc. are poorly provided for.	Work collaboratively with SWESTRANS, SUSTRANS and others to undertake research and possible action into improved provision. Linked with NE1 above and T&T4 below.	• • ££	<b>Potential Delivery Partners</b> Swestrans Dumfries & Galloway Council Sustrans South of Scotland Destination Alliance National Walking, Cycling and Wheeling Network
<b>T&amp;T2. Cycling</b> Given the demand from two National Routes passing through Borgue and local cyclists riding to meet the bus or for leisure, facilities for cyclists are poor.	Install cycle-friendly equipment (bike racks, shelters, maintenance stations, top-up tap) at sites agreed after further specific consultation.	• £	Cycling Scotland Borgue Community Council Local Landowners Community Volunteers
<b>T&amp;T3. Paths</b> Improve and/or expand the network of safe paths for walkers, cyclists, riders especially where this allows access to the coast.	Improve current path signage, clear blocked paths. Work with interested landowners and residents to identify potential new routes, especially those with coastal access and a safe cycle route to Kirkcudbright. Request that all core paths are maintained and regularly cleared during the summer season (May to September).	• • • ££	Third Sector Dumfries & Galloway Dumfries & Galloway Outdoor Access Trust Solway Coast and Marine Project (SCAMP) Southern Upland Partnership (Coast Path) <b>Key policies / strategies</b> Climate Change (Emissions Reduction Targets) (Scotland) Act 2019 Scottish Government Emission Targets
<b>T&amp;T4. Roads</b> Potholes Road use conflict between vehicles, walkers, cyclists etc on narrow roads. Some unsuitability of roads for modern use.	Discuss these issues with D&G Council: <ul style="list-style-type: none"> <li>• pothole repair timetable and quality</li> <li>• width of roads / passing places / collapsed verges / suitability for HGVs</li> <li>• road designation</li> </ul>	• • £	Regional Transport Strategy – Swestrans / Dumfries and Galloway Council Dumfries and Galloway Council Plan -28 D&G Active Travel Strategy - South of Scotland Cycling Strategy
<b>T&amp;T5. Public transport</b> Access to public transport is poor, inflexible, underused but essential for some.	Review the current public transport option and develop, with stakeholders, other options which may be better suited to the demand, finances and net zero demands	• • • £££	Transport Scotland: Active Travel Framework NPF4 Policy 13, Sustainable Transport D&G Local Development Plan 2

## Facilities & Services (F&S)

“We want local people and visitors to the area have better access to the facilities and services they need, as close to home as possible.” Place Plan Aspiration 2024

Issue	Possible Action	Timescale Cost?	Potential Delivery Partners Key policies / strategies
<p><b>F&amp;S1. Borgue Hotel / Pub</b> As the last remaining facility in Borgue the Hotel is very important to the feeling of community as well as an attraction for tourists.</p>	<p>Work with the owners of Borgue Hotel / Pub to support its promotion and ongoing sustainability.</p>	<p>• £</p>	<p><b>Potential Delivery Partners</b> Dumfries &amp; Galloway Council Dumfries and Galloway Health and Social Care Partnership Youth Scotland</p>
<p><b>F&amp;S2. Existing Village Assets</b> Maintain and improve those facilities that already exist in Borgue.</p>	<p>Support the managements of the Village Hall and Kirkandrews Kirk for improvements in these assets to increase usage of facilities by a wide range of activities, suitable for all age groups.</p>	<p>• ££</p>	<p>Scottish Community Development Centre Outpost Arts D&amp;G Active Communities D&amp;G Sport Driftwood Cinema Third Sector Dumfries &amp; Galloway</p>
<p><b>F&amp;S3. New Village Facilities</b> If the village is to offer more than it currently does to its residents and visitors it needs to invest in the facilities it already has but should also look at upgrading these and/or investing in new ones. This may include new uses for the mothballed school.</p>	<p>Further research and consultation into the viability of facilities such as:</p> <ul style="list-style-type: none"> <li>● Larger event space</li> <li>● Flexible meeting rooms</li> <li>● Public Toilets</li> <li>● A community shop</li> <li>● A youth space</li> <li>● An enterprise hub</li> <li>● A bunkhouse esp. for cyclists</li> <li>● A community garden</li> <li>● Artist studio / exhibition space</li> <li>● The school building must retain its community use.</li> </ul>	<p>• • • £££</p>	<p><b>Key policies / strategies</b> Our past, our Future – Historic Environment Strategy for Scotland NPF 4 Right Care: Right Place. DGHSC 2023 A culture strategy for Scotland D&amp;G Local Development Plan 2 D&amp;G Council Plan 2023 - 2028 Dumfries &amp; Galloway Local Outcomes Improvement Plan and Locality Plan 23 – 33 D&amp;G IJB Health and Social Care Plan 2022 – 2025</p>
<p><b>F&amp;S4. Local Services outwith Borgue</b> The pressure on national and local governments to economise seems to mean there is constant pressure to centralise services to the detriment of the environment and rural residents.</p>	<p>Lobby the bodies making these decisions to minimise the centralisation of services to ‘hub towns’ such as Castle Douglas and maintain services as local as possible to protect the sustainability of rural villages and reduce unnecessary travel.</p>	<p>• • • £££</p>	<p>Scottish Government: Local Living and 20-minute neighbourhoods Visit Scotland Ofcom: Connected Nations</p>

<p><b>F&amp;S5. Mobile phone and fibre broadband coverage</b>  For a vibrant and economically viable community future, there must be a reduction in the patchy nature of the digital infrastructure.</p>	<p>Initiate a community led audit of mobile and broadband coverage to pinpoint areas where the services are poor.  Lobby providers to improve coverage.</p>	<p>• •  £</p>	<p><i>Scottish 4G Infill Programme</i></p>
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## Housing (H)

“We want local housing, which is affordable, meets the needs of residents of all ages, and encourages working families to settle in Borgue.” Place Plan Aspiration 2024

This aspiration was agreed with by the second highest proportion of all respondents in the second consultation.

Issue	Possible Action	Timescale Cost?	Potential Delivery Partners Key policies / strategies
<p><b>H1. Housing need.</b> There is an acknowledged but unquantified need for housing to help reverse the aging demographic profile of the village.</p>	<p>A Housing Needs and Demands Survey (HNDA) which explores what the demand for housing is in the wider Borgue area, has been carried out by South of Scotland Community Housing (SOSCH) on behalf of Culraven Farm and its findings have been shared with the BPPC.<sup>4</sup> It may be helpful to continue to extend exploration of this identified need, through partnerships with experienced providers, to identify alternative locations for affordable housing - see p29 - ‘potential housing development sites’.</p> <p>Encourage a planning presumption in favour of house building if it encourages new working families.</p> <p>Ensure any new building is developed with the highest environmental and aesthetic standards.</p>	<p>• £££</p>	<p><b>Potential Delivery Partners</b> D&amp;G Council Housing Associations South of Scotland Community Housing (SOSCH) South of Scotland Enterprise (SoSE) Scottish Government Rural and Islands Housing Funds Third Sector Dumfries &amp; Galloway</p> <p><b>Key policies / strategies</b> Scottish Government: Housing to 2040 Community Empowerment Scotland Act 2015 Scottish Land Commission – Transforming vacant and derelict land</p>
<p><b>H2. Council’s Local Development Plan</b> To help ensure housing which exists is made available for residential occupation.</p>	<p>Request that the Council’s Local Development Plan 3 includes provision for the development of affordable housing for rent or purchase - including encouraging owners of vacant properties to bring them back onto the market.</p>	<p>• • £</p>	<p>D&amp;G LDP2 NPF 4 policies 16, 23 &amp; 25 A connected Scotland, Priority 1 D&amp;G Local Housing Strategy D&amp;G Local Outcome Improvement plan 2023-33</p>
<p><b>H3. Brownfield assets</b> There are several steadings and derelict sites that could be repurposed for housing or enterprise if the finances were positive.</p>	<p>Encourage planners / landowners / businesses / developers to look favourably on these sites.</p> <p>Investigate community buyout of derelict sites</p>	<p>• • • £££</p>	

<sup>4</sup> <https://www.borgue.org/placeplan/wp-content/uploads/2024/12/Housing-Survey-Culraven.pdf>

## Economy, Enterprise & Employment (EE&E)

“We want a stronger local economy with security for existing enterprises and more opportunities for new enterprises and employment.” Place Plan Aspiration 2024

Issue	Possible Action	Timescale Cost?	Potential Delivery Partners Key policies / strategies
<p><b>EEE1. Community led enterprises.</b> There were many ideas for enterprises for community benefit as well as employment:</p> <ul style="list-style-type: none"> <li>● Community Café</li> <li>● Community Shop for local crafts and/or retail supplies</li> <li>● Enterprise Hub</li> <li>● Bunkhouse</li> <li>● Art / Craft studios etc.</li> <li>● Cycle hire / tours</li> </ul> <p>There are missed opportunities, mentioned on p26, to tap into passing tourist traffic.</p>	<p>These ideas would need their feasibility investigated, links made with successful enterprises outwith Borgue, and business plans developed.</p> <p>Some of these plans would link with: F&amp;S3 Local facilities T&amp;T2 Cycle infrastructure</p>	<p>• • • £££</p>	<p><b>Potential Delivery Partners</b> Visit Scotland SoSE D&amp;G Council Galloway and Southern Ayrshire Biosphere (GSAB) Third Sector Dumfries &amp; Galloway</p> <p><b>Key policies / strategies</b> Scottish National Strategy for Economic Transformation Community Wealth Building (impending Scottish legislation) Scotland’s Social Enterprise Strategy 2016 – 2026</p>
<p><b>EEE2. Opportunities for young people</b> Many young people feel they have no option but to leave the area to start their careers.</p>	<p>Support local employers in both traditional and new employment sectors to offer apprenticeships and traineeships.</p> <p>Ensure the digital and transport infrastructure is suitable for future proofed employment (F&amp;S5).</p>	<p>• • • ££</p>	<p>The Wellbeing Economy</p>
<p><b>EEE3. Existing Assets</b> The Public Hall and the (mothballed) School need support and protection to fulfil their positive contribution to the community.</p>	<p>Request that the Council’s Local Development Plan 3 acknowledges the importance of these sites to the village and safeguards them as assets to be developed for the benefit of the community.</p>	<p>• £</p>	

## Stronger Community (SC)

“We want a stronger local community where everyone feels included and where we work together for our common good.” Place Plan Aspiration 2024

Issue	Possible Action	Timescale Cost?	Potential Delivery Partners Key policies / strategies
<p><b>SC1. Volunteers.</b> To implement most of the ideas in this Place Plan there will be a need for committed volunteers, whether they be organisations like the Community Council, volunteer groups like the Litter Pickers or just community minded individuals.</p>	<p>Undertake a joint campaign to recruit volunteers to help with existing groups like the Coffee Morning or more strategic forward planning groups. Contact groups outwith Borgue who have been through this process.</p>	<p>• £</p>	<p><b>Potential Delivery Partners</b> Local residents Community volunteers Castle Douglas Mens’ sheds Kirkcudbright Development Trust Glenkens Community &amp; Arts Trust Sleeping Giants Borgue Community Council Development Trusts Association Scotland Third Sector Dumfries &amp; Galloway</p> <p><b>Key policies / strategies</b> Community Empowerment (Scotland) Act 2015 - <b>we want our plan to be recognized as a Locality Plan under Part Two of the Act</b> The Local Governance Review (also known as Democracy Matters) Scottish Government Rural Delivery Plan (in progress)</p>
<p><b>SC2. Borgue Hearse.</b> The village owns a historic horsedrawn hearse which was going to be renovated pre-Covid.</p>	<p>Reinstate the group, seek funding and expertise to finish the project.</p>	<p>•• ££</p>	
<p><b>SC3. A Delivery Organisation</b> Other communities have instituted a ‘delivery group’ like a Development Trust, a Scottish Charitable Incorporated Organisation (SCIO), a Community Interest Company or have organised projects under the aegis of their Community Council.</p>	<p>Explore funding to decide upon and organise a ‘delivery group’ for Borgue or piggyback upon another existing organisation. The ‘delivery group’ could</p> <ul style="list-style-type: none"> <li>▪ develop better communication methods</li> <li>▪ support volunteering and community involvement</li> <li>▪ gather residents’ views in ongoing consultation</li> <li>▪ run activities to bring people together</li> <li>▪ help organise the investigation and possible delivery of the Place Plan recommendations</li> <li>▪ assist in the application for funding</li> </ul>	<p>••• £££</p>	

### Key:

<b>Timescale</b>	● Actionable Immediately	●● Less than 3 years	●●● Long-term planning required
<b>Costs</b>	£ Minimal Cost	££ Medium cost, locally funded	£££ High cost, external funding required

# BORGUE TODAY

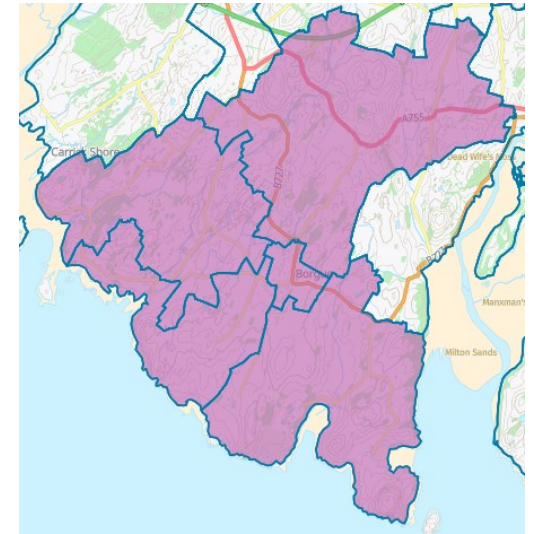


## Population

According to our information, Borgue Community Council area has a population of approximately 350 people. It is a very dispersed community, with 75% of the population living outwith the central village area. All census data is based on a larger output area (see map).

According to the 2022 Census data<sup>5</sup>, the population of the area has fallen from 495 (2011) to 464 (2022), a reduction of 6%. The proportion of the population aged over 65 has also fallen (from 33.7% to 28.4%) compared to Dumfries & Galloway (29.5%) and Scotland (23.2%); and a slightly lower % of the population of working age compared to both Dumfries and Galloway and Scotland as a whole.

12.5% of the population are aged under 16, a reduction from 13.9% in 2011 (which is 3% lower than Dumfries and Galloway and Scotland as a whole).



Census output area is larger than BCC area

The total population of Dumfries & Galloway is projected to decrease by 5.8% in the next 10 years, whilst the average age is projected to increase. Between 2018 and 2028, the 0 to 15 age group is expected to see the largest decrease (-14.2%) and the 75+ age group is projected to see the largest increase (+23.7%)<sup>6</sup>. In February 2024, the Scottish Government recognised that Dumfries and Galloway was one of three acutely affected local authority areas, and awarded the Council £30,000 to research the causes of local population decline and to help future-proof communities<sup>7</sup>.

In 2023, the 10,000 voices Youth Survey, found that 57.3% of young people surveyed in the Dee and Glenkens area said they would not stay in D&G in the future<sup>8</sup>.

## Local employment and economy

According to the 2022 census:

- 57.4 of the population of Borgue is economically active (68% in 2011), comparable to Scotland as a whole.
- 32.8% of the population are employed (44% in 2011), compared to 47.5% in Scotland as a whole.

<sup>5</sup> <https://www.scotlandscensus.gov.uk/about/2022-census/>

<sup>6</sup> <https://www.nrscotland.gov.uk/files/statistics/council-area-data-sheets/dumfries-and-galloway-council-profile.html>

<sup>7</sup> <https://www.gov.scot/news/tackling-scotlands-population-challenges-1/>

<sup>8</sup> <https://youthwork.dumgal.gov.uk/article/21196/10-000-Voices>

- 19.5% of the population are employed full-time (29%), compared to 47.1% in Scotland as a whole.
- 24.3% of the population are self-employed (19.8% in 2011), compared to 7.5% in Scotland as a whole.
- 34.8% of the residents were retired, an increase from 21% in 2011 and 16% in 2001.
- 45.8% of those in employment lived either within walking distance of their work (ie work from home, or less than 2km from work) (39% in 2011)
- but conversely 24.8% commute over 10km and some of them over 60kms daily.

## Employment within the area

According to local information, there are approximately 70 businesses based in the area.

According to the 2022 Census, the largest employment sector for residents of Borgue was Agriculture, Forestry and Fishing, with 17.9% employed in this sector. This figure has had fallen from 25% in 2001 and 20% in 2011 and is forecast to continue to fall further.

Employment in tourism is expected to expand in the area, with 6.4% of residents employed in this sector in 2022. Currently, the largest employers in the area are Brighthouse Bay Holiday Park and the Holiday Property Bond Coo Palace. Senwick House Residential Home is also a major employer. Most employees of these businesses live outwith the area.

33% of the population in Borgue work from home, yet connectivity remains a problem. There have been upgrades to fibre broadband for most (but not all) properties but mobile phone reception is very patchy. In Ofcom's 2024 Connected Nations Report Dumfries and Galloway was the fifth poorest region in Scotland for connectivity. The rollout of 4G has focused on urban areas. Consequently there is only 5% coverage for 4G in rural areas of Dumfries and Galloway.<sup>9</sup> With the increasing use of one-time passcode and two step verification for all online activities, the need for strong and reliable mobile phone signal is paramount.

Using technology is one way people can overcome the challenges of living in a rural area. In 2020, 79% of people living in Dumfries and Galloway were internet users. However, this means that 21% of people are non internet users, the second highest proportion in the UK<sup>10</sup>.

## Health

According to the 2022 census, 47% of the population of Borgue are in 'Very Good Health' (down from 52% in 2011) with 4% in 'Bad or Very Bad Health'. According to DGHSC Right Care, Right Place<sup>11</sup> (2023) living in a rural area can bring challenges and people can be at a greater risk of experiencing loneliness and isolation.

GP services are provided locally in Gatehouse of Fleet and Kirkcudbright (including dispensaries).

<sup>9</sup> <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/connected-nations-planned-network-deployment/connected-nations-2024/>

<sup>10</sup> <https://dghsc.co.uk/wp-content/uploads/2023/03/Item-12-Appendix-2-20230120-Right-Care-Right-Place-Information-Pack-v1.0.pdf>

<sup>11</sup> <https://dghsc.co.uk/wp-content/uploads/2023/03/Item-12-Appendix-2-20230120-Right-Care-Right-Place-Information-Pack-v1.0.pdf>

There is a care home in Borgue, and also in Gatehouse of Fleet and Kirkcudbright.

The nearest ambulance station is Castle Douglas (14 miles/23 km) or Newton Stewart (22 miles/35 km). Since the closure of the Kirkcudbright Cottage Hospital in 2020, the nearest major hospital is Dumfries (30 miles/48 km) which is used for all inpatient and outpatient appointments (apart from renal), and residents have to travel to Edinburgh or Glasgow for specialised treatment.

## Education

According to the 2022 census, 86% of the population of Borgue have some educational qualifications (this has increased from 74% in 2011). This is higher than the 2022 figures for Dumfries & Galloway (79.6%) and both of these are better than Scotland (84.3%).

Whilst some of the growth in higher level qualifications is due to the 16-24 yr age group becoming more qualified (increasing from 7.2% to 10.7% gaining degrees or higher), this cohort remains behind both the Dumfries and Galloway and Scottish averages.

53% hold higher education qualifications, up from 30% in 2011, which is 10% higher than the Scottish figure, and 43% higher than Dumfries & Galloway.

The primary school in Borgue was closed in June 2024. Children from Borgue now go to Twynholm or Kirkcudbright Primary Schools, and either Kirkcudbright Academy or Castle Douglas High School.

The nearest nursery provision is in Kirkcudbright.

## Households

According to the census, 60% of all households in Borgue are deprived in at least one dimension.<sup>12</sup>

Whilst Borgue is not a community that can be classified as deprived in terms of access to housing, it is considered to be deprived in terms of access to services, as shown in the Scottish Index of Multiple Deprivation (SIMD)<sup>13</sup> score of 1. In 2020 the Borgue area (SIMD) was ranked 4188 (out of 6,976 areas) and was in the 7<sup>th</sup> decile. However, the ranking has fallen from 2012 (with scores for health, crime and education falling the most).

According to the 2022 Census, the number of properties which are owner occupied has increased to 73.2% (from 64% in 2011), which is comparable with Dumfries and Galloway and Scotland as a whole. A larger proportion are owned outright (55.8%) , compared to 28% across Scotland as whole.

10.2% of households are living in properties rent free (compared to 1.3% nationally).

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<sup>12</sup> <https://www.scotlandscensus.gov.uk/metadata/household-deprivation-classification/>

<sup>13</sup> <https://simd.scot/#/simd2012/BTTTTT/12.000000000000002/-4.0015/54.8056/>

SIMD is an area-based measure of relative deprivation. Most deprived = 1. Least deprived = 6976. SIMD identifies small area concentrations of multiple deprivation across all of Scotland in a consistent way. It allows effective targeting of policies and funding where the aim is to wholly or partly tackle or take account of area concentrations of multiple deprivation. The Borgue area includes all of Twynholm.

Empty, derelict or second homes have significant implications for the maintenance of sustainable rural communities. According to our information, at present of the 271 properties in Borgue, 64 (24%) are second / holiday homes, 11 (4%) are unoccupied and 9 (3%) are derelict.

According to SPICe<sup>14</sup> (Scottish Parliament Information Centre) at September 2022, there were 24,287 second homes in Scotland, approximately 1% of properties. There are wide variations across council areas with clear concentrations in rural areas and it is widely recognised that second and holiday homes can have significant implications for the maintenance of sustainable rural communities<sup>15</sup>.

Borgue is not on the gas grid, so more expensive alternatives such as oil, LPG, coal/wood, and electricity are used to heat homes. The older housing stock also means that homes which are poorly insulated cost more to heat. Fuel poverty<sup>16 17</sup> is a significant problem in Dumfries & Galloway, affecting almost half of the population. The council area has one of the highest rates of fuel poverty in Scotland. Rural households in particular are thought to be at highest risk of fuel poverty, due to a lack of access to cheaper fuels.

According to Ofgem<sup>18</sup> the standing charge for electricity for January to March 2025 in Southern Scotland will be 64.16 pence per day. This is more expensive than Northern Scotland (61.97 pence per day) and considerably more expensive than the cheapest area of the UK (London, at 41.57 pence per day). Dumfries and Galloway currently has 765 operational and consented wind turbines, with a production capacity of 1,974.92 MW, enough to supply 1,086,206 homes, as against 69,869 homes predicted for the area in 2028, i.e. a ratio in excess of 15:1.<sup>19</sup>

A few properties are on private water supplies, which can be affected by agricultural chemicals and periods of drought.

The village is on a small sewerage system. All other properties have septic tanks (only some of which are registered with SEPA). There is a private sewerage system at Brighthouse Bay Holiday Park which discharges into the sea, which (according to SEPA) has not been upgraded since it was built.

## Tourism

According to local information, the Borgue LPP area (October 2024) has 271 properties, and 24% are second / holiday homes. In addition, there is holiday accommodation at:

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<sup>14</sup> <https://spice-spotlight.scot/2022/09/07/second-homes-in-scotland-facts-figures-and-policy/>

<sup>15</sup> <https://eprints.whiterose.ac.uk/192849/1/secondhomesscot.pdf>

<sup>16</sup> What is Fuel Poverty? Homes with poor energy efficiency, challenging weather and reduced heating options (especially in rural areas) can make fuel bills unaffordable, resulting in fuel poverty. A household is in fuel poverty if it would be required to spend more than 10% of its income on all household fuels in order to maintain a satisfactory heating regime.

<sup>17</sup> <https://www.gov.scot/binaries/content/documents/govscot/publications/research-and-analysis/2017/02/scottish-index-of-multiple-deprivation-rural-deprivation-evidence-and-case-studies/documents/fuel-poverty-in-dumfries--galloway-a-case-study/fuel-poverty-in-dumfries--galloway-a-case-study/govscot%3Adocument/fuel%2Bpoverty%2Bdumfries%2Band%2Bgalloway.pdf> (2017)

<sup>18</sup> <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/get-energy-price-cap-standing-charges-and-unit-rates-region>

<sup>19</sup> <https://www.saveourhillsdumfriesandgalloway.co.uk/maps/>

- The Borgue Hotel provides Bed and Breakfast en-suite rooms, lunch and evening meals and is the local pub.
- The Holiday Property Bond “Coo Palace” <sup>20</sup>which has 27 holiday properties, a swimming pool, sauna and a small (private) shop.
- Brighthouse Bay Holiday Park <sup>21</sup> has 300+ static caravans plus cottages and touring camping. It also has a Leisure Club with heated indoor pool, jacuzzi and toddlers pool. Lounge bar and café, 9 and 18-hole golf course, Licenced convenience shop, Children’s outdoor play areas, Family pitch and putt, Pony trekking (seasonal) and Pump track and mountain bike trails.
- Solway View campsite <sup>22</sup> has 35 camping pitches and 5 glamping pods.
- Ross Bay Retreat offers several holiday rental properties.
- Just to the west of the area is Carrick shore, with 51 chalets and 5 holiday cottages.

Unregulated camping and motorhome stops at Brighthouse Bay, Isle Mouth and Carrick Shore present both an environmental problem and a potential economic opportunity.

At present there is a steady flow of tourist traffic ( in cars and on bicycles) through Borgue, especially in summer but few people stop and so an economic opportunity is being missed.

## Volunteer & Community Groups

The village is host to a few active local groups, including:

- Weekly coffee morning (November to March)
- Borgue Horticultural show
- Borgue Community Council
- Kirkandrews Kirk Trust
- Toddler Group
- Litter picking group
- Swimming group
- Curling Club
- Darts team

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<sup>20</sup> <https://www.hpb.co.uk/property-portfolio/coo-palace/details>

<sup>21</sup> <https://www.brighthousebayholidaypark.co.uk/>

<sup>22</sup> <https://www.solwayviewholidays.co.uk/>

## Community Assets

### Existing Assets

Currently the Borgue Hotel, Public Hall and Kirkandrews Kirk provide the only opportunities for socialising. Keeping these facilities open is vital for the village.

#### Public Hall

The Borgue Public Hall is the main venue for community activities in Borgue. It is used for regular coffee mornings and meetings for local groups, including the Community Council. It has recently been partially upgraded, with a new kitchen, disabled toilet and new roof. Church services are now held on the first Sunday of each month in the village hall, or in Kirkandrews Kirk.

#### Borgue Hotel

The Borgue Hotel is the village pub and is popular with residents and visitors to the area. In the consultations, it was identified as a vital part of the community. It is currently up for sale.

(<https://scottishbusinesscentre.com/property/the-borgue-hotel/>).

#### Kirkandrews Kirk

Kirkandrews Kirk is in Kirkandrews, two miles west of Borgue village and is owned and maintained by Kirkandrews Kirk Trust<sup>23</sup>, a registered Scottish charity. It is regularly used for religious services, weddings and other events.

#### Public toilets

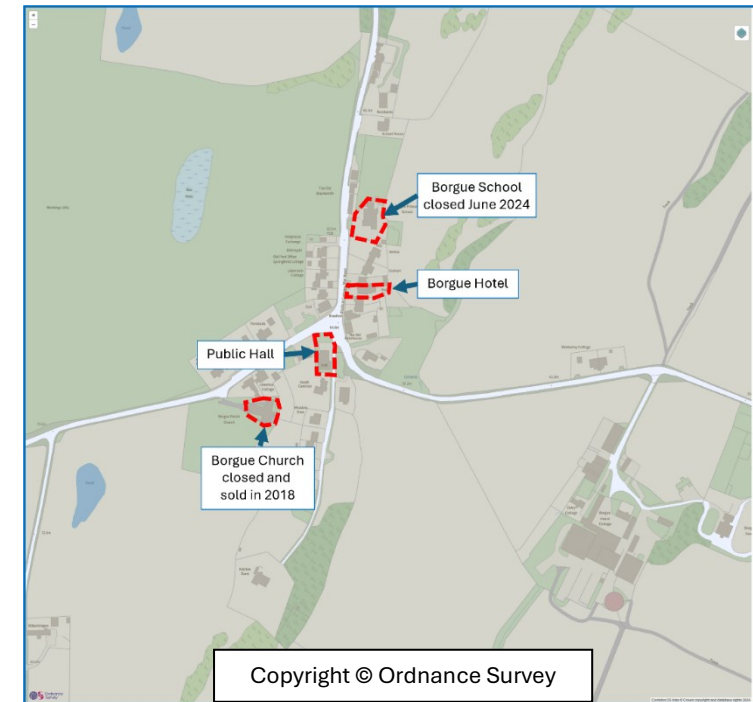
There are public toilets at Dhoon Bay and Brighthouse Bay beaches (but both are closed in winter).

### Lost Assets

In recent years Borgue has lost key services in the village.

The **garage** closed and the site has been derelict since 1980.

The **post office** closed in 2003.



<sup>23</sup> <https://www.kirkandrews.org.uk/>

### **Borgue School**

Borgue School was closed in July 2024 and is now in 'mothballed' status after being the a focal point of the village for more than 200 years. Its future is uncertain, but the building could be re-purposed or used for a variety of community facilities, and it also has a large playing field.

### **Borgue Church**

Borgue Church is an important landmark and was closed and sold in 2018. It is now privately owned by a Borgue resident <sup>24</sup>. The graveyard surrounding the church is owned by Dumfries & Galloway Council and is still in use.

### **Borgue Curling Pond**

Borgue still has an active curling club which nowadays makes use of indoor ice rinks. Curling used to take place at Loch Roy, about 1km north of the village. There is potential to restore this pond as a wetland/wildlife area as has been done in other locations such as New Luce.<sup>25</sup>



The 'mothballed' Borgue Primary School

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<sup>24</sup> <https://www.facebook.com/sanctuaryborgue/>

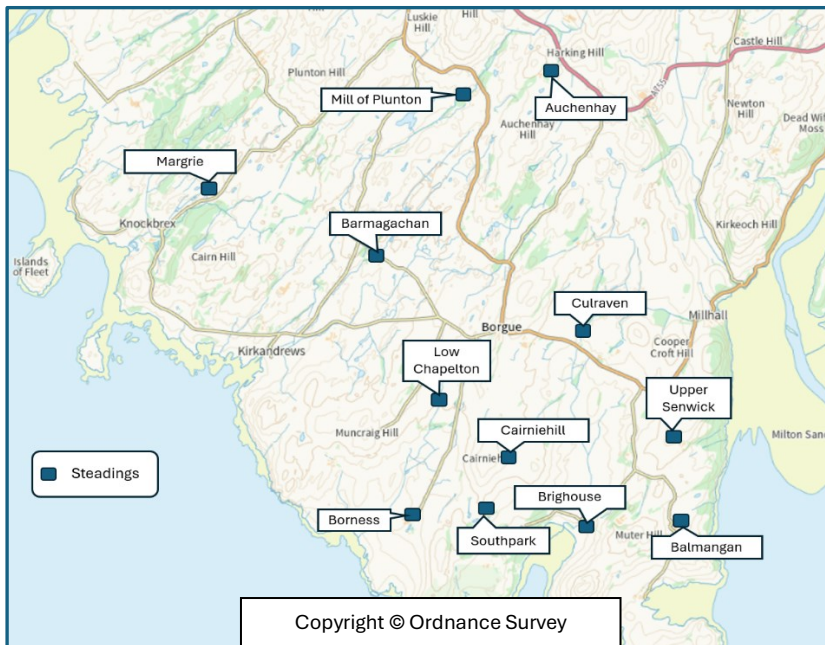
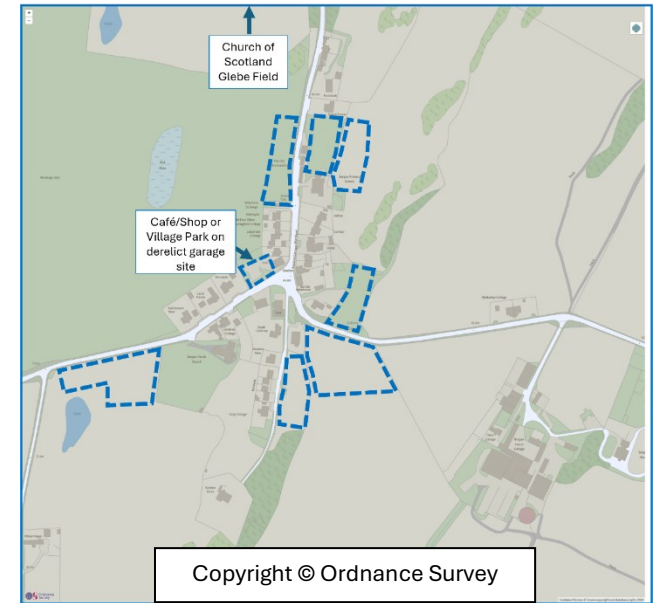
<sup>25</sup> <https://www.newlucect.org/curling-pond-project-3/>

## Potential Development Sites

Borgue is currently not classed as a Local Centre in the Stewartry Housing Market Area and in D&G LDP2 has no areas identified for development.

The Local Place Plan consultations indicated strong support for the development of additional, low-cost housing in Borgue. Several sites were identified by members of the public during the consultation, mostly adjacent to current housing in Borgue village. These are indicated by the blue dashed areas on the map. One of the sites, opposite Kirkbank, is the site of the Borgue septic system so would require relocation of these facilities to enable development of new housing.

Some Borgue farming businesses suggested that housing for their farm workers would be more useful if it was developed close to their farms, rather than in the central village area. A Housing Needs and Demands Analysis (HNDA) was carried out by South of Scotland Community Housing (SOSCH) on behalf of Culraven Farm and its findings have been shared with the BPPC. Please note that this is focused upon development of the Culraven Steading <sup>26</sup>.



There are several derelict or empty buildings / steadings around the Borgue area which have the potential for redevelopment for housing or commercial / tourist purposes. These have been identified at: Auchenhay; Balmangan; Barmagachan; Borness; Culraven; Brighouse; Cairniehill; Low Chapelton; Margrie; Southpark; Upper Senwick.

It was suggested during the consultation that development could take place in other areas outside Borgue village including the Church of Scotland owned fields at Kirkandrews and near the Manse, Borgue. These would be subject to further consultation before inclusion in the plan as described in the Action Plan, section H1.

The community had many suggestions for more development of the closed/mothballed school, with a number suggesting that it could be used as a shop / café / gallery / bunkhouse / workshop space.

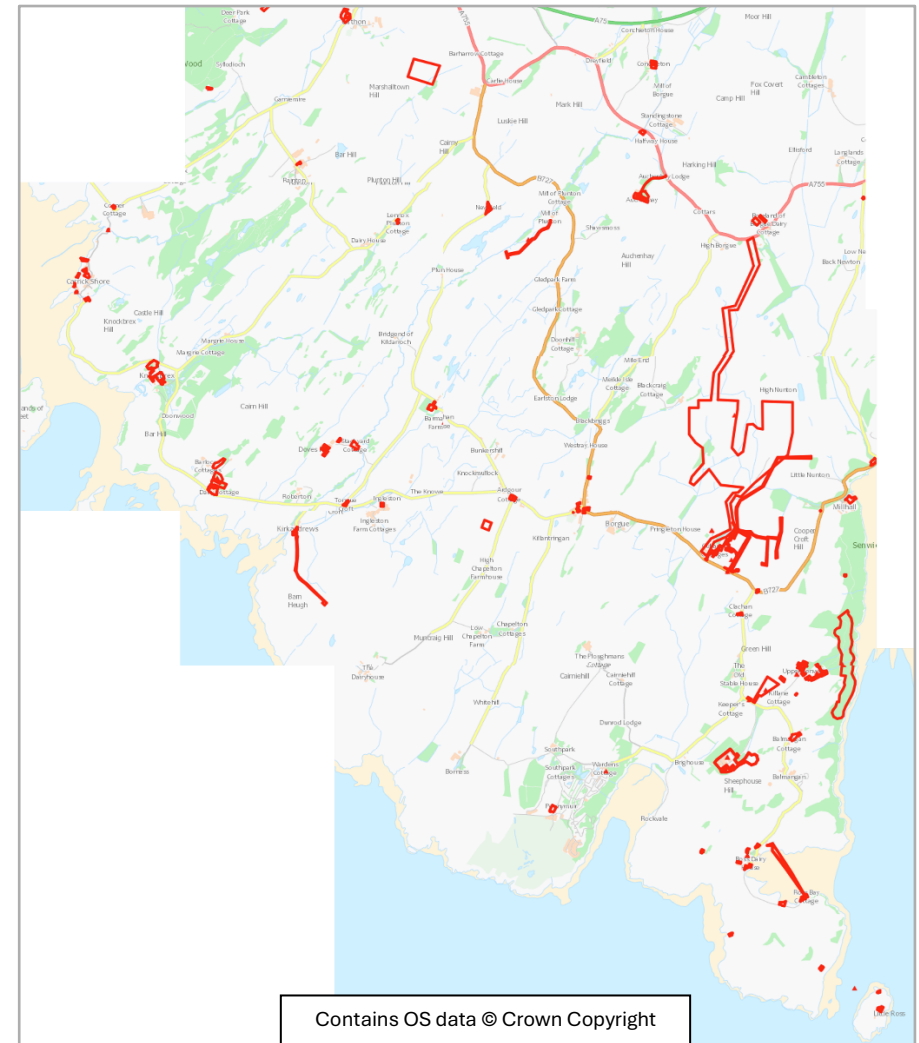
<sup>26</sup> <https://www.borgue.org/placeplan/wp-content/uploads/2024/12/Housing-Survey-Culraven.pdf>

The old garage forecourt site, which is now derelict, was proposed as a location for a village shop/café or to be transformed into a small community park area.



Borgue has had over 170 planning applications submitted in the last 12 years, including small house extensions, new build houses, farm expansion projects, tourism facilities and a solar photovoltaic installation. All but four of these have been approved. The map on the right shows the locations of the planning applications.<sup>27</sup>

According to the report “A Just Transition for Dumfries & Galloway” (2025), “...the creation of more homes is a key priority for economic development in the region as well as health and wellbeing outcomes”. It also states that “The expansion of community led housing development could include the reuse of vacant and derelict buildings, with success in this area a potential cross-cutting win across multiple key areas of Scottish Government policy, including land reform, planning, economic growth and decarbonisation.”<sup>28</sup>



<sup>27</sup> <https://eaccess.dumgal.gov.uk/online-applications/spatialDisplay.do?action=display&searchType=Application>

<sup>28</sup> <https://www.justtransition.scot/publication/a-just-transition-for-dumfries-and-galloway/>

## Travel & Transport

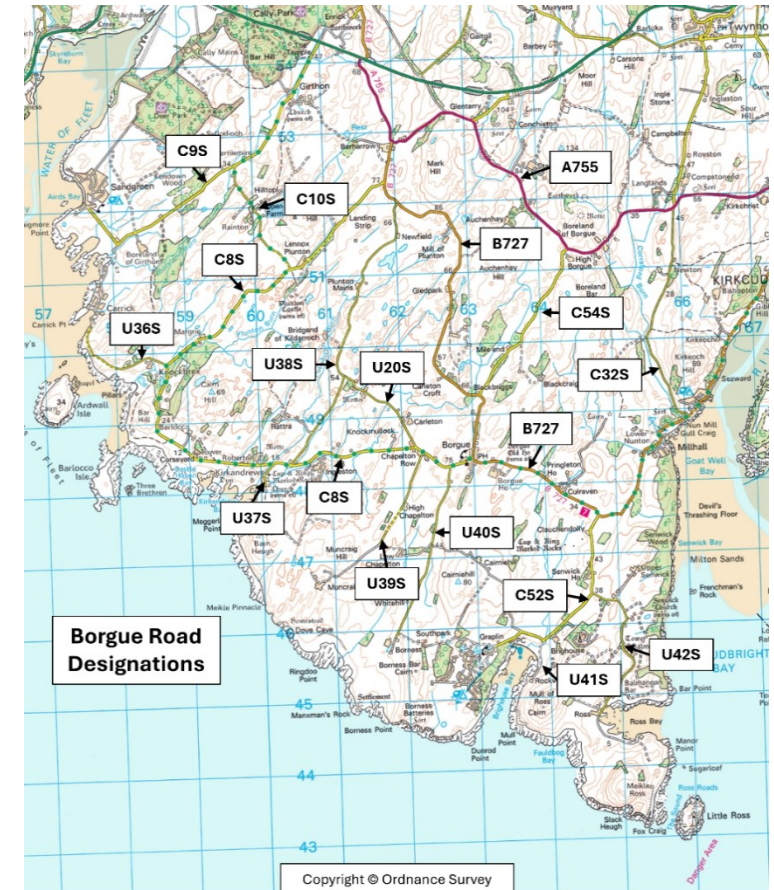
Borgue residents have to travel for almost every service they require. From education through retail purchases to professional and medical expertise. It is vital to the area and its hopes of any sort of regeneration to have these services and those that businesses depend upon – accountancy, architects, bankers, lawyers etc. as close as possible. Centering services in ‘hubs’ like Dumfries will not help Borgue in future.

It is difficult to live in Borgue without the use of a car, and there is a high proportion of car ownership in Borgue. According to the 2022 census, 100% of households in Borgue village own a car or van and only 9 households in the wider BCC area do not have access to a vehicle.

Borgue and the wider community area have poor road links both east and west. The B727 and the A755 link Borgue to Kirkcudbright, although the main signed access route to the A755 is via the C54S (from Risk corner to High Borgue), which is the signed HGV route. Consideration must be given to the redesignation of the C54S to reflect its operational importance.

The C8S from the village centre follows the coast to B727 south of Barharrow. It narrows considerably at the junction with the U20S, at Chapelton, and from that point onwards is too narrow for 2 cars to pass. There are dangerous pinch points with a marked increased in traffic. In terms of traffic numbers however, there is more traffic on the B727 and the C52S to Brighthouse Bay. The development of a new dairy unit and solar farm on the outskirts of the area will increase traffic on the B727 and A755 <sup>29</sup>.

The recent closure of the Kirkcudbright Bridge is a major issue for Borgue residents and visitors. It is now easier to access shops and other services in Castle Douglas or Gatehouse of Fleet and much more difficult for visitors to the area to access the facilities at Seaward, Solway View, Brighthouse Bay and the Holiday Property Bond Coo Palace site. This will have a large negative impact on businesses in Kirkcudbright until a solution is found for crossing the river Dee at Kirkcudbright.



<sup>29</sup> <https://www.highnuntonsolar.co.uk/>

Borgue is currently served by one bus route (the 517). There are no clearly marked bus stops and no roadside timetables.

It is not possible to use the bus to commute to work in Dumfries. Even a journey to the hospital in Dumfries by bus, depending on the time of day, can take up to 3 hours, with an average of 1.5 hours by bus, and involves at least 2 changes.

To get to Newton Stewart by bus involves a bus to Kirkcudbright, then on to Castle Douglas and finally a bus to Newton Stewart, taking nearly 3 hours.

There are no buses in the evenings or at weekends.

In the In the Swestrans Regional Transport Strategy 2023 – 2042 (2023) <sup>30</sup> a case study of the 517 Service was carried out.

Service 517	Kirkcudbright - Brighthouse Bay - Borgue Monday to Friday					
Gatehouse of Fleet	0810					
Kirkcudbright	...	0900	1150	1540	1715	
Brighthouse Bay	...	0915	1205	1553	1730	
Borgue	0825	0925	1215	1600	1740	
Borgue	0825	0925	1215	1600	1625	1740
Brighthouse Bay	0833	...	...	...	...	...
Kirkcudbright	0850	0940	1230	...	1640	1755
Gatehouse of Fleet	...			1615	...	...
No service 25, 26 December & 1, 2 January						

*“The 517 Kirkcudbright – Brighthouse Bay – Borgue bus service was identified as a service that should be looked at. The service is very rural and there were very low passenger numbers. There were a number of steps in the re-design of the service:*

- *Consultation: **The local community of Borgue was consulted in relation to the re-design of the service to establish what the local community required.** The engagement with the local community was a mixture of questionnaires and focus groups, which were facilitated by the Community Council and Galloway Community Transport.*
- *Option Design: From the feedback from the consultation options on the delivery of a new service were presented to the local community. It was agreed that the service required to start an hour earlier, align the timetable with connections to other services and a later finishing time.*
- *Operation of Service: The new designed service is currently being piloted by Galloway Community Transport and has seen a growth in the service pre and post COVID. It also enabled 3 people*
- *who were unemployed and went through the PSP D1 training programme to be employed on this service.*

*The PSP model of designing services through service user engagement and piloting them through Community Transport has been hugely successful. It serves the local community better, provides community transport with the opportunity to operate services of this type and provides the commissioner of the services with the confidence that community transport is able to provide this type of service.”*

The nearest train station is in Dumfries. The nearest mainline station is in Lockerbie (45 miles) or or Ayr (61 miles).

There are no local taxis in Borgue. The nearest taxi services are in Kirkcudbright and Gatehouse of Fleet.

<sup>30</sup> [https://www.swestrans.org.uk/media/29478/SWestrans-RTS-2023-2042/pdf/FINAL\\_SWestrans\\_RTS23-42.pdf?m=1717667089840](https://www.swestrans.org.uk/media/29478/SWestrans-RTS-2023-2042/pdf/FINAL_SWestrans_RTS23-42.pdf?m=1717667089840)

## Cycling

The B727 and the C8S which pass through Borgue are part of both the Sustrans National Cycle Route 7 (500 miles long, linking Sunderland to Inverness) and the newly created Kirkpatrick C2C (250 miles, linking Eyemouth with Stranraer). According to Sustrans the average daily total for 2024 passing through is 25 per day. According to the SSDA (South of Scotland Destination Alliance) the route could attract up to 175,000 new visitors along the route <sup>31</sup>. Locally, the 7 Stanes mountain biking trails <sup>32</sup> and the international cycle events in Gatehouse (The Gralloch <sup>33</sup>; Raiders Gravel <sup>34</sup>) have increased awareness of the opportunities for cycling in this area and there has been an noticeable increase in numbers of cyclists in recent years, both local and visitors.

## Core Paths



Core paths are routes designated by local authorities under the terms of the Land Reform (Scotland) Act 2003 with the purpose of providing a reasonable access network. Core paths include many rights of way, but also other paths that are important to local people and visitors. They may cross land to which access rights apply and they may also cross land where access rights do not apply. All local authorities have a duty to produce a core path plan, but no duty to sign them, create a path on the ground or to maintain them. The Borgue area has a network of core paths which are mainly in the areas between Borgue village and the coastline. There are core paths defined all the way along the Borgue coastline from Dhoon Bay in the east to Carrick in the west. Some paths are well used, especially near the visitor facilities at Ross Bay, Brighthouse Bay and the Holiday Property Bond site near Kirkandrews. Other paths have been neglected and overgrown by gorse and other vegetation. The map shows the location of the core paths and areas that require work to make them more accessible <sup>35</sup>. The Southern Upland Partnership has plans for a SW Scotland Coastal Trail <sup>36</sup> and it is hoped that this will ensure a safe walking route along our coast, linking Borgue to both Gatehouse and Kirkcudbright.

<sup>31</sup> <https://www.southofscotlandenterprise.com/news/kirkpatrickc2c1styear>

<sup>32</sup> <https://forestryandland.gov.scot/visit/activities/mountain-biking/7stanes>

<sup>33</sup> <https://www.grallochgravel.com/>

<sup>34</sup> <https://www.raidersgravel.com/>

<sup>35</sup> <https://www.dumfriesandgalloway.gov.uk/leisure-sport-culture/parks-outdoor-spaces/core-paths>

<sup>36</sup> <https://sup.org.uk/projects/south-west-scotland-coastal-trail/>

## Core Path Issues

There are no paths from Borgue village to connect to Dhoon Bay to the east or to Kirkandrews to the west. If there were paths in these areas, it would enable the creation of several interesting loop routes out to the coast.

- Core path 181 from Kirkandrews to Carrick was upgraded with new gates in 2019 but still has a very boggy area around the head of Castle Haven Bay.
- Core path 202 from Kirkandrews to Borness Bay has some sections along the coast which are difficult to follow and would benefit from additional signage or waymarkers.
- Core Path 174 from Brighthouse Bay to Borness has recently been improved along the coastal section but is blocked by an impenetrable tree plantation on the section inland from Borness Bay.
- Core path 175 past Cairniehill Loch is very overgrown.
- Core path 223 around the Mull of Ross has some sections that are overgrown with gorse.
- Core path 220 from Dhoon Bay to Senwick Church has some sections that are very steep and slippery and is often blocked by fallen trees.
- Core path 175 between Borgue village and Cairniehill is difficult to follow and would benefit from additional waymarkers.

## Treasured Landscapes



Access to Brighthouse Bay is increasingly difficult

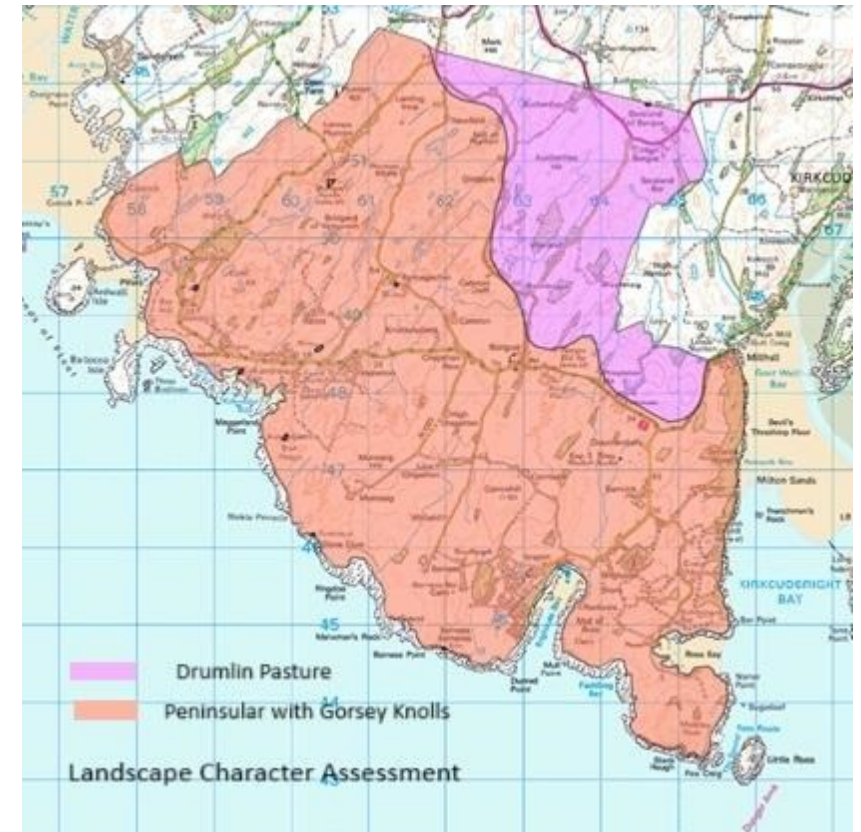
The areas outlined on the map were highlighted during the consultation as ‘**Treasured Landscapes**’ which should be conserved and remain accessible to residents and visitors. The coastline was the most mentioned feature, especially around Brighthouse Bay and Carrick where there is access to beaches and swimming locations. It was noted that access to some areas of the coast is difficult and that many of the Core Paths need clearing and maintenance. The access to Brighthouse Bay has deteriorated in recent years and is now inaccessible for many people.



## Landscape

NatureScot's Landscape Character Assessment identifies two distinct landscape types in Borge. The majority is classified as **'Peninsular with Gorsey Knolls'**<sup>37</sup> which only occur in 4 locations in Dumfries & Galloway. It has an exposed coastal character and a predominantly small scale complex rocky landform, in places complemented by small scale or strikingly regular field patterns. It is characterised by local changes in topography, This creates prominent uneven knolls (knowes), often with exposed rock and gorse and, according to NatureScot, mainly cattle grazed pasture, surrounded by stone walls, with old homesteads, forts and castles occupying clifftops and headlands.

The north western part of the area classified as **'Drumlin Pastures'**<sup>38</sup> The topography of drumlin pastures is typified by a range of elongated mounds, smoothly convex in outline that run parallel but interlock with each other creating a distinctive and undulating landform. The drumlins are generally orientated towards the coast or parallel to the main valley alignments. This landscape type also contains rugged knolls and small hill ranges.

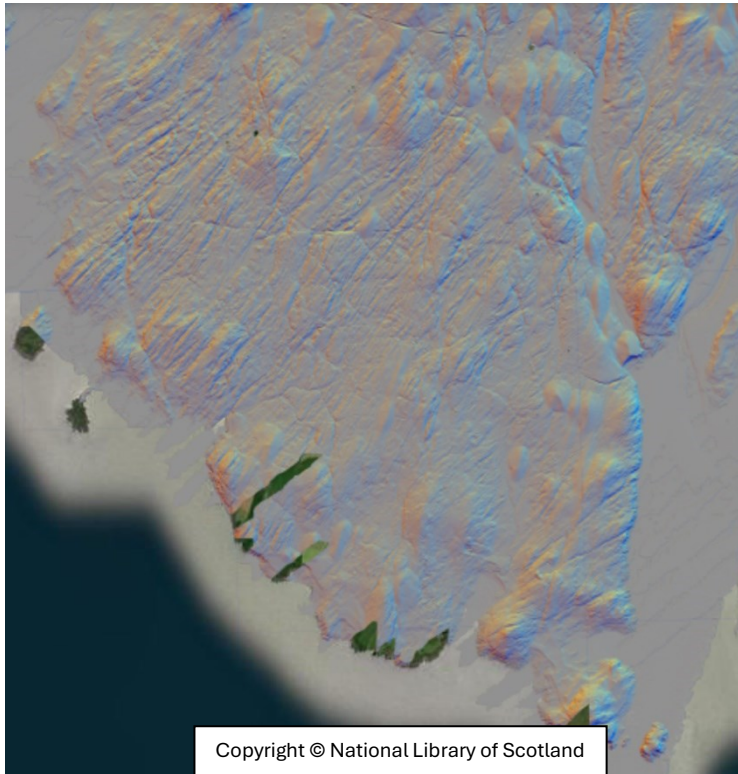


<sup>37</sup> <https://www.nature.scot/sites/default/files/LCA/LCT%20157%20-%20Peninsula%20with%20Gorsey%20Knolls%20-%20Final%20pdf.pdf>

<sup>38</sup> <https://www.nature.scot/sites/default/files/LCA/LCT%20169%20-%20Drumlin%20Pastures%20-%20Final%20pdf.pdf>

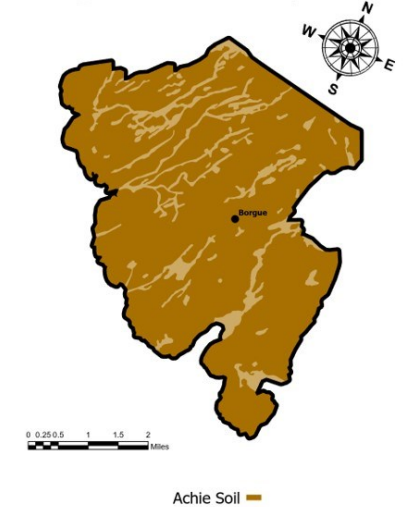
## Geology & Soils

The wider Borgue area has many rare and interesting soil and topographical features that have formed because of the area's unique geological history. The unique topographical features (known as knowes) surrounding Borgue, have played a significant role forming and shaping a unique soil system. The soil near the glacial topographical ridges, (knowes) is endemic to Galloway. These distinctive **Achie soils**<sup>39</sup> support many communities of plants,



animals, and microbiota, which in turn have helped shape the soil. Traditionally these ridges were left uncultivated and have a unique biodiversity dominated by gorse. As a vital natural resource of the area, shaping the economy, environment and wider culture, the soils of the Borgue area are something to be appreciated. The map on the left is a LIDAR scan of the area showing the rocky ridges of steeply dipping Silurian age sediments (around 440 million years old) aligned in a south-west to north-east orientation.

### Achie Soil within the Borgue Community Area



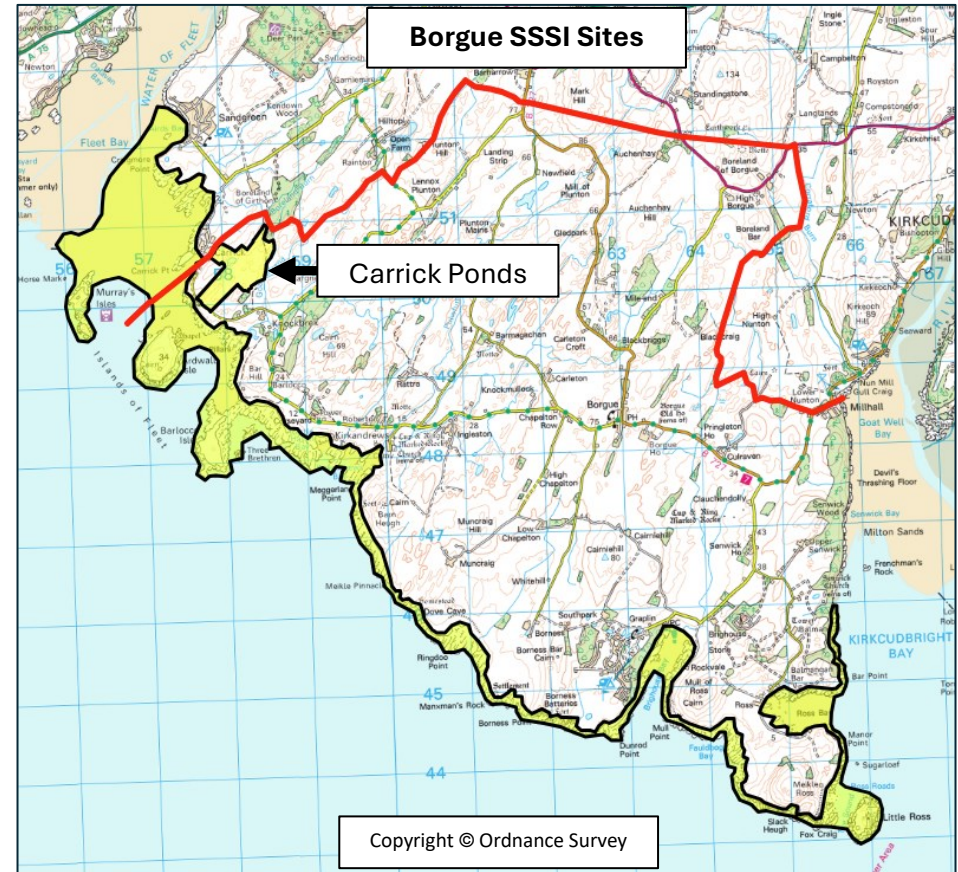
<sup>39</sup> <https://www.sciencedirect.com/science/article/abs/pii/S2352009414000261>

## Protected sites

Protected nature sites within or adjacent to Borgue include the **Borgue Coast SSSI** <sup>40</sup>. The site holds a number of Nationally Rare or Scarce plants as well as some that are Locally (Kirkcudbrightshire) Rare or Scarce. These include perennial flax (Brighthouse Bay is the only Scottish site), bee orchid, yellow horned poppy, lax-flowered sea lavender, seaside and lesser centaury, sea holly, spindle, purple milk vetch, whorl grass, long-stalked pondweed. Several of these are on the Scottish Biodiversity List <sup>41</sup> and/or on the DGLBAP Priority Species <sup>42</sup> list. And 3 species are defined as Internationally under threat of extinction.

The site also contains some of the largest seabird colonies in the Stewartry district, with notable populations of great black-backed and common gulls. Smaller numbers of breeding guillemot, razorbill and fulmar are also found and Turnstone overwinter on the shore.

**Carrick Ponds SSSI** <sup>43</sup> is a 44ha site consisting of a series of pools and mires set in hollows between low rocky ridges with semi improved neutral grassland. The wide range of fen habitats, the undisturbed nature of the pools and the mild winter climate result in the site having a greater number of water beetle species than any other site in Scotland. Eighty one species have been recorded. There are seven species of beetle that are relics from a time some 9,000 years ago when temperatures in northern England and Scotland were higher than today.



<sup>40</sup> <https://sitelink.nature.scot/site/245>

<sup>41</sup> <https://www.nature.scot/doc/scottish-biodiversity-list>

<sup>42</sup> [https://www.dumgal.gov.uk/media/19945/Local-Biodiversity-Action-Plan/pdf/Local\\_Biodiversity\\_Action\\_Plan.pdf](https://www.dumgal.gov.uk/media/19945/Local-Biodiversity-Action-Plan/pdf/Local_Biodiversity_Action_Plan.pdf)

<sup>43</sup> <https://sitelink.nature.scot/site/328>

There are many other pools (permanent and ephemeral) and wet areas within the Borgue area, (Craigshundie, Duck Loch and Sturdie Moss, etc). Many have been drained. There are a few Nationally Rare/Scarce plant species in some of these sites as well as great crested newts.

Geologically the area of the SSSI which is of interest for its Caledonian Structures is the intertidal coastal outcrop near Barlocco Isle. The Wenlock sediments constitute the intertidal coastal exposure on the Meikle Ross peninsula and include the offshore islands. with unusual plants, including perennial flax, fragrant orchid and spring squill. Gulls dominate the breeding seabird populations

The whole of the offshore coast is in the **Solway Coast Special Protected Area**<sup>44</sup>, designated to protect 28 species of non-breeding, wintering and passage species of waterfowl (including waders, divers, geese, and seaducks), gulls, and their supporting habitats. By doing so it contributes to the UK and OSPAR<sup>45</sup> **Marine Protected Area** networks.

The coastline at Barlocco and Meikle Ross are also designated as **Geological Review Sites**<sup>46</sup>, These sites display sediments, rocks, fossils, and features of the landscape that make a special contribution to our understanding and appreciation of Earth science and the geological history of Britain.

Borgue is also in a **Regional Scenic Area (RSA)** (D&G 2018)<sup>47</sup> protected via policy NE2 of LDP2 'these special landscapes are of substantial economic value to the region and of great importance for our quality of life' and are included in the most cherished landscapes in the county. Designation as a RSA means that the siting and design of any developments within a RSA should respect the landscape character and scenic interest for which the area has been designated, and should not take place unless there is a specific need for development in that location which could not be located in a less sensitive area.



Access to the SSSI at Brighthouse Bay is limited, and no management of the site has been carried out for many years.

<sup>44</sup> <https://www.solwayfirthpartnership.co.uk/environment/marine-protected-areas/>

<sup>45</sup> OSPAR is the mechanism by which 15 Governments & the EU cooperate to protect the marine environment of the North-East Atlantic.

<sup>46</sup> <https://www.scottishgeologytrust.org/geology/geoconservation/>

<sup>47</sup> [https://www.dumgal.gov.uk/media/17552/Local-Plans-Technical-Paper-No-6-Identification-of-Regional-Scenic-Areas/pdf/Regional\\_Scenic\\_Areas\\_Technical\\_Paper\\_\(including\\_Errata\\_pages\).pdf](https://www.dumgal.gov.uk/media/17552/Local-Plans-Technical-Paper-No-6-Identification-of-Regional-Scenic-Areas/pdf/Regional_Scenic_Areas_Technical_Paper_(including_Errata_pages).pdf)

The far western part of the area and extending into Fleet Bay is also within the **Fleet Valley National Scenic Area** <sup>48</sup>, characterised by “a compact, working landscape of great charm

- A sense of timelessness arising from a rich heritage
- The gradation from coastal islands to upland hills
- The traditional boundaries of dyke and hedge
- Abundance of trees and woodlands
- The variety and influence of water
- A rich variety of colour, light, texture and scale
- Landmarks, contributing to the identity of the area
- Views out of the Fleet Valley to the Isle of Man and the Merrick”

Scotland’s planning system safeguards the special qualities of NSAs, with NatureScot acting in an advisory capacity. National Planning Framework 4 <sup>49</sup> provides the policy framework for planning matters within these areas.

Borgue is also within the **Galloway and Southern Ayrshire UNESCO Biosphere** <sup>50</sup>. “Galloway and Southern Ayrshire was the second UNESCO Biosphere in Scotland. The region’s designation was awarded by the United Nations Educational, Scientific and Cultural Organisation in 2012, recognising the fact that this is a world class environment for people and nature. The GSA UNESCO Biosphere is a leader in sustainability in Scotland. One of the goals of the GSA Biosphere Partnership is to help people find out how a better way of living is already happening here in the southwest. They support and promote a huge range of innovative, dynamic, and sustainable businesses and organisations that are providing services to local people and visitors alike, showing how to experience the Biosphere in a variety of wonderful ways.”

Borgue is often referred to locally as **‘The Land of Milk and Honey’**. It is a reference to the once thriving honey industry in the area – the honey was famous across the whole country and there was even a sign in London proclaiming its excellence. In the *The British Bee Journal*, Volume 17, 1889, page 462 an article posed the question ... “To what is the peculiar excellence of Borgue Honey due?” <sup>51</sup> The answer was white clover. “So long as the old pastures of Borgue remain to produce their rich carpets of incomparable white clover, and her bonnie knowes bloom in the summer sun, so long will her produce stand in a first place in the markets of the kingdom, and her honey be famed far and wide as in days of yore”. In “*The Western Farmer & Gardener*” published in Cincinnati, USA, July 1841, it was written that “For many years by past, Borgue has been famed for producing fine honey— perhaps the finest in Scotland. It is of a

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<sup>48</sup> <https://new.dumgal.gov.uk/leisure-sport-culture/things-do-dumfries-galloway/national-scenic-areas>

<sup>49</sup> <https://www.gov.scot/publications/national-planning-framework-4/>

<sup>50</sup> <https://www.gsabiosphere.org.uk/>

<sup>51</sup> <https://www.biodiversitylibrary.org/item/83070#page/468/mode/1up>

transparent sea-green hue, and possesses an exquisite richness of flavor which is keenly relished by connoisseurs.” In 'Raiderland' 1904, SR Crockett writes “Borgue is the metropolis of bee-land”. There are now only 4 beekeepers in the village, few fields of white clover and there were no entries for “Jar of Honey” in the 2024 Borgue Horticultural Show.

## Water

Borgue is bounded by the sea on three sides and has over 15 miles of coastline, stretching from Dhoon Bay to Carrick. There are bays at Dhoon Bay, Ross Bay, Brighthouse Bay, Kirkandrews, Knockbrev Bathing Hut Beach, Knockbrev Quay, Isle Mouth and Carrick, with steep cliffs up to 300 feet high in between. There are 3 islands (Little Ross, Barlocco, Ardwall).

There were many references to ‘the coast’ and the beaches as being special places in the consultation. The Borgue coast is valued for its scenic value with an indented shoreline with rugged sections that feel wild and remote and some sandy bays popular with locals and visitors alike.

The coast is a very important and treasured part of the community. It can be seen from many parts of the area, but access is very limited for a variety of reasons.

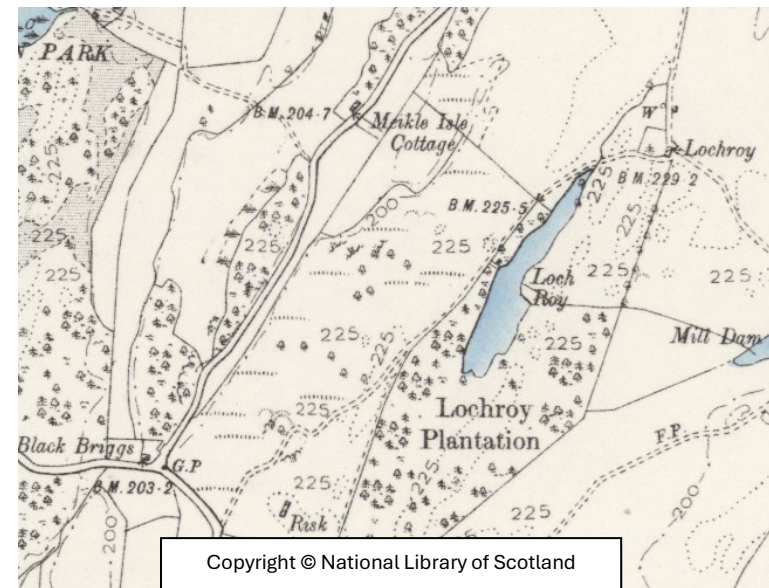
There are designated bathing beaches at Dhoon Bay, Brighthouse Bay and Carrick Shore. SEPA undertake monitoring of the water at these beaches during the summer. There are also beaches along the Senwick Wood coast, at Ross Bay, Kirkandrews Bay and Isle Mouth Bay. Concerns over water quality have been raised by the swimming groups who swim all year round.<sup>52</sup>

There are no large rivers flowing through the area.

Following a Freedom of Information request, SEPA have confirmed that “after the Cyber-attack that SEPA suffered in December 2020, which resulted in loss of our systems. Between March 2020 and January 2021 no data was generated due to COVID pandemic and the effects of the cyber-attack. As we have been adjusting to some new working practices, we have not been able to sample as many sites as usual and have been prioritising pollution events. This means that some routine monitoring sites do not yet have data more recent than 2019. “

Many of the farms had mill ponds for their mill wheels; there was also a large curling pond at Loch Roy and another smaller loch near Borness (Cairniehill Loch). These are both now overgrown and silted up.

There is an area of freshwater in a former quarry behind Newfield and smaller lochs at Craigshundie and the Carrick Ponds SSSI. Many of the smaller ephemeral / dew ponds in the rocky knowe landscape are gradually being filled in and removed.



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<sup>52</sup> <https://bathingwaters.sepa.scot/locations-and-results/>

## Land Use in the Borgue Area

### A Farming Area

From NatureScot: “Agriculture in the Dumfries and Galloway region is skewed towards dairying and the rearing and breeding of beef cattle and sheep. Most of the agricultural land is pasture or rough grazing. Very little land is given over exclusively to arable, although cereal crops are often grown on lowland farms in the course of a predominately grass rotation. Over 85% of the region’s land area is designated as a less favoured area due to severe limitations for agriculture. Nevertheless, the region accounts for about 30% of Scotland's dairy breeding herd and over 15.5% of sheep for breeding, since the mild wet climate produces some of the most productive grassland in Scotland. Much of the land up to about 200 metres is improved grassland, and so the sight of sheep and cattle grazing on lush green pastures is a common one. Sheep are most common on rougher, higher pasture, with cattle on the lush lower ground. In recent years the Agri-Environment Climate Scheme has promoted land management practices which protect and enhance Scotland’s magnificent natural heritage, improve water quality and public access, manage flood risk and mitigate and adapt to climate change through payments supporting these practices. The pastoral landscape of Dumfries and Galloway is delineated by several types of field boundary: walls, hedgerows, hedgerow trees, banks and combinations of these.”<sup>53</sup>

In the Borgue area, agriculture is by far the most important land use, both in area and commercial output. There are 14 farms, of which 3 are mainly concentrating on milk production and the rest beef and sheep grazing. The landscape of Borgue means that some fields have remained as largely unimproved pasture while others have been improved to maximise grass / silage / haylage yields.

As with all farmers in Scotland they are facing increasing costs and, largely, stagnating product prices, as well as a plethora of food standards, environmental and planning checks. Some have diversified into tourism, and some are planning to move into renewable energy production. In recent years, 2 farms have sold up to Forestry concerns which appear to be mainly concerned with Carbon Credit investments. At the BCC consultations for these Forestry developments, it was a commonly expressed view that Borgue residents had no wish to see more land lost from agriculture.

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<sup>53</sup> <https://www.nature.scot/doc/landscape-character-assessment-dumfries-and-galloway-landscape-evolution-and-influences>

The map on the right shows the Scottish Government classification of suitability for agriculture.<sup>54</sup>

- 3.2 - Land capable of average production though high yields of barley, oats and grass can be obtained. Grass leys are common.
- 4.1 - Land capable of producing a narrow range of crops, primarily grassland with short arable breaks of forage crops and cereal.
- 4.2 - Land capable of producing a narrow range of crops, primarily on grassland with short arable breaks of forage crops.
- 5.1 - Land capable of use as improved grassland. Few problems with pasture establishment and maintenance and potential high yields.
- 5.2 - Land capable of use as improved grassland. Few problems with pasture establishment but may be difficult to maintain.

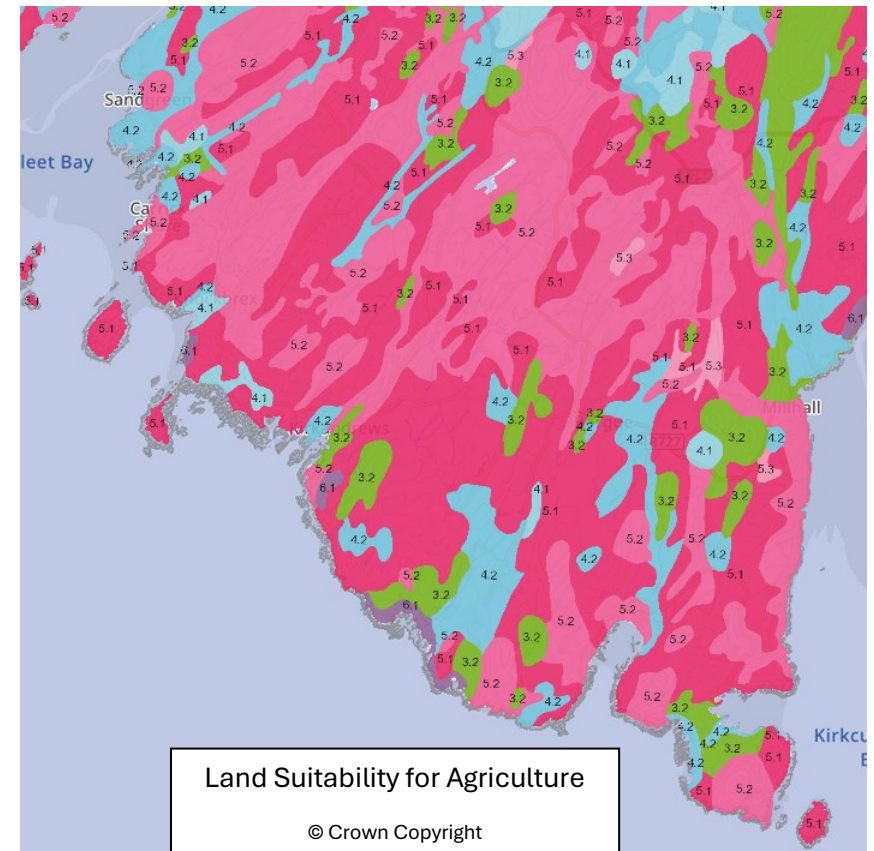
In the past 10 years there has been a marked change in land ownership in the area, and more than 20% of land in Borgue is now owned by absentee landowners. As well as the loss of local accountability and connection, this also means a reduction in the local economy, with money moving out of the area. Three Borgue farms, totalling over 1,000 acres (400 hectares) are currently up for sale.

## A Newly Forested Area

Trees have always been a vital part of the Borgue landscape but are being lost in great numbers due to age and disease. For example, ash dieback has reduced the number of hedgerow trees.

Borgue has, in the past two years, seen some newly forested areas, with three forestry schemes (including two farms).

The 90 ha Mill of Plunton scheme is mixed woodland: *“The majority of the 55 hectares (135ac) of planting will be native broadleaf woodland, and the remaining a mixture of broadleaf woodland and diverse conifer woodland. A large area outwith the woodland proposals will be retained as open (farmed) land and managed for*



<sup>54</sup> [https://map.environment.gov.scot/Soil\\_maps/?layer=2#](https://map.environment.gov.scot/Soil_maps/?layer=2#)

biodiversity. The main objectives of our scheme include carbon capture and biodiversity enhancements. Full public access will be encouraged, with self-closing gates installed as required.”<sup>55</sup>

Knocktall Wood at Upper Senwick Farm<sup>56</sup> is primarily conifer (76ha (188ac) conifer; 5ha (12ac) broadleaved) (Foresight Forestry) “Real returns from growing assets that combat climate change”<sup>57</sup>.”

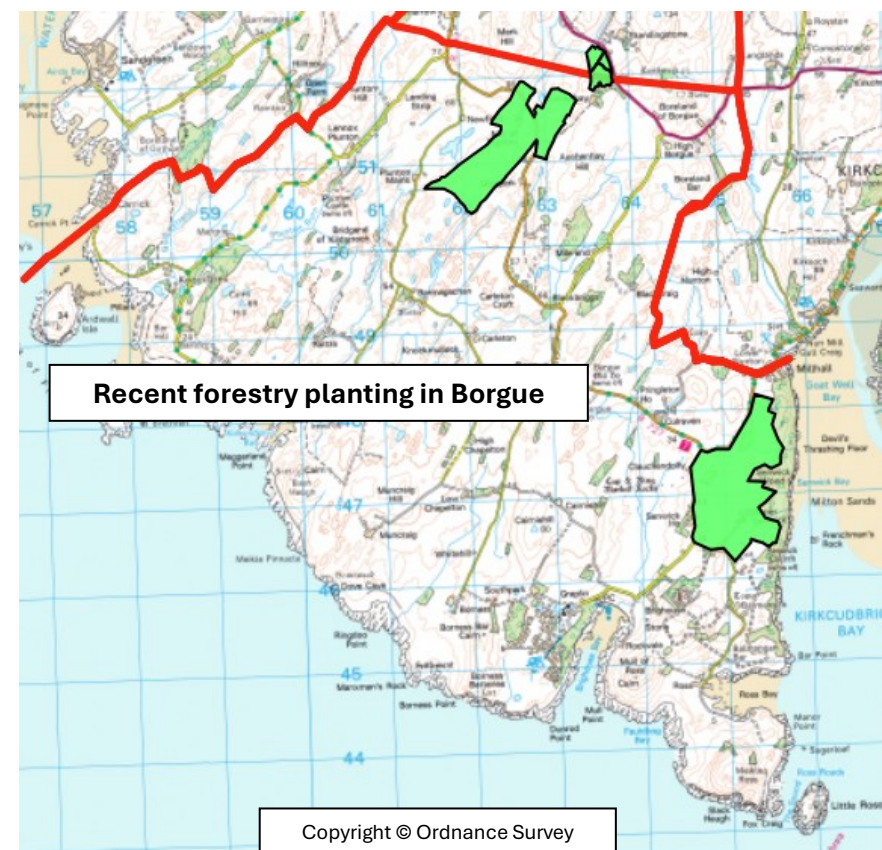
A smaller 17ha (42ac) scheme at Auchenhay alongside the A755 stated that “Silvicultural management of the woodland would provide local jobs and add value to the local economy.”

Such planting scheme are likely to increase as the Scottish government tree planting targets will increase from 15,000 hectares (37,000ac) each year from March 2024 until 2030 which equates to 119,000 hectares (294,000ac) in total. The vast majority is forecast to be on grade 3.2, 4 and 5 land.

The James Hutton Institute’s report “Land Use Transformations” (2024) presents analysis of how land use in Scotland would need to change if the net-zero GHG emission, climate adaptation and other environmental objectives are to be achieved. Almost the whole of Borge is considered suitable for forestry planting.<sup>58</sup>

The Southern Upland Partnership (2021)<sup>59</sup> states that “ There is currently a major and rapid shift in landuse taking place across Southern Scotland. This is being driven by a combination of public grant, economics and assumed environmental benefits. We believe this change is not being as carefully considered as it should be. We risk losing a range of habitats, species and opportunities for a more diverse pattern of landuse that might improve community and environmental resilience.”

Unfortunately, at present, there is no requirement for meaningful community involvement and participation in the process of woodland creation, and unlike renewable energy projects, no standard expectation set by government exists on community benefit from commercial forestry.<sup>60</sup>



<sup>55</sup> <https://thefutureforestcompany.com/blogs/locations/mill-of-plunton>

<sup>56</sup> [https://casebook.forestry.scot/w/webpage/805BECBF1?context\\_record\\_id=25573177&webpage\\_token=54588661d8a3893882612da1ae12c5ebd9c290dc58897088bea79f01040a5ed6](https://casebook.forestry.scot/w/webpage/805BECBF1?context_record_id=25573177&webpage_token=54588661d8a3893882612da1ae12c5ebd9c290dc58897088bea79f01040a5ed6)

<sup>57</sup> <https://fsfc.foresightgroup.eu/>

<sup>58</sup> <https://storymaps.arcgis.com/stories/c3d3feff85f14460b6c973127089d6f9>

<sup>59</sup> <https://sup.org.uk/wp-content/uploads/Position-Statement-on-Forestry-in-South-Scotland-Final.pdf>

<sup>60</sup> <https://www.justtransition.scot/publication/a-just-transition-for-dumfries-and-galloway/>

## Biodiversity

### Reporting on Biodiversity in Dumfries and Galloway

The Dumfries and Galloway Council Local Biodiversity Action Plan, states their driving aim is "no loss of area or quality" of habitats in Dumfries & Galloway.<sup>61</sup> Under the Nature Conservation (Scotland) Act (2004), all public bodies in Scotland are required to further the conservation of biodiversity when carrying out their responsibilities. The Wildlife and Natural Environment (Scotland) Act (2011) also requires public bodies in Scotland to provide a publicly available report, every three years, on the actions which they have taken to meet this biodiversity duty. The latest report is 2018-2020<sup>62</sup>.

**Moths and butterflies** act as very good markers for the biodiversity of a region. Many moths have very specific foodplants which can restrict where they are found, and often makes them very sensitive to any loss of habitat. The adults are important pollinators, and in turn they, and their caterpillars, are valuable food sources for bats and insectivorous birds. With 471 recorded species, Kirkcudbrightshire has the most diverse representation of the 577 recorded species of macro-moth in Scotland, making our region of national importance in this regard. The diversity of our moths is a direct reflection of the unique combination of the climate, habitats and food plants in the local area. While significant numbers of relatively common species are probably of most importance, the Borgue parish is also host to a number of notable rarer moths. The narrow, coastal strip is particularly rich and has been known, for over 150 years, as a hot spot for the Thrift Clearwing (*Pyropteron muscaeformus*) which has a very restricted distribution in Scotland. The rare Northern Brown Argus butterfly is present in the Borgue area and efforts have been made to improve habitats by clearing gorse to encourage growth of rock rose which is the preferred food source for their larvae. Clearly the habitats of the coastal strip are very important for moths and butterflies, but it is very likely that the areas around the Carrick Ponds and Brighthouse Bay will also hold many more species if they are surveyed in detail. The same may be true for the larger native woodland areas.

**Mammals** The Borgue area is home to many wild mammals, including roe deer, badgers, foxes, stoats, red (and grey) squirrels, pine martens, hares, rabbits and otters. Most of these prefer the varied ecosystems that are decreasing in area. Native, broadleaf woodland is confined to small islands in a largely open landscape. Hedges and hedgerow trees that can provide connectivity are not being maintained.

**Birds** There is a similar tale of birds depending on the variety of ecosystems to thrive. The decreasing woodland cover and changes in ground cover/predator numbers has limited the breeding of many species.

A list of 'notable' species recorded in the Borgue LPP area from (SWSEIC<sup>63</sup>) can be found at: <https://www.borgue.org/borgue-species-list/>.

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<sup>61</sup> [https://www.dumgal.gov.uk/media/19945/Local-Biodiversity-Action-Plan/pdf/Local\\_Biodiversity\\_Action\\_Plan.pdf](https://www.dumgal.gov.uk/media/19945/Local-Biodiversity-Action-Plan/pdf/Local_Biodiversity_Action_Plan.pdf)

<sup>62</sup> [https://www.dumgal.gov.uk/media/23848/Dumfries-and-Galloway-Council-Biodiversity-Duty-Report-2018-2020/pdf/D\\_G\\_Council\\_Biodiversity\\_Duty\\_Report\\_2018-2020\\_.pdf?m=1608634567380](https://www.dumgal.gov.uk/media/23848/Dumfries-and-Galloway-Council-Biodiversity-Duty-Report-2018-2020/pdf/D_G_Council_Biodiversity_Duty_Report_2018-2020_.pdf?m=1608634567380)

<sup>63</sup> <https://swseic.org.uk/>

## Climate Change Risks & Challenges

Dumfries & Galloway Council declared a Climate Emergency on 27 June 2019 and set out an ambitious 12 point plan to “reinvigorate the pursuit of net zero carbon emissions in our region, protect our fragile biodiversity and our natural environment”.<sup>64</sup>

The warming trend in Galloway is relatively small compared to many other land areas globally, but within an already wet climate, there has been increased rainfall, particularly in winter. There is some evidence that a higher proportion of storms are producing extreme winds.

As communities, we tend to get used to gradual changes in the weather. The summer of 2024, considered by some to be cold (especially when compared to the last 6 years) was close to the long-term normal temperature, as measured over several decades in the 20<sup>th</sup> century. May 2024 was by far the warmest on record. August 2024 was very wet, but perhaps the most observable feature in 2024 has been the lack of sunshine – resulting in poor growth of grass and many vegetables. Hay and silage making opportunities are few and far between.

Very rural communities are vulnerable to particularly severe windstorms as well as increased flooding; albeit wintertime impacts due to snow and or ice accumulation are already becoming very rare. Overhead power lines are at risk during windstorms and will continue to pose a threat of prolonged power cuts.

In Scotland, high river flow runoff has increased by over 20% and winter river runoff by nearly 45% over the last 4 decades. Projected increases in intense heavy rainfall events in both summer and winter will also increase the risk of extensive and significant river and surface water flooding.<sup>65</sup>

The draft Scottish National Adaption Plan 3 proposes adaptation action to climate hazards, acknowledging that people and communities facing multiple disadvantages are often especially affected by the impacts of climate change in Scotland.<sup>66</sup>

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<sup>64</sup> <https://dumfriesgalloway.moderngov.co.uk/documents/s13855/Climate%20Emergency%20Declaration%20-%20appendix%201.pdf>

<sup>65</sup> <https://adaptation.scot/app/uploads/2024/09/climate-projections-scotland-summary-dec21.pdf>

<sup>66</sup> <https://www.gov.scot/publications/draft-scottish-national-adaptation-plan-3-snap3-2024-29-consultation-analysis/pages/2/>

## Consultants and Contributors

### **Borgue Place Plan Committee**

Angela Metcalfe (Chair)

Kevin Evans

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### **Place Plan Web Site**

[www.borgue.org/placeplan](http://www.borgue.org/placeplan)

### **Consultation**

Sleeping Giants: Grace Cardozo,

GSA Biosphere: Jenna Cains, Faith Hillier

GlenKens CAP: Helen Keron, Becca Nelson

### **Contributors to sections:**

Soils and geology: Prof Alex. McBratney

Moths & butterflies: Alastair Sommerville

Biodiversity: SWSEIC (Mark Pollitt / Malcolm Haddow)

Climate Change: Sarah Thomas, GSABiosphere

All the points included in the action plan were suggested by members of the community during our consultation events

## Appendix 1 – Key National Policies

Whilst the plan is rooted in our community aspirations, it also reflects planning policy aims of creating sustainable, liveable and productive places as expressed in parts of the Dumfries & Galloway Development Plan 3 and other national strategies.

- D&G Local Development Plan 3 (in progress)
- National Planning Framework 4 (NPF4, 2023) <sup>67</sup>
- National Walking, Cycling and Wheeling Network <sup>68</sup>
- Scotland’s Landscape Charter 2010 <sup>69</sup>

Key extracts of these are summarised here.

### How does the Borgue LPP fit in with existing National Policies?

#### D&G Local Development Plan 3

(To be updated when DGLDP 3 is adopted)

#### National Planning Framework 4 (NPF4)

National Planning Framework 4 (NPF4) was adopted in Feb 2023. Decisions on planning will be made in accordance with NPF4 and Dumfries and Galloway Council’s current Local Development Plan 2, with NPF4 taking precedence in instances where the two are not aligned on policy.

The Framework presents a National Spatial Strategy for Scotland 2045, which has six overarching spatial principles: just transition; conserving and recycling assets; local living; compact urban growth; rebalanced development; and rural revitalisation. Not all are relevant to Borgue, but of those that are:

- Just transition - We will empower people to shape their places and ensure the transition to net zero is fair and inclusive.
- Conserving and recycling assets - We will make productive use of existing buildings, places, infrastructure and services, locking in carbon, minimising waste and building a circular economy.
- Local living - We will support local liveability and improve community health and wellbeing by ensuring people can easily access services, greenspace, learning, work and leisure locally.

<sup>67</sup> <https://www.gov.scot/publications/national-planning-framework-4/>

<sup>68</sup> <https://www.nature.scot/enjoying-outdoors/routes-explore/national-walking-and-cycling-network>

<sup>69</sup> <https://web.archive.org/web/20220706002832/www.nature.scot/sites/default/files/2019-10/Scotland's%20Landscape%20Charter%20-%202028%20September%202010.pdf>

- Rebalanced development - We will target development to create opportunities for communities and investment in areas of past decline and manage development sustainably in areas of high demand.
- Rural revitalisation - We will encourage sustainable development in rural areas, recognising the need to grow and support urban and rural communities together.

33 policies are set out in NPF4, under the 3 headings of creating more:

**Sustainable Places, which for Borgue might mean:**

- being net zero;
- nature-positive places that are designed to reduce emissions and adapt to the impacts of climate change;
- and have development that is accessible by sustainable travel.

**Liveable Places, which might mean:**

- being inclusive, empowered, resilient, safe and providing opportunities for learning;
- having quality homes, with land allocations to meet current and future aspirations.
- using buildings and other physical assets can also support activities based on intangible cultural assets;
- and improving green infrastructure to bring nature into our places, connecting people with nature

**Productive Places, which might mean:**

- having a wellbeing economy that benefits everyone;
- having digital connectivity, which will be critical to their continued success.
- and through rural revitalisation, achieved by distributing development, investment and infrastructure strategically and by actively enabling rural development

There are several aims contained within the policies of NPF4 which any new development must meet, and which are relevant to Borgue:

- Minimise or avoid greenhouse gas emissions
- Promote nature recovery and nature restoration
- Protect locally, regionally, nationally and internationally important natural assets, on land and along coasts
- Support the sustainable management of the historic environment
- Set out opportunities for the sustainable reuse of brownfield land including vacant and derelict land and empty buildings
- Seek to realise their area's full potential for electricity and heat from renewable, low carbon and zero emission sources

- Prioritise locations for future development that can be accessed by sustainable modes.
- Support local living, including 20 minute neighbourhoods within settlements
- Set out tailored approaches to rural housing
- Be informed by relevant, up-to date audits and/or strategies, covering the multiple functions and benefits of blue and green infrastructure.
- Safeguard access rights and core paths, including active travel routes, and encourage new and enhanced opportunities for access linked to wider networks.
- Identify sites for sports, play and outdoor recreation for people of all ages
- Strengthen community resilience to the current and future impacts of climate change
- Support the delivery of digital infrastructure, including fixed line and mobile connectivity
- Spatial strategies should address community wealth building priorities
- Allocate sufficient land for business and industry
- Identify the characteristics of rural areas within the plan area, including the existing pattern of development, pressures, environmental assets, community priorities and economic needs of each area. The spatial strategy should set out an appropriate approach to development in rural areas which reflects the identified characteristics.
- Support the recovery, growth and long-term resilience of the tourism sector
- Recognise and support opportunities for jobs and investment in the creative sector, culture, heritage and the arts

Borgue is included in 'The South' within NPF4, which has its own regional priorities. The South is noted in NPF4 for its strategic importance, "with a strong sense of identity centred on networks of towns and villages, supported by distinctive landscapes and coasts", and "exceptional environmental assets and natural resources, such as the Galloway and Southern Ayrshire UNESCO Biosphere and Galloway Forest Dark Sky Park".

Its priorities include:

- Develop and increase recognition of it as a place to live, work and visit.
- Protect environmental assets and stimulate investment in natural and engineered solutions to climate change and nature restoration, whilst decarbonising transport and building resilient physical and digital connections.
- Increase the population by improving local liveability, creating a low carbon network of towns and supporting sustainable rural development.
- Support local economic development whilst making sustainable use of the area's world class environmental assets to innovate and lead greener growth.

On The South, the Plan highlights:

- Emissions in this area are moderate, with transport and industry emissions being partly offset by land use. The area has significant areas of woodland and peatland which act as a carbon sink and form the basis for future investment opportunities.
- Coastal erosion and flood risk is expected to be a significant challenge in the future, particularly where there is a risk of impacts on key transport corridors or settlements.

- Working with communities to find new ways of rural living that are consistent with climate change will be a challenge for this part of Scotland, given the relatively high levels of dependence on the car, limited public transport, housing affordability challenges and the dispersed population.
- Despite having high levels of wellbeing and quality of life, population decline is projected to continue in some regions to the west of the area, with fewer younger people and more retired people living in the area in the future.
- Economic diversification will help to address dependence on low wage and public sector employment.

## National Walking, Cycling and Wheeling Network <sup>70</sup>

This national development facilitates the shift from vehicles to walking, cycling and wheeling for everyday journeys contributing to reducing greenhouse gas emissions from transport and is highly beneficial for health and wellbeing. The upgrading and provision of additional active travel infrastructure will be fundamental to the development of a sustainable travel network providing access to settlements, key services and amenities, employment and multi-modal hubs. Infrastructure investment should be prioritised for locations where it will achieve our National Transport Strategy 2 priorities and outcomes, to reduce inequalities, take climate action, help deliver a wellbeing economy and to improve health and wellbeing. This will help to deliver great places to live and work, including through connecting neighbourhoods, villages and towns, active freeways and long-distance routes.

## Scotlands Landscape Charter<sup>71</sup> / European Landscape Convention

### The importance of Scotland's landscapes

We believe that the character and quality of our landscapes:

- are an essential aspect of our sense of place belonging, contributing to our health and wellbeing, and to the high quality of life that is to be found in Scotland;
- are an integral part of our national and community identity, reflecting our history and culture, and must retain their capacity to inspire our art, verse, prose and song;
- are highly valued by visitors from all over the world, generating wealth as the mainstay of the tourism industry; and
- attract individuals and businesses to locate in Scotland, their high quality being fundamental to the marketing of products and services.

### Our vision

Our vision for Scotland's landscapes is that, within a generation...

...we can be proud of all our landscapes. Landscapes are cared for as a vital national resource, fundamental to our prosperity and wellbeing. We all play an active part in decisions affecting our surroundings, and everyone in a position to help shape them – public bodies, commercial businesses, land managers and individuals alike – is committed to maintaining their quality and distinctiveness.

In support of this vision, five principles should guide future action.

<sup>70</sup> <https://www.nature.scot/enjoying-outdoors/routes-explore/national-walking-and-cycling-network>

<sup>71</sup> <https://web.archive.org/web/20220706002832/www.nature.scot/sites/default/files/2019-10/Scotland's%20Landscape%20Charter%20-%202028%20September%202010.pdf>

1. All landscapes are important and everyone has a right to live in and enjoy the benefits of high quality surroundings.
2. Our landscapes are a shared asset and everyone has a responsibility for looking after them to high standards, to make sure each part of Scotland maintains its own distinctive sense of place.
3. Landscapes change but change needs to be managed, to ensure the character and quality of the landscape is respected in all land management and development decisions
4. Better awareness of the diversity, distinctiveness, history and character of our landscapes is needed, so that all action affecting them is based on sound understanding.
5. Shaping tomorrow's landscapes requires a forward-looking approach to national and local policy that involves people in decisions about change to the character and quality of their surroundings.

## Appendix 2 – Consultation

### First Public Consultation, June 2024

The questionnaire below was used at the first consultation in June 2024 and was also available online via the Local Place Plan web site.<sup>72</sup>

The PLACE PLAN GROUP wants

### your opinions and ideas for Borgue

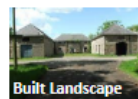
so a PLACE PLAN can be formulated that D&G and Central Governments *have to consider*

### What you like and want matters

**WHAT IS A PLACE PLAN ?** Introduced by the *2019 Planning (Scotland) Act*, these plans will set out a community's aspirations for its future development. Once completed and then registered by the planning authority, they **must** be taken into account in the preparation of the relevant local development plan.

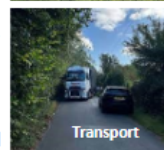
Today , you are being asked for your ideas.

There are a number of stands which highlight some



of the things that you might be interested in but there may be other things not mentioned that are important to you .

The ideas you write down for us will be collated and the issues that concern most people will be developed further and will be the basis of a BORGUE PLACE PLAN.



Plans for the future depend very much on private and public investment. What is possible or allowed may be out of our hands but we can indicate to those making Plans (Local, Scottish and Westminster Governments) what we would like or not like and how developments can be encouraged / discouraged or mitigated. Future funding bids , affordable housing plans, Council planning decisions may all be affected by what you say should be in the PLACE PLAN. If it is not there then D&G will assume we don't care about it. Currently Borgue is not mentioned in D&G's plans at all!

Your Postcode

Please tick

0-18    19-30    31-45    46-60    61+

I am a business owner

What **key words** would you use to describe Borgue at present?

What is it about Borgue that ...

You most like at the moment                      You least like at the moment

Are there places in Borgue you particularly ...

Like?                      Do these need protecting, improving?                      Dislike?

In the future ...

What would you **least** like to see happen?                      What would you **most** like to see happen?

Why?                      Why?

How might these be discouraged ?                      How might these be encouraged ?

If you have more to say, please ask for another response sheet

<sup>72</sup> <https://www.borgue.org/placeplan/public-meeting-feedback/>

## BORGUE PLACE PLAN

### CONSULTATION QUESTIONNAIRE FOR BUSINESSES

The Scottish Government is asking for all settlements in Scotland to produce a Place Plan which is to be an *aspirational* plan for their area. This must be incorporated into the future Council Development Plan and will therefore be something that Council Officers must take into account when making decisions. It can also be used as proof that the residents in that area want something, and this may help with possible future funding bids.

Thus; if people want more housing to be available for local workers, noting this aspiration will not guarantee it will happen, but, when the Housing Associations are given funding for more housing, any place that has identified the need will be considered whereas places that have not identified this need will be ignored.

Most aspirations will have to be paid for and this can only come from private, charitable or Government money. The Place Plan does not have access to funds but it will show the things that the residents would like to see and therefore may help in attracting the necessary investment.

**The Place Plan Committee is particularly interested in you as a business – what are your aspirations for the future and what might be done, if anything, to aid your business / employees etc. We would be grateful for your comments on local matters** – the Place Plan will not have any ability to effect macro economic / political issues such as tax, migration, etc.

You can tell us what you think in a variety of ways:

1. Answer the questions below (or as many as you can) on an email to [borqueplaceplan@gmail.com](mailto:borqueplaceplan@gmail.com). This can be anonymous but it would be useful if you would tell us what your business is ... Please answer as many of these as you want to and comment if there is anything else that you want to say.

- What would help your business to be more secure? (better mobile / broadband connection? easier planning permission for conversions or new builds? better roads? ... )
- What would benefit your workers or your ability to retain or attract workers? (does this apply to any particular type of worker – age, sex, skill?)
- Do you use/train apprentices? Would you like to ?
- Is there anything that is holding your business back? (could you cite an example?)
- Do you know of businesses that have failed or not started because of local restrictions? (could you cite an example?)
- Do you have an idea for a business , or expansion, that is restricted by local issues? (could you cite an example?)
- If you are a land / property owner, would you consider selling any to a House Association for affordable housing. If yes could you tell us what plot / building.

2. Answer the same questions on the *questionnaire for businesses* on the Borgue Website [www.borque.org/placeplan/](http://www.borque.org/placeplan/) . If you haven't already done so you can also answer the *general questionnaire* that was filled in by people at the initial consultation, also on the website.

## Questionnaires for Businesses, Local Groups and Young People

The following questionnaires were sent out to local businesses, groups and young people. They were also available online on the Place Plan web site.

### BORGUE LOCAL PLACE PLAN

#### Consultation questionnaire for groups

The Scottish Government is asking for all settlements in Scotland to produce a Local Place Plan which is to be an *aspirational* plan for their area. This must be incorporated into the future Council Development Plan and will therefore be something that Council Officers must take into account when making decisions. It can also be used as proof that the residents in that area want something, and this may help with possible future funding bids.

Thus, if people want more community spaces or facilities, noting this aspiration will not guarantee it will happen, but it will show the things that the residents would like to see and therefore may help in attracting the necessary investment when funding becomes available.

**We held a very successful drop in event in the village hall in June. We are now particularly interested in 'groups' which meet or have direct connections to Borgue.**

Please answer the questions below (or as many as you can) **on behalf of your group**, rather than from you as an individual. You can tell us what your group thinks in a variety of ways:

1. On an email to [borqueplaceplan@gmail.com](mailto:borqueplaceplan@gmail.com). Please answer as many of these questions as you want to and comment if there is anything else that you want to say.
2. On the *questionnaire for groups* on the Borgue Website: [www.borque.org/placeplan/questionnaire/](http://www.borque.org/placeplan/questionnaire/) (and scroll down to the Group Questionnaire) If you haven't already done so you can also answer the *general questionnaire* that was filled in by people at the initial consultation, also on the website.
3. In writing (use the back of this questionnaire) and post it or drop it off at the letterbox (left of driveway) at Limetree, Borgue DG6 4SH (house between Gault's car repair and the Church). Please use these questions as a basis for your answers....
  - Which group are you representing?
  - Where do you meet?
  - How often?
  - Is this venue suitable? Do you have any desire for somewhere better, bigger, cheaper ....?
  - Do you have the resources that you need for when you do meet – and if not, what would you like and why (including people to help with applying for funding etc etc)
  - Do you have any requirements that are not currently met?
  - What are your aspirations for the future of your group and what might be done, if anything, to aid your group.
  - Do you have any suggestions for how these might be achieved?
  - Are there any threats for the future of your group?
  - Please let us know of anything else you think might be relevant.

Please let us have your answers by Friday 6<sup>th</sup> September.

Thank you for your help.

The Place Plan Team.

## BORGUE PLACE PLAN

### CONSULTATION QUESTIONNAIRE FOR YOUNG PEOPLE

The Scottish Government is asking for all settlements in Scotland to produce a Place Plan which is to be an *aspirational* plan for their area – ie what you would like to see in the future. This must be incorporated into the future Council Development Plan and will therefore be something that Council Officers must take into account when making decisions. It can also be used as proof that the residents in that area want something, and this may help with possible future funding bids.

Thus; if people want a better, or different, bus service, any place that has identified the need for something different will be considered whereas places that have not identified this need will be ignored.

Most aspirations will have to be paid for and this can only come from private, charitable or Government money. The Place Plan does not have access to funds but it will show the things that the residents would like to see and therefore may help in attracting the necessary investment.

**The Place Plan Committee is particularly interested in you as a young person – the future of the community – what are your aspirations for the future?**

**We would be grateful for your comments on local matters.**

You can tell us what you think in a variety of ways:

1. Answer the questions below (or as many as you can) on an email to [borgueplaceplan@gmail.com](mailto:borgueplaceplan@gmail.com). This can be anonymous but it would be useful if you would tell us what your age is ... Please answer as many of these as you want to and comment if there is anything else that you want to say. Please think outside box about what would be good for you.
  - What makes Borgue a good place to live?
  - What is difficult about living in Borgue?
  - What would make living in Borgue better?
  - If you have had thoughts about a career
    - What might that be ?
    - Could it be done in Borgue?
    - If not, what could be done to make it possible?
  - Do you see yourself living in Borgue in 20 years time? (can you give reasons either way?)
  - Any other comments?
2. Answer the same questions on the young people's questionnaire on the Borgue Website [www.borgue.org/placeplan/](http://www.borgue.org/placeplan/). You can also answer the general questionnaire that was filled in by people at the initial consultation, also on the website.

The results from these questionnaires are summarised on the Place Plan web site.<sup>73</sup>

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<sup>73</sup> <https://www.borgue.org/placeplan/local-groups/>

## Drop-In Consultation, 26<sup>th</sup> October 2024

A public drop-in event was held on 26th October 2024 to present the results from the previous consultations and gather additional feedback and suggestions from the community.

The event was organised by an organisation called 'Sleeping Giants'<sup>74</sup> who have been involved in facilitating several Local Place Plans and other community initiatives in Dumfries & Galloway. Grace Cardozo and Rebecca Giblin from Sleeping Giants greeted the attendees and explained how the session worked.

Additional assistance and expert knowledge was provided by representatives from several local organisations, including:

Antoine Lemaire, Galloway & South Ayrshire UNESCO Biosphere

Grant Coltart, SWESTRANS

Debbie Craig, Kirkcudbright Development Trust

Mike Staples, South of Scotland Community Housing

Billie Jones, Glentroot Hive

Over 60 people from the Borgue community attended the event and provided valuable feedback on the various topics and proposed action items associated with the topics. Each attendee was provided with a ballot slip that allowed them to give an overall expression of support or opposition to the idea of a Local Place Plan for Borgue. The results from this event are available on the Place Plan web site.<sup>75</sup>

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<sup>74</sup> <https://www.sleeping-giants.org.uk/>

<sup>75</sup> <https://www.borgue.org/placeplan/drop-in-session-26-october-2024/>

## Draft Place Plan Consultation

In March 2025, the draft Local Place Plan was published online and available in paper form in the Borgue Public Hall for public consultation. There were 16 responses received from Borgue residents.<sup>76</sup>

In general, 13 of these were positive about the LPP and the issues it raises, and 3 were largely against. Only 1 comment did not acknowledge that the LPP had any positive points at all and some of the generally positive comments had issues where they felt the LPP did not fully represent their views (mainly where they felt there was not enough detail or ambition).

Factual issues have been raised and changes made to the LPP with regards to the Borgue Hotel, the taxi service, potential housing sites and Environmental Impact Assessments.

With regard to the topics identified in the Action Plan:

Natural Environment had 2 comments that thought the proposed Plan was unnecessarily environmental in its approach while 3 comments specifically liked what was written.

Travel & Transport had 4 specific comments agreeing with the LPP's Action Plan and 1 which partially thought the Action Plan might have negative effects. Facilities & Services had 4 specific comments supporting the LPP Action Plan.

Housing had 4 comments that directly addressed this issue. All were in agreement about the need for more but were wanting more detail on topics that could only be pursued in more detail if any schemes are taken forward.

Economy, Enterprise & Employment had 4 specific comments that agreed with the LPP about the need to boost these things. Some thought the LPP should have been more specific and more ambitious.

Stronger Community had one comment offering to help take the Action Plan forward.

3 comments thought the LPP was too long.

Given the very positive turnouts to the first two consultations, the Borgue Place Plan Committee considers that small numbers responding to this final opportunity to comment on the Draft Plan and the even smaller numbers of comments which were negative about aspects of the Plan, indicates general agreement with the Draft Plan as a summary of opinions expressed in the Consultations. The Borgue Place Plan Committee are grateful to all those who took the time to respond to all the consultations.

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<sup>76</sup> <https://www.borgue.org/placeplan/final-consultation/>