



CARSPHAIRN LOCAL PLACE PLAN

2025 - 2035

SUPPORTING STATEMENT



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Introduction

This Supporting Statement forms part of the Local Place Plan submission to Dumfries and Galloway Council and is accompanying the Carsphairn Local Place Plan dated 30/05/2025

Carsphairn has long been a place of change as people, industries and amenities have come and gone. Carsphairn has a thriving community but faces the joint challenges of climate change, industrialisation, an ageing population and a reduction in the sustainability of locally available services.

This plan set outs the vision to combat these threats, to retain what makes Carsphairn special and to provide a road map to take Carsphairn forwards and ensure that it continues to thrive for the next decade and beyond.

The document contains;

- an introduction detailing the purpose of the document
- a description of Carsphairn detailing Landscape & Land Use, Biodiversity, History & Heritage, Population and Demographics , Community assessment of life in Carsphairn and a Settlement Map and list of facilities
- a summary of Assets and Opportunities
- a description of the Needs & Challenges that were identified and prioritised during the community engagement phase
- Carsphairn's Objectives and Action Plan which details short and medium term actions, specifically relating to planning and land use, and which align with NPF4

The document has been financially supported by a UK Shared Prosperity Fund Local Place Plan Grant, a grant from Carsphairn Renewable Energy Fund Limited and was created with the support of Glenkens Community and Arts Trust and Glenkens Community Spaces Facilitator, Becca Nelson; Carsphairn Community Council's Local Place Plan working group; and all the members of the community that took part.

This Statement aims to support Carsphairn Community Council's Expression of Interest to register this Local Place Plan for Carsphairn. The Place Plan and this statement have been prepared in accordance with:

- Government legislation: Town & Country Planning (Local Place Plans) (Scotland) Regulations 2021
- Scottish Government's Planning Circular 1/2022: Local Place Plans (LPP)
- Dumfries & Galloway Council's LPP Overview of Requirements.

Statement of compliance

To meet statutory requirements for Local Place Planning, this Statement confirms the following:

Governance

This Local Place Plan was commissioned by Carsphairn Community Council with support from Glenkens Community & Art Trust and the Glenkens Community Spaces Network and with

funding from the UK Shared Prosperity Fund Local Place Plan Grant and Carsphairn Renewable Energy Fund Ltd (CREFL).

Strategic context

Carsphairn's Local Place Plan aligns with National Planning Framework 4, particularly with regard to priorities linked with rural revitalisation and community wealth building. Regard has also been paid to relevant documents of those listed below, particularly the current Local Development Plan (LDP2) and the Locality Plan.

National

- National Planning Framework 4

Regional

- SoSE Regional Economic Strategy Regional Skills & Investment Plan
- 2017-2027 Poverty & Inequalities Strategy
- Regional Economic Partnership Vision 2031
- South of Scotland Indicative Regional Spatial Strategy (April 2021)
- South of Scotland Regional Land Use Framework (Draft, October 2023)

Local

- Dumfries & Galloway 5 Year Plan 2023-28 Local Outcomes Improvement Plan
- Dumfries & Galloway Local Development Plan 2 (2019)
- Carsphairn Future Plan (2016, updated 2021)
- Glenkens and District Community Action Plan (2020)
- Dumfries and Galloway Landscape Character Assessment (2019)
- Glenkens Land Use Vision (an addendum to the Glenkens CAP, 2023)
- Carsphairn Community Council Housing Need and Demand Survey report (2023)
- Glenkens Housing Needs and Demands Survey Report (2022)

Community engagement

Community engagement took place from spring 2024 to January 2025. Residents were given opportunities to participate at dedicated drop-in sessions or wider community events. 71 questionnaire responses and 211 comments were submitted.

Following the first round of community engagement which aimed to ascertain residents' priorities, a questionnaire was developed based on the information gathered, in order to help the team to prioritise community objectives. A paper copy of the questionnaire was sent in the post to every household in Carsphairn, with the option of completing on paper and posting back/emailing a photo, or completing an online Google Form. A response was received from 36 households.

A final drop-in event was held in April 2025 where residents were able to read the draft plan and make any final comments before the plan was issued for formal consultation.

A detailed Objectives and Action Plan was developed, with actions and objectives falling under the following headings:

- Increase housing and housing options
- Improve roads and transport

- Maintain and improve facilities & services
- Improve care for the community during developments
- Improve opportunities for recreation & active travel

Reasons for amendments being sought to the Local Development Plan

Housing

As a remote rural area, Carsphairn faces many of the challenges common to similar areas such as in the Highlands and Islands. The ageing population profile is the result of a dearth of families with young children, who were not attracted to the area, possibly by lack of employment opportunities when land use became more forestry orientated, but now because they are unable to send their children to the local school in the village.

Breaking this cycle is paramount to Carsphairn remaining a viable community and respondees to this consultation seem well aware that affordable housing is desperately needed to achieve this. The only previously allocated housing site in Carsphairn (north of McAdams Way) has now been rejected as unsuitable for development as it is at risk of flooding. Carsphairn Community Council commissioned South of Scotland Community Housing to complete a Housing Site Appraisal which identified six potential sites, both within the village and outwith the village, close to existing properties.

The Local Place Plan proposes an amendment to ‘round off’ the village’s settlement boundary to facilitate construction of needed new homes.

Additionally, the Plan calls for a reassessment of the Housing in the Countryside Supplementary Guidance to allow for the construction of appropriately scaled, energy-efficient smallholdings, ‘Smart Clachans’, woodland/forest crafts and other types of live-work space, aligning with NPF Policy 17 by “supporting sustainable rural development” and “increasing the population by improving local liveability”.

Representation

78% of respondents felt that the needs of Carsphairn residents were not adequately taken into account by developers during the consultation process. In recent years, Carsphairn has experienced the development of multiple wind farms and clear felling, resulting in substantial increases in road traffic and significant changes to the environment around people’s homes.

Residents were dismayed that community concerns were ignored (10 comments) especially after having taken part in the consultation process. Five comments also address the feeling that even Carsphairn Community Council’s comments are ignored by developers.

The **Vision for Land Use in the Glenkens** sets out a clear expectation that Community Wealth Building principles should be key to any new developments, with the overarching vision for land use in the Glenkens being ‘that everyone who takes value from land returns value to it’. This aligns with NPF Policy 25 (Productive Places).

Creating a public charter of community expectations, incorporating the Visions for Land Use, would help cement the standards the community expects from developers and provide a baseline for monitoring and reporting on developer behaviour.

Evidence of compliance with Regulation 4

In compliance with legislative requirements a 28-day formal consultation period was held, running from Friday 25th April – Friday 23rd May, 2025.

The plan was available to be downloaded from or viewed online on the Carsphairn Community website and the Glenkens Hub.

A copy of the Local Place Plan was also sent to local councillors and neighbouring communities, as follows:

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

- Councillor Dougie Campbell
- Councillor John Denerley
- Councillor Andy McFarlane

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

- Cree Valley Community Council
- Dalmellington Community Council
- Dalry Community Council
- Glencairn Community Council
- New Cumnock Community Council
- Royal Burgh of New Galloway and Kells Community Council
- Royal Burgh of Sanquhar Community Council
- Tynron Community Council

Contact details

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