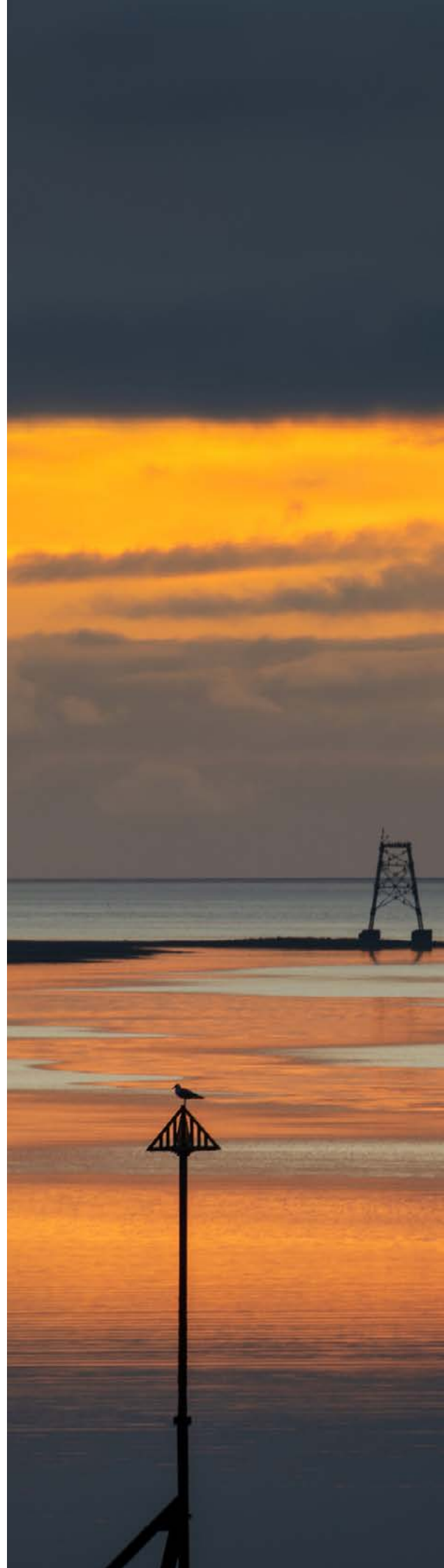


Gretna, Rigg, Gretna Green and Springfield Local Place Plan

**Our Place
Our Future**

A TEN YEAR PLAN



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Gretna, Rigg, Gretna Green and Springfield is a unique place. It is interesting in Scotland for its mix of history and background and its special place on the border of Scotland and England.



All the individual communities have their own stories to tell and their own vision for the future but they have all taken the bold step to come together as the Solway area, to create unity across the combined communities with an integrated vision for the future.

From munitions to weddings, agriculture to retail. It has a sizeable urban population in a rural area but also near the Solway that flows into the Irish Sea.

This Local Place Plan is Gretna, Rigg, Gretna Green and Springfield's vision for the future. Local residents have worked hard on it in the Spring of 2024 and it addresses some of the gaps in the geography of our community and builds on the infrastructure we already have but makes connections better. It makes more of our town centre, acknowledges the need for new land for local housing and sets out an objective to invest in our young people. It doesn't ignore the assets we have with the weddings and the blacksmith shop but uses these as a springboard for both consolidation and change. The proposed changes will allow Gretna, Rigg, Gretna Green and Springfield to continue to flourish by attracting more visitors, creating more jobs, and inspiring a community where everyone is welcome and has something to contribute.

Getting to this point through in depth listening to local people has been an enjoyable experience but it would not have been possible without help. Thanks go to Community Enterprise who co-ordinated the Plan, Dumfries and Galloway Council Officers who have walked with us every step of the way and the various Community Councils who are part of the area team. Finally, a very big thank-you to the residents of Gretna, Rigg, Gretna Green and Springfield for giving their time and ideas to help create this, our place and our future.

Craig Peacock
Chair Solway Area Team

History

02

Gretna, Rigg, Gretna Green and Springfield has a long and proud history. It has a total population of over 4000 people based in Dumfries and Galloway.

The community is steeped in history. The Lochmaben Stone is a megalith standing in a field, nearly a mile west of the Sark mouth on the Solway Firth, just above the high water mark. Together with a smaller stone it is all that is left of a stone circle dating back to around 3000BC. The Gretna customs post was initiated in 1612 and the place became well known for collecting taxes – it was the first place that a traveller would come to in Scotland. It is most well-known though for its weddings. In 1754, the Marriage Act in England said that if the couple were 21 or under, they needed the consent of their parents. This was only an Act in England. In Scotland at the time boys could marry at 14 and girls at 12 without consent and, as a result, many eloping couples from England came to the first village in Scotland and got married. The attraction of marrying in Gretna Green at the traditional blacksmiths shop, continues to this day and there are always wedding carriages in the town.

The hamlet of Springfield was established in 1791 and with the other gathering of Rigg, has merged into the wider community. However, these two communities retain a strong, proud identity and sense of belonging.

Interestingly, the town of Gretna itself was built to service the munitions factory which was built between Gretna Green and the Solway Firth. This supplied ammunition to the forces during World War 1 and the town grew up around that heritage.

The football team did well until the businessman owner withdrew his investment and the club shut down in 2008. However, football is still a very significant draw in the community and has a substantial level of support amongst people of all areas but is a real leveller amongst the young people in the town.



Munitions Girls statue, Gretna

In modern times, the area has benefited from a designer outlet village and is well linked to the motorway north and south.

Set within a biodiverse landscape, the Star of Caledonia, will be a new regional, national and international cultural landmark and visitor destination for Scotland at Gretna Green. Designed by Cecil Balmond, the Star of Caledonia is inspired by the porosity and movement across the border, Scottish energy and innovation and the work of Dumfries and Galloway base mathematician and physicist James Clerk Maxwell.

Introduction

03

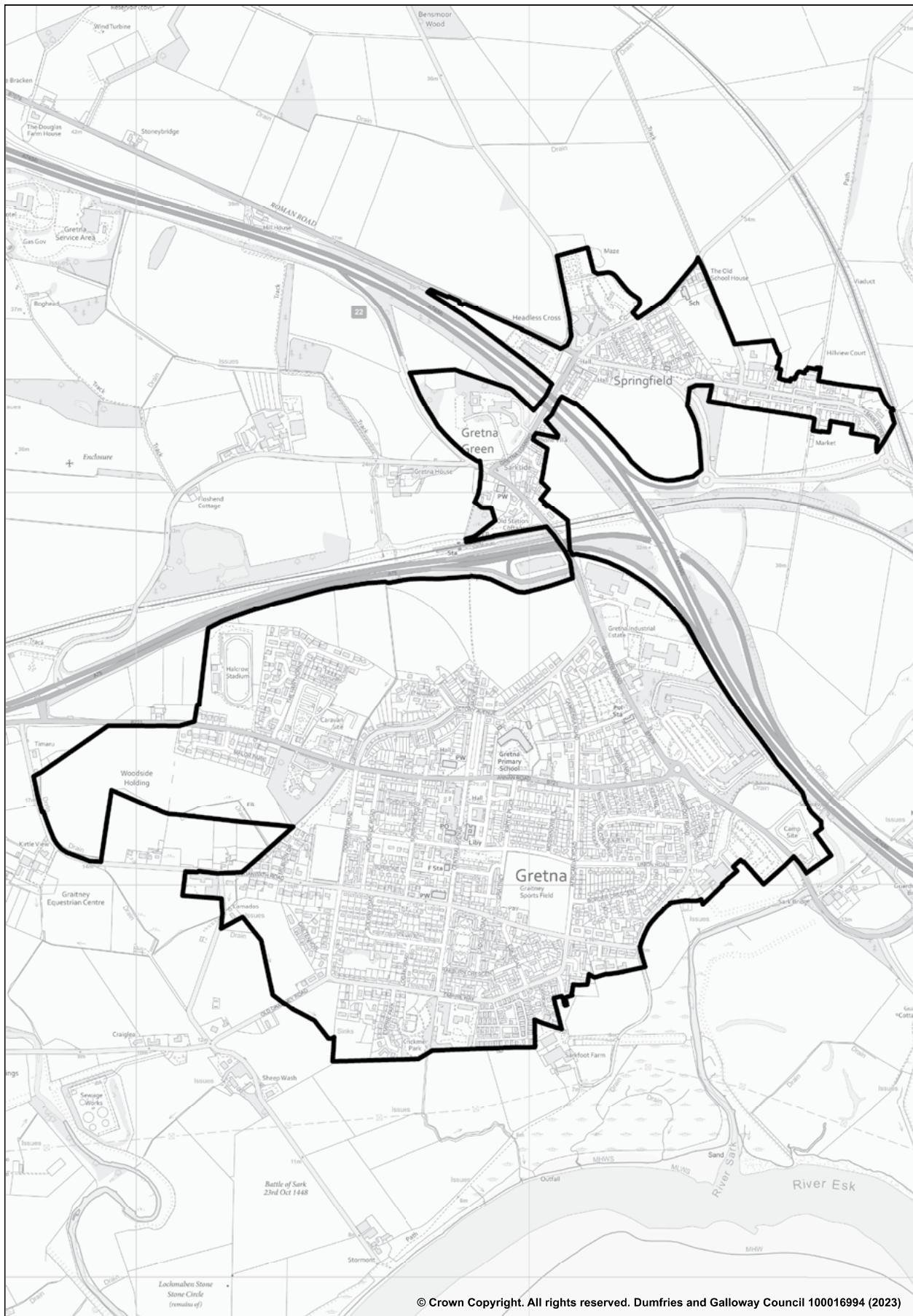
Our Place Plan sets out an ambitious ten-year vision for Gretna, Rigg, Gretna Green and Springfield. We see the fact that we have been selected as a Borderlands target area as a once in a generation opportunity to regenerate and enhance Gretna, Rigg, Gretna Green and Springfield into a vibrant connected and modern place to grow up, live, work, bring up a family and grow old.

Our Plan has been prepared in the context of the Borderlands Inclusive Growth Deal. Gretna, Rigg, Gretna Green and Springfield is one of five places in Dumfries and Galloway targeted for investment through the Deal's Place Programme. The others are Kirkconnel and Kelloholm, Stranraer, Whithorn and Wigtown. The Plan has been supported by Dumfries and Galloway Council, South of Scotland Enterprise and Third Sector Dumfries and Galloway. The preparation of this Plan is the initial step to identify the local vision and ambition for the area from which a range of new initiatives and projects will emerge, some of which may be funded through the Borderlands Place Programme, while others will aim to attract a portfolio of external investment into the area. Borderlands funding can lever in this match funding to maximise the impact of the Growth Deal.

We have developed our Plan around six key investment themes which cross refer and create a single transformative vision for the Solway area. Taken together these key investment themes also address the 5 pillars of Community Wealth Building: inclusive ownership, local spend, workforce, land and property and finance. This will positively contribute to the future prosperity of our community.

The priorities and projects set out in the Local Place Plan cover the whole of Gretna, Rigg, Gretna Green and Springfield as can be seen below. The Place Plan will be registered by Dumfries and Galloway Council. The area that is eligible for capital investment from the Borderlands Local Place Programme is more tightly defined (it doesn't include Rigg) and can be seen in the boundary map below.

Borderlands Place Boundary



Gretna, Rigg, Gretna Green and Springfield Local Place Plan - Boundaries



Key

-  Borderland Funding Boundary
-  Proposed LDP Boundary

3.2 A Local Place Plan

The idea of a specific geographical place being important and having control of its facilities and services has been an important direction of travel for Scotland and the “place principle” was adopted in 2018. As part of this way of thinking, the National Planning Framework 4 was enacted in February 2023. This gives communities the right to feed into the planning system with ideas, and the right to influence policy. Rather than the local authority having sole responsibility, it gives communities like this Solway area, the opportunity to get its people to drive change.

The Local Place Plan when it is submitted to Dumfries and Galloway Council will influence the development of its next Local Development Plan. The Plan will identify what should happen in each community and where it should happen.

However, the focus of a Place Plan is not restricted to Dumfries and Galloway Council’s planning concerns. Some of the themes and project ideas included here will be the responsibility of the community itself.

The Plan has been delivered by an Area Team of Community Council members and local people, drawing on individuals representing a wide range of local interests and perspectives including the community organisations and local businesses.

With a Local Place Plan registered and verified, the people of Gretna, Rigg, Gretna Green and Springfield, will be able to influence and drive developments in the area and to give a platform to the community to voice their own aspirations for the area.

3.3 The Borderlands Inclusive Growth Deal

The Borderlands Partnership was established to unlock the potential for sustainable and inclusive economic growth across the South of Scotland and North of England. Crucially there is up to £452million of funding that can be invested into the Borderlands area, where Gretna, Gretna Green and Springfield is one of the target priority areas.

The fund will not resource everything the community comes up with but with good planning, some initiatives could be funded. The strategy states:

“We have a shared ambition for the Borderlands to reach its potential for everyone, delivering green growth and attracting new businesses and investment. We will improve our connectivity, deliver skills and innovation, and improve our places to support their longer-term resilience. We will attract new residents and welcome more visitors to enjoy the beautiful natural environment of our vibrant, inclusive region.”

The Borderlands Place Programme represents a fresh opportunity that other places in Scotland don’t have, to invest in this area, to ensure its long-term sustainability and growth.



Thistle at Gretna Green

Our Vision for Gretna, Rigg, Gretna Green and Springfield

04

Our vision

In 10 years' time Gretna, Rigg, Gretna Green and Springfield will be a connected, resilient, enterprising and active community that benefits from a positive contribution from young and old and has a vibrant local economy that invests in long term change.

4.1 Vision

When asked to describe their community in ten years' time, responses from local people included:

"Flourishing friendly safe and welcoming."

"Safe, not too populated but not quiet...lots of nature and space but more things to do."

"Vibrant, inclusive, progressive."

"Expanded use of current assets for wider community use and purpose. Improved sense of community."

"Friendly, social buzz, clean."

"A thriving inclusive community with a network of accessible roads and paths. Hopefully with continued support for older people and improved facilities for youngsters."

"A strong sense of opportunities for young people and local businesses in a safe and healthy environment."

"A community where the old and young interact, where everyone is valued, the gateway to Scotland beautiful, bright and safe."

4.2 Our Investment Themes

The Place Plan process has identified six core thematic areas that will underpin and support the achievement of the vision.

These are:

1. An Enterprising Place
2. A Skilled Place
3. A Beautiful and Safe Place
4. An Active Place
5. A Great Place to Live
6. A Place to be Young

4.3 Strategic Objectives

Directly aligned to the investment themes, the town has six strategic objectives with the specific purpose of setting out what the town wants to achieve and to express where it wants to get to. These are:

Theme 1: An Enterprising Place

Strategic Objective: Our community will be a place that builds on the legacy of our unique wedding history but diversifies into an innovative modern local economy built on visitors and our unique natural environment. People will be encouraged to stay here and move here.

Theme 2: A Skilled Place

Strategic Objective: To contribute to the development of an innovative modern economy, our people will be highly trained, skilled and qualified, ready to meet the needs of an ever changing world.

Theme 3: A Beautiful and Safe Place

Strategic Objective: Our natural environment and townscape will be well looked after, accessible to all and biodiverse. People of all ages will feel safe and able to walk around.

Theme 4: An Active Place

Strategic Objective: We will be a place with great facilities where people can gather and where sustainable services can be of benefit to people of all ages, abilities and backgrounds. All of our communities and people will be well connected.

Theme 5: A Place to Live

Strategic Objective: We will have appropriate housing for all stages of life, with energy efficiency and good design. This will increase the population and rebalance the working age element of our community. Good housing will allow people to move here to train and work.

Theme 6: A Place to be Young

Strategic Objective: Our young people will be valued and supported to have a stronger voice and will benefit from having their own bespoke spaces.

Our Challenges and Needs

05

5.1 About our Community

This is a community that has its challenges but **on balance people like it**. In our survey, 72% expect to be still living here in 10 years' time. Of the others who don't or are not sure the reasons seem to be related to housing and lack of services. What people like most in the community is the **history, green space and rurality and the friendly people**. Lots of people like the fact that it is quiet. They like its access to the motorway and that rents are affordable. This is a good foundation on which to grow and we plan to invest in this with our projects.

The population of this area has seen a lot of change over the past 20 years. Between 2001 and 2010 there was an increase. HOWEVER, between 2010 and 2017, the population decreased but that has turned round again in recent years. We want to build on this increasing population. We need to be careful though and need to re-balance the community by encouraging working aged people to the area. This will require a **diverse economy** and appropriate **housing**. 27.2% of those living in the area are aged over 65, this is much higher than the national average of 19.3%. 57.3% are of working age, which is lower than the national average of 63.9%. Nearly a quarter are nearing retirement age therefore, this needs thought.

Although unemployment is not such an issue, the economy tends to be **lower waged and lower skilled** and there is a need to enhance the **skills, capacity** and aspiration of young people and the young workforce potentially with entrepreneurial spaces and support. Currently the biggest working population is in retail (34%).

Learning emerged as a key need in the area which may require training, skills programmes and apprenticeships.

The need for encouraging new forms of heating in response to net zero targets and **poor energy efficiency** in local homes.

There is a lack of **things to do** relating to locals but also visitors and a need for additional activity and places to do things. There was a bigger concern with lack of banking and a high demand for wellbeing services.

There was concern about the **general streetscape** and a need to upgrade lighting and environment.

Although the Richard Greenhow Centre and Stormont Hall were highly valued there was a clear view that they needed to be upgraded, more open and **facilities** needed to be sustainable for people in all communities.

There was an underlying concern about young people and **anti-social behaviour** while children and young people expressed a frustration about lack of things to do. Some people don't feel safe in the community, including children.

There is evidence of disproportionate **apathy** in the community.

Of the 14 Place Standard elements the biggest concerns are highlighted.

Category	Score
moving around	5
public transport	5
traffic and parking	5
streets and spaces	5
natural space	5
play and recreation	3
facilities and amenities	4
work and local economy	4
housing and community	4
social interaction	4
identity and belonging	5
feeling safe	5
care and maintenance	4
influence and sense of control	4



5.2 Enterprise and business

Gretna, Rigg, Gretna Green and Springfield has significant assets and faces numerous economic challenges, which our Local Place Plan is looking to address through the priority projects identified. The wedding industry continues to benefit the community, estimated in 2020 to be worth £37m to the wider region's economy. The Caledonia Park designer outlet village has brought new businesses to the town and the benefit of this is not yet clear. But hospitality and retail are big employers and there is a need to diversify and create a more sustainable and higher value economy.

823 out of 4123 people (around 20%) fall in the most deprived 10-20% of datazones in Scotland in relation to income and in the survey only 37% think it is a good place to work.

As of June 2023, 2.8% of working-age people in the area claim unemployment benefits, which is lower than the Scotland average of 3.2%. However, 23% of people in the area were working in managerial or professional/associate occupations which is significantly lower than both the Dumfries and Galloway average of 30% and national average of 38%. There is a need to enhance the nature of the economy and the career prospects for local people.

We need to grow our working age population, have a wider range and choice of jobs, and attract and encourage new businesses.

Despite the road and rail links, public transport is limited and will be limiting how people can move around for work and therefore, connectivity is an issue that will be common in other themes.

5.3 Learning and Skills

There are opportunities in the town to develop the tourism industry particularly linked to the highly attractive surrounding environment. The Solway Coast And Marine Project can be a positive driver in this area. Renewables is also a growing industry.

22.9% of people in the area were working in managerial or professional/associate occupations which is significantly lower than both the Dumfries and Galloway average of 29.6% and national average of 37.8%. We need to re-balance this statistic with training and learning.

40.3% of people in the area had no qualifications. This is higher than Dumfries and Galloway (32.9%) and Scotland (26.8%). Also, 15.2% of people in the area hold a degree level qualification, which is lower than Dumfries and Galloway (21.5%) and Scotland (26.1%).

5.4 Our Natural and Built Environment

When walking down Central Avenue, we don't feel rural, but scroll out the map and the rural context of the community is clear, with its rural hinterland and proximity to the Solway.

Green space can play an important role in promoting positive health and wellbeing through walking and cycling, recreational activities and initiatives such as community growing schemes.

Although the town centre is attractive, and relatively recently improved, there was still a local desire for a better town centre in the area and upgraded facilities in the local communities including a more accessible drop in café as part of the ability to enjoy that built environment.

Even though people were highly supportive of the Richard Greenhow Centre and Stormont Hall there was a concern that there is not a clear community hub with open information and gathering space. In addition, although a central hub might be important, we need to ensure that the outlying areas don't miss out.

There was a desire for better connectivity between the villages and outwards to the local environment.

5.5 Being Active

16% of people fall within the most deprived 10% of datazones in Scotland in relation to geographic access to services. Although there is a good number of community facilities and services for some, local people told us that these spaces and services can be hard to find and hard to access. The café in the Richard Greenhow Centre is useful but needs to be open much longer hours and be physically easier to find.

57% said that the area is a poor or very poor place to play or have leisure time and just 15% said it is a great or good place to have leisure time. Play and recreation was rated the worst aspect of life in the area with over a third (35%) giving it the lowest score possible in the Place Standard test.

Many feel that there is poor access to health services, the school is too full and social care is not good.

Although children appreciate the park and some activities locally (including the football club), there is also a feeling that there is not much to do and they need to travel to Annan or Carlisle for activities

As noted above, public transport appears to be limited to the immediate area and connectivity to activities is an issue.

5.6 Housing

Housing is identified by our community as a high priority and this emerged as a high demand in both the place standard work and in the interviews and open meetings. There is a relatively small proportion of dwellings in this area in the most affordable category: 12.4% are Council Tax band A dwellings, compared to 20.9% in Scotland.

Homes also have low energy rating and have opportunities for improvements to energy efficiency so this should be a priority as well as new affordable homes.

The community is particularly concerned that there is insufficient affordable social and community housing available to meet local housing needs, particularly for young adults and families and having good housing is linked to attracting working age population to new jobs over the next 10 years.

The biggest need expressed in all of the public consultation and visits to community groups was supported accommodation for older people including some kind of residential home as people need to move out of the community when they can no longer live independently and this can be devastating.

5.7 Young people

In the 10,000 voices (although the statistics cannot be reduced to this area) the top issues affecting young people were smoking, body image, mental health, bullying and financial issues. 55% note that they intended to leave Dumfries and Galloway and only 25% were clear that they would return. There needs to be a sense of hope and positivity to keep young people in our community.

Many children report feeling unsafe in their community due to busy traffic, intimidating or 'scary' people and because of anti-social behaviour including vandalism, littering, and smoking and drinking in public and were highly critical of the streetscape, how things look and how they are not looked after.

There was a widespread concern about youth anti-social behaviour. For example, eggs are not sold to under 18s, and some people say they feel "terrorised." Some people said they don't feel safe in the community, although safety emerged as a relatively positive thing in the survey for adults.

Young people told us that they are frustrated about a lack of positive things to do and spaces to be. Work is required to ascertain to what extent this is reality or perception but positive and structured investment in young people feels like an important priority.



The Blacksmiths Shop Gretna Green

Interventions and Investments

06

Themes and long list of projects

It is important to note that this section sets out the broad project priorities that have emerged from listening to the community. Further scoping is needed to identify the detail

of Borderlands projects. Along with the Borderlands capital investments are other projects that will be funded elsewhere.

Theme 1: An Enterprising Place

Strategic Objective: Ours will be a place that builds on the legacy of our unique wedding history but diversifies into an innovative modern local economy, built on visitors and our unique natural environment. People will be encouraged to stay here and move here.

In the National Strategy on Economic Transformation, the emphasis is on creating a wellbeing economy that can create economic growth and highly skilled jobs but also has an eye on the purpose of that growth – the happiness and wellbeing of the people. South of Scotland Regional Economic Strategy Delivery Plan 2022-2025 echoes this by promoting:

- having skilled and ambitious people
- being innovative and enterprising
- ensuring rewarding and fair work
- enabling cultural and creative excellence
- being green and sustainable
- having thriving and distinct communities

It's a key approach in the Borderlands Growth Deal.

Our area has done well for many years from the unique wedding industry and this should be celebrated and encouraged. With rail and road connectivity, the unique access to North and South of the border and the emerging investments in the Solway, there are real opportunities for diversification and growth which will bring more working age people to the community.

Retail could be improved to create something more attractive and quirkier but the need locally is clearly for something affordable too.

We want to find a way to attract young people into the world of work that is attractive, is well paid, is interesting and has progression routes.

Theme 1: Priority 1 – Light Industrial units

We will establish a suite of community controlled light industrial units to provide the infrastructure to increase manufacturing, particularly related to local items. These are workshops, not office units.



Theme 1: Priority 2 – An Enterprise Hub

We will set up an innovation and enterprise hub partnered with Dumfries and Galloway Council, local College, South of Scotland Enterprise, the Chamber of Commerce, the Social Enterprise Network and the University to drive new enterprise and new ideas. This is a collaborative incubator with training space, interview rooms, small space for hire and a modest hot-desking area. It will build on the success of the wedding market but will diversify away from it too. Crucially we will partner with the SCAMP project to develop enterprise opportunities in relation to their investment in the Solway. This could be enterprises related to tourism, biodiversity or net zero. We will diversify the tourism offering by encouraging alternative visitor attractions to see “real Gretna.” This would be part of a re-imagined tourist offering that maximises the munitions story and the local environment. Such a hub could host support and funding to encourage new entrepreneurs to start businesses and there could be a link to priority 3. For efficiency and effectiveness this should share space with theme 2. Clear phasing and funding for the different elements.

Theme 1: Priority 3 – Bringing back the local market and Developing a local infrastructure

We will bring back the weekend markets and encourage the production of local crafts, art and produce. Sole traders, growers and crafters can use the enterprise and innovation space to develop their products and grow their business. This can dovetail with priority 1, where under-used local assets can be developed as light industrial units which can be the next step for stall holders when their business grows. This will create a pipeline of growth for small local businesses. This will also create a more diverse, local and attractive retail offering for locals and visitors.

Theme 1: Priority 4 – Better Childcare

A more flexible and effective childcare offering will allow people to get to work. This is complex and can be challenging to build a financially sustainable model so we will start by undertaking detailed feasibility work into the concept including knowledge exchange visits.



Old Cinema, Gretna

Theme 1: Priority 5 – The Star of Caledonia

The Star of Caledonia, designed by Cecil Balmond, will be a cultural landmark in Gretna Green, Scotland. Inspired by James Clerk Maxwell's work, it symbolizes Scottish innovation and energy. The project aims to boost tourism, promote sustainability, and stimulate economic growth in the Borderlands. Set within a biodiverse landscape, it will serve as an educational resource and encourage exploration of the region's natural and cultural heritage, enhancing the local economy and visitor experience.

Strategic Objective: To contribute to the development of an innovative modern economy, our people will be trained, skilled and qualified, ready to meet the needs of an ever changing world.

Our community has relatively low levels of skills and educational achievement. There are lower than average levels of managerial jobs in the area and if we want to develop a higher earning economy with innovation and enterprise, capacity and skills development will need to be part of that. The wedding industry tends to promote low paid work from hospitality to accommodation provision. Learning is required to evolve that economy.

“Having skilled and ambitious people” is the first priority in the South of Scotland Regional Economic Strategy Delivery Plan and the desire for better jobs and a higher skilled workforce emerged in the community engagement work.

The Solway Coast and Marine Project (SCAMP) brings together a range of agencies and covers 200 miles of the Solway Coast. It is a 10–15-year project which aims to “monitor, restore and protect coast, shore and marine habits for people, nature and climate”. It is vital that our community builds the skills and knowledge needed to exploit this significant investment or the benefit will go elsewhere.

Due to poor transport connectivity in certain areas, there is a need to attract satellite learning provision so that people can benefit from high level learning in their own community. This may link to the development of the enterprise and innovation space.

We are particularly keen to create apprenticeship opportunities that are directly connected to the skills and interests of young people. Young people are a key part of our economic development.



Theme 2 : Priority 1- A New Skills Learning Programme

A bespoke training programme will be developed in partnership with Colleges including Borders, Dumfries and Carlisle and other learning institutions. There will be a focus on digital and green energy, a response to the development of Chapelcross and the development of a specialist tourism offering rooted in biodiversity and the natural environment. This may involve the creation of bespoke training rooms.

This should include an element of apprenticeships and will require feasibility work, thinking and planning in relation to specific need and the specific supply of learning and designed spaces.

Theme 2 : Priority 2 – Hospitality Skills Academy

We will invest in the success of the wedding and hospitality industry here, and all related services, to create a Skills Academy to boost the professionalism of the work force to resource this sector. With over 3500 weddings and over 800,000 visitors to the blacksmith's shop each year, this is an area of the economy that requires investment.

Theme 2 : Priority 3 – Community Involvement

It was clear during the research that there is a small number of active volunteers in this community, passionate about the area and passionate about their own immediate community. It also became clear that this is a community where the majority of people don't get involved, aren't active contributors and tend to "keep themselves to themselves." We want to create a vibrant, resilient community where everyone feels a stake in the future. This will involve the resourced development of a volunteering programme to get more people involved in their community. This will involve training, learning, capacity building and may utilise things like Saltire Awards or John Muir Awards and can be a route to apprenticeships, work and further qualifications. This links with priority 1.



Theme 3: A Beautiful and Safe Place with things to do for everyone

Strategic Objective: Our natural environment and townscape will be well looked after, accessible to all and biodiverse. People of all ages will feel safe and able to walk around.

The centre of Gretna serves the whole community and is the main connector for everyone across all four communities. We must be mindful of protecting the vibrancy of Rigg, Springfield and Gretna Green but the importance of the Gretna centre around Central Avenue cannot be overstated. Having had a relatively recent investment in shop fronts and the park being in excellent condition, this is an opportunity to build on

something that is already a strong asset for the community. Residents noted a desire to improve the way the town centre worked and to make it more appealing.

As well as the town centre, it is vital to enhance green spaces and playparks across all communities. This will ensure that not only is this a unified community under one vision but each local area is valued and invested in.

Beyond the conurbation itself, the Solway is an important asset. With the SCAMP project there is a significant opportunity for transformational change rooted in environment and biodiversity. It is important that there are clear linkages from the town to nature and natural heritage. This in turn can provide learning and enterprise options that link into themes one and two. Working together could make Gretna, Rigg, Gretna Green and Springfield a destination place as the 2 million footfall who come to the area don't venture beyond the usual sights.

Theme 3 : Priority 1 – Unified Way Finding and Interpretation

The wider area has a hugely interesting history from the weddings story at Gretna Green to the munitions story of Gretna. It has the expanding biodiversity of the Solway and Caledonia designer outlet village. Visitors can find this hard to navigate and this limits the length of time they spend in the

community. High quality way finding markers with clear routes and interpretation board will improve the visitor experience and unity of Gretna, Rigg, Gretna Green and Springfield.



Artist Impression of the Star of Caledonia



The Solway

Theme 3 : Priority 2 – Green Space in all Communities

Green space developments in all the communities will include improved play parks and landscaped green spaces to sit and

to gather outside. A small park should be considered for Rigg and Graitney Park should be regenerated.

Theme 3 : Priority 3 – Enhancing of and access to the Solway

Building on the investment that is hoped to be secured by the SCAMP project, access from the town to the Solway will be improved with better road access, parking, signage, information and interpretation boards. This will go via Crickmer Park to the Solway coast.

This will also signpost locals and visitors to the natural and historical environment from the biodiversity to the Lochmaben stone. Nature walks will be created, celebrating biodiversity between the communities and around the rural hinterland.

We would encourage a local business (or an offshoot of the extended community café) to operate a coffee shack from here. Flood maps will determine where such a site is best placed.

Unified signage and interpretation panels and a Gretna trail will create a holistic view of the whole area, from town to country.

Theme 4: An Active Place

Strategic Objective:
We will be a place with great facilities where people can gather and where sustainable services can be of benefit to people of all ages, abilities and backgrounds. All our communities and people will be well connected.

The Richard Greenhow Centre has been highlighted as ‘the jewel in the crown’ for Gretna - a highly valued, iconic asset that is community controlled.

The community is keen to ensure the Centre is supported in its current and future endeavours and the facility is sustained and safeguarded for future generations. The small café within the Richard Greenhow Centre was highly praised and, with an increase in community volunteers and promotion, there's potential for the service to expand.

In addition, a desire for well-equipped meeting and training rooms was identified and with investment in infrastructure these facilities could be offered within one or a number of community facilities across the village.

Although rail and road links are good, the nuanced ability to connect to smaller communities and across the region is an issue and there is a need for smart transport solutions to help people get to leisure activity, work and see friends.

Theme 4 : Priority 1 – Community Hubs

There are a number of hubs within the community where people access services, connect and enjoy leisure activities. A partnership approach should be developed amongst the key facilities to identify which aspirations of the community they are able or interested in taking forward i.e. enhanced meeting facilities, training rooms, enhanced facilities to host events and concerts, increased café offering, accessible public toilets, banking / post office hub. A partnership approach would reduce duplication, share the load amongst key organisations and ensure capital investment in enhancements to their buildings is shared amongst all facilities.



Theme 4 : Priority 2 – Events

We will encourage the development of a modest entertainment offering to give things for people to do in the evening. This can take place at various venues but a town centre spot will drive enterprise to the hotels and retail units there.

Theme 4 : Priority 3 – Enhanced sport provision

A high quality leisure centre should be established that combines sport and physical activity. A new development could have a soft play area for children and families. Such a centre will offer services for locals but also wet weather facilities for visitors. Clarity will be required as to what is part of the hub and what is part of a sports facility. Links with the successful football club and Raydale Community Partnership would be useful and they are already developing a community gym.

This could include an upgrading of the running track and outdoor gym in Gretna Green and upgrading of the all-weather pitch and resurfacing of the tennis courts.

Theme 4 : Priority 4 - Connectivity

A feasibility study should be commissioned to scope out what a good community transport system should look like which could include better pathways and cycle paths, a ring and ride scheme and a suite of shared electric vehicles for different needs. Gretna should be connected with a good walking route to Rigg. There is also a need to improve signage to help understand the place as a connection of four communities under one vision. As well as good cycle routes, infrastructure including cycle hire, storage and repair should be built in.

Lobbying for smarter bus routes could be part of that solution and the relatively new power for Councils to run bus services may help here. The bus stops should be upgraded in Central Avenue as part of that public realm enhancement in theme 3.



Raydale Park

Theme 5: A Place to Live

Strategic Objective: We will have appropriate housing for all stages of life, with energy efficiency and good design. This will increase the population and rebalance the working age element of our community. Good housing will allow people to move here to train and work.

The Local Housing Needs Strategy has been developed in the context of national housing policy and sets out the strategy for Dumfries and Galloway. It primarily focuses upon encouraging the development of affordable housing, addressing fuel poverty, tackling poor housing conditions, increasing independent living, and supporting the integration of health and social care.

In the area, there are 120 units planned and 90 in a second phase so this should be considered when planning exactly where the gap is. Often the sites in the area are too small because large house developers need larger sites to make developments economically viable. If the community can develop a Plan, for example with the support of South of Scotland Community Housing, smaller sites can be viable, particularly in areas which are eligible for Rural Housing Fund grants.

Our community engagement highlighted housing to be a major issue in terms of the ability for young people and families accessing quality housing which impacted on work and the economy. A high proportion of the population are over 65 years of age and that ageing population is increasing. Consultation indicated that there was no residential home provision and that many older people who had lived all their lives in the community had to leave to live elsewhere. There is an understanding that good housing leads to better recruitment and this will be needed if there is a focus on developing the local economy.

There are limited sites available for housing and a need to be innovative in our approach.





Theme 5 : Priority 1 – Housing for young people and families

Community owned affordable housing (rather than social housing) for young people and young families will be a key priority and this will be developed following a Housing Needs and Demand Analysis. There is a potential site out near the primary school that may become available. Housing should be designed cleverly, for example, to be near the new enterprise hub and industrial units to merge work with homes.

As well as more homes there is a need for better homes with good insulation, renewable energy solutions and high quality materials.

Theme 5 : Priority 2 – Supported housing for older people

Supported accommodation for older people will be investigated. A detailed study will be commissioned to identify what this should look like and how it can be funded and sustained. There is the potential for a care home but it could

be something more innovative like co-housing or supported housing.

Theme 6: A Place to be Young

Our young people will be valued, supported, and empowered to shape their futures by accessing spaces and opportunities that allow them to build strong connections across all aspects of community life.

10,000 Voices is a major engagement tool in Dumfries and Galloway which, as well as identifying priorities for young people, has also raised awareness of the need to invest in our youth. The changes from previous studies are minimal and young people continue to struggle with smoking, body image, mental health, bullying and financial issues.

There is already good work to be built on with Dumfries and Galloway Council currently running youth work activities both in the community and at the football.

Some local people expressed concern about anti-social behaviour. Speaking to young people themselves there is a feeling of powerlessness and a lack of control in their own community combined by a desire to leave and find a better life elsewhere. We need to harness the asset we have in our young people to keep them here to become a core part of our community – and the drivers of our future success set out in this plan.

Young people noted that there is no indoor space for young people or youth workers to use and all the young people engaged with agreed that a dedicated youth centre was needed as well as improvements to outdoor space.

We recognise and respect the unique contributions and perspectives of young people in all aspects of community life and commit to investing in their ideas.





Gretna Playpark

Theme 6 : Priority 1 – Youth Space

A small youth centre will be designed and managed by young people for young people. This could be potentially as part of any capital intervention noted as the central hub in theme 4 but young people themselves identified the need for something separate, specifically the park and buildings at Union Road. This would allow for indoor and outdoor space.

We believe that a space is not enough and the youth work provision already positive in the area, should be augmented by bespoke youth workers, the specific nature of which will be agreed by young people themselves.

Theme 6 : Priority 2 – Children's spaces

There will be more activities for children and young people to do rooted in the needs articulated in the children's consultation that took place at the school. This will include

better equipment in parks and parks improved and a gym focused on children and young people.

Gretna, Rigg, Gretna Green and Springfield Local Place Plan Maps



Key

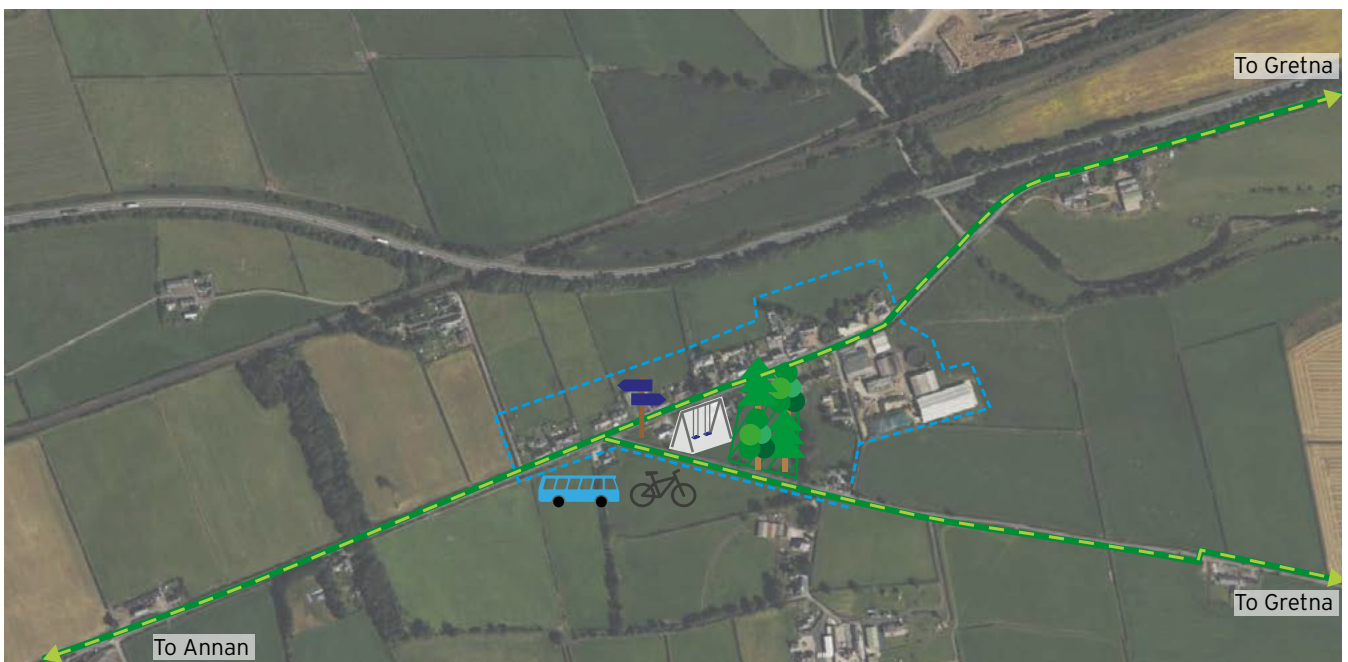
						
Innovation and Enterprise Hub	Local Market	Town Centre Upgrades	Green Space	Walking Routes	Cycle Facilities	Greenways (Walking + Cycling)
						
Town Centre Hub	Paths	Borderland Funding Boundary	Proposed LDP Boundary	Unified Way Finding	Enhanced Leisure Provision	Children's Spaces
						
Better Connectivity	Housing for Young People and Families	Supported Housing for Older People	Light Industrial Units	Star of Caledonia	Lochmaben Stone	Housing Sites / Pockets

See Insets for detailed plans of Gretna, Rigg, Gretna Green & Springfield.

Gretna Green & Springfield



Rigg



Development of the Plan

07

7.1 The Area Team

This Place Plan has been steered and developed by Solway Area Team collaborating with Community Enterprise Ltd and a core officer group of Dumfries and Galloway Council.

The Area Team is a locally led group that has co-ordinated and driven the Local Place Plan. The organisations represented are the Raydale Community Partnership, Gretna Green and Springfield Community Council Gretna and Rig Community Council, Gretna Green Group and Caledonia Park as well as local residents.

The Area Team has met monthly and often more often to steer the process forward and ensure it is supported by specialists but entirely under community control. We have had sight of and influenced everything from posters to the survey, events to the analysis. We have attended all the open meetings and helped distribute posters and surveys. We have guided the consultants with our local knowledge to ensure we have led and driven this process from the start.



Gretna, Rigg, Gretna Green and Springfield Local Place Plan



7.2 Overview

The Place Plan preparation has followed the steps detailed in the Borderlands Place Programme guidance as set out later in this document. It has been entirely community led and driven by local people who represent all four of the elements of our Solway community.

We aim to have our Local Place Plan approved both as a Borderlands Local Place Plan and registered as a Local Place Plan. Unlike most Local Place Plans across Scotland, there is the potential for investment in our area. It is recognised that not all the priority projects identified will be eligible for Borderlands funding but they are equally important following listening to the community and we will endeavour to find a way to seek additional funding to implement those ideas over the courses of the Plan.

The Borderlands Place Programme will however be an essential partner for the delivery and realisation of a number of the Place Plan priority projects. As such, the Place Plan follows the Route Map detailed in section 7.3 below which identifies the steps that will be taken to develop projects to a stage of investment readiness.

The Place Plan has been developed using different engagement methods across the Spring of 2024, all designed to ensure the widest possible representation of views from across all four communities, all ages and all circumstances.



Stormont Hall

7.3 Process

The process is as follows.

01 Stage 1: Town Selection

- Local Authorities select towns based on agreed criteria.
 - Borderlands Partnership Board approve town templates.
-

02 Stage 2: Place Plans

- Partnership-led development of individual plans.
 - The Place Plan will go through a 28-day public consultation at the draft stage to ensure it can be registered as a Local Place Plan.
 - Assessment, review, and endorsement of each Plan by Borderlands Place Programme Board (following a process of feedback and refinement).
 - Once the Place Plan is approved, town is invited by the Place Programme Board to develop a Town Investment Plan, focusing only on the projects to be supported with Borderlands Place Funding.
-

03 Stage 3: Town Investment Plans

- Town Teams work up an overarching Borderlands Town Investment Plan (BTIP) .
 - Town Team also work up a series of project specific Priority Investment Plans (PIPs)
 - Endorsement of BTIP/ and PIPs by relevant local authority.
 - BTIP/PIPs reviewed by Borderlands Place Programme Board (PPB) and recommendation made to the Borderlands Partnership Board on award of funding and relevant conditions of award.
 - BTIP/PIPs reviewed by Borderlands Place Programme Board (PPB) and recommendation made to Borderlands Partnership Board on award of funding and relevant conditions of award
-

04 Stage 4: Delivery

- Delivery of Individual Projects supported by Borderlands Funding.
 - Regular performance, monitoring, and reporting.
-

7.4 Methodology

Site Orientation Visit

The team of consultants visited the area and undertook a full tour, hosted by the Solway Area Team and the local authority representatives. They had a full drive around and walk about which helpfully gave a detailed indication of all the assets, issues and spaces in the community.

This led to a detailed asset map being pulled together that informed discussion about assets and opportunities during the research.

Analysis of Existing data

The team read and analysed various documents from 10,000 voices to the Regional Economic Strategy. These were a combination of local, regional and national to get a feel about the context in which the area sits. This has fed into some of the thinking about thematic areas.

This has included necessary documents such as reflections on the previous Local Development Plan and relationships to the Borderlands Strategy.

Branding and Comms

Early in the process it was decided to develop a brand for the consultation and that was done in consultation with the Solway Area Team. This branding was then used throughout the research so that the local community could recognise it on an on-going basis. The brand “D16: Our Place Our Future” became a recognisable statement in all communications.

Demographics and Statistics

A full analysis of the demographics of the area has been done using a bespoke piece of data analysis software combining over 30 different datasets including the census and SIMD as well as health, DWP and local authority statistics.

Policy fit

We considered Local Place Plan compliant policy plus national and regional policy fit as well as crucial national strategy from community wealth building to net zero. What was important was to see how the LPP in this area fitted with the National Planning Framework 4 and how it related to the previous Local Development Plan. That can be seen later in this report.



Public Consultation at Stormont Hall

Community Survey

369 individual responses were secured. When asked if these represented other family/friend members there is around an additional 900 people saying they have had some input to those surveys.

- 95% local residents
- Good spread across all communities but most (62%) from Gretna
- Stable community – 38% have lived here more than 30 years

Open launch meetings – Burns brunches

There were around 20 attendees at Gretna and some good debate with detailed feedback. There was a lower turnout at Gretna Green but this started conversations going and fed into future meetings.

2 walking visits

We also visited the community on two separate occasions and had conversations with local people and businesses, including speaking to people in public places about their views of the community. These informal views were highly qualitative and fed into the themes and project ideas.

Community conversations and business contacts

The Community Enterprise team visited a variety of groups and places over three weeks with follow-up semi-structured telephone interviews. Group session and drop-ins took place with a variety of groups including St Andrew's Church and All Saints' Church, Gretna Football Club, Gretna Bowling Club, Stormont Hall committee, the Men's Shed and the Richard Greenhow Centre. We also spoke to 15 businesses including food and hospitality, retail and hotels.

School visits

The team spoke to around 35 children at Springfield Primary and around 300 at Gretna Primary. Detailed work was done to elucidate what the young people felt was good about their community but also what they felt was missing and could be a priority for this Plan and for Borderlands Funding.

Visual competition

Posters and extensive publicity out in the community and direct contact with schools led to a children's and an adult winner. These images helped give a feel about what the community thinks in a different way.

Place Standard work

During the research, votes were taken on the place standards measures in the survey, open meetings and conversations and this is presented as a visual later in the report.

Thematic meetings

Finally, the community came together for 5 thematic sessions over two days to discuss the detail of the assets and challenges and to flesh out the project ideas that are now contained in this Plan.



St. Andrew's Church

Strategic Alignment

08

The selection of Gretna, Rigg, Gretna Green and Springfield as one of five Place Plan towns within Dumfries & Galloway was based on an extensive process which assessed eighteen towns on their relative need across thirty-eight indicators. The analysis demonstrated that Gretna, Rigg, Gretna Green and Springfield was a priority.

Gretna, Rigg, Gretna Green and Springfield (though the area was different) had a Community Plan published in 2017.

As well as being founded upon research and local engagement, this Plan was developed within the framework of key national and regional strategies and policies (See Appendix 2) to help ensure it fits within a wider framework and contributes to other Plans and strategies covering the town.

It was important to address the Strategic Objectives of the Borderlands Growth Deal Place Programme which are:

- SO1: Empower local communities to imagine and then build a long-term future for the towns they live in.
- SO2: Safeguard existing businesses and attract new businesses to our towns and town centres.
- SO3: Maintain and increase the number of visitors spending money in our towns and town centres, increasing spend per visit and extending the visitor season.
- SO4: Safeguard existing employment and deliver new jobs and opportunities for economic and social participation, including education and training opportunities.
- SO5: Maintain and increase the number of people living in our towns and town centres.
- SO6: Retain and increase the working age population in towns.
- SO7: Maintain and raise the quality of the physical environment in our towns and town centres.



Mansfield Hall, Rigg

The following table identifies how each of the investment themes developed ties back to these objectives.

Gretna, Rigg, Gretna Green and Springfield Place Plan Themes	Borderlands Place Programme Investment Objectives that will be met
An Enterprising Place	SO1, SO2, SO3, SO4, SO6
A Skilled Place	SO1, SO2, SO3, SO4
A Beautiful and Safe Place	SO1, SO3, SO7
An Active Place	SO1, SO5, SO7
A Great Place to Live	SO1, SO5, SO6
A Place to be Young	SO1, SO5, SO6

We aim to have our Local Place Plan registered by Dumfries and Galloway Council so that it will be taken into consideration during the preparation of Local Development Plan 3. The preparation of our Plan has been in the context of Local Development Plan 2 (Adopted) and reflects current planning objectives.

Core Strategic Fit

Key strategies	How we Have Considered these Plans and Strategies	
Dumfries and Galloway Local Development Plan October 2019 ⁶	<p>Regional Vision</p> <p>“Dumfries and Galloway ... will be a thriving region with a sustainable economy built on sustainable principles, which recognises the importance of its landscape, natural and historic environments and the need to maintain and enhance its distinctive landscape character while facilitating positive change, promoting growth, maximising the use of existing infrastructure and enhancing connectivity. It will have maximised its location to attract investment to create employment and investment opportunities, which will in turn attract people of working age to the region. There will be opportunities in the rural area for economic development, housing and recreation. There will also be more opportunities for people to access affordable housing.</p>	<p>The Gretna, Rigg, Gretna Green and Springfield Local Plan fits well with this broad vision for the region. The 6 themes ensure that there is coverage for an innovative economy that uses the skills in the area and builds on the assets of people and environment from the Solway to the physical assets such as the football club and Richard Greenhow Centre. We are presenting a plan that not only is founded on assets, but also innovates and diversifies. We believe that this will attract both visitors and new residents to the area to ensure it is a vibrant, resilient and living community where people can work, bring up their children and grow old in a place that is caring and has the services people, either available locally or with easy transport solutions.</p> <p>Housing is key to this and there is an aspiration to developed housing in the town.</p> <p>Sustainable principles have become crucial and net zero is built into all the projects as a cross cutting theme.</p>

	<ol style="list-style-type: none"> 1. Consolidate and enhance Gretna Border's role as a District Centre within the settlement hierarchy. 2. Support development that promotes and enhances Gretna Border's important role as the Gateway to Scotland as a major retail and tourist destination. 3. Allocate housing sites closer to the high street, railway station and local schools i.e., maintain housing allocations to the northeast of the town. 4. Continue to identify and protect established business and industry areas, recognising their important role in providing local employment. 5. Recognise the importance of the built heritage of the settlement and its garden village layout. 	<p>We are proposing a change to the boundary of the map in the Future Local Development Plan with the addition of a field to the north of the map. This is because this is a strong site for housing, on the edge of the community on land that is available and near the school to encourage young families.</p> <ol style="list-style-type: none"> 1. The development of an enterprise space and upgrading of the town centre will create a more attractive hub for locals and visitors. Improving connectivity across the town and community led transport will help people access the space. 2. Gretna is acknowledged in this Place Plan as the first town in Scotland with excellent road and rail links. A bespoke training hub and new enterprise rooted in the natural environment of the Solway will cement its reputation as a go to place with attractions beyond the blacksmith's shop. 3. We are suggesting a new housing site close to the school. Housing sites have not been developed partly because of their scale as the demand is such that house builders cannot make enough margin. However, a community led smaller development with subsidy could unlock house building. 4. We will develop new enterprises and light industrial workshops to enhance the infrastructure that will attract new business. 5. Enhancements to Central Avenue and green space across the communities will enhance the garden layout the centre.
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Fit with the Five Place Programme Principles

Place-Based: Priorities are rooted in local needs, to fill gaps in the asset mapping that was done early in the process

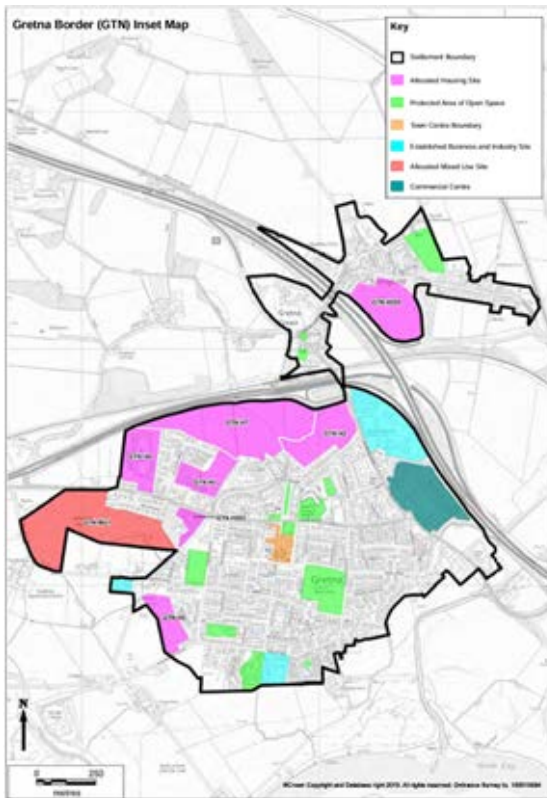
Collective: There is synergy across the 6 themes that fulfil a unified vision for the three communities and their place in the broader region.

Systemic: The projects under the 6 themes will be delivered in collaboration with the third, private and public sectors.

Community-led: The residents of Gretna, Rigg, Gretna Green and Springfield drove the plan and have articulated what they want for their place.

Prevention and Future Proofing: Investment in new ideas and protecting existing assets will facilitate a step change in the nature of our community

Previous Map



Proposed Map



National Planning Framework 4⁷

There are six overarching spatial principles:

- | | |
|---|--|
| <ol style="list-style-type: none"> 1. Just transition. We will empower people to shape their places and ensure the transition to net zero is fair and inclusive. 2. 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. 3. 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. 4. Compact urban growth. We will limit urban expansion so we can optimise the use of land to provide services and resources, including carbon storage, flood risk management, blue and green infrastructure and biodiversity. 5. 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. 6. Rural revitalisation. We will encourage sustainable development in rural areas, recognising the need to grow and support urban and rural communities together. | <ol style="list-style-type: none"> 1. Our “Beautiful and Safe Place” thematic area will address the just transition to net zero and that strategic perspective percolates through all the themes from ensuring transport solutions keep net zero in mind to creating a local as well as only a visitor economy. Renewable solutions will be built into any capital works. 2. We understand the importance of embedded carbon and have no immediate aspiration to build new for the new hub. We value our assets from the Richard Greenhow Centre to the Stormont Hall. A final place for the hub has not been agreed but it will be an existing building. 3. Our Plan has a vision for creating a suite of appropriate social and affordable housing on the outskirts but near the school. This is summed up in our “A Great Place to Live” theme. 4. Our “Beautiful and Safe Place” theme focuses on developments at, and better access to the Solway. 5. Our “Enterprising Place” thematic area sets out a range of interventions to maximise investment in the area. We will work with the support eco-system to create a learning and enterprise hub. 6. The area has elements that are semi-rural, particularly Rigg and we will ensure equity across the area. |
|---|--|

<p>Borderlands Inclusive Growth Deal⁸</p> <p>Four Investment Themes</p> <ol style="list-style-type: none"> 1. Enabling infrastructure 2. Improving places 3. Supporting business, innovation and skills 4. Encouraging green growth <p>The Big Challenges</p> <p>Inclusive Growth</p> <p>Narrowing the Productivity Gap</p> <p>Increasing the Working Age Population</p>	<p>The Gretna, Rigg, Gretna Green and Springfield Local Place Plan will meet these three big challenges:</p> <p>Inclusive Growth – the improvements to the town centre and the creation of a central open hub with learning and community, will improve the economy and life for all residents regardless of age and circumstances. Developing green space, encouraging active travel and using renewables in assets will drive green growth.</p> <p>Narrowing the Productivity Gap : Creating new enterprise and training space that feeds into light industrial units will invest in innovation and ensure that new business development has a more effective infrastructure. Diversifying the visitor economy by opening up the Solway will increase productivity.</p> <p>Increasing the Working Age Population : Affordable housing focussed on young families and key workers sits alongside efforts to retain young people in the community. This will be driven by skills and enterprise spaces which will ensure the demographic will change to increase the proportion of the working age population.</p>
<p>Borderlands Inclusive Growth Deal</p> <p>Place Programme objectives</p> <ul style="list-style-type: none"> • SO1: Empower local communities to imagine and then build a long-term future for the towns they live in. • SO2: Safeguard existing businesses and attract new businesses to our towns and town centres. • SO3: Maintain and increase the number of visitors spending money in our towns and town centres, increasing spend per visit and extending the visitor season. • SO4: Safeguard existing employment and deliver new jobs and opportunities for economic and social participation, including education and training opportunities. • SO5: Maintain and increase the number of people living in our towns and town centres. • SO6: Retain and increase the working age population in towns. • SO7: Maintain and raise the quality of the physical environment in our towns and town centres. 	<p>The Solway Area Team have led this process and will be the oversight body to ensure the Place Plan is being implemented effectively. The list of project priorities is aimed at strengthening the local economy, consolidating the wedding industry and also growing a new and diverse economy, particularly in relation to biodiversity and tourism.</p> <p>This will be the catalyst for an increase in visitor spend and the light industrial units linked to the market will create a local economy with its own infrastructure. Focusing on affordable and mid-market rent housing will ensure that we attract more working aged people to rebalance the population away from an ageing population. Finding innovative local housing solutions will break the current house building impasse.</p> <p>The various projects across the themes consist of a whole that is greater than the sum of the parts and a vision that will deliver the seven Place Programme Objectives. The light industrial units will be fed from the Enterprise Hub and linked to the development of the local market as a feeder for new enterprise to be established. Better childcare and new skills development through ideas like the Hospitality Skills Academy both invest in the wedding industry that is such a niche but also future proof the community by investing in new and innovative enterprise activity. The opening up of the Solway and the establishment of the Star of Caledonia will attract tourism and will create a diversified visitor economy. A focus on young people will ensure the next generation benefits from the long term impact. This will directly maintain and increase the population and the demographic balance. Public realm and parks will be upgraded.</p>
<p>Dumfries and Galloway Council Plan 2023–2028⁹</p>	<p>The 6 thematic areas fit well with the vision set out here “Our ambition is to be a successful region, with a growing economy, based on fairness, opportunity and quality public services, where all citizens prosper. Working in partnership, with connected, healthy and sustainable communities. The region will be the natural place to live, work, visit and invest.”</p>

Complementary Initiatives

09

In developing our investment themes and priority projects we have recognised that to achieve our vision for Gretna, Rigg, Gretna Green and Springfield it is necessary to align with and build upon successful initiatives that are underway in the region.

SCAMP (the Solway Coast and Marine Project) is a 10–15-year project covering the Solway Coast from Stranraer to Gretna. The benefits of the project will include protecting and expanding habitats and wildlife, improving water quality, climate action in terms of flood prevention and CO2 storage, skills, training and work opportunities, and health and wellbeing. We are looking to collaborate with this project to help realise our aspirations around the Solway and this is a key part of our “Beautiful and Safe Place” thematic area and linked closely to the development of a more diverse economy.

To achieve better connected travel, we would work with SWestrans and Dumfries and Galloway Council’s Active Travel Team. This will help to ensure that our ambitions to develop a good network of local paths and cycle routes linking the four communities together and linking them all up better to the Solway coast, are linked to the Active Travel Plan and the development of National and Regional footpaths and cycle networks. Dumfries and Galloway received £13.8 million in UK Levelling Up funding to improve transport connectivity including new EV charging for cars, electric buses and charging infrastructure, cycle route improvements and new transport hubs in five towns in the region. This area is an interesting place and there will be a need for further feasibility work. Although road and rail connections are good, there are challenges with local connectivity therefore, something smarter using shared electric vehicles and active travel should be considered.

Housing developments have not proceeded, partly because the planning department are keen on large developments because this helps to fund infrastructure but house builders are not willing to risk that in an area of relatively low house prices. We are looking to work with South of Scotland Community Housing who are involved in projects across the South of Scotland and can guide us through the process of securing funding from sources such as the Rural Housing Fund. We want to resource them to undertake a Housing Needs and Demand Analysis and find ways to develop and fund community led housing in the area.



Measuring Success

10

Theme 1: An Enterprising Place

Strategic Objective: Ours will be a place that builds on the legacy of our unique wedding history and diversifies into an innovative modern local economy, built on visitors and our unique natural environment. People will be encouraged to stay here and move here.

Output	Outcome	Measurements
Number of enterprise facilities created.	Increase of people Full Time equivalent (FTE) securing a job.	SIMD/Census data on population, economic activity, education & Income.
Numbers of light industrial units creates.	Increase in people starting their own businesses.	Employment/ training statistics.
Number of businesses established in light industrial units.	Increase in the working aged population.	Business startup records at Companies House.
Number of new business start-ups.	New jobs created (FTE).	Resident and visitor satisfaction surveys.
Number of tourism enterprises started in connection with the Solway.	Jobs safeguarded (FTE).	SCAMP project reports on growth of partners.
Number of market stalls booked.	Increased visitor numbers to town.	
Childcare feasibility study done.	Increased visitors spend in town (£m).	
Childcare enterprise set up.	Increase resident / visitor satisfaction with the town as a place to live and visit.	
New floorspace created and/or refurbished.	Businesses supported.	
Area of site reclaimed, (re)developed or assembled.	Leverage.	
New/improved visitor and cultural attractions and/or facilities.		



Sculpture, the Blacksmiths restaurant, Gretna Green

Theme 2: A Skilled Place

Strategic Objective: To contribute to the development of an innovative modern economy, our people will be trained, skilled and qualified, ready to meet the needs of an ever changing world.

Output	Outcome	Measurements
Number of training space created.	Increase of people improving skills/ achieving a qualification.	Training records and monitoring forms.
Learning delivery partners confirmed.	Increase in apprenticeships.	Employment/ training statistics.
Number of people undertaking training or learning.	Increase in the working aged population.	Further Education statistics.
Numbers involved in volunteering programme and taking part in awards.	Increase in positive destinations.	
Gross Jobs Created connected to the Intervention.		
Gross Jobs Safeguarded connected to the intervention.		
Learning opportunities created.		



Theme 3: A Beautiful and Safe Place with things to do for everyone

Our environment and townscape will be well looked after, accessible to all and biodiverse in a way that transitions our community to net zero. People of all ages will feel safe and able to walk around.

Output	Outcome	Measurements
<p>Gretna town Centre upgraded.</p> <p>Number of green spaced enhanced.</p> <p>Projection of historical sites and natural environment.</p> <p>Improved access to the Solway including physical infrastructure and signage.</p> <p>Length of newly built road.</p> <p>Number of new and/or improved cycle ways.</p> <p>Length of new and/or improved cycle ways.</p>	<p>The natural environment will be better conserved, enhanced, protected, and used.</p> <p>Creation of new growing spaces.</p> <p>Increasing visitor numbers diversifying from weddings.</p> <p>Increased health and wellbeing.</p> <p>Increase in understanding of own local history.</p> <p>Diversification of the economy by increasing jobs in biodiversity.</p> <p>Gross Jobs Created connected to the Intervention.</p> <p>Increase in day visitor numbers.</p> <p>Increase in day visitor spend.</p>	<p>Environmental Impact Assessment.</p> <p>Town wide survey.</p> <p>Visitor Survey.</p> <p>Number using cycleways, paths, and trails.</p>



Theme 4: An Active Place

We will be a place with great facilities where people can gather and where resilient services can be of benefit to people of all ages, abilities and backgrounds. All our communities will be well connected.

Output	Outcome	Measurements
Number of new hubs developed.	Reduction in isolation.	Life stories of residents.
Community Facilities enhanced and renovated.	Increased happiness in the residential population.	Community Surveys.
Community Café extended and developed.	Increased understanding between generation.	Social media comments.
Banking and Post office Hub created.	Reduction in reports of anti-social behaviour.	Data from Police Scotland and other agencies.
Calendar of social activities set out.	Increases in community involvement in activities.	Increase in proactive community action.
Improved sporting facilities.	Greater resilience.	
Better connectivity across the community via active travel and improved path and cycle ways.	Better connectivity across the four communities and a greater sense of community cohesion and unity.	
Length of newly built road.	Increase in people walking and cycling.	
Number of new and/or improved cycle ways.	Gross Jobs Created connected to the Intervention.	
Length of new and/or improved cycle ways.	Increase in day visitor numbers.	
	Increase in day visitor spend.	
	Businesses supported.	



War Memorial, Gretna

Theme 5: A Place to Live

We will have appropriate housing for all stages of life, with energy efficiency and good design.

Output	Outcome	Measurements
Housing Needs and Demand Assessment.	Increase the number of people living in Gretna, Rigg, Gretna Green and Springfield.	Local authority housing statistics.
Number of community led affordable homes built.	Increase in the working age population.	Community Survey.
Number of affordable housing solutions for young people and young families.	Increase number of warm, homes with renewable energy.	Energy efficiency rating.
Number of supported accommodation units for older people.	Increase in sites released for community control.	Number of working age population as a percentage of population via census or local authority data.

Theme 6: A Place to be Young

Our young people will be valued and supported to contribute with excellent relationships across the community.

Output	Outcome	Measurements
Creation of a youth space indoor and outdoor.	Better integration of young people and adults.	Community Survey.
Improvements in spaces and parks for younger children.	Reduction in reports of anti-social behaviour.	Interviews with workers.
Recruitment of more youth work staff.	Increased retention of young people in the community.	
	Stronger families.	



Raydale Park

Management and Governance

11

Our Local Place Plan has been driven by the Solway Area Team. The Area Team have broad representation from Community Councils, local residents, local facilities, and businesses - supported by officers from Dumfries and Galloway Council. The Team have worked with Community Enterprise who co-ordinated and directed the community and stakeholder consultations and produced the Local Place Plan.

The Area Team will continue to have the oversight role and to monitor progress as the Borderlands Town Investment Plans (BTIPs) are developed and projects begin to be delivered. Area Team meetings and activities will continue to be facilitated by Dumfries and Galloway Council Officers.

The production of Town Investment Plans will also be facilitated by Dumfries and Galloway Council Officers, with external specialist and technical assistance sought as and when required.

Delivery of the Place Plan priorities is complex and challenging, which means that local resources, skills, and capacity will need to be bolstered and enhanced. Funding will be required to commission various kinds of external technical and consultancy support to scope out and accelerate the development and delivery of projects across the Plan.

During the BTIP stage clear delivery partners will be identified to lead on projects.



Monitoring and Performance Management

12

The Borderlands Growth Deal has an overarching approach to ensuring that the contributions made towards deal wide objectives are effectively measured and captured. We plan to measure against outputs and outcomes in section 10 but the close fit with the Strategic Objectives of the Borderlands will also be closely aligned.

Robust and well-developed project specific monitoring arrangements will be incorporated into the grant funding agreements which will be put in place between the Accountable Body (Dumfries and Galloway Council) and individual project sponsors leading on the delivery of Gretna, Rigg, Gretna Green and Springfield's priority projects.

This will include:



1. Establishment of a baseline which sets out the starting position from where progression and changes resulting from the project can be evidenced and assessed. This baseline is at least partly set out by the research that underpins this Plan.
2. Identification of the outputs which each project will deliver through the Borderlands funding awards and the subsequent outcomes for the community which will follow.
3. Provision of quarterly project progress reports to the Project Management Office to capture both spend and outputs - with outcome reporting at less frequent intervals.
4. Progress reporting, to include capture of the contributions made by projects to underpinning Borderlands themes such as Inclusive Growth, Community Wealth Building and Environmental Sustainability.
5. Wider and longer-term local impacts, less directly linked to Borderlands investment, will be assessed by the PMO through broader programme level evaluation work.
6. Dumfries and Galloway Council Officers will support the Area Team to maintain an overview of progress by providing updates on the development and delivery of Borderlands Place programme funded projects, as well as those being funded from other sources beyond the Place programme.
7. This information will also be of value to help inform any future mid-term and full-term evaluations, which are required to be commissioned by the Borderlands PMO.

Appendices

Appendix 1: Summary of Consultation Work

Evidence Gathering



Desktop research including analysis of existing documents, research and policy.



Demographics and statistical analysis.



Community visit and asset mapping.



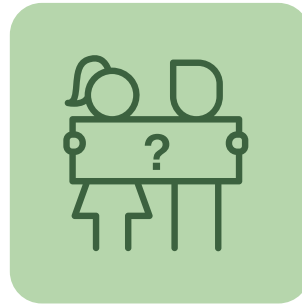
Community survey (369 individuals completed the survey).



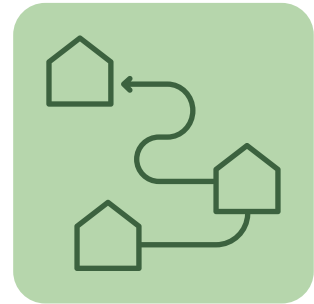
Launch event in Richard Greenhow Centre and the Stormont Hall.



Primary school consultation.



Youth consultation.



Visits to community to community groups.



Visits to local businesses.



Visual image competition.



Thematic sessions.

What We Found

The Community

This is a community that has its challenges but on balance people like it. In our survey, 72% expect to be still living here in 10 years' time. Of the others who don't or are not sure the reasons seem to be related to housing and lack of services. What people like most in the community is the history, green space and rurality and the friendly people. Lots of people like the fact that it is quiet. They like its access to the motorway and that rents are affordable. This is a good foundation on which to grow and we plan to invest in this with our projects.

The population of this area has seen a lot of change over the past 20 years. Between 2001 and 2010 there was an increase. However, between 2010 and 2017, the population decreased but that has turned round again in recent years. We want to build on this increasing population. We need to be careful though and need to re-balance the community by encouraging working aged people to the area. This will require a diverse economy and appropriate housing. 27.2% of those living in the area are aged over 65, this is much higher than the national average of 19.3%. 57.3% are of working age, which is lower than the national average of 63.9%. Nearly a quarter are nearing retirement age so this needs thought.

Although unemployment is not such an issue, the economy tends to be lower waged and lower skilled and there is a need to enhance the skills, capacity and aspiration of young people and the young workforce potentially with entrepreneurial spaces and support. Currently the biggest working population is in retail (34%).

Learning emerged as a key need in the area, which may require training, skills programmes and apprenticeships.

The need for encouraging new forms of heating in response to net zero targets and poor energy efficiency in local homes.

There is a lack of things to do relating to locals but also visitors and a need for additional activity and places to do things. There was a bigger concern with lack of banking and a high demand for wellbeing services.

There was concern about the general streetscape and a need to upgrade the streets, shopfronts, lighting and environment.

Although the Richard Greenhow Centre and Stormont Hall were highly valued there was a clear view that they needed to be upgraded, more open and facilities needed to be sustainable for people in all communities.

There was an underlying concern about young people and anti-social behaviour while children and young people expressed a frustration about lack of things to do. Some people don't feel safe in the community, including children.

There is evidence of disproportionate apathy in the community.

Assets

- Friendly people and community spirit
- Quiet, peaceful area
- Location/ access
- Rural feel with good access to countryside
- Shops including Caledonia Park
- Some feel Safe
- Good Schools
- Transport links
- Community facilities
- Size
- History and heritage

Challenges

- Lack of leisure facilities and activities
- Road conditions
- Anti-social behaviour/ policing
- Parks
- Path links
- Lack of social and affordable housing
- Dog fouling and littering
- Town centre upkeep/ development
- Transport
- Traffic calming
- Bank/ post office
- Need for better retail

Opportunities

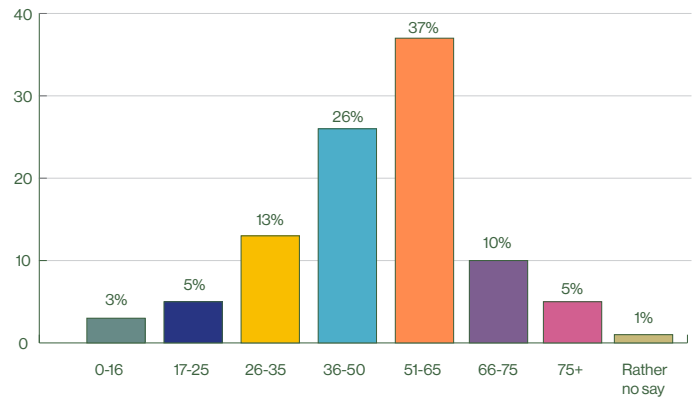
- Community hub
- Sport and leisure facilities
- Parks and green spaces
- Housing
- Youth
- Retail and hospitality
- Community facilities and events
- Economy and employment
- Walking paths
- Services and amenities
- Roads and traffic
- Community growing and food sharing
- Appearance

Community Survey - DG16 – Survey Analysis

DG16 – Survey Analysis

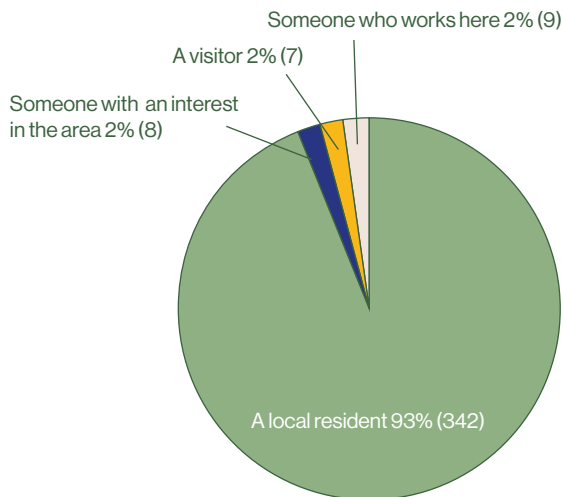
In total, 354 people responded to the survey. Respondents were given the opportunity to state whether they were filling out the survey on behalf of others in their household. From this we found the survey represents the views of an additional 459 adults, 68 young people aged 13 to 17 and 113 children aged 12 and under. Therefore, the survey currently represents the views of 994 people in total.

Most responses came from those aged 36-65: 37% of respondents were aged 51-65 and 26% were aged 36-50. There was a lower response rate from those aged 35 and under: 13% of respondents were aged 26-35, 5% were aged 17-25 and just 3% were under 16. Those aged 66-75 accounted for 10% of respondents and those aged over 75 accounted for 5% of respondents.

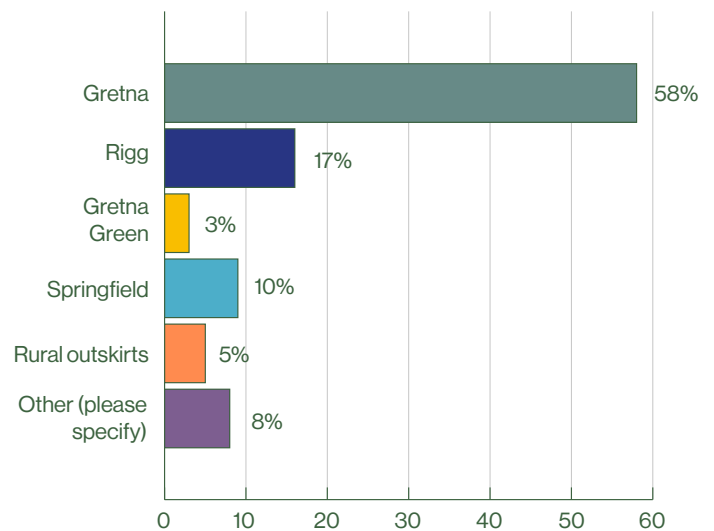


Relationship to the area

The vast majority (96%) of respondents are local residents. The remaining respondents were either people who work in the area (3%), people with an interest in the area (2%) or visitors (2%).

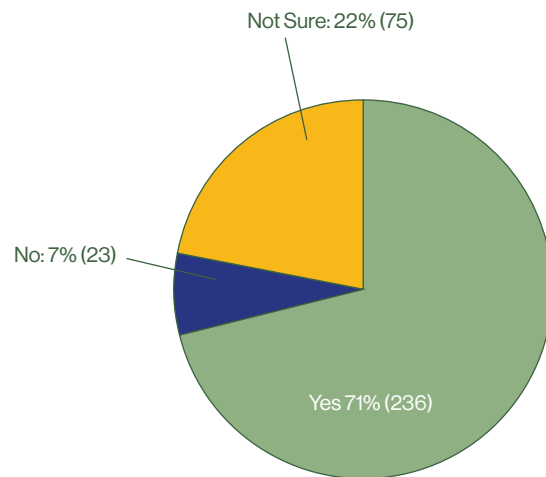
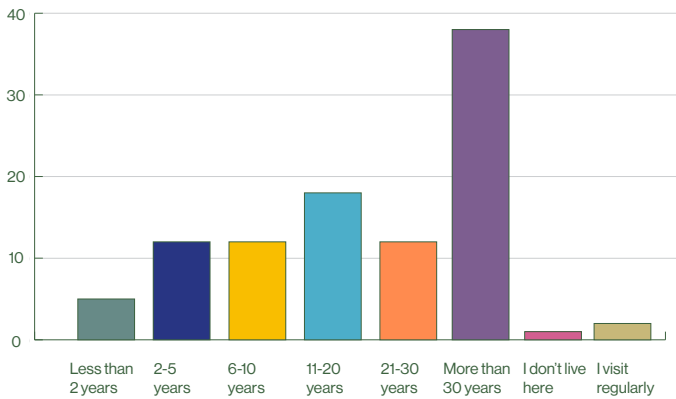


Over half (58%) of respondents live in Gretna. 17% live in Rigg, 10% live in Springfield and 3% live in Gretna Green. A further 5% live in the rural outskirts of the area. 8% of respondents chose the 'other' option and some of the places specified were Redkirk (6), North Yorkshire (4), Eastriggs (3), Annan (2), Dornock (2) and Carlisle (2).



Half of the respondents have lived in the area for over 20 years.

- 130 respondents (38%) have lived in the area for more than 30 years. 41 (12%) have lived in the area for 21-30 years.
- 104 respondents (30%) have lived in the area for 6-20 years.
- 59 respondents (17%) have lived in the area for 5 years or less.
- 6 respondents (2%) do not live in the area but visit regularly.



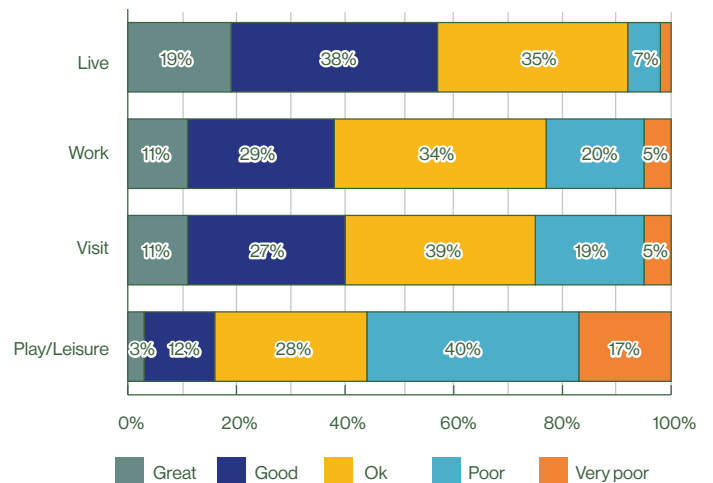
Of the respondents who live in the area, 71% expect to be still living there in 10 years' time, 22% were unsure 7% said they would not be living in the area.

Opinion of the area

Respondents were asked to rate the community as a place to live, work, visit and play.

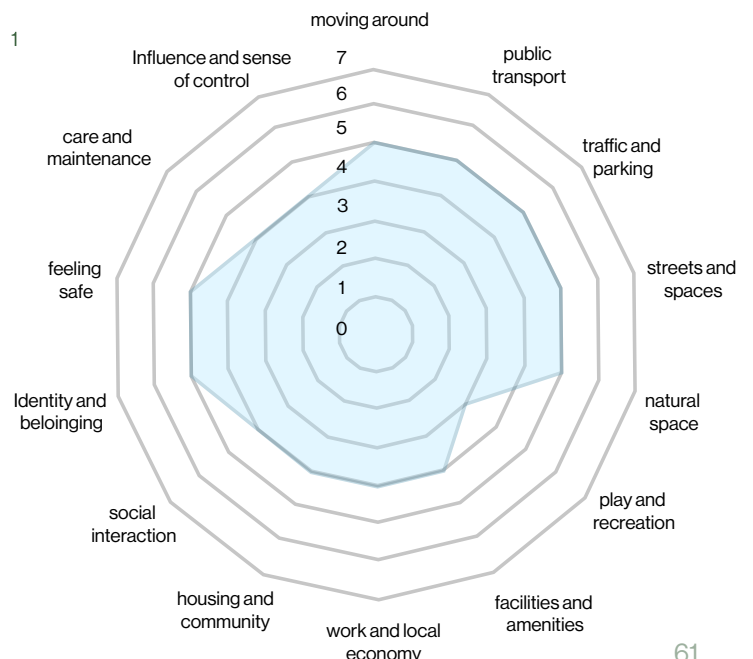
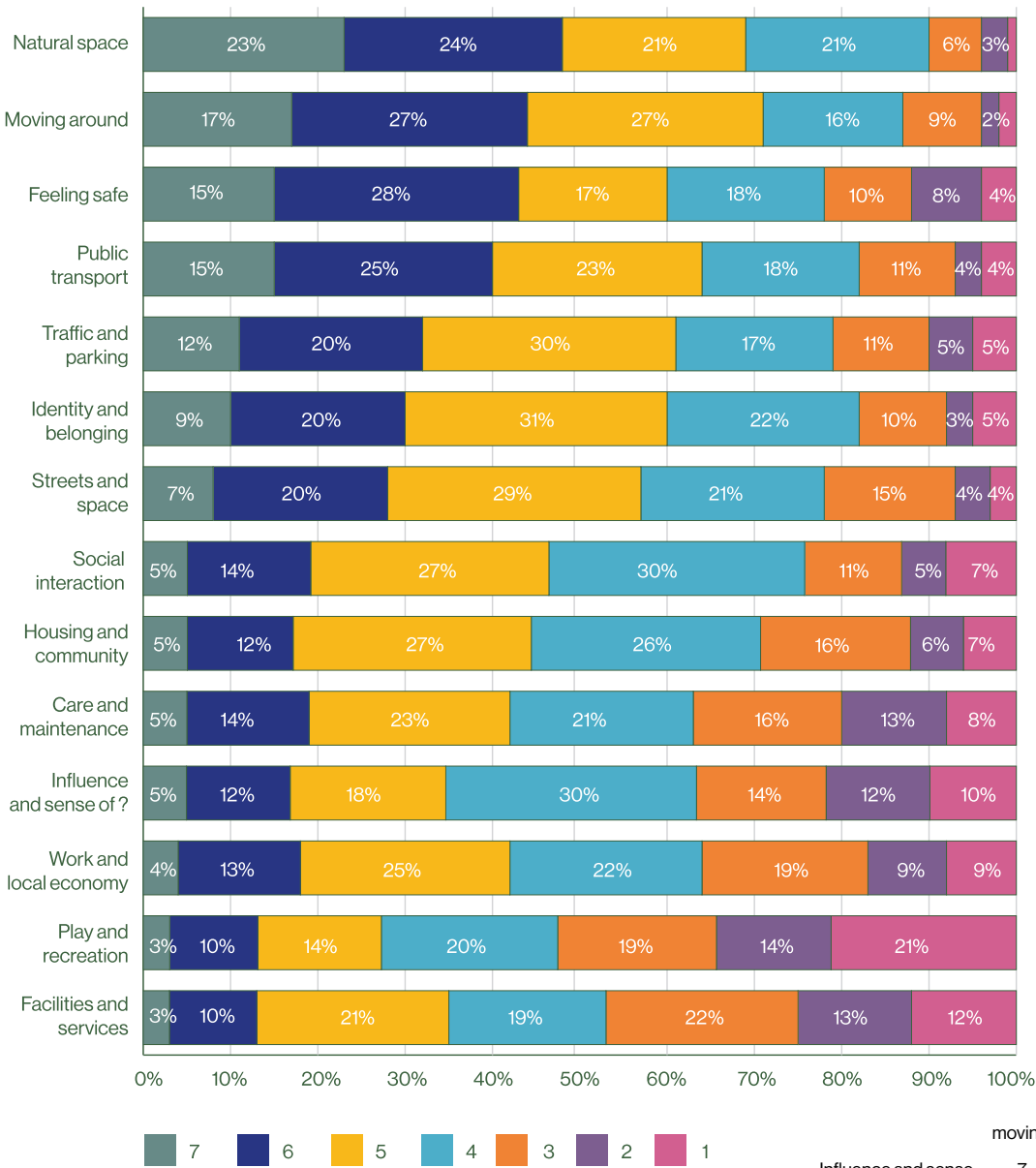
Below is the average of how survey respondents scored Gretna, Rigg, Gretna Green and Springfield in these 4 categories, as well as the graph depicting the answers. Respondents were then asked to reflect on two things they like most about the Gretna, Rigg, Gretna Green and Springfield area. Individuals responded listing 215 things. The following is a summary, with examples of the various themes that came up within survey responses.

- The area is rated most highly as a place to live. 57% said that the area is either a great or good place to live. 35% said it is ok and just 9% said it is a poor or very poor place to live.
- 40% said the area is a great or good place to work. 34% said it is an ok place to work and a quarter (25%) said it is a poor or very poor place to work.
- 38% said the area is a great or good place to visit. 39% said it is an ok place to visit. 24% said it is a poor or very poor place to visit.
- The area is rated least favourably as a place to play/ spend leisure time. 57% said that the area is a poor or very poor place to play. 28% said it is an ok place to play and just 15% said it is a great or good place to play.



Respondents were also asked to rate various, more specific aspects of life in the area from 1 to 7 (1 being very bad and 7 being very good). Natural space was ranked highest with almost half (47%) rating this aspect as a 6 or 7. Other aspects which had a higher number of 6 or 7 ratings were moving around (44%), feeling safe (43%) and public transport (40%).

Play and recreation was rated the worst aspect of life in the area with over a third (35%) believing it to be a 1 or 2. Further, one quarter of respondents felt that facilities and services are a 1 or 2. Other aspects of life which were rated less favourably include: work and local economy; influence and sense of control; care and maintenance.



Assets/Positive things

Survey respondents were asked to list the two things they like most about the area. The following thematic areas have been listed in descending order.

Assets	Number of times mentioned	Selected quotes
Friendly people and community spirit	135	<p>"Good community spirit"</p> <p>"Friendly neighbours"</p> <p>"It's a small town so most people know each other and are friendly"</p> <p>"Lovely people"</p> <p>"The community spirit and how everyone looks out for one another"</p>
Quiet, peaceful area	84	<p>"Quiet area"</p> <p>"Quiet and peaceful"</p> <p>"Quiet and beautiful scenery, tranquil"</p>
Location/ access	69	<p>"Good location to visit other places"</p> <p>"Central to Scotland and England for commuting"</p> <p>"Handy for accessing roads i.e. motorway"</p> <p>"Easy access in and out"</p> <p>"Rural without being remote"</p>
Rural feel with good access to countryside	64	<p>"Green spaces"</p> <p>"Open space/ views"</p> <p>"Access to countryside"</p> <p>"The scenery"</p> <p>"Rural feel"</p>
Shops including Caledonia Park	53	<p>"Close to local shops of which there is a good variety"</p> <p>"The Gateway"</p> <p>"Good shops"</p> <p>"How we everything we need in terms of shopping grocery and leisure shopping"</p>
Safe	23	<p>"Feel safe, low crime"</p> <p>"Know a lot of people so feel safer than city"</p>
School	15	<p>"Safe school"</p> <p>"Good primary school"</p> <p>"Local school without having to compete for placement"</p>
Transport links	15	<p>"Brilliant transport links"</p> <p>"Train station"</p> <p>"Bus service"</p>
Community facilities	14	<p>"Community spaces like the Hall"</p> <p>"Gretna has a centre, a heart to its community in Richard Greenhow"</p> <p>"The Day Centre is a credit to the town"</p>
Size	10	<p>"The size, not too big or small"</p> <p>"Not over built and would like it to stay that way"</p>
History and heritage	10	<p>"Our heritage of weddings - well known place"</p> <p>"The history"</p>

Other assets included:

- Access to coast (9)
- Local walks (8)
- Football – Raydale Sports Hub (8)
- Cleanliness (5)
- Affordable homes (4)
- Parks (4)

Challenges

Respondents were asked to list two things they would like to see improved in the area. Many of the suggestions are also relevant to the project ideas section.

Responses have been grouped into themes, listed in descending order.



Challenges	Number of times mentioned	Selected quotes
Lack of leisure facilities and activities.	118 (42 of these specified provision for children and young people).	"Gym, swimming pool, fitness classes" "More community activities" "More leisure facilities" "Facilities for children/ youth" "There is nothing for people to do on a night other than go to a pub and drink" "Social event/ club sports" "More facilities for recreation and leisure for teenagers and young adults to be able to enjoy"
Road conditions	96	"Fix the potholes" "Better roads" "Road repairs done when needed not months or years later!" "Repair the bridge over the Kirtle River and potholes" "The road quality is terrible"
Anti-social behaviour/ policing	66	"Regular police rounds, community bobbies doing beat walks" "Clamp down on antisocial behaviour on Main Street and bus shelters" "Park needs updated and cameras installed" "More of a crackdown on crime and vandalism, the fact there is no police presence in Gretna now is crazy when it is bigger than it ever has been" "Police presence in town as still a lot of issues with drugs and theft and vandalism"
Parks	57	"Playparks - better choice of equipment/ play park in Rigg" "More secure green spaces" "Park area needs upgraded for disabled people as well" "More investment in the main playing field" "Better play parks/ family outdoor activities"

Path links	47	"Footpath from Gretna Green to the service junction B7076" "Paths, pavements from Rigg to Gretna" "Access to rivers and shore front"
Lack of social housing	22	"More social housing" "Residential care home for the elderly" "Housing for young people"
Dog fouling and littering	21	"Enforcement of dog fouling" "Pavements/kerbs full of weeds and dumping of rubbish" "Fly tipping and rubbish"
Town centre upkeep/ development	20	"Upgrade and repair central avenue... It needs a more dedicated team (funded) to keep on with this" "Better entrance to the town" "More attractive main areas to encourage visitors" "Local buildings need some TLC and would like to see more promotion of local history" "Town cleanliness. Weeds and overgrown bushes all over the paths"
Transport	17	"Public transport - cost and service" "Sheltered bus stop" "Community bus to hospital, not free pay for, if you can't drive it's hard to get to when already ill" "Buses increased"
Traffic calming	16	"Traffic speed reduced through village" "More vehicles adhering to speed limit!"
Bank/ post office	12	"Amenities such as post office/bank - better services"
Supermarket	11	"Shop could be added to rigg for necessities" "A bigger supermarket"

Other challenges included:

- Healthcare services (9)
- Community cohesion (9)
- Economy and employment (9)
- Public toilets (9)
- Cycle paths (7)
- Schools (7)
- Streetlights (5)
- Drains (5)
- Parking (5)
- Broadband/ connectivity (4)

Project Ideas

Respondents were asked to suggest two project ideas that they would like to see happen in the area. Again, suggestions have been grouped into themes and listed in descending order.

Challenges	Number of times mentioned	Selected quotes
Sport and leisure facilities	106	<p>"Bring back the cinema"</p> <p>"Access to leisure facilities i.e., gym, swimming pool"</p> <p>"Leisure centre/complex soft play, bowling cinema"</p> <p>"Invest in facilities at the Raydale Hub"</p> <p>"Theatre/ music space"</p> <p>"Cycle hub"</p> <p>"Skate park"</p> <p>"A leisure facility to be enjoyed by families"</p>
Parks and green spaces	62	<p>"A way better and expanded park"</p> <p>"Play Park that's inclusive for all"</p> <p>"Play Park in Rigg"</p> <p>"Sports field turned into a place where the whole community can use it safely, a good green space."</p> <p>"Improved play area for children of all ages, play park, multi-use area for basketball, football etc."</p> <p>"Graitney playing field development into parks and recreation space suitable for all ages"</p> <p>"Gardens for visitors"</p>
Housing	60 (most of these were in regard to a care home/ supported living for the elderly)	<p>"Sheltered housing for elderly and care home"</p> <p>"Housing for young people"</p> <p>"Care home for the ageing population"</p> <p>"Assisted housing for disabled or vulnerable people"</p> <p>"More social housing"</p> <p>"Affordable housing"</p>
Youth	55	<p>"Hubs for bairns to go"</p> <p>"Safe indoor place for kids to play"</p> <p>"Pop up cinema for kids, discos, open the community centre or club for youths to have table tennis nights, pool, darts etc."</p> <p>"More local kids clubs rather than having to travel to Annan or Carlisle"</p> <p>"Something for the teenagers to get them off the streets"</p>
Retail and hospitality	41	<p>"Community shop or cafe"</p> <p>"More affordable shop for groceries instead of having to travel to Annan or Carlisle"</p> <p>"Community run essentials shop"</p> <p>"A shop selling basic essentials, not everyone in Rigg may have easy access to a car or public transport"</p> <p>"A proper Sunday market, which would encourage people from far and wide"</p>

Community facilities and events	37	<p>"More courses to encourage various arts, evening classes perhaps pottery, basket weaving, languages, cooking, woodworking, pyrography"</p> <p>"Improving communication within the community about events and facilities"</p> <p>"Weekly events/activities at Rigg Hall suitable for a wide range of audiences"</p> <p>"Richard Greenhow Centre as a place of culture and learning"</p> <p>"Movie nights in community centre"</p>
Economy and employment	29	<p>"Enterprise incubator"</p> <p>"Business diversification"</p> <p>"Business units to let would be brilliant... there is no units anywhere to let"</p> <p>"Traditional skills hub"</p> <p>"Real help for people who want/need help to start a business. People get told there is help but it never comes to fruition"</p> <p>"Training apprenticeships in care/ catering"</p>
Walking paths	27	<p>"Wildlife trail"</p> <p>"Connecting path from Gretna to Rigg"</p> <p>"Accessible and safe walking route along the Solway"</p> <p>"Better paths and pavement for wheelchair users"</p> <p>"Create more accessible ways to get into the land that surrounds us"</p>
Services and amenities	19	<p>"Permanent post office"</p> <p>"Public toilets"</p> <p>"Community police on the beat"</p> <p>"Bigger doctor surgery"</p> <p>"More NHS dentists"</p>
Roads and traffic	18	<p>"Lower speed limit / road safety improvements"</p> <p>"Potholes maintained regularly"</p> <p>"Fix the Bridge at Rigg"</p> <p>"Overnight lorry Park in a designated area away from housing"</p>
Community growing and food sharing	10	<p>"Community run wildlife & produce area."</p> <p>"Allotments - community orchard"</p> <p>"Community hub that can be used as a shared veg garden, cafe, surplus food bank, clothes swap"</p>
Appearance	10	<p>"Investment in run down/disused buildings and land"</p> <p>"More bins provided for dog waste in the area"</p> <p>"Do up the entrance to Gretna - terrible sign"</p> <p>"Litter picking"</p>

Other miscellaneous project ideas included:

- New schools/ investment in schools (9)
- Expansion of public transport routes and improvements to bus shelters (7)
- Activities for the elderly (7)
- Improved broadband (3)
- Better street lighting (2)
- Expansion of DG handyman scheme (1)

Vision

When asked to describe their community in ten years' time, responses included:

“Flourishing friendly safe and welcoming”

“I hope it will be safe, not too populated but not quiet, I would like lots of nature and space but more things to do.”

“Vibrant, inclusive, progressive”

“Expanded use of current assets for wider community use and purpose. Improved sense of community.”

“Friendly, social buzz, clean”

“A thriving inclusive community with a network of accessible roads and paths. Hopefully with continued support for older people and improved facilities for youngsters”

“A strong sense of opportunities for young people and local businesses in a safe and healthy environment”

“A community where the old and young interact, where everyone is valued, the gateway to Scotland beautiful, bright and safe.”



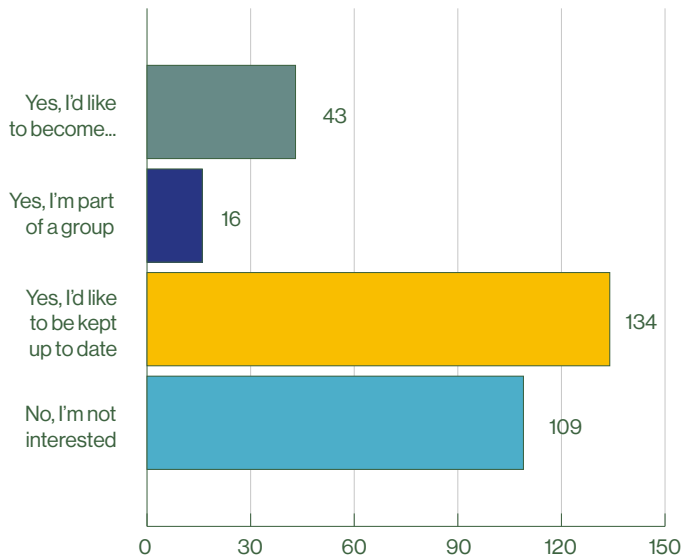
leisure facilities community minded lovely place live
businesses improved caring decent opportunities young
community spirit safe place live friendly safe visitors
help welcoming local great Thriving nice play
quiet Vibrant fun
walking families facilities happy lovely safe place
clean safe services
clean tidy clean better friendly inclusive spaces
amenities safe welcoming activities friendly welcoming
parking Support
police presence feeling safe great place environment sense community

Final Comments

Respondents left a variety of final comments, many of which related to the challenges and project ideas listed above such as improving sport and leisure facilities, road repairs, traffic calming, extending path networks. Further themes included the need for community cohesion and improving local services and amenities for everyone in the community, including young and old.

Future Interest

Respondents were asked if they would like to be involved in these community developments. 43 people said they would like to get involved in projects, 16 people said they were a part of a group who would like to discuss their ideas further. 134 people said they would like to be kept up to date with what is happening with the Plan. Again, suggestions have been grouped into themes and listed in descending order.



Appendix 2: Policy and Strategy Summary

The list below details the local, and regional strategies, policies and plans that were used to inform the development of the Place Plan. All these documents are about the delivery of National Frameworks and Policies.

- [National Strategy for Economic Transformation](#)
- [Dumfries and Galloway Local Development Plan 2 October 2019](#)
- [National Planning Framework 4](#)
- [Borderlands Inclusive Growth Deal](#)
- [Borderlands Place Programme](#)
- [Dumfries and Galloway Council Plan 2023-2028](#)
- [Dumfries and Galloway Housing Strategy](#)
- [South of Scotland Regional Economic Strategy Delivery Plan 2022-2025](#)
- [Responsible Tourism Strategy for the South of Scotland](#)
- [Regional Transport Strategy - SWestrans - Dumfries and Galloway Council](#)
- [10,000 voices](#)
- [Dumfries and Galloway Active Travel Strategy 2 and Delivery Plan 2022-2032](#)
- [Dumfries and Galloway Local Heat and Energy Efficiency Strategy](#)

Crosscutting Strategic Fit

Fit With Community Wealth Building ¹⁰	
<p>There are five core principles to Community Wealth Building:</p> <ul style="list-style-type: none"> • Progressive Procurement – developing local supply chains of businesses likely to support local employment and keep wealth within communities. • Fair Employment and Just Labour Markets – using anchor institutions to improve prospects of local people. • Shared Ownership of the Local Economy – supporting and growing business models that are more financially generative for the local economy. • Socially Just Use of Land and Property – developing the function and ownership of local assets held by anchor organisations, so local communities benefit from financial and social gain. • Making Financial Power work for Local Places – increase flows of investment within local economies by harnessing and recirculating the wealth that exists. 	<p>We will build community wealth building into our Place Plan way of working.</p> <ul style="list-style-type: none"> • Developing new enterprises and growing current enterprises will open up opportunities to tender for services when local anchor institutions such as the council, NHS and colleges are under pressure to source locally. • We will build fair work initiative into all our learning and employability projects as a conditions of investment. • We will particularly encourage co-operatives and social enterprises to grow. • Where assets are being developed, we will ensure they are, where possible, in community control. • We will encourage local supply chains across the local economy.
Just Transition to Net Zero	
<p>Environmentally sustainable growth means fostering economic growth and development, while ensuring that natural assets continue to provide the resources and environmental services on which our well-being relies. It meets human development goals while simultaneously sustaining the ability of natural systems to provide the natural resources and ecosystem services on which the economy and society depend.</p>	<p>All assets will be developed with renewables and insulation in mind. Any housing will be as near Passivhaus as possible and we will boost a re-use circular economy principle across the projects.</p>

National Strategy on Economic Transformation¹¹

“The ambition of this strategy is not just to grow our economy but, in doing so, to transform our country’s economic model so that we build an economy that celebrates success in terms of economic growth, environmental sustainability, quality of life and equality of opportunity and reward.”

Key objectives are to:

1. establish Scotland as **a world-class entrepreneurial nation** founded on a culture that encourages, promotes and celebrates entrepreneurial activity in every sector of our economy.
2. strengthen Scotland’s position in new markets and industries, generating new, well-paid jobs from **a just transition to net zero**.
3. make Scotland’s businesses, industries, regions, communities and public services more **productive and innovative**.
4. ensure that **people have the skills** they need at every stage of life to have rewarding careers and meet the demands of an ever-changing economy and society, and that employers invest in the skilled employees they need to grow their businesses.
5. reorient our economy towards **wellbeing and fair work**, to deliver higher rates of employment and wage growth, to significantly reduce structural poverty, particularly child poverty, and improve health, cultural and social outcomes for disadvantaged families and communities.

We will root our enterprise development and drive to create a diversified local economy rooted in the market, development of new local businesses and the use of local biodiversity, into the NSET principles.

Appendix 3: Thematic Action Plan

Theme 1: An Enterprising Place Strategic Objective : Ours will be a place that builds on the legacy of our unique wedding history but diversifies into an innovative modern local economy, built on visitors and our unique natural environment. People will be encouraged to stay here and move here.	
Priority 1: Light Industrial Units	
Description	We will establish a suite of community controlled light industrial units to provide the infrastructure to increase manufacturing, particularly related to local items. These are workshops, not office units.
Stage of Development	Initial Concept
Evidence of Need	Community Engagement and stakeholder input. Long term demand before the Place Plan work. Need to diversify the economy – link with development of market.
Difference it will make	It will create a pipeline of new and growing businesses from manufacture to reuse.
Lead and Delivery Partners	Area Team, Dumfries and Galloway Council, SOSE, Chamber of Commerce.
Potential Funding Sources	Borderlands Place Programme, Regeneration Capital Grants.
Next Step	Commission a study in to potential tenants needs. Options appraisal on sites and buildings.
Priority 2: An Enterprise Hub	
Description	A modest incubator and enterprise space with a learning component based in a town centre space so that it is easily accessible.
Stage of Development	Initial Concept
Evidence of Need	Community Engagement and stakeholder input. Better use of the Richard Greenhow Centre needed and viewed as under-utilised. Need to diversify the economy – too much dependence on weddings and hospitality which had poor career prospects.
Difference it will make	It will transform a town centre space into a vibrant hub to grow new businesses and expand the Gretna economy, create jobs and attract working age people to the community.
Lead and Delivery Partners	Area Team, Dumfries and Galloway Council, SOSE, Chamber of Commerce.
Potential Funding Sources	Borderlands Place Programme, Regeneration Capital Grants.
Next Step	Commission a study.

Priority 3: Bringing back the local market and Developing a local infrastructure	
Description	Resurrecting the local market that used to be successful, potentially in a temporarily closed Central Avenue. Linked to opening up of under-used retail units as a pipeline for new businesses.
Stage of Development	Initial Concept
Evidence of Need	Community Engagement and stakeholder input. Need to diversify the economy – too much dependence on weddings and hospitality which had poor career prospects.
Difference it will make	It will create a pipeline for new local businesses especially crafters and local producers.
Lead and Delivery Partners	Area Team, Dumfries and Galloway Council, SOSE, Chamber of Commerce.
Potential Funding Sources	Borderlands Place Programme, Place Based Investment Fund.
Next Step	Further research with local crafters and producers and input from retail property owners.
Priority 4: Childcare	
Description	Establishing a good childcare offering to enable people to attend work and training.
Stage of Development	Initial Concept
Evidence of Need	Community Engagement and stakeholder input. Mapping of current provision.
Difference it will make	It will contribute to the economy eco-system infrastructure that will enable people to work.
Lead and Delivery Partners	Area Team, Dumfries and Galloway Council, SOSE, national agencies.
Potential Funding Sources	First Port, possible social investment.
Next Step	Feasibility Study.
Priority 5: Star of Caledonia	
Description	The establishment of the Star of Caledonia public art installation.
Stage of Development	Planning stage.
Evidence of Need	Community Engagement and stakeholder input. Need to drive more people from the motorway into the community.
Difference it will make	It will build a more diverse and larger tourist economy.
Lead and Delivery Partners	Star of Caledonia Trust, Borderlands (not the Place Programme), SOSE, Community Wind Power Ltd, Gretna Green Ltd, Ekosgen & Ginkgo
Potential Funding Sources	Borderlands, SOSE, Creative Scotland together with private funders - CWL Ltd & GG Ltd.
Next Step	Community Engagement, full planning submission, OBC, FBC, Greenbook submissions, establishment of the CIC.

Theme 2: A Skilled Place

Strategic Objective: To contribute to the development of an innovative modern economy, our people will be trained, skilled and qualified, ready to meet the needs of an ever changing world

Priority 1: A New Skills Learning Programme

Description	A co-ordinated programme of training, learning and apprenticeships linked to the economy and other themes.
Stage of Development	Initial concept
Evidence of Need	Community Engagement and stakeholder input. Census and SIMD data indication low levels of education and more menial jobs available.
Difference it will make	It will create a highly skilled workforce that will be able to lead on new businesses in the green, biodiversity and digital economies.
Lead and Delivery Partners	Area Team, Dumfries and Galloway Council, SOSE, Borders, Dumfries and Carlisle and other learning institutions.
Potential Funding Sources	SoSE, Educational establishments.
Next Step	Engagement with learning institutions.

Priority 2: A Hospitality and Skills Academy

Description	Building on the wedding industry to create a professional workforce.
Stage of Development	Initial concept
Evidence of Need	Community Engagement and stakeholder input. Business engagement.
Difference it will make	It will create a highly skilled workforce that will be able resource the hospitality and wedding sector.
Lead and Delivery Partners	Area Team, Dumfries and Galloway Council, SOSE, Borders, Dumfries and Carlisle Colleges and other learning institutions.
Potential Funding Sources	Borderlands, SoSE, Educational establishments.
Next Step	Engagement with learning institutions.

Priority 3: Community Involvement

Description	A co-ordinated programme of volunteering and community involvement including use of awards.
Stage of Development	Initial concept
Evidence of Need	Community Engagement and stakeholder input. Feedback that there are high levels of apathy in the community.
Difference it will make	It will create a resilient community with people willing to get involved – creating the next generation of activists, volunteers, board members and community council members.
Lead and Delivery Partners	Area Team, Dumfries and Galloway Council, possible new Development Trust.
Potential Funding Sources	National Lottery, Charitable Trusts.
Next Step	Create sub-group of the Area Team.

Theme 3: A Beautiful and Safe Place with things to do for everyone

Our environment and townscape will be well looked after, accessible to all and biodiverse in a way that transitions our community to net zero. People of all ages will feel safe and able to walk around.

Priority 1: Unified Way Finding and Interpretation

Description	High quality way finding markers with clear routes and interpretation board will improve the visitor experience and unity of Gretna, Rigg, Gretna Green and Springfield.
Stage of Development	Initial Concept
Evidence of Need	Community Engagement and stakeholder input. Experience of visitors.
Difference it will make	It will bring more people into the community and increase community wealth creation from visitors.
Lead and Delivery Partners	Area Team, Dumfries and Galloway Council, possible new Development Trust, Chamber of Commerce.
Potential Funding Sources	Borderlands, SCAMP, Heritage Place Funding, Place Based Investment Fund, Heritage Lottery.
Next Step	Create sub-group of the Area Team.

Priority 2: Green Space in All Communities

Description	Green space developments in all the communities will include improved play parks and landscaped green spaces to sit and to gather outside. A small park should be considered for Rigg.
Stage of Development	Initial concept
Evidence of Need	Community Engagement and stakeholder input Desire to be equitable across the community and not focus all development in Gretna Centre
Difference it will make	This will improve the lives of children and improve the health and wellbeing of adults. Bring pride to each local community and a sense of investment.
Lead and Delivery Partners	Area Team, Dumfries and Galloway Council, possible new Development Trust, local community groups
Potential Funding Sources	Charitable trusts
Next Step	Commission a landscape architect

Priority 3: Enhancing Access to the Solway

Description	Creating a clear gateway from Gretna to the Solway improving access with roads, pathways, signage and facilities such as a toilet block and space for a refreshments van.
Stage of Development	Initial concept
Evidence of Need	Community Engagement and stakeholder input. Demand at the thematic meetings. Imminent resource via the SCAMP project.
Difference it will make	This will improve the health and well-being of a local people opening up access to the environment. It will develop tourism jobs and new enterprise and open up knowledge of local heritage and the natural environment – developing pride in place.
Lead and Delivery Partners	Area Team, Dumfries and Galloway Council, SCAMP.
Potential Funding Sources	Borderlands, Charitable trusts, Nature Scot.
Next Step	Technical feasibility study to get a costed plan.

Theme 4: An Active Place

We will be a place with great facilities where people can gather and where resilient services can be of benefit to people of all ages, abilities and backgrounds. All our communities will be well connected.

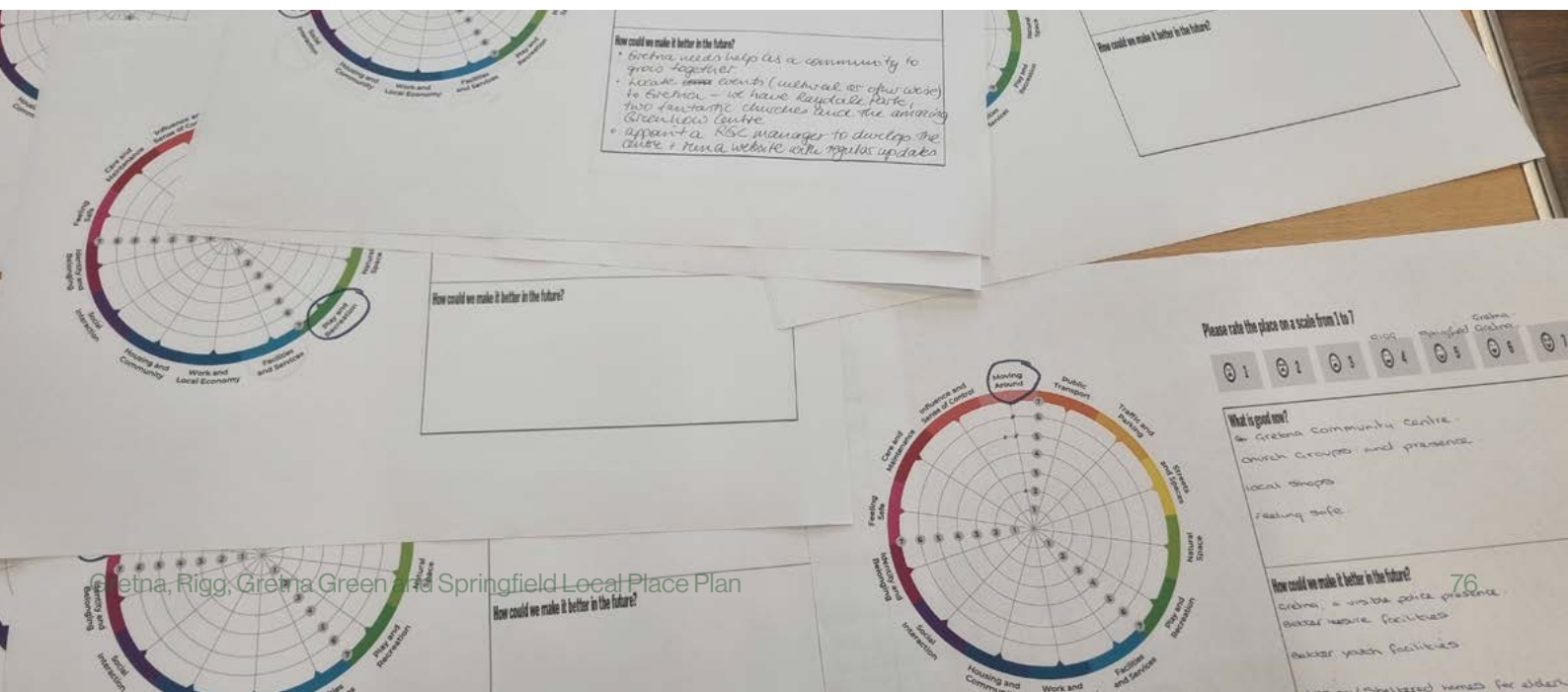
Priority 1: Community Hubs

Description	Utilising an existing asset or assets and developing them to be a better more open and accessible community hub with a café open longer hours, good gathering space and the potential for events.
Stage of Development	Initial Concept
Evidence of Need	Community Engagement and stakeholder input. Demand at the thematic meetings. Underutilised community assets.
Difference it will make	This will create a stronger community and will bring people together to create understanding and local resilience. The training element can create jobs and skills across the area.
Lead and Delivery Partners	Area Team, Dumfries and Galloway Council, potential for a new Trust, the asset chosen which could be Richard Greenhow Centre.
Potential Funding Sources	Borderlands, Charitable trusts, Regeneration Capital Grants Fund.
Next Step	Technical feasibility study to get a costed plan.

Priority 2: Events

Description	Using local space to bring in events and festivals to the community.
Stage of Development	Initial concept
Evidence of Need	Community Engagement and stakeholder input. Demand at the thematic meetings. Underutilised community assets.
Difference it will make	This will create a stronger community and will bring people together to create understanding and local resilience. It will bring more visitors to the community.
Lead and Delivery Partners	Area Team, New group.
Potential Funding Sources	Borderlands, Charitable trusts.
Next Step	Further research on the nature and scale of events required.

Priority 3: Enhanced sport provision	
Description	Development of sport and physical activity at the football club but also at sites around the community such as an upgrade or the running track at Gretna Green.
Stage of Development	Initial Concept
Evidence of Need	Community Engagement and stakeholder input. Lack of facilities.
Difference it will make	This will develop health and wellbeing and encourage outdoor activity that will bring generations together.
Lead and Delivery Partners	Dumfries and Galloway Council, football club, local groups.
Potential Funding Sources	Charitable trusts, Sport Scotland.
Next Step	Technical feasibility study to get a costed plan.
Priority 4: Connectivity	
Description	Though road and rail links are good there is an issue with cross country connectivity and a need for something smarter than just public transport. There is also a need to strengthen the unity of Gretna, Rigg, Gretna Green and Springfield by improving active travel links between them.
Stage of Development	Initial Concept
Evidence of Need	Community Engagement and stakeholder input. Demand at the thematic meetings. Desire to strengthen the unity of the four communities.
Difference it will make	This will create a stronger community and will link the four communities to the new central hubs and down to the Solway.
Lead and Delivery Partners	Area Team, Dumfries and Galloway Council, SWestrans.
Potential Funding Sources	Transport Scotland.
Next Step	Technical feasibility study to get a costed plan.



Theme 5 : A Place to Live

We will have appropriate housing for all stages of life, with energy efficiency and good design.

Priority 1: **Housing for young people and families**

Description	Solutions to attract and retain more young people and young families to the community and break the current impasse with house building.
Stage of Development	Initial Concept
Evidence of Need	Community Engagement and stakeholder input. Speaking to planners.
Difference it will make	This will rebalance the community to be more of a working population and should link closely to the work and enterprise themes to create jobs for these residents.
Lead and Delivery Partners	Area Team, Dumfries and Galloway Council, South of Scotland Community Housing, an RSL.
Potential Funding Sources	Rural Housing Grant, Scottish Land Fund.
Next Step	Housing Needs and Demand Analysis. Technical feasibility study to get a costed plan.

Priority 2: **Supported housing for older people**

Description	Consider options for supported accommodation for older people. A residential home was mentioned but this could also be more innovative solutions such as inter-generational co-housing.
Stage of Development	Initial Concept
Evidence of Need	Community Engagement and stakeholder input. Understanding of lack of provision.
Difference it will make	This will keep older people in the community where they spent their lives rather than breaking up communities.
Lead and Delivery Partners	Area Team, Dumfries and Galloway Council, South of Scotland Community Housing, Health and Social Care Partnership.
Potential Funding Sources	Rural Housing Grant, NHS, loan funding.
Next Step	Technical feasibility study to get a costed plan.

Theme 6 : A Place to be Young

Our young people will be valued, supported, and empowered to shape their futures

Priority 1: Youth Space

Description	A small youth centre designed by young people for young people, potentially both an internal space and outside space at the park.
Stage of Development	Initial Concept
Evidence of Need	Community Engagement and stakeholder input. Youth thematic focus group.
Difference it will make	Young people will feel valued and a part of the community rather than labelled as the cause of anti-social behaviour. Should retain young people in the community if there is a sense of belonging.
Lead and Delivery Partners	Area Team, Dumfries and Galloway Council, Football club, local groups, youth workers.
Potential Funding Sources	Charitable Trusts.
Next Step	Further youth consultation.

Priority 2: Children's spaces

Description	A suite of children's play areas augmented by structured children's activities. Better equipment in the parks.
Stage of Development	Initial Concept
Evidence of Need	Community Engagement and stakeholder input. School consultation.
Difference it will make	Children will feel part of the Local Place Plan with something for them.
Lead and Delivery Partners	Area Team, Dumfries and Galloway Council, local groups.
Potential Funding Sources	Charitable Trusts.
Next Step	Landscape architect to deliver costed plans.

Costs and timescales

Project Title	Indicative Project Costs	Indicative Borderlands Grant	Timescales
1.1 Light Industrial Units	£700K	£500K	2027/2028
1.2 An Enterprise Hub	£3m	£1m	2029/2030
3.1 & 3.3 Development of Access to the Solway as Visitor Attraction	£1.5m	£250k	2028/2029
4.1, 4.2 & 6.1 Community Hub with Events and Youth Space	£2m	£250K	2029/2030
2.2 A Hospitality and Skills Academy	£3m	£1m	2029/2030



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