



## **Gatehouse of Fleet Local Place Plan Registration**

# **SUBMISSION STATEMENT**

**July 2025**

### **1. INTRODUCTION**

This Local Place Plan (the Plan) for Gatehouse of Fleet is submitted by Gatehouse of Fleet Community Council. Contact details for the Community Council can be found in 3.8 below.

Using feedback from the local community, the Plan has been prepared by Gatehouse Community Council with assistance and support from Gatehouse Community Centre and Gatehouse Development Initiative. The process was supported by Sleeping Giants who provided specialist input on consultation, analysed the results of the consultation and carried out research.

The Plan and all accompanying documents are available online at [A Local Place Plan for Gatehouse - Have Your Say](#)

### **2. AIM**

This Statement aims to support our Expression of Interest to register our Place Plan for Gatehouse of Fleet. The Place Plan and this statement has been prepared in accordance with:

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

### **3. LPP CONFIRMATION**

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

#### **3.1 Governance**

This Local Place Plan was prepared by Gatehouse of Fleet Community Council, with assistance and support from Gatehouse Community Centre and Gatehouse Development Initiative and is submitted by the Community Council on behalf of the local community.

Gatehouse of Fleet Community Council is an eligible community body and is able to submit a Local Place Plan, as outlined in the [Scottish Government's Planning circular 1/2022: Local Place Plans](#).

The Plan was approved by the Community Council on 8 July 2025.

### 3.2 Strategic Context

Gatehouse of Fleet's Place Plan pays due regard to the National Planning Framework, Local Development Plan and Locality Plan. In preparing the Place Plan several national and local plans were considered, in particular:

#### National

- National Performance Framework
- National Strategy for Economic Transformation
- National Planning Framework 4
- National Walking, Cycling and Wheeling Network
- National Transport Strategy
- Scotland's National Strategy for Economic Transformation.
- ScotGov Adult learning strategy 2022 to 2027

#### Regional

- Dumfries and Galloway Council Plan 2023-2028
- Dumfries and Galloway Housing Strategy
- Dumfries and Galloway Local Development Plan 2 October 2019
- South of Scotland Regional Economic Strategy and Delivery Plan 2022-2025
- Dumfries and Galloway Active Travel Strategy 2 and Delivery Plan 2022-2032
- Regional Transport Strategy - SWestrans - Dumfries and Galloway Council
- 10,000 voices
- Stewartry Local Outcomes Improvement Plan

### 3.3 Engagement

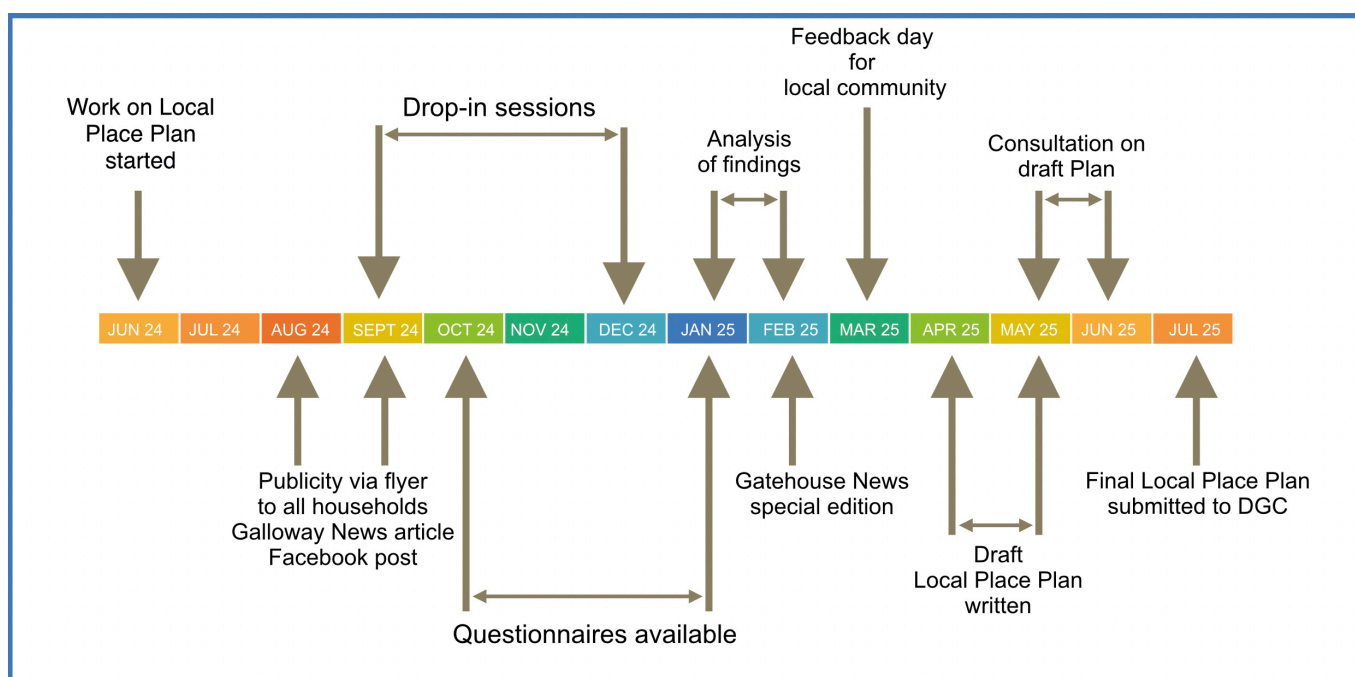
Development of the Plan involved a structured programme of robust engagement with local people, local businesses and local groups using the LPP Standard Tool as follows

- production of a **flyer** publicising the LPP activities which was distributed to all households and businesses within the town
- development of a **website** with information and contact details  
[A Local Place Plan for Gatehouse - Have Your Say](#)
- **articles** in Galloway News on 12 Sept and 3 October
- update posts on **Community Centre Facebook page** and shared across other local Facebook pages <https://www.facebook.com/groups/370041393587994>
- online and hard copy **questionnaires** based on the Place Standard Tool for the local community which 71 households completed
- 3 **community drop-in** sessions on 28 September 2024 (am), 9 October 2024 (evening) and 11 October 2024 (pm). 89 local people came along and wrote

down their thoughts and ideas on posters. The Place Standard Tool themes were also available for people to score.

- targeted engagement with **local businesses and 3rd sector organisations/voluntary groups** including drop-in sessions (29 November), local businesses and landowners (2 December 2024) and bespoke surveys. A total of 26 responses were gathered this way.
- 4 outreach workshops with **children and young people** at the local school and from a local community group (9 October 2024 and 13 November 2024). A total of 75 children and young people gave their views.
- independent analysis of the consultation data** by Sleeping Giants, alongside a wider evidence review including:
  - A consultation report on the future of the Community Centre (Sleeping Giants and Community Enterprise, 2022)
  - Stewartry Local Outcome Improvement Plan
  - South of Scotland Community Housing (2021) Housing Needs and Demands Survey Report
  - Homes4dg housing register
- follow up **public feedback session** in March 2025
- consultation** on final draft from 31 May to 30 June 2025 with the Plan available to the community online on the website and in hard copy at 15 retail/hospitality and other locations in Gatehouse of Fleet and promoted on Facebook

A timetable for activities is summarised below:



### 3.4 Statutory Consultation

The statutory 28-day consultation was undertaken between 31 May and 30 June 2025

- an Information Notice was sent to the 3 Dee and Glenkens Ward Community Councillors and to Borgue, Cree Valley, Kirkmabreck, New Galloway and Kells

Community Councils. This set out a brief description of the content and purpose of the Plan, information as to how and to whom any representations on the content of the Plan could be made and the closing date of 30 June 2025 for representations to be made.

- the Plan was made available to the local community online on the website and in hard copy at 15 retail/hospitality and other locations in Gatehouse of Fleet during that period. Its availability was also publicised via social media and email.

The consultation response is considered to be in line with norms for community consultations with all legal requirements met.

### **3.5 Development Proposals**

The findings of the consultation show ongoing support for the planning objectives in the Local Development Plan 2 coupled with a vision for a community where everyone belongs and people of all ages are connected, supported and feel proud to call Gatehouse of Fleet their home.

5 priority themes for action were developed as a result of the engagement with the community including:

1. a place for all to live, where high quality housing is affordable for local people and meets their needs.
2. a connected place, where local people can get to the places they need, when they need to, in ways which are safe, accessible and affordable.
3. a place for employment and enterprise, where people of all ages can stay in the area and find work which gives them a good quality of life.
4. a place where our children and young people are safe, happy and fulfilled; nurtured, valued and listened to; and can imagine a future in Gatehouse
5. a place for us all, where we all have what we need as a community, and can come together, equally included, valued and heard; and where we work together to maintain, protect and enhance our town, and the natural environment for the benefit of locals and visitors alike.

Prioritising and co-ordinating action around housing and community, work and the local economy, and public transport has the potential to bring about transformational change for local people, groups and businesses.

The resulting Plan aims to give an understanding of what is needed to help bring about improvements right across the Gatehouse community including for children and young people. The Action Plan sets out where further work is needed to more fully explore proposals or engage with hard-to-reach groups such as older young adults

### **3.6 Impact on the Local Development Plan**

Several actions relating to the priorities above are identified in the Action Plan for inclusion within Local Development Plan 3 including:

- Woodside Housing Development
- Identifying additional housing sites
- Aligning with local housing strategy
- Improving parking

- Improving footpaths and cycle routes
- Increasing workspaces
- Delivering inward investment through energy initiatives
- Improving outdoor play and recreation facilities
- Supporting the Community Centre in its plans to become a local hub
- Supporting the Mill on the Fleet to maximise its potential

Where relevant, we intend to develop the ideas in more detail through feasibility studies. This work will be done in consultation with the local authority, planning authorities and appropriate government agencies.

We would ask that the Council ensure that any land designations made will not impede the progression of these projects and make any necessary changes to the next LDP to allow these to be delivered.

### **3.7 Conclusion**

The Place Plan has engaged a significant proportion of the local community. It identifies five themes for change and outlines local people's aspirations, ideas and solutions for the opportunities and challenges facing Gatehouse of Fleet.

It has given us a shared vision and a direction of travel and will be used a roadmap by local organisations to undertake work together and to apply for funding to help reinvigorate Gatehouse for the benefit of local people now and in the future.

### **3.8 Contacts**

Mark Laird, Chair Gatehouse of Fleet Community Council

communitycouncil@gatehouse-of-fleet.co.uk

**For further information/clarification of any points please contact**

localplaceplan@gatehouse-of-fleet.co.uk