

Balmaclellan Local Place Plan 2026-2036 Submission Statement



A vision for development and land use within the settlement and wider Community Council area



Table of Contents

INTRODUCTION	2
STATEMENT OF COMPLIANCE.....	3
GOVERNANCE.....	3
STRATEGIC CONTEXT	3
<i>National</i>	3
<i>Regional</i>	3
<i>Local</i>	4
COMMUNITY ENGAGEMENT	4
REASONS FOR AMENDMENTS BEING SOUGHT TO THE LOCAL DEVELOPMENT PLAN	4
<i>Housing</i>	4
EVIDENCE OF COMPLIANCE WITH REGULATION 4.....	5
CONTACT DETAILS	5

Introduction

This Supporting Statement forms part of the Local Place Plan submission to Dumfries and Galloway Council and is accompanying the Balmaclellan Local Place Plan dated 26/01/2026.

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

Balmaclellan is one of a cluster of villages in the region of Dumfries and Galloway known as the Glenkens. Consultation across the area in 2017/18 identified a strong desire for communities to work together in order to maximise limited resources. Building on the existing base of community engagement developed through consultation for the Glenkens and District Community Action Plan (2020) and other relevant local research and reports, and supplemented by further engagement with Balmaclellan residents, the Local Place Plan for Balmaclellan articulates community aspirations in order to indicate priorities for future development in the village and wider Community Council (CC) area, also referring to facilities and landscapes outwith the border of the CC area which are locally significant.

This plan will outline the community's wishes for land use within the settlement and wider rural area, having regard to local and national plans and planning legislation. The production of this Local Place Plan has been supported by a UK Shared Prosperity Fund Local Place Plan Grant. It was prepared by Balmaclellan Community Council with support from the Glenkens Community and Arts Trust (GCAT) and the Glenkens Community Spaces Network (GCSN). Many thanks to the Balmaclellan Community Councillors, volunteers and all the residents who have contributed to this document either directly or by sharing their views with the LPP team.

Actions in the Plan have been classified into eight categories, as follows:

1. Balmaclellan will be a well-drained village with well-maintained road surfaces and pavements.

- 1.1 Carry out a study to investigate best way to deal with drainage issues
- 1.2 Advocate for improved pavements for people using wheelchairs, mobility aids and pushchairs, and for pedestrians and dog walkers
- 1.3 Advocate for a long-term vision in drainage and road maintenance reducing the need for frequent pothole repair
- 1.4 Create wetland holding ponds to reduce flooding downstream (Feasibility Study)

2. Better availability and quality of housing in Balmaclellan

- 2.1 Creation of affordable housing to rent or buy (
- 2.2 LDP3 policies written to facilitate development of small rural plots of land at appropriate design and scale, for agricultural, biodiversity or live-work space, or small clusters of rural homes
- 2.3 Investigate routes to bring empty housing back into occupation
- 2.4 Support for residents to retrofit homes for energy efficiency

3. Safer roads and better active transport routes

- 3.1 20mph speed limit in village
- 3.2 Create pedestrian and cycle pathway to New Galloway and Dalry (Feasibility Study)
- 3.3 Reduced speed limits in close proximity to village

4. More footpaths and recreational walking routes

- 4.1 Improve access to The Motte
- 4.2 Create network of recreational walking/cycling routes, using forestry tracks (Feasibility Study)
- 4.3 More designated footpaths, accompanying map, better path maintenance

5. Creative solutions to shared/public transport.

- 5.1 Low-cost community bike hire
- 5.2 Creative solutions to public transport deficit – on demand service? (Feasibility Study)
- 5.3 Set up a lift-sharing scheme communicating by Whatsapp or similar
- 5.4 Public transport to Newton Stewart, Dalmellington, Ayr

6. Improve biodiversity and access to nature

- 6.1 Advice for people with gardens and windowboxes to increase biodiversity
- 6.2 Wildflower and native tree/shrub planting on appropriate sites
- 6.3 Creation of a community garden/orchard
- 6.4 Create wetland sites with native woodland and pathways for public access for biodiversity, recreation and flood management

7. More opportunities to socialise, learn, keep fit

- 7.1 Create /support existing sport/recreation facilities (Balmaclellan and Glenkens)
- 7.2 Cultural events and/or learning programme at Village Hall/Smiddy/Men's Shed
- 7.3 Set up village Whatsapp and/or Facebook Group
- 7.4 More recreational opportunities evenings and weekends
- 7.5 Support plans for opportunities for lifelong learning in the wider Glenkens and within Balmaclellan

8. Improve and celebrate Balmaclellan

8.1 Restore the currently derelict Old Bakehouse site

8.2 Improve signage and interpretation in village

8.3 Create village welcome pack

8.4 Continue to develop the Kentucky site as a place of historic significance and community open space

Statement of compliance

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

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

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

Governance

This Local Place Plan was developed and led by Balmaclellan Community Council. The Council commissioned Becca Nelson from the Glenkens Community & Art Trust to support with the development of the plan, including community engagement, analysis of data, demographic data, document design and creation of maps. This was funded by a UK Shared Prosperity Fund Local Place Plan Grant.

Strategic context

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

National

- National Planning Framework 4

Regional

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

Local

- Dumfries & Galloway 5 Year Plan 2023-28 Local Outcomes Improvement Plan
- Dumfries & Galloway Local Development Plan 2 (2019)
- Glenkens and District Community Action Plan (2020)
- Dumfries and Galloway Landscape Character Assessment (2019)
- Glenkens Land Use Vision (an addendum to the Glenkens CAP, 2023)

Community engagement

Balmaclellan's residents were offered a number of opportunities and methods by which to feed their views in to the Local Place Plan. An initial information gathering questionnaire was circulated, asking for residents to prioritise issues which had previously been identified by the Community Council. Residents were also invited to complete the Place Standard questionnaire, which is a more open activity inviting comments about how well the place works for its residents. Paper forms were available from the Village Hall and Village Shop, and the questionnaire and Place Standard Tool was also available to access online.

A drop-in event was held at Balmaclellan Village Hall on 19th February at which residents were invited to complete the questionnaire and the Place Standard tool, and comment on spatial questions. The Pamela Young Trust also shared a display on plans for affordable homes on the former petrol station site in Balmaclellan for community feedback. All Balmaclellan residents received flyers posted through their doors, inviting them to attend and containing information on how to express their views if they were unable to attend the drop-in session.

The responses to all feedback were analysed and results fed back to residents, with a second questionnaire created in order to offer the opportunity to prioritise initiatives coming out of the consultation and for any who had not yet fed into the process to give their views. This gave the Community Council sufficient data to create an Action Plan and Proposals for the Local Place Plan, which the Community Council believes reflect the views of the local community.

At all stages of the consultation, updates were posted on the Glenkens Hub and related social media, and posters were put up in village centres such as the Village Shop and Village Hall.

Reasons for amendments being sought to the Local Development Plan

Housing

In order to support the necessary development of new homes in the Balmaclellan CC area, the CC would like to see LDP3 policies written to facilitate residential development of small rural plots of land at appropriate design and scale, for agricultural, biodiversity or live-work space, or small clusters of rural homes

Evidence of compliance with Regulation 4

In compliance with legislative requirements a 28-day formal consultation period was held, running from Friday 14th November – Sunday 14th December, 2025.

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

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

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

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

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

- St John's Town of Dalry Community Council
- Glencairn Community Council
- Corsock and Kirkpatrick Durham Community Council
- Parton Community Council
- The Royal Burgh of New Galloway and Kells Community Council

Contact details

Email address: balmaclellansecretary@mail.com