

DALBEATTIE PLACE PLAN

Submission Statement



Dalbeattie Community Council
2026



Dalbeattie Local Place Plan - Submission Statement

1. Community Body Submitting the Local Place Plan

Dalbeattie Community Council A recognised Community Body under the Local Government (Scotland) Act 1973.

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2. Area Covered by the Local Place Plan

This Local Place Plan covers the full area within the Dalbeattie Community Council boundary. A boundary map is included as **Appendix A** of the Local Place Plan.

3. Community Support and Engagement

Dalbeattie Community Council undertook a structured, multi-phase engagement process to develop the Local Place Plan.

Use of the Place Standard Tool

The Residents' Survey was based on the Scottish Government's Place Standard Tool ("How Good Is Our Place?"). This nationally recognised framework ensures that Dalbeattie's results are comparable with other Scottish communities and national datasets.

Phase 1 – Resident Survey

148 responses were received between February and May 2025. The survey produced a 95% confidence level across key themes including accessibility, infrastructure, green space, mobility, and town identity.

Phase 2 – Direct Resident Consultations

Four Community Councillors held informal discussions with 36 residents. These conversations validated the survey findings and generated all five planning proposals included in the Local Place Plan.

Phase 3 – Public Consultation

The Local Place Plan was made available for public review through:

- discussion at Dalbeattie Community Council meetings throughout 2025
- a public display at Dalbeattie Town Hall (8 December 2025)
- a public display meeting (12 January 2026)
- publication on the Community Council website (from 16 November 2025)

Circulation to Councillors and Community Councils.

In accordance with the 2021 Regulations, the draft Local Place Plan and Information Notice were emailed to all Dumfries and Galloway Council elected members representing the Dalbeattie area, and to all neighbouring Community Councils. Each was invited to provide comments.

Supporting Evidence

The Local Place Plan is informed by 2022 Census data, demographic analysis, and the results of the Place Standard Tool survey and resident consultations. As some responses could identify individuals, only the analysed outputs are included in the plan.

4. Origin of the Proposals

All proposals in the Local Place Plan were directly generated through community engagement, particularly Phase 2 discussions. No proposals were introduced without clear community support or alignment with issues raised during the engagement process.

5. Formal Approval

The Local Place Plan was formally approved by Dalbeattie Community Council on 10 November 2025. The minutes were approved at the subsequent meeting on 8 December 2025 and are available at dbtcc.org.

6. Statement of Regard

Dalbeattie Community Council has had regard to:

National Planning Framework 4 (NPF4)

The Local Place Plan considers relevant NPF4 policies including:

- climate mitigation and adaptation
- sustainable transport
- quality homes
- blue and green infrastructure
- nature and biodiversity

Each proposal's detailed alignment with NPF4 is set out within the Local Place Plan.

Dumfries and Galloway Local Development Plan (LDP2)

Dalbeattie Community Council recognises that Local Development Plan 2 (LDP2) is the current statutory development plan for Dumfries and Galloway. In accordance with the legislative requirement to have regard to the Local Development Plan, LDP2 was acknowledged during the preparation of the Dalbeattie Local Place Plan. However, the Local Place Plan has been developed through a bottom-up, resident-led process using the Place Standard Tool, and the proposals reflect the priorities expressed by the community rather than a policy-led review of LDP2. The community's Local Place Plan proposals are intended to inform the preparation of Local Development Plan 3 by reflecting current views and aspirations for the next ten years.

7. Reasons for Amending the Local Development Plan

The Local Place Plan proposes amendments for consideration in future Local Development Plans (LDP3), including:

- improving accessibility and walkability
- increasing housing diversity, particularly smaller units
- protecting green spaces
- enhancing pedestrian priority in the town centre
- supporting inclusive, climate-resilient design

These reflect community priorities identified through engagement.

8. Supporting Documents

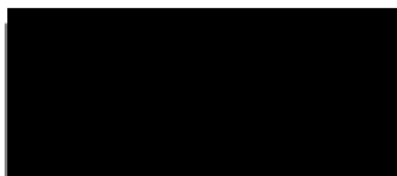
- **Dalbeattie Local Place Plan (full document)**, Appendix A: Boundary, Appendix B: Dalbeattie Community Council Residents' Survey text, Appendix C: Consultation Summary

9. Declaration

Dalbeattie Community Council confirms that:

- the Local Place Plan has been prepared in accordance with the Town and Country Planning (Scotland) Act 1997 (as amended) and the 2021 Regulations
- all statutory steps have been completed
- the proposals reflect the views of the Dalbeattie community

Signed:



3/2/2026

Linda Ashton
Chair Person
Dalbeattie Community Council