

## INTRODUCTION

Langholm, Ewes & Westerkirk Community Council (LEWCC) and Canonbie and District Community Council, as the designated Community Bodies for the Langholm, Ewes & Westerkirk and Canonbie Community Council Areas, commissioned The Langholm Alliance to lead a partnership project to deliver a Local Place Plan (LPP) for Langholm, Ewes, Westerkirk and Canonbie districts.

Our Place Plan creates a plan to represent our whole community. It is designed to guide these communities' transformations for the next decade.

The LEW&C Place Plan and its appendices can be found here: [INSERT LINK](#)

The players in developing the Place Plan were:

- The local community: population of circa 4000
- A Steering Group of local community groups and businesses.
- The Langholm Alliance – an umbrella group for the communities many groups
- Langholm Ewes & Westerkirk and Canonbie Community Councils.

## Local Place Plan Boundary

The Local Place Plan boundary encompasses the areas of Langholm and Canonbie Community Councils, as shown below:-



## AIM

This Statement aims to support our Expression of Interest to register our Place Plan for Langholm, Ewes, Westerkirk and Canonbie. 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.

## **LPP CONFIRMATION**

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

### **Governance**

The submission is made by Langholm, Ewes & Westerkirk Community Council on behalf of Canonbie Community Council, The Langholm Alliance, Langholm Community Forum – key community partner organisations and local people.

### **Strategic Context**

This Place Plan pays due regard to the National Planning Framework, Local Development Plan and Locality Plan. In preparing the Place Plan the following plans were taken into account:

#### National

- [National Performance Framework - gov.scot](#)
- [National Planning Framework 4 - gov.scot](#)
- [Scotland's National Strategy for Economic Transformation - gov.scot](#)

The following links can be found under [www.gov.scot](http://www.gov.scot)

- Shaping Scotland's Economy: Inward Investment Plan
- Scotland's Social Enterprise Strategy & Action Plan
- National Strategy for Economic Transformation
- Scotland: A Trading Nation
- Infrastructure Investment Plan
- National Transport Strategy
- Scotland's Vision for Trade
- Climate Emergency Skills Action Plan
- Fair Work Nation
- Net Zero & Environmental Strategies
- Community Wealth Building
- Culture Strategy for Scotland
- National Town Centre Action Plan 2
- Town Centre First Principle
- Digital Strategy

#### Regional [www.dumfriesandgalloway.gov.uk](http://www.dumfriesandgalloway.gov.uk)

- Regional Skills & Investment Plan [www.dgemployability.co.uk](http://www.dgemployability.co.uk)
- Dumfries & Galloway 5 Year Plan 2023-28 Local Outcomes Improvement Plan
- 2017-2027 Poverty & Inequalities Strategy
- Regional Economic Partnership Vision 2031

#### Local

- Local Development Plan 2, 2019 ([www.dumfriesandgalloway.gov.uk](http://www.dumfriesandgalloway.gov.uk))

Engagement drove and informed the Plan.

Key local partners and local, regional and national organisations and agencies:

- Langholm Community Forum: Community partners: The Langholm Alliance, The Langholm Initiative, Tarras Valley Nature Reserve, Creation Mill, The Buccleuch Centre, The Stevenson Trust, Westerkirk Library
- Strategic partners: Dumfries & Galloway Council, Buccleuch Estates, A7 Action Group, SWestrans, NHS Dumfries & Galloway, South of Scotland Community Housing
- Young people: Xcel Project, Langholm Playcare, Langholm & Canonbie School Cluster

Within the Place Plan, we present our 10-year plan for Langholm, Westerkirk, Ewes, Canonbie & Districts.

We ask the Council as the Planning Authority to take these ideas into consideration for future development of Langholm and Canonbie districts as part of the Local Development Plan.

The Place Plan and its Appendices lay out in high level detail the issues, ideas and solutions of local people. (All background evidence to support the Plan's assertions are available.) These ideas shaped the Plan and support our desire for change that might affect the Local Development Plan.

We intend to develop ideas for the use of land in more detail through feasibility studies and consultation with professional agencies. This work will be done in consultation with the local authority, planning authorities and appropriate government agencies.

## **Conclusion**

The Place Plan has engaged almost our local communities. It identifies pillars for change identified in the Langholm and Canonbie Community Plans outlining local people's aspirations. These processes have already been a catalyst for change driven by the Community Forum community partners.

The Plan points to changes in planning for the coming decade - public investment already committed to key pipeline projects: Tarras Valley Nature Reserve, Creation Mill, Changing Places Toilet, Langholm Old School Project, Canonbie Village centre and community housing development, all set to enhance local social and health care, develop the visitor economy and boost employment locally.

## **Contacts**

### **Main Contact:**

Mr Stuart Clement  
Chair; Langholm, Ewes & Westerkirk Community Council  
[langholmeweswesterkirkcc@outlook.com](mailto:langholmeweswesterkirkcc@outlook.com)

### **Additional Contact:**

Donna Hislop, Community Enterprise Manager; The Langholm Alliance  
Email: [donna@langholm-alliance.co.uk](mailto:donna@langholm-alliance.co.uk)

Appendix 2  
Langholm & Canonbie  
Local Place Plan

# Langholm, Ewes & Westerkirk District Profile



The image shows a flag with a central coat of arms. The coat of arms is a shield divided into four quadrants by a white saltire (X-shape) on a black background. The top-left quadrant contains a white bird, the top-right a purple thistle, the bottom-left a golden sheaf of wheat, and the bottom-right a woman's face. The shield is surrounded by a decorative border of small green plants. A black banner at the bottom of the shield contains the word 'COMMON' in white. The flag itself is white with gold and red decorative elements and is flying against a blue sky with trees in the background.

Langholm

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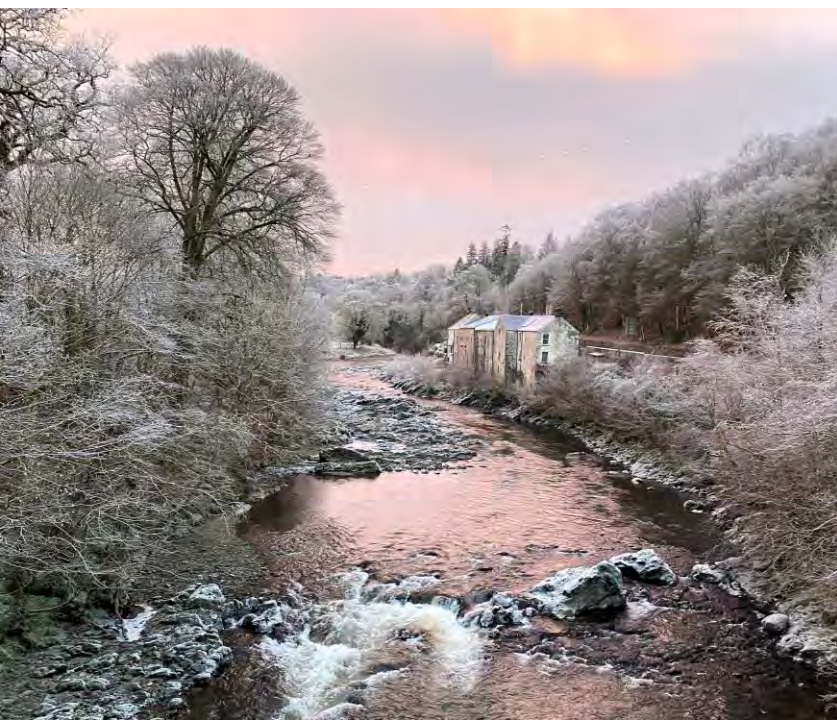
## Langholm

Langholm, known affectionately as ‘The Muckle Toon’, is a place where history, heritage, and community spirit interweave beneath the shadow of Whita Hill on the banks of the River Esk. Founded in 1455 during the Battle of Arkinholm and officially becoming a burgh in 1621, Langholm has long been a welcoming gateway just a few miles over the Border. As the first town on the historic A7 route to Edinburgh—a road once favoured by Romans and invading English armies—Langholm has always stood at a crossroads of cultures. The town’s story is closely tied to the textile industry. In earlier years, Langholm flourished as a centre of textile production. At its peak, several mills hummed with activity, providing work and prosperity for many local families. Over time, however, the industry faced decline, and now just two working mills remain, serving as enduring reminders of this proud legacy. The echoes of spinning looms can still be felt in the town’s character and resilience.

Langholm’s rich heritage is woven from the lives of its people. It is the birthplace of the acclaimed poet Hugh MacDiarmid and the traditional seat of Clan Armstrong, whose influence is still celebrated today by the official Clan Armstrong Trust. The town even claims Neil Armstrong, the first man on the moon, as a freeman—an honour that speaks volumes about the community’s sense of pride and connection to the wider world.

Perhaps the most vivid expression of Langholm’s identity comes during the annual Common Riding. Each year, on the last Friday in July, thousands of exiles and visitors descend upon the town. The streets come alive with music, laughter, and the clatter of hooves as riders process through a sea of fluttering banners. The Common Riding is more than a tradition—it is a homecoming, a celebration that unites generations. Arts, music, and sport thrive in Langholm. The town boasts the oldest rugby team in the Borders, while the Langholm Town Band holds the distinction of being Scotland’s oldest continuous brass band, with numerous national awards to their name. The Buccleuch Centre, a modern and accessible venue, draws performers from across the globe and regularly hosts a Producers Market, concerts, and community events. Established in 1848, the local newspaper, ‘The Eskdale & Liddesdale Advertiser’, continues to inform and unite residents, now under community ownership.





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## Langholm

Community initiative and stewardship shine in recent achievements. In 2020, Langholm celebrated the first stage of a historic Community Buyout, acquiring 10,500 hectares now known as the Tarras Valley Nature Reserve. This remarkable reserve benefits the area by preserving vital habitats for wildlife, protecting rare species, and offering educational programmes to inspire people of all ages about conservation. The initiative reflects a shared commitment to sustainability and learning for the future.

Alongside this, the community has secured ownership of the Castleholm, a central hub for local events, horse racing, and the cherished Common Riding. It is also an integral part of local walks and the home of Langholm Cricket Club. The River Esk, one of Scotland's great salmon rivers, flows through the heart of the town, where permits are available for those wishing to try their hand at game fishing. For walkers, a network of waymarked routes offers stunning views across the rolling hills.

Life in Langholm is vibrant for all ages. Children and young people are at the heart of the community, with a wealth of groups, activities, and events on offer. Local schools provide education from early years through to six-year secondary, and Langholm Playcare offers a vital service, supporting families with care for children from three months to eighteen years. The Xcel Youth Project offers a safe space for activity, employability, and leadership, complete with a state-of-the-art Sensory Room. For older residents, a welcoming day centre run by a devoted team provides daily meals and recreation, ensuring that everyone feels part of the Langholm family.

Whether you are drawn by heritage, nature, or a sense of belonging, Langholm offers a warm invitation to discover its enduring spirit and lively community atmosphere.



## People

### Gender

Gender	
Male	1,321
Female	1,385
<b>Total</b>	<b>2,706</b>

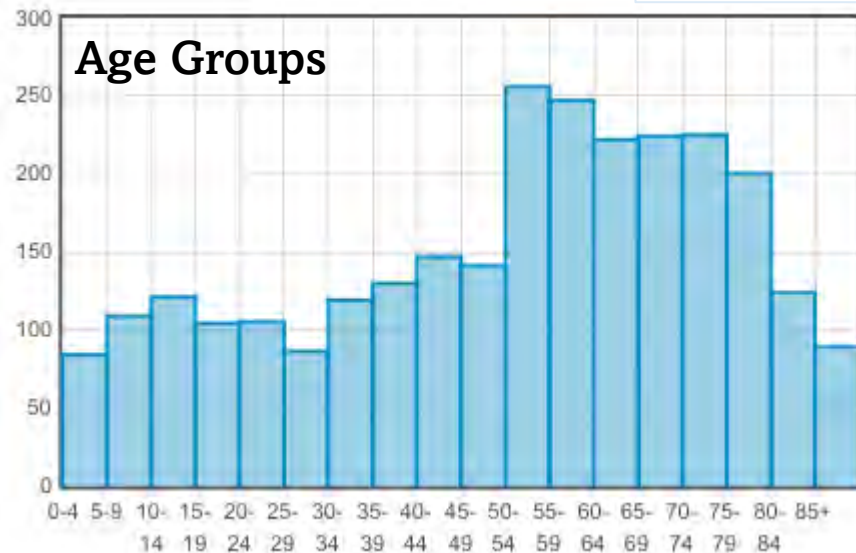
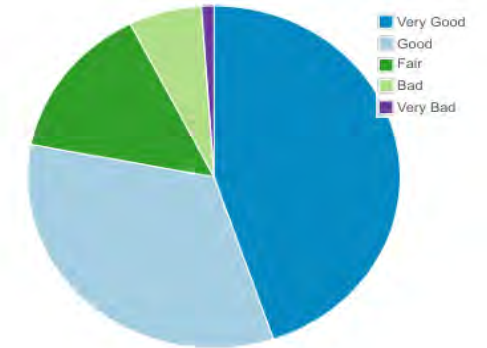
Housing Tenure	
Owned Outright	612
Owned with Mortgage	265
Shared Ownership	7
Rented: From Council or Other Social	171
Rented: Private Landlord <i>inc. letting agents</i>	275
Rented: Other	7
Rent Free	45
<b>Total</b>	<b>1,382</b>

### Health

Health in the UK is strongly tied to age as you would expect, but the affluence of a neighbourhood also has strong influence, with deprived areas often showing poorer standards of health.

Overall, the UK considers itself to be healthy - 81.6% of residents of the United Kingdom rated their health as Very Good or Good.

Health	
Very Good	1,222
Good	905
Fair	397
Bad	173
Very Bad	29
<b>Total</b>	<b>2,726</b>

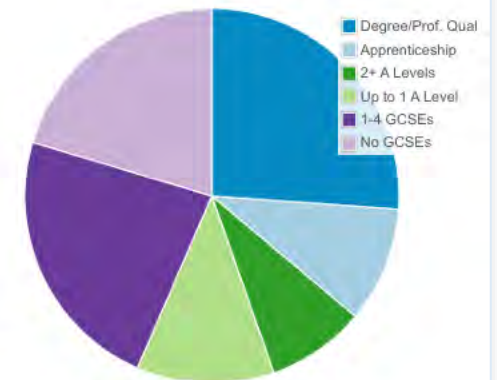


Ethnic Group	
White	2,700
Mixed Ethnicity	15
Indian	1
Pakistani	2
Bangladeshi	0
Chinese	7
Other Asian	3
Black African	3
Black Caribbean	0
Other Black/African/Caribbean	1
Arab	0
Other	4
<b>Total</b>	<b>2,736</b>

### Education & Qualifications

At the time of the 2021/22 census, across the UK 22.9% of residents had no qualification, 10.3% had 1-4 GCSEs as their highest qualification, 13.2% had 5+ GCSEs and 1-2 A/AS-Levels, 16.6% had 2+ A-Levels, 33.6% had a degree (or similar), and 5.6% had an apprenticeship.

Highest Qualification Level Achieved	
Degree or Similar <i>e.g. professional qualification (accountancy etc)</i>	622
Apprenticeship	237
2+ A Levels	203
5+ GCSEs, an A-Level or 1-2 AS Levels	283
1-4 GCSEs	550
No GCSEs	485
<b>Total</b>	<b>2,380</b>

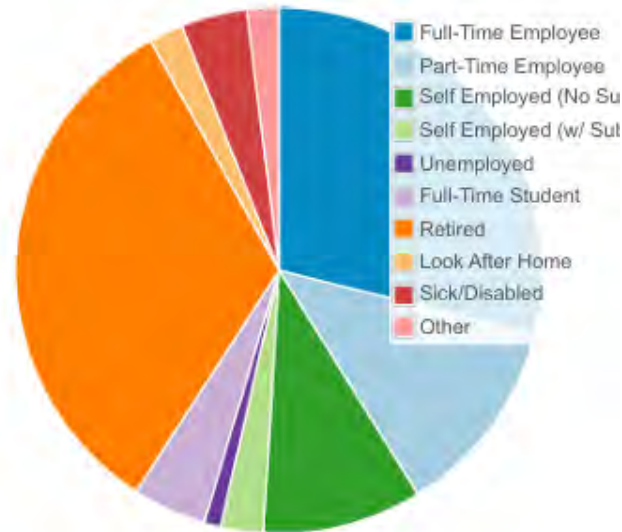


## Economic Activity

Figures for economic activity do not include those aged under 16, or those family members aged 16-18 who are in full-time education. The 2021/22 census occurred during period of depressed economic activity due to the COVID-19 pandemic. As a result, care should be taken in interpreting figures relating to labour market participation.

### Economic Activity

Full-Time Employee	675
Part-Time Employee <i>(defined as 30 hours or less per week)</i>	287
Self Employed (No Subordinates)	229
Self Employed (With Subordinates)	61
Unemployed	24
Full-Time Student <i>(with or without job)</i>	106
Retired	765
Looking After Home or Family	49
Long-Term Sick or Disabled	95
Other	46
<b>Total</b>	<b>2,337</b>



### Socio-Economic Classification

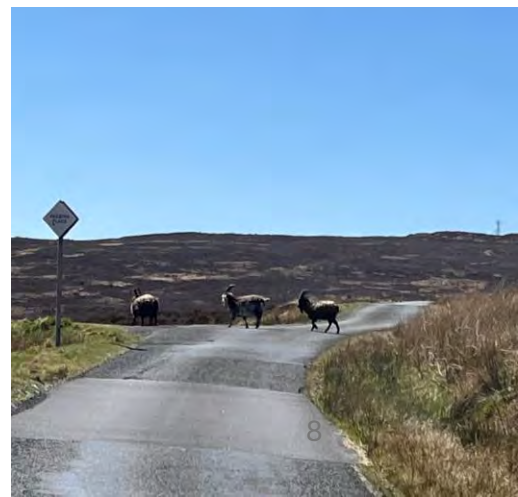
Large Employer or Higher Managerial/Professional	209
Supervisory, or Lower Managerial/Administrative/Professional	493
Intermediate Occupation <i>e.g. clerical, sales, technical, engineering occupations</i>	269
Own Account Worker/Small Employer	356
Lower Technical or Supervisory Occupation	177
Routine Occupation <i>e.g. sales, service, production, operative, agricultural occupations</i>	281
Semi-Routine Occupation	387
Never Worked or Long-Term Unemployed	138
Full-time Student	75
<b>Total</b>	<b>2,385</b>



### Occupation Group

Managers, Directors and Senior Officials	99
Professional Occupations	197
Associate Professional Occupations	157
Administrative and Secretarial Occupations	131
Skilled Trades Occupations	204
Caring, Leisure and Other Service Occupations	115
Sales and Customer Service Occupations	78
Process, Plant and Machine Operatives	121
Elementary Occupations	200
<b>Total</b>	<b>1,302</b>





# Ewes



# Ewes

Ewes is a rural parish north of Langholm, known for its proactive and forward-thinking community.

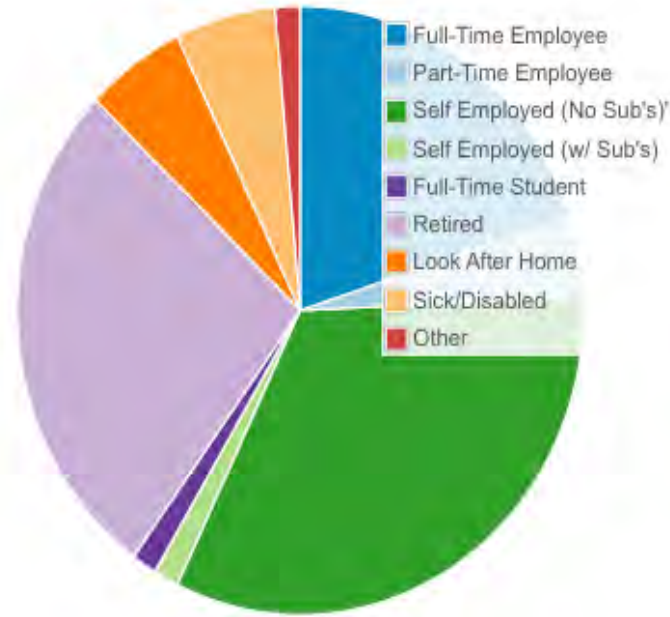
Characterized by picturesque landscapes, Ewes is centred around the Ewes Water, a tributary of the Esk. The area is well known for its peaceful valleys, agricultural land, and opportunities for outdoor pursuits such as walking and fishing.

Historically, a 1755 account for the Parish of Ewes reported a population of only 392 people. This long-standing low population has contributed to Ewes' close-knit community atmosphere and preserved its tranquil rural character.



### Economic Activity

Full-Time Employee	14
Part-Time Employee <i>(defined as 30 hours or less per week)</i>	3
Self Employed (No Subordinates)	23
Self Employed (With Subordinates)	1
Unemployed	0
Full-Time Student <i>(with or without job)</i>	1
Retired	19
Looking After Home or Family	4
Long-Term Sick or Disabled	4
Other	1
<b>Total</b>	<b>70</b>



### Socio-Economic Classification

Large Employer or Higher Managerial/Professional	6
Supervisory, or Lower Managerial/Administrative/Professional	7
Intermediate Occupation <i>e.g. clerical, sales, technical, engineering occupations</i>	6
Own Account Worker/Small Employer	28
Lower Technical or Supervisory Occupation	9
Routine Occupation <i>e.g. sales, service, production, operative, agricultural occupations</i>	8
Semi-Routine Occupation	5
Never Worked or Long-Term Unemployed	1
Full-time Student	1
<b>Total</b>	<b>71</b>



### Occupation Group

Managers, Directors and Senior Officials	5
Professional Occupations	2
Associate Professional Occupations	2
Administrative and Secretarial Occupations	5
Skilled Trades Occupations	15
Caring, Leisure and Other Service Occupations	6
Sales and Customer Service Occupations	3
Process, Plant and Machine Operatives	1
Elementary Occupations	10
<b>Total</b>	<b>49</b>



## People

### Gender

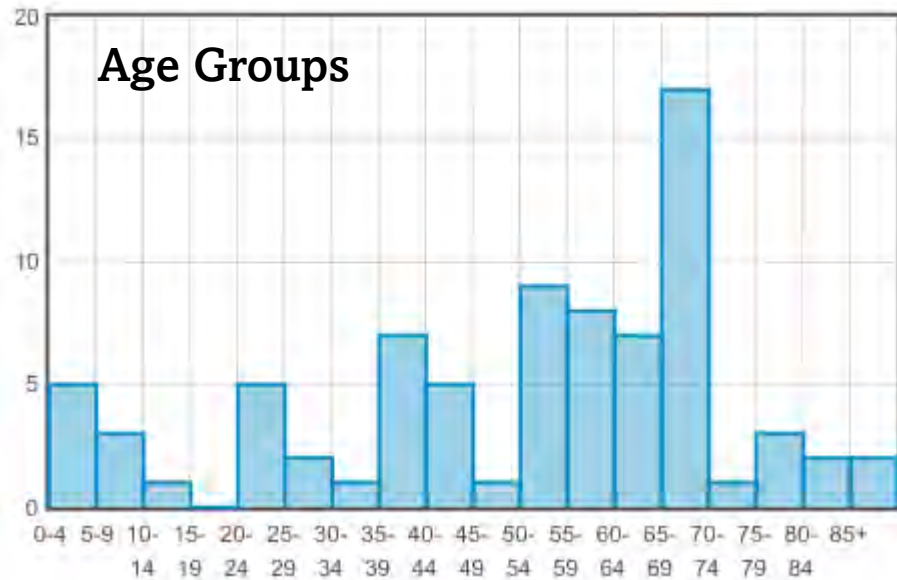
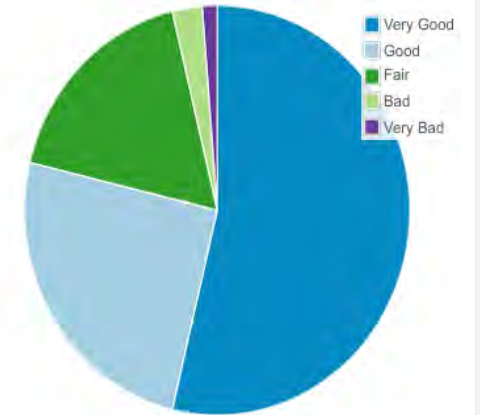
Male	42
Female	41
<b>Total</b>	<b>83</b>

### Housing Tenure

Owned Outright	9
Owned with Mortgage	5
Shared Ownership	0
Rented: From Council or Other Social	1
Rented: Private Landlord <i>inc. letting agents</i>	13
Rent Free	4
<b>Total</b>	<b>32</b>

### Health

Very Good	43
Good	20
Fair	14
Bad	2
Very Bad	1
<b>Total</b>	<b>80</b>

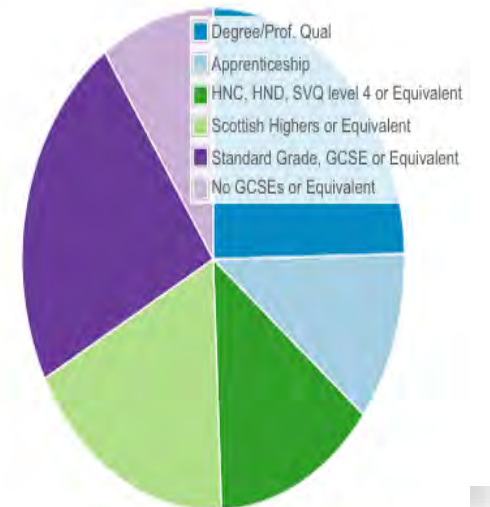


### Relationship Status

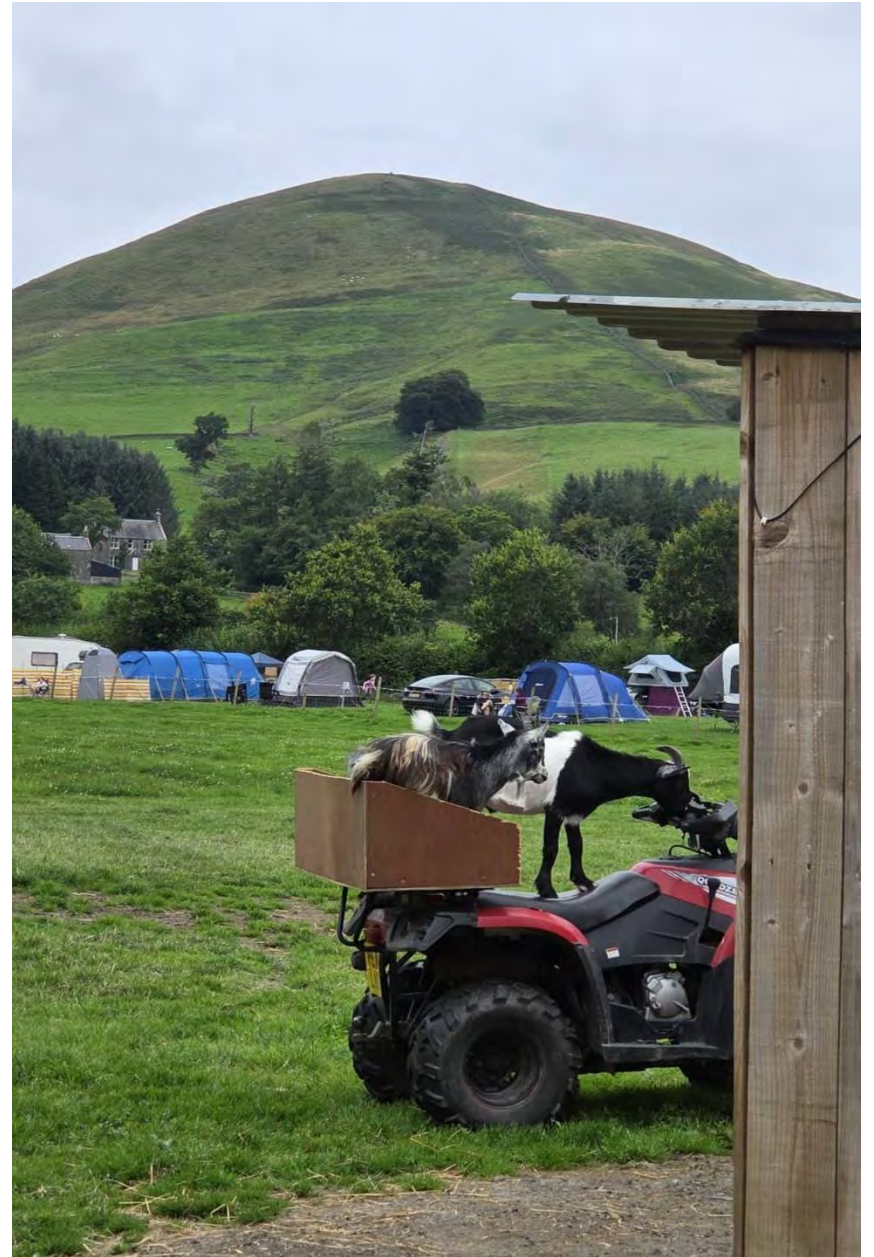
Single	19
Married	34
Separated	0
Divorced	11
Widowed	6
<b>Total</b>	<b>70</b>

### Highest Qualification Level Achieved

Degree or above, or Similar <i>e.g. professional qualification (accountancy etc)</i>	18
Apprenticeship	8
HNC, HND, SVQ level 4 or Equivalent	10
Scottish Highers, AS- or A-Level or Equivalent	13
Standard Grade, GCSE or Equivalent	17
No GCSEs or Equivalent	7
<b>Total</b>	<b>73</b>



# Ewes Population Data



# Westerkirk



# Westerkirk



Westerkirk lies further west along the River Esk and is renowned for its beautiful scenery and quiet charm.



The parish boasts historical sites, including the Westerkirk Parish Church, and Westerkirk Parish Library, the oldest library still in use in Scotland founded in 1793 by the miners at Jamestown.



Beside the library stands a memorial to the world-class stone mason Thomas Telford who was born nearby.



Bentpath is the central hub of Westerkirk with a village hall to offer. As well as its annual agricultural show, Bentpath hosts one of Langholm's most popular Common Riding 'Ride Outs' annually.



Westerkirk offers visitors a tranquil slice of rural Scotland with a strong sense of history and community.



## People

### Gender

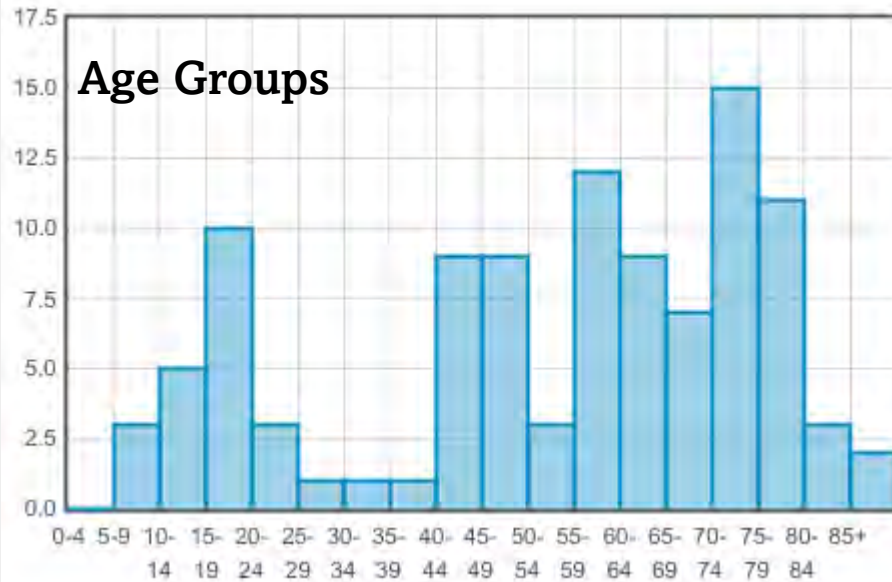
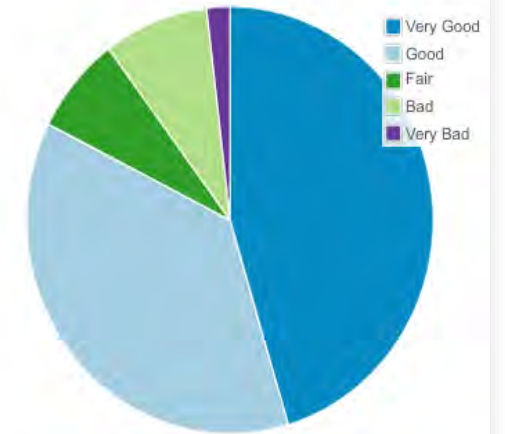
Male	62
Female	47
<b>Total</b>	<b>109</b>

### Housing Types

Detached	33
Semi-Detached	14
Terraced	5
Flat (Purpose-Built)	0
Flat (Converted)	0
<b>Total</b>	<b>52</b>

### Health

Very Good	49
Good	40
Fair	8
Bad	9
Very Bad	2
<b>Total</b>	<b>108</b>

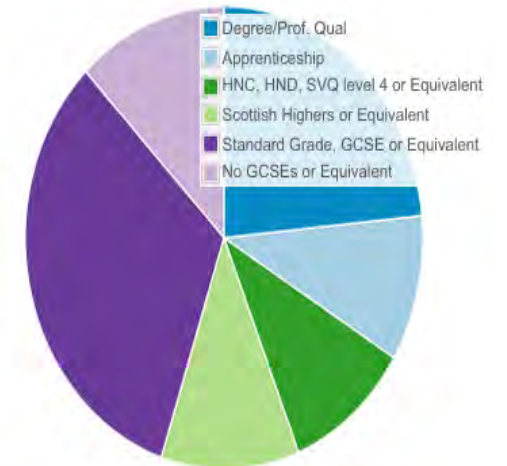


### Relationship Status

Single	25
Married	64
Separated	1
Divorced	4
Widowed	3
<b>Total</b>	<b>97</b>

### Highest Qualification Level Achieved

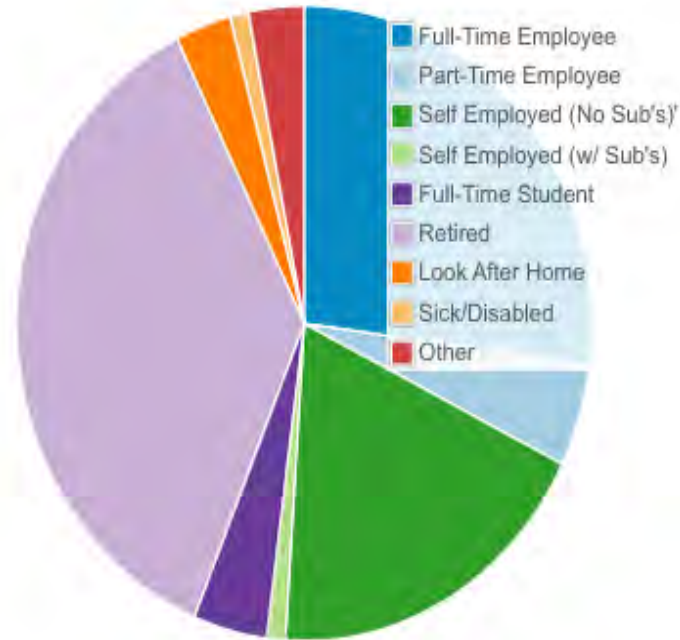
Degree or above, or Similar <i>e.g. professional qualification (accountancy etc)</i>	23
Apprenticeship	10
HNC, HND, SVQ level 4 or Equivalent	10
Scottish Highers, AS- or A-Level or Equivalent	11
Standard Grade, GCSE or Equivalent	32
No GCSEs or Equivalent	12
<b>Total</b>	<b>98</b>



# Westerkirk Population Data

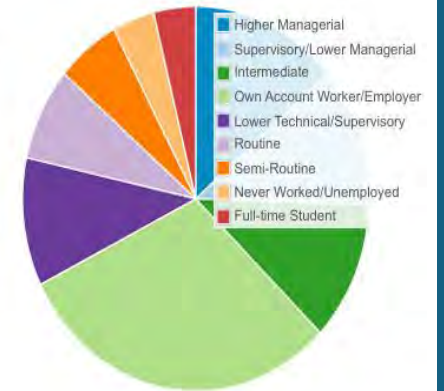
### Economic Activity

Full-Time Employee	26
Part-Time Employee <i>(defined as 30 hours or less per week)</i>	5
Self Employed (No Subordinates)	18
Self Employed (With Subordinates)	1
Unemployed	0
Full-Time Student <i>(with or without job)</i>	4
Retired	35
Looking After Home or Family	3
Long-Term Sick or Disabled	1
Other	3
<b>Total</b>	<b>96</b>



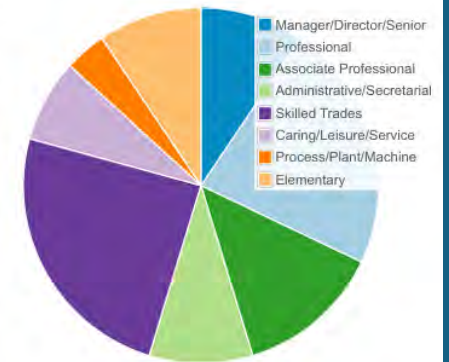
### Socio-Economic Classification

Large Employer or Higher Managerial/Professional	14
Supervisory, or Lower Managerial/Administrative/Professional	12
Intermediate Occupation <i>e.g. clerical, sales, technical, engineering occupations</i>	12
Own Account Worker/Small Employer	31
Lower Technical or Supervisory Occupation	11
Routine Occupation <i>e.g. sales, service, production, operative, agricultural occupations</i>	8
Semi-Routine Occupation	6
Never Worked or Long-Term Unemployed	4
Full-time Student	4
<b>Total</b>	<b>102</b>



### Occupation Group

Managers, Directors and Senior Officials	5
Professional Occupations	12
Associate Professional Occupations	7
Administrative and Secretarial Occupations	5
Skilled Trades Occupations	13
Caring, Leisure and Other Service Occupations	4
Process, Plant and Machine Operatives	2
Elementary Occupations	5
<b>Total</b>	<b>53</b>





Appendix 3  
Langholm & Canonbie  
Local Place Plan

# Canonbie District Profile





# Canonbie



# Canonbie

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Nestled just off the A7 trunk road connecting Carlisle and Edinburgh, Canonbie is the first village you encounter when crossing into Scotland from England. Known for its picturesque landscapes and welcoming atmosphere, this charming community sits along the banks of the River Esk, surrounded by rolling countryside that invites exploration. Whether you're drawn by scenic beauty, outdoor adventures, or a sense of tranquility away from the bustle of urban centers, Canonbie offers a warm invitation to visitors and locals alike. Sitting on the river Esk, Canonbie not only boasts scenic walking and cycling, but is also famous in angling circles for its salmon and sea trout.

Canonbie's story is deeply interwoven with the tumultuous history of the Scottish Borders. The village lies at the heart of the area once controlled by the Border Reivers, families who, from the late Middle Ages to the early 17th century, were notorious for riding across the Anglo-Scottish border, raiding and defending their lands in a lawless era. Canonbie was the main population center within the so-called Debatable Lands—a stretch of territory, bounded by the River Sark, River Esk, Liddel Water, Bruntsiell Moor, Tarras Moss, and the Esk estuary, where sovereignty was contested and local clans such as the Graemes, Armstrongs, Elliots, and Bells wielded significant power.



# Canonbie

The village's rich tapestry extends further back, with evidence of brief Roman occupation due to its proximity to Hadrian's Wall, a reminder of the shifting frontiers of ancient times. In the medieval era, a priory was founded between 1124 and 1153, believed to have given Canonbie its name as the place of the 'Canons'. Though the priory has long since vanished, its legacy remains part of local heritage.

Canonbie's fortunes were also shaped by the coal industry; the Canonbie coalfield operated from the early 19th century until 1922, when the mines were said to be exhausted. The echoes of mining life are still felt in the community's collective memory.

Literature, too, has immortalized Canonbie. Sir Walter Scott's epic poem "Marmion" features a thrilling episode in which young Lochinvar, after whisking away his beloved from Netherby Hall (just three miles south), races through Canonbie, evading his pursuers. Such tales contribute to the village's enduring mystique.

Today, Canonbie thrives as a peaceful rural community with much to offer residents and visitors. The village boasts a primary school, GP Practice, a post office and convenience store, a hairdresser, a modern playpark, a public hall and recreation ground including tennis courts and bowling green; and the United Parish Church—which is unique in its affiliation with both the Church of Scotland and the United Free Church of Scotland. Numerous active groups and organizations contribute to a vibrant social calendar.

Canonbie's sense of community is perhaps best illustrated by its resilience in the face of adversity. In 2001, the village was deeply affected by the foot and mouth crisis, with all surrounding farms losing their herds—a somber chapter that showed the strength and solidarity of local residents as they rebuilt their livelihoods. More recently, the closure of the village's only public house and restaurant, The Cross Keys, and the looming threat to the post office and store, presented new challenges. In response, Canonbie's residents launched the Canonbie Community Enterprise, a grassroots initiative with an inspiring mission: to safeguard vital local amenities. Through determination and teamwork, the community took ownership of the Post Office and Shop and has begun working towards a community buyout of The Cross Keys Hotel.

An annual highlight is the Canonbie Flower Show, held each summer in the recreation ground, an occasion that brings generations together and showcases the village's enduring spirit.

With its rich history, close-knit community, and idyllic setting, Canonbie remains a place where past and present intertwine. Whether you are tracing the footsteps of Border Reivers, casting a line in the River Esk, or sharing a story in the village shop, Canonbie welcomes all who seek beauty, heritage, and a sense of belonging in the heart of the borderlands.





## People

### Gender

Gender	
Male	723
Female	735
<b>Total</b>	<b>1,458</b>

## Housing Tenure

### Housing Tenure

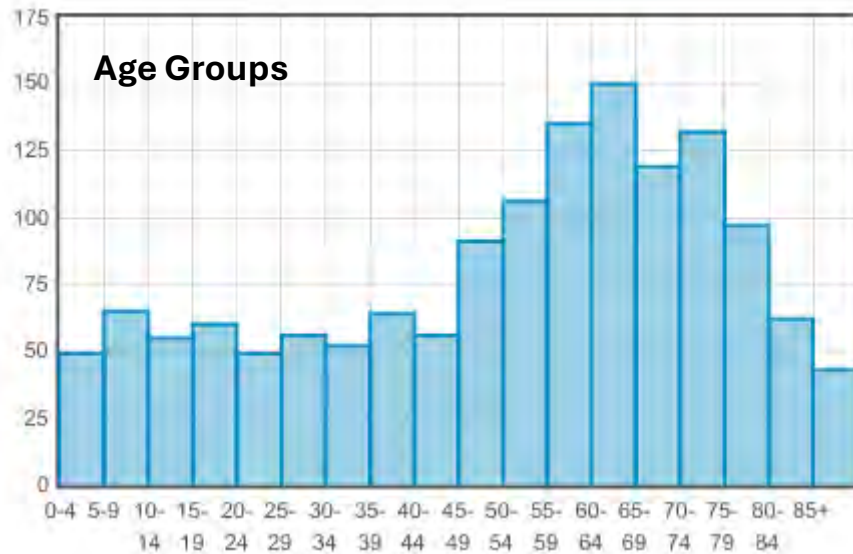
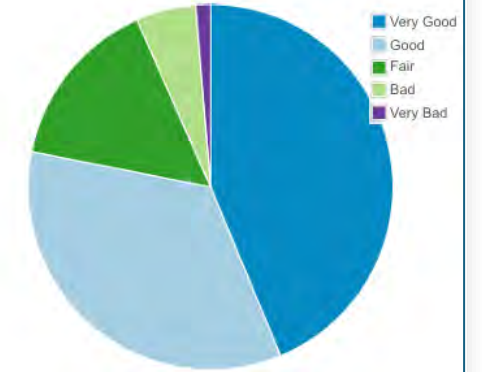
Owned Outright	327
Owned with Mortgage	143
Shared Ownership	0
Rented: From Council or Other Social	50
Rented: Private Landlord <i>inc. letting agents</i>	113
Rented: Other	7
Rent Free	24
<b>Total</b>	<b>664</b>

## Health

Health in the UK is strongly tied to age as you would expect, but the affluence of a neighbourhood also has strong influence, with deprived areas often showing poorer standards of health.

Overall, the UK considers itself to be healthy - 81.6% of residents of the United Kingdom rated their health as Very Good or Good.

Health	
Very Good	635
Good	499
Fair	222
Bad	77
Very Bad	19
<b>Total</b>	<b>1,452</b>

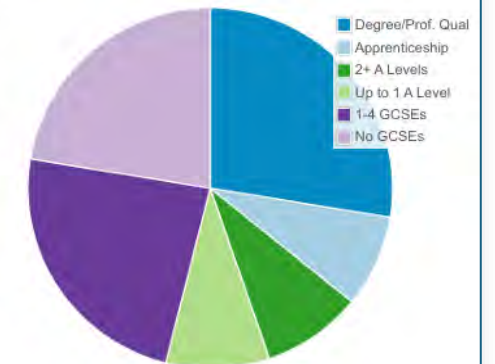


Ethnic Group	
White	1,449
Mixed Ethnicity	11
Indian	3
Pakistani	1
Bangladeshi	0
Chinese	0
Other Asian	5
Black African	0
Black Caribbean	0
Other Black/African/Caribbean	0
Arab	0
Other	1
<b>Total</b>	<b>1,470</b>

## Education & Qualifications

At the time of the 2021/22 census, across the UK 22.9% of residents had no qualification, 10.3% had 1-4 GCSEs as their highest qualification, 13.2% had 5+ GCSEs and 1-2 A/AS-Levels, 16.6% had 2+ A-Levels, 33.6% had a degree (or similar), and 5.6% had an apprenticeship.

Highest Qualification Level Achieved	
Degree or Similar <i>e.g. professional qualification (accountancy etc)</i>	351
Apprenticeship	105
2+ A Levels	113
5+ GCSEs, an A-Level or 1-2 AS Levels	117
1-4 GCSEs	301
No GCSEs	285
<b>Total</b>	<b>1,272</b>



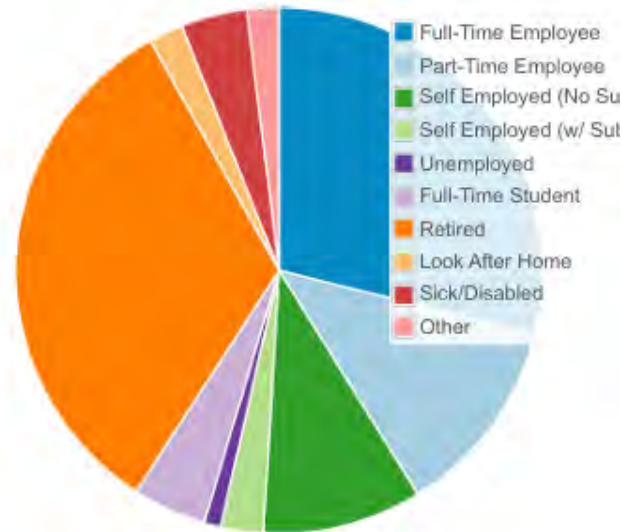
# Canonbie District Population Data

## Economic Activity

Figures for economic activity do not include those aged under 16, or those family members aged 16-18 who are in full-time education. The 2021/22 census occurred during period of depressed economic activity due to the COVID-19 pandemic. As a result, care should be taken in interpreting figures relating to labour market participation.

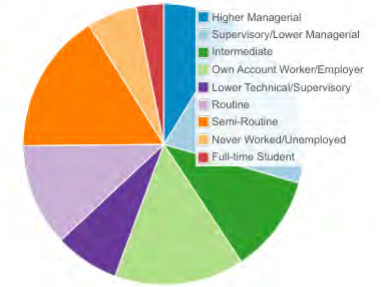
### Economic Activity

Full-Time Employee	675
Part-Time Employee <i>(defined as 30 hours or less per week)</i>	287
Self Employed (No Subordinates)	229
Self Employed (With Subordinates)	61
Unemployed	24
Full-Time Student <i>(with or without job)</i>	106
Retired	765
Looking After Home or Family	49
Long-Term Sick or Disabled	95
Other	46
<b>Total</b>	<b>2,337</b>



### Socio-Economic Classification

Large Employer or Higher Managerial/Professional	209
Supervisory, or Lower Managerial/Administrative/Professional	493
Intermediate Occupation <i>e.g. clerical, sales, technical, engineering occupations</i>	269
Own Account Worker/Small Employer	356
Lower Technical or Supervisory Occupation	177
Routine Occupation <i>e.g. sales, service, production, operative, agricultural occupations</i>	281
Semi-Routine Occupation	387
Never Worked or Long-Term Unemployed	138
Full-time Student	75
<b>Total</b>	<b>2,385</b>



### Occupation Group

Managers, Directors and Senior Officials	99
Professional Occupations	197
Associate Professional Occupations	157
Administrative and Secretarial Occupations	131
Skilled Trades Occupations	204
Caring, Leisure and Other Service Occupations	115
Sales and Customer Service Occupations	78
Process, Plant and Machine Operatives	121
Elementary Occupations	200
<b>Total</b>	<b>1,302</b>



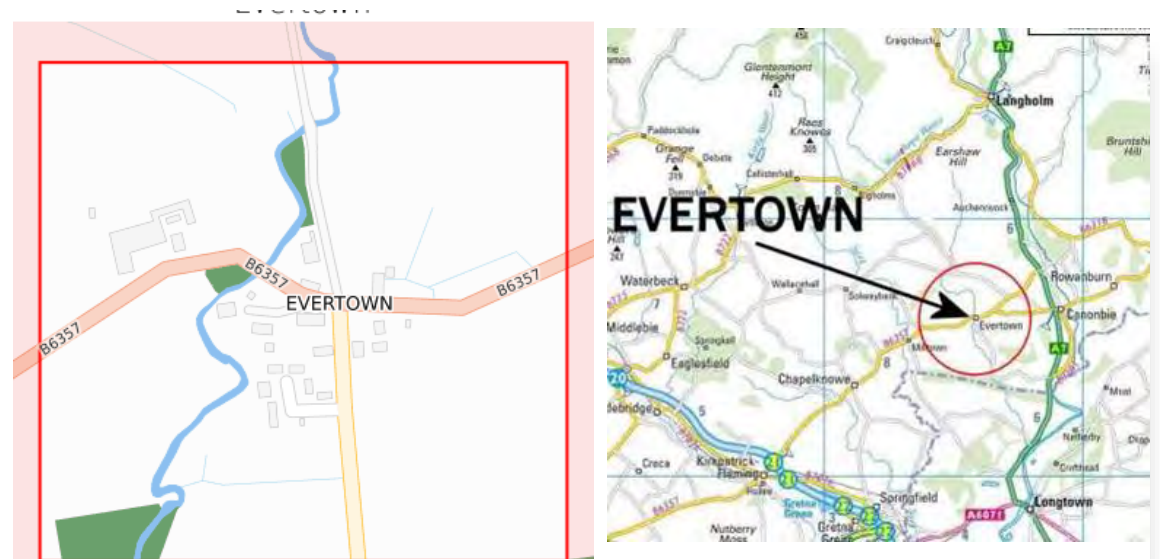


# Evertown

# Evertown

The hamlet of Evertown, though smaller and quieter than Canonbie itself, offers a glimpse into the rural charm and agricultural traditions of the region. Its location makes it an ideal base for exploring the wider Eskdale area, with picturesque walking routes and easy access to both the scenic countryside and neighbouring villages.

Despite its modest size, Evertown boasts a village hall and contributes to the strong sense of community that defines the area, providing a peaceful retreat while remaining closely linked to the history and life of Canonbie.



## People Gender

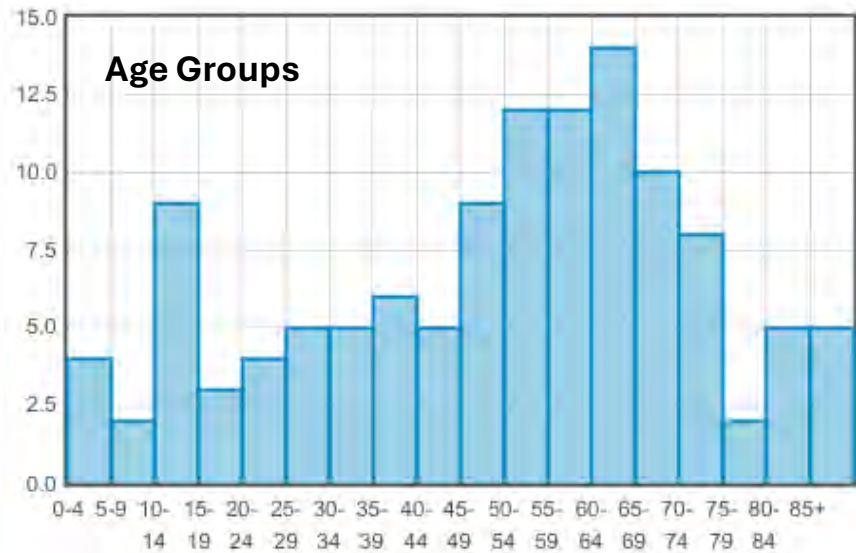
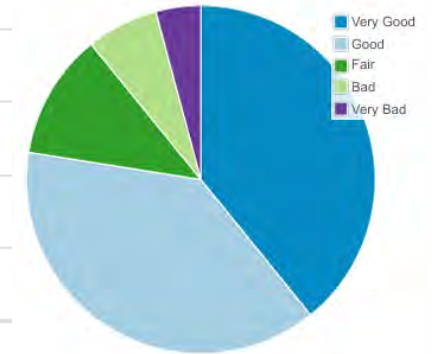
Male	57
Female	62
<b>Total</b>	<b>119</b>

## Housing Tenure

Owned Outright	26
Owned with Mortgage	8
Shared Ownership	0
Rented: From Council or Other Social	4
Rented: Private Landlord <i>inc. letting agents</i>	7
Rented: Other	2
Rent Free	1
<b>Total</b>	<b>48</b>

## Health

Very Good	47
Good	46
Fair	14
Bad	8
Very Bad	5
<b>Total</b>	<b>120</b>

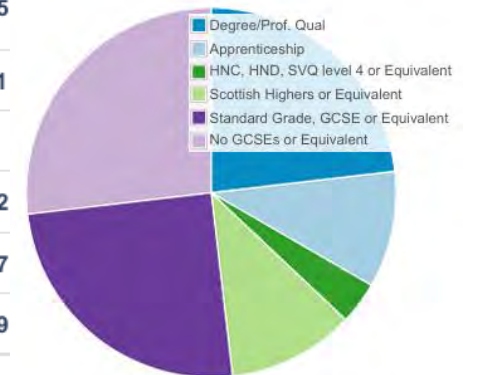


## Relationship Status

Single	26
Married	62
Separated	4
Divorced	5
Widowed	6
<b>Total</b>	<b>103</b>

## Highest Qualification Level Achieved

Degree or above, or Similar <i>e.g. professional qualification (accountancy etc)</i>	25
Apprenticeship	11
HNC, HND, SVQ level 4 or Equivalent	4
Scottish Highers, AS- or A-Level or Equivalent	12
Standard Grade, GCSE or Equivalent	27
No GCSEs or Equivalent	29
<b>Total</b>	<b>106</b>



# Evertown Population Data

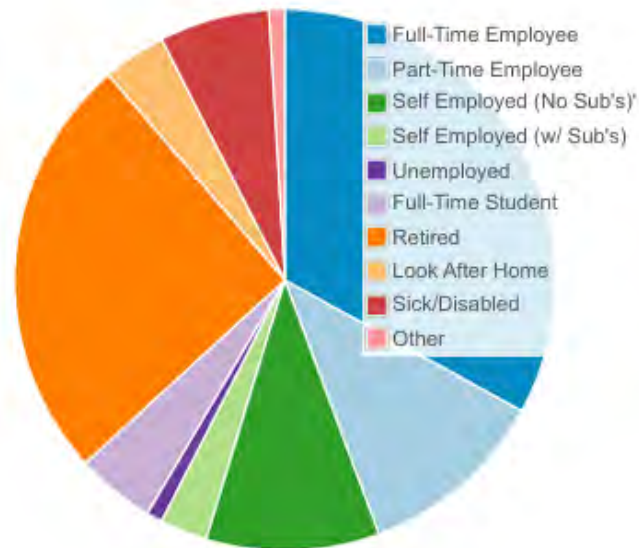
## Economic Activity

Figures for economic activity do not include those aged under 16, or those family members aged 16-18 who are in full-time education. The data was correct as of the 2021/22 census, which was a period of depressed economic activity.

The 2022 census occurred during period of depressed economic activity due to the COVID-19 pandemic. As a result, care should be taken in interpreting figures relating to labour market participation.

### Economic Activity

Full-Time Employee	35
Part-Time Employee <i>(defined as 30 hours or less per week)</i>	12
Self Employed (No Subordinates)	11
Self Employed (With Subordinates)	3
Unemployed	1
Full-Time Student <i>(with or without job)</i>	5
Retired	27
Looking After Home or Family	4
Long-Term Sick or Disabled	7
Other	1
<b>Total</b>	<b>106</b>



### Socio-Economic Classification

Large Employer or Higher Managerial/Professional	8
Supervisory, or Lower Managerial/Administrative/Professional	17
Intermediate Occupation <i>e.g. clerical, sales, technical, engineering occupations</i>	9
Own Account Worker/Small Employer	17
Lower Technical or Supervisory Occupation	12
Routine Occupation <i>e.g. sales, service, production, operative, agricultural occupations</i>	12
Semi-Routine Occupation	18
Never Worked or Long-Term Unemployed	7
Full-time Student	6
<b>Total</b>	<b>106</b>



### Occupation Group

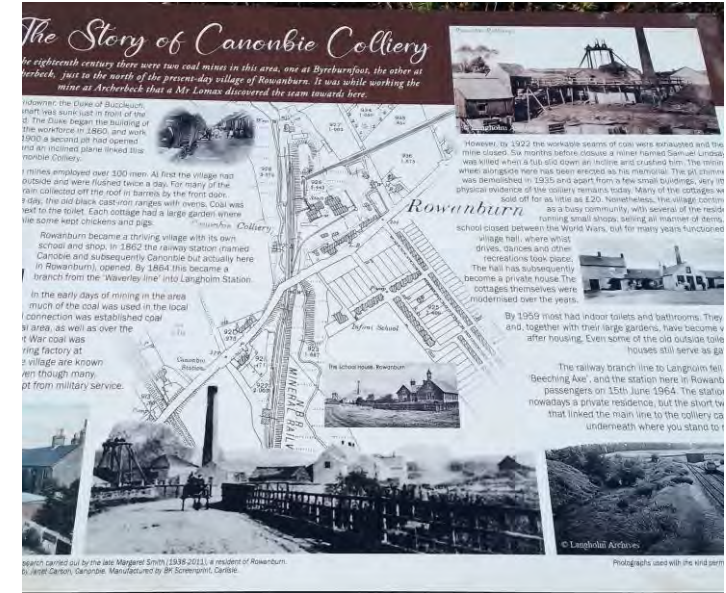
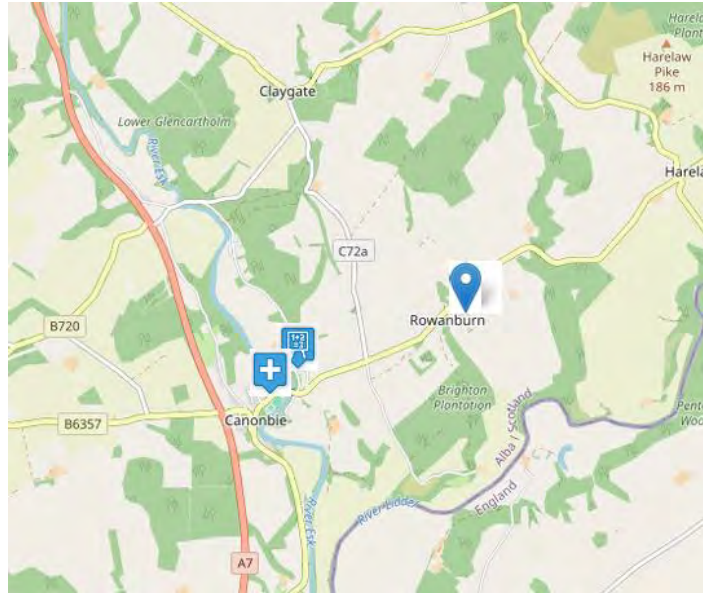
Managers, Directors and Senior Officials	5
Professional Occupations	6
Associate Professional Occupations	5
Administrative and Secretarial Occupations	8
Skilled Trades Occupations	12
Caring, Leisure and Other Service Occupations	8
Sales and Customer Service Occupations	3
Process, Plant and Machine Operatives	11
Elementary Occupations	6
<b>Total</b>	<b>64</b>



# Rowanburn



# Rowanburn



The residential hamlet of Rowanburn traces its roots to the industrious days of the 19th century. Established around 1860, Rowanburn began as a close-knit coal mining community, purpose-built to house miners working the rich seams of the Canonbie Coalfield. This period marked a time of growth when the village thrived.

Throughout the late 19th and early 20th centuries, Rowanburn's fortunes were closely tied to the coal industry. At its peak, the hamlet was home to two bustling pits—Rowanburn and nearby Blinkbonny—whose work shaped daily life and community identity. The closure of the main pit in 1922 signalled the end of an era; the last echoes of pickaxes faded, and many families faced uncertain futures. Today, a simple yet poignant memorial stands in the heart of Rowanburn, honouring the generations who toiled underground and ensuring that their legacy remains a living part of the village's story.

As Rowanburn adjusted to life beyond the mines, a new chapter began with the arrival of the railway. In 1864, Canonbie Station was constructed on a branch of the Border Union Railway from Langholm, ushering in an era of connection and opportunity. Though the station's doors closed for good in 1964, the legacy of the railway endures in local memory. To the south, the impressive Riddings Viaduct—its nine arches spanning the Liddel Water and the English border—still stands as a testament to Victorian engineering and the village's enduring links with its neighbours.



# Rowanburn

The story of Rowanburn reaches even further back, set against the dramatic backdrop of the “Debateable Land,” a lawless frontier where allegiance and authority were fiercely contested. Among the legendary figures to stride these lands was Alexander “Lang Sandy” Armstrong, a Border Reiver infamous for both his formidable height and his exploits. Lang Sandy’s fate was sealed in 1606, when he was executed for his role in the murder of Sir John Carmichael, the Scottish West March Warden. Today, a stone statue of Lang Sandy gazes over the village, a reminder of Rowanburn’s colourful past and the turbulent history of the Borders.

In more recent times, Rowanburn succumbed to the devastation of foot-and-mouth crisis of 2001 which struck at the heart of local farming, while the closure of the village’s only shop and beloved garden centre in 2003 left a noticeable gap in daily village life. Yet, rather than letting these losses define them, residents rallied together, adapting and strengthening their sense of community.

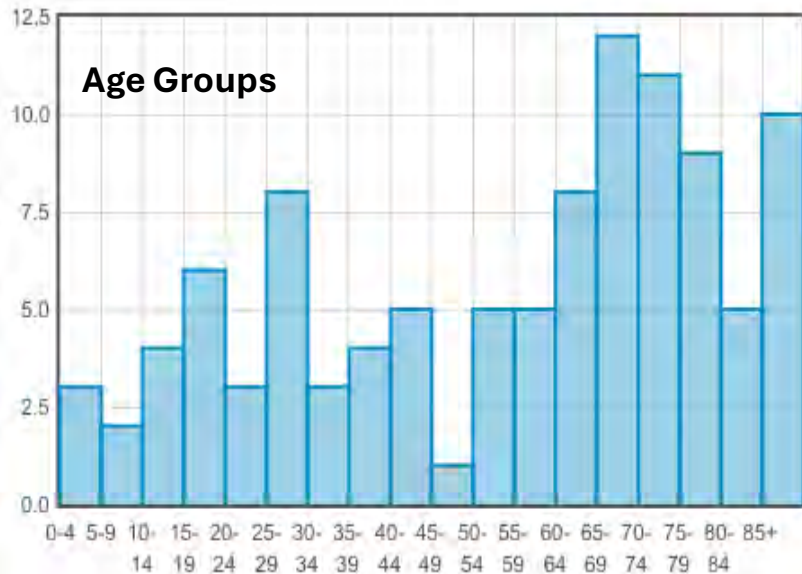
Today, Rowanburn has earned several awards for being one of Scotland’s best-kept villages—a testament to both its picturesque setting and the dedication of its inhabitants. The village features a children’s playpark, and The Glen—a small, lovingly tended garden and nature reserve—offers peaceful spots to sit and soak in the surroundings, often alive with birdsong and friendly chatter. While the population remains modest, Rowanburn is home to a mix of families, retirees, and newcomers drawn by its quiet charm and welcoming atmosphere.

# People

## Gender

Male	52
Female	53
<b>Total</b>	<b>105</b>

## Age Groups



## Housing Tenure

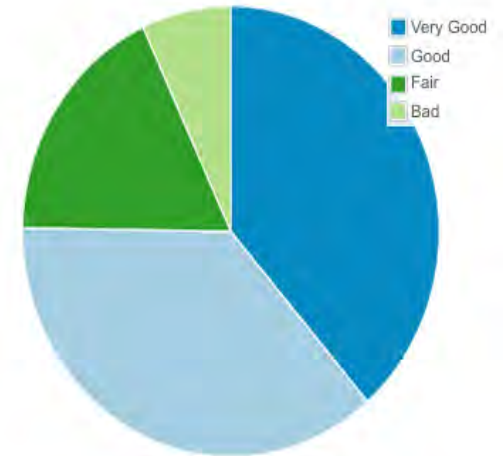
Owned Outright	35
Owned with Mortgage	7
Shared Ownership	0
Rented: From Council or Other Social	2
Rented: Private Landlord <i>inc. letting agents</i>	11
Rented: Other	1
Rent Free	2
<b>Total</b>	<b>58</b>

## Relationship Status

Single	27
Married	44
Separated	2
Divorced	16
Widowed	10
<b>Total</b>	<b>99</b>

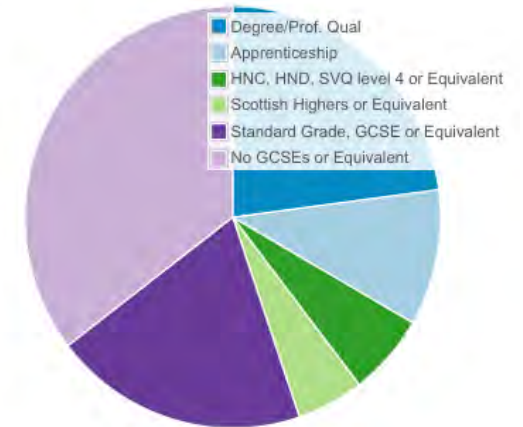
## Health

Very Good	39
Good	37
Fair	18
Bad	7
Very Bad	0
<b>Total</b>	<b>101</b>



## Highest Qualification Level Achieved

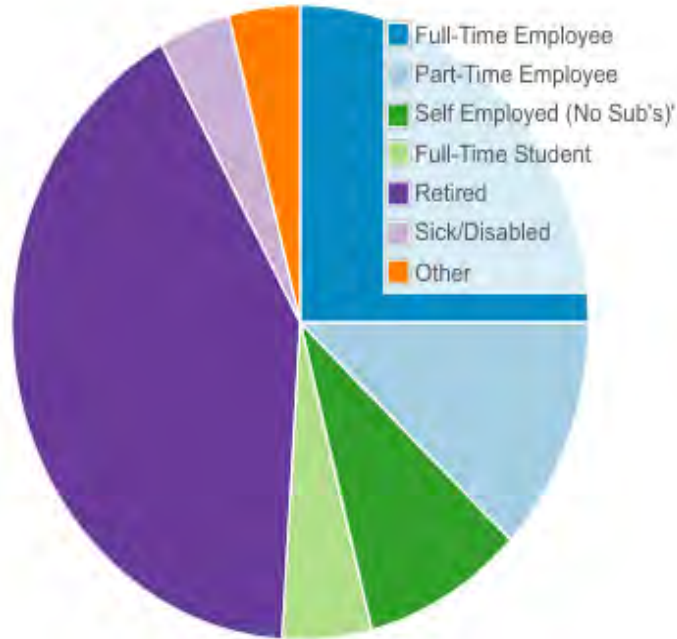
Degree or above, or Similar <i>e.g. professional qualification (accountancy etc)</i>	22
Apprenticeship	10
HNC, HND, SVQ level 4 or Equivalent	6
Scottish Highers, AS- or A-Level or Equivalent	5
Standard Grade, GCSE or Equivalent	19
No GCSEs or Equivalent	34
<b>Total</b>	<b>96</b>



# Rowanburn Population Data

### Economic Activity

Full-Time Employee	25
Part-Time Employee <i>(defined as 30 hours or less per week)</i>	12
Self Employed (No Subordinates)	9
Self Employed (With Subordinates)	0
Unemployed	0
Full-Time Student <i>(with or without job)</i>	5
Retired	41
Looking After Home or Family	0
Long-Term Sick or Disabled	4
Other	4
<b>Total</b>	<b>100</b>



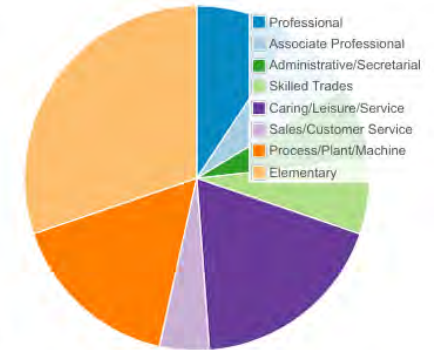
### Socio-Economic Classification

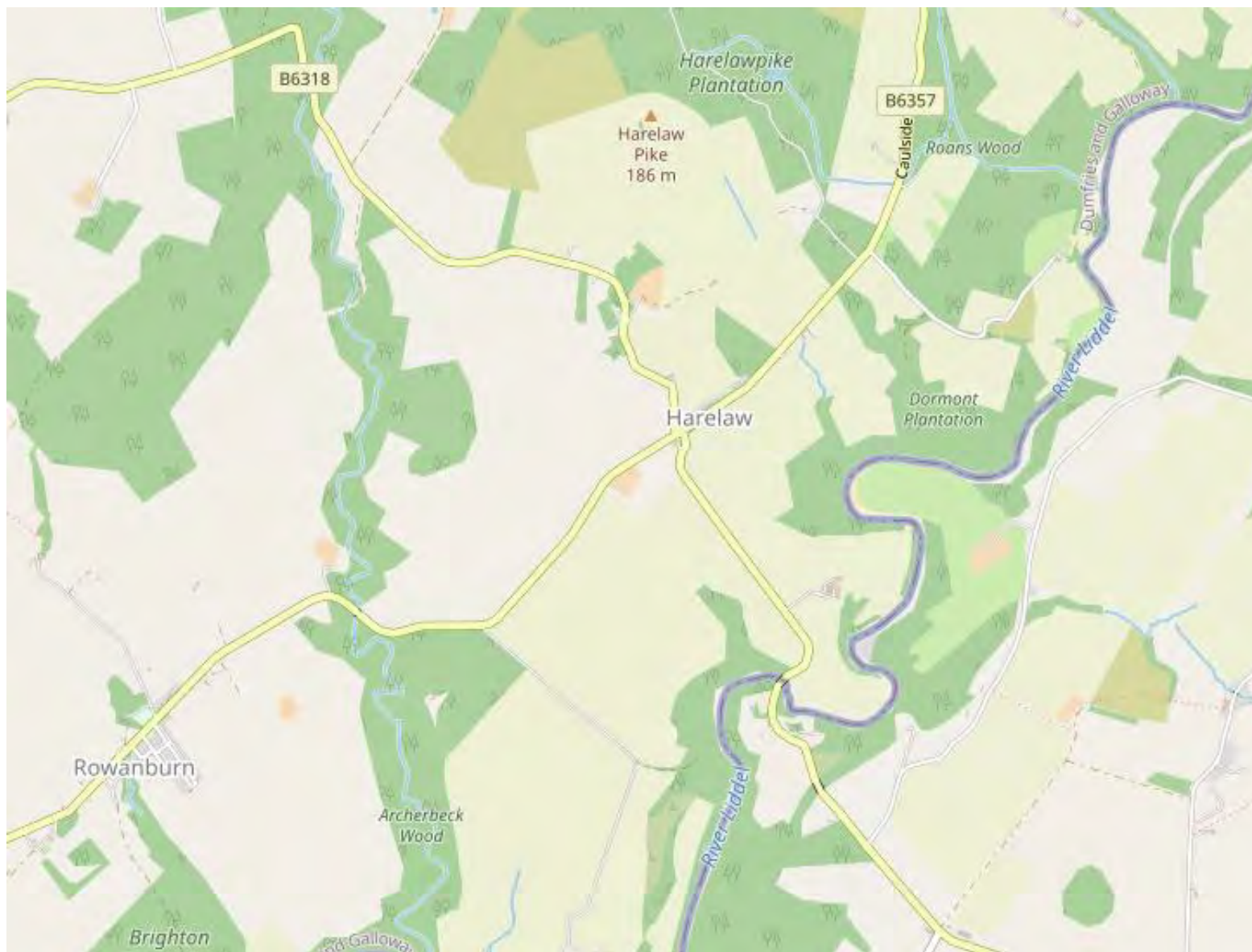
Large Employer or Higher Managerial/Professional	10
Supervisory, or Lower Managerial/Administrative/Professional	8
Intermediate Occupation <i>e.g. clerical, sales, technical, engineering occupations</i>	6
Own Account Worker/Small Employer	14
Lower Technical or Supervisory Occupation	18
Routine Occupation <i>e.g. sales, service, production, operative, agricultural occupations</i>	12
Semi-Routine Occupation	22
Never Worked or Long-Term Unemployed	5
Full-time Student	3
<b>Total</b>	<b>98</b>



### Occupation Group

Professional Occupations	4
Associate Professional Occupations	3
Administrative and Secretarial Occupations	3
Skilled Trades Occupations	3
Caring, Leisure and Other Service Occupations	8
Sales and Customer Service Occupations	2
Process, Plant and Machine Operatives	7
Elementary Occupations	13
<b>Total</b>	<b>43</b>





# Harelaw

# Harelaw

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Harelaw, once home to the freebooter Hector Armstrong, lies in the Liddel Valley near the English border, surrounded by picturesque countryside, rivers, and expanses of open access forestry with opportunities for walking and cycling, and benefits from proximity to amenities in Newcastleton and Canonbie.

Historical records differ on the exact location of Harelaw Tower, former stronghold of the freebooter Hector Armstrong. A 1590 map places it northeast of the junction between Archer Beck and the River Liddle, while other accounts suggest it was near Penton Linns or at Harelawhill farmhouse—an area now covered by a forestry plantation. No evidence of the tower of 'Hector of ye harlawe' now exists. The tower's history is marked by the betrayal of the Earl of Northumberland in 1569, when Armstrong handed him over to Regent Moray from this site.

Excellent quality and abundant limestone was found at Harelawhill, near the presumed site of the tower, and has been extensively quarried over the years. Today, visitors can explore the same landscapes that once surrounded Harelaw Tower, experiencing the area's rich history.



## People

### Gender

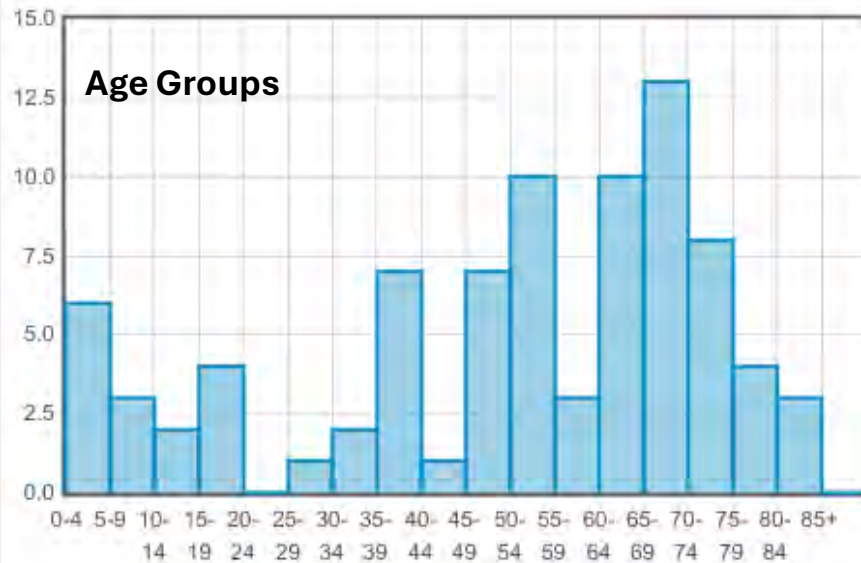
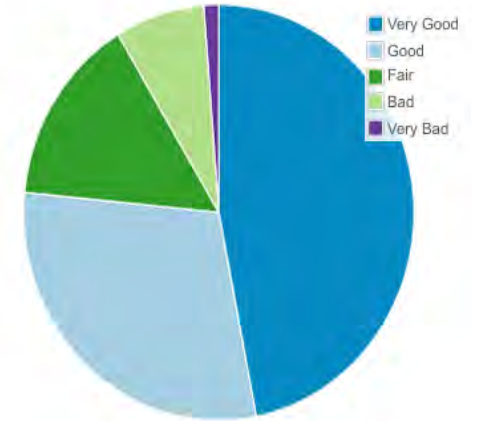
Male	47
Female	37
<b>Total</b>	<b>84</b>

### Housing Tenure

Owned Outright	24
Owned with Mortgage	8
Shared Ownership	0
Rented: From Council or Other Social	1
Rented: Private Landlord <i>inc. letting agents</i>	8
Rented: Other	1
Rent Free	0
<b>Total</b>	<b>42</b>

### Health

Very Good	38
Good	24
Fair	12
Bad	6
Very Bad	1
<b>Total</b>	<b>81</b>

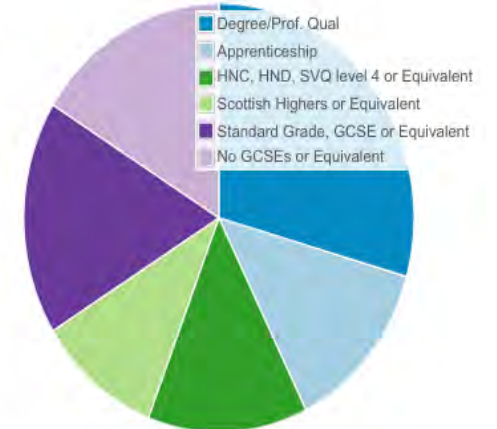


### Relationship Status

Single	16
Married	38
Separated	1
Divorced	10
Widowed	8
<b>Total</b>	<b>73</b>

### Highest Qualification Level Achieved

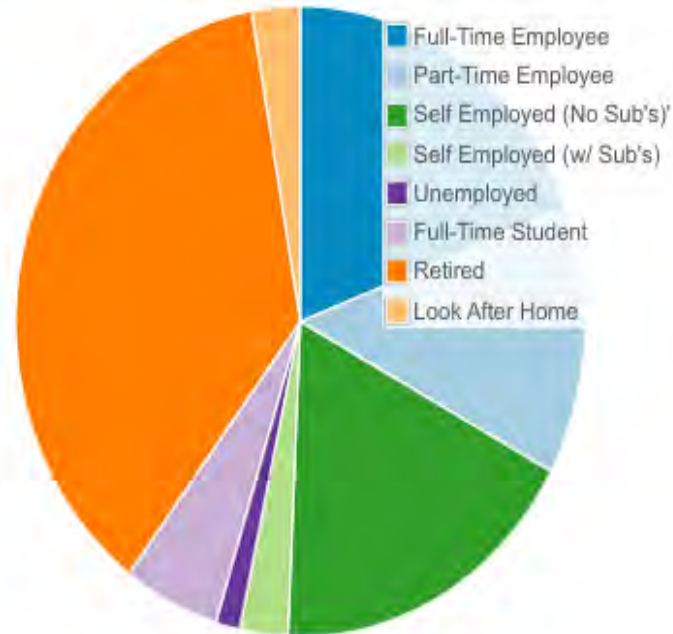
Degree or above, or Similar <i>e.g. professional qualification (accountancy etc)</i>	20
Apprenticeship	9
HNC, HND, SVQ level 4 or Equivalent	9
Scottish Highers, AS- or A-Level or Equivalent	7
Standard Grade, GCSE or Equivalent	12
No GCSEs or Equivalent	11
<b>Total</b>	<b>68</b>



# Harelaw Population Data

### Economic Activity

Full-Time Employee	14
Part-Time Employee <i>(defined as 30 hours or less per week)</i>	10
Self Employed (No Subordinates)	13
Self Employed (With Subordinates)	2
Unemployed	1
Full-Time Student <i>(with or without job)</i>	4
Retired	27
Looking After Home or Family	2
Long-Term Sick or Disabled	0
Other	0
<b>Total</b>	<b>73</b>



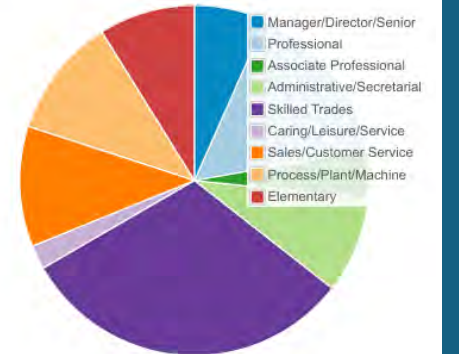
### Socio-Economic Classification

Large Employer or Higher Managerial/Professional	8
Supervisory, or Lower Managerial/Administrative/Professional	13
Intermediate Occupation <i>e.g. clerical, sales, technical, engineering occupations</i>	5
Own Account Worker/Small Employer	17
Lower Technical or Supervisory Occupation	9
Routine Occupation <i>e.g. sales, service, production, operative, agricultural occupations</i>	5
Semi-Routine Occupation	10
Never Worked or Long-Term Unemployed	4
Full-time Student	4
<b>Total</b>	<b>75</b>



### Occupation Group

Managers, Directors and Senior Officials	3
Professional Occupations	7
Associate Professional Occupations	2
Administrative and Secretarial Occupations	4
Skilled Trades Occupations	14
Caring, Leisure and Other Service Occupations	1
Sales and Customer Service Occupations	5
Process, Plant and Machine Operatives	5
Elementary Occupations	4
<b>Total</b>	<b>45</b>

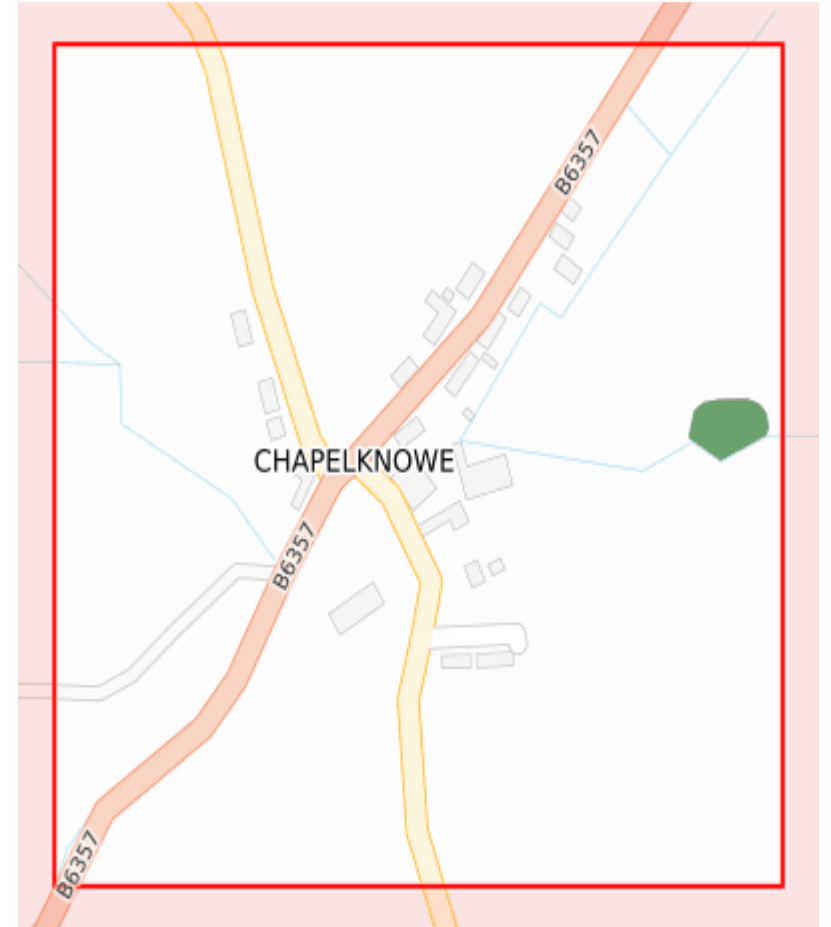


# Chapelknowe

Map showing the position of Chapelknowe within the DG14 postcode district



Map showing the extent of Chapelknowe



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# Chapelknowe

Chapelknowe is a small hamlet located near the Logan water, about six miles southwest of Canonbie and situated at a crossroads on the B6357 road, approximately one mile from the English border.

Historically, a United Presbyterian church was built there and had 244 sittings. This is now a residential dwelling known as Half Morton Church House.

This sparsely populated area is mainly agricultural, with extensive farmland dominating the area.



## People

### Gender

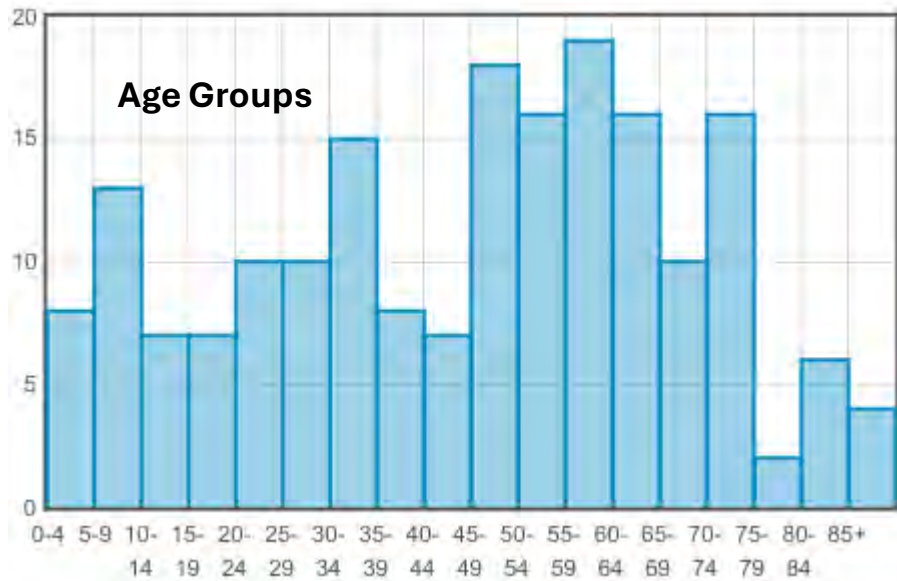
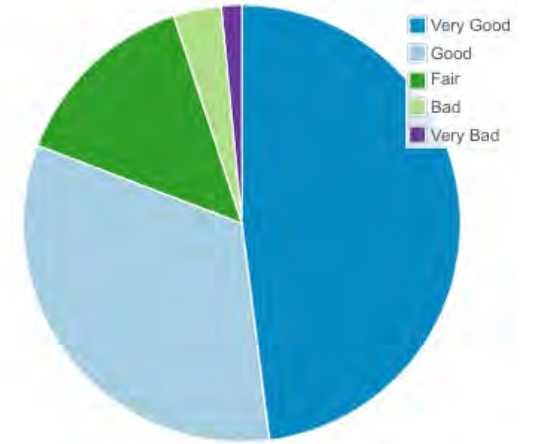
Male	98
Female	102
<b>Total</b>	<b>200</b>

### Housing Tenure

Owned Outright	36
Owned with Mortgage	20
Shared Ownership	0
Rented: From Council or Other Social	3
Rented: Private Landlord <i>inc. letting agents</i>	14
Rent Free	3
<b>Total</b>	<b>76</b>

### Health

Very Good	95
Good	65
Fair	28
Bad	7
Very Bad	3
<b>Total</b>	<b>198</b>



### Relationship Status

Single	57
Married	94
Separated	8
Divorced	10
Widowed	6
<b>Total</b>	<b>175</b>

### Highest Qualification Level Achieved

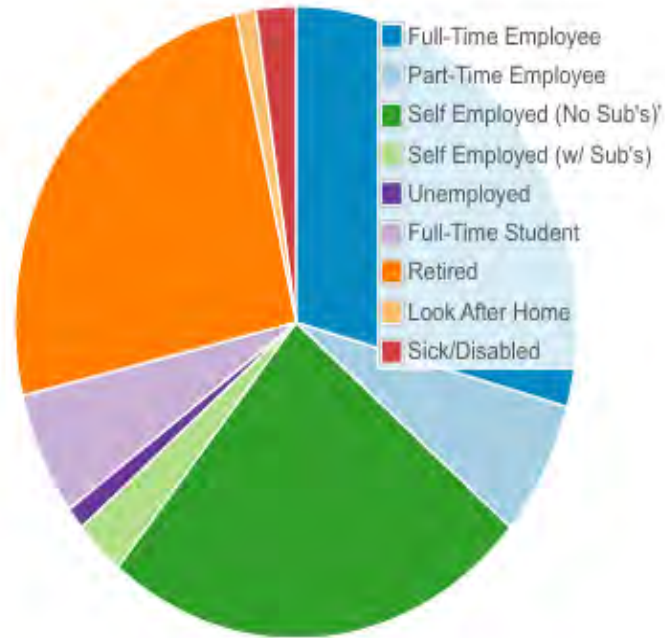
Degree or above, or Similar <i>e.g. professional qualification (accountancy etc)</i>	48
Apprenticeship	10
HNC, HND, SVQ level 4 or Equivalent	21
Scottish Highers, AS- or A-Level or Equivalent	24
Standard Grade, GCSE or Equivalent	35
No GCSEs or Equivalent	32
<b>Total</b>	<b>170</b>



# Chapelknowe Population Data

## Economic Activity

Full-Time Employee	51
Part-Time Employee <i>(defined as 30 hours or less per week)</i>	12
Self Employed (No Subordinates)	43
Self Employed (With Subordinates)	5
Unemployed	2
Full-Time Student <i>(with or without job)</i>	11
Retired	44
Looking After Home or Family	2
Long-Term Sick or Disabled	4
Other	0
<b>Total</b>	<b>174</b>

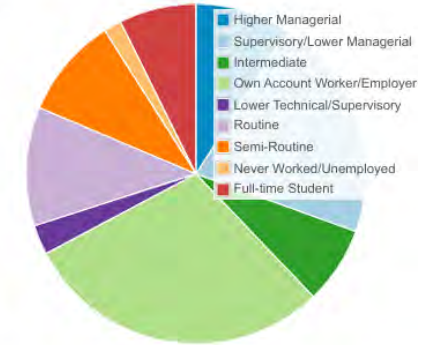


## Socio-Economic Classification

Classifications are assigned based on an algorithm created by the National Statistics Agency, called the Socio-economic Classification (NS-SEC).

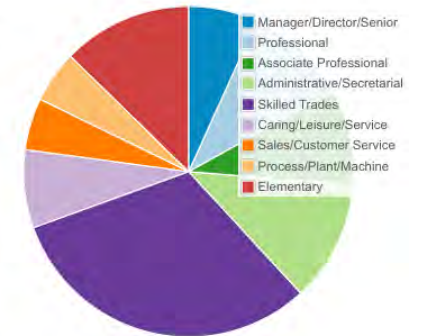
### Socio-Economic Classification

Large Employer or Higher Managerial/Professional	16
Supervisory, or Lower Managerial/Administrative/Professional	38
Intermediate Occupation <i>e.g. clerical, sales, technical, engineering occupations</i>	13
Own Account Worker/Small Employer	52
Lower Technical or Supervisory Occupation	5
Routine Occupation <i>e.g. sales, service, production, operative, agricultural occupations</i>	20
Semi-Routine Occupation	17
Never Worked or Long-Term Unemployed	3
Full-time Student	13
<b>Total</b>	<b>177</b>



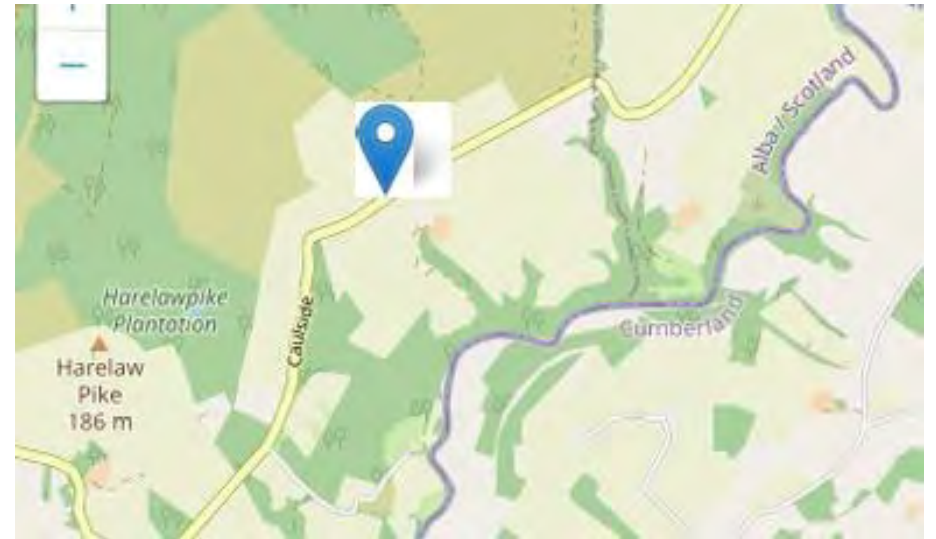
## Occupation Group

Managers, Directors and Senior Officials	8
Professional Occupations	12
Associate Professional Occupations	11
Administrative and Secretarial Occupations	14
Skilled Trades Occupations	37
Caring, Leisure and Other Service Occupations	9
Sales and Customer Service Occupations	6
Process, Plant and Machine Operatives	6
Elementary Occupations	15
<b>Total</b>	<b>118</b>





# Caulside





# Caulside

Caulside (formerly Cauldside) is a small hamlet located approximately 3 miles (5 km) northeast of the village of Canonbie. The area is known for its rural setting near the Scottish-English border and the River Esk.

A notable local historical structure is an old milestone located near Caulside, by the B7201, a carved stone post, similar to other old milestones found in the area. Another similar marker is located by the B6357 in the same area. These markers are historical waymarkers on the road to guide travellers on the road.

# People

## Gender

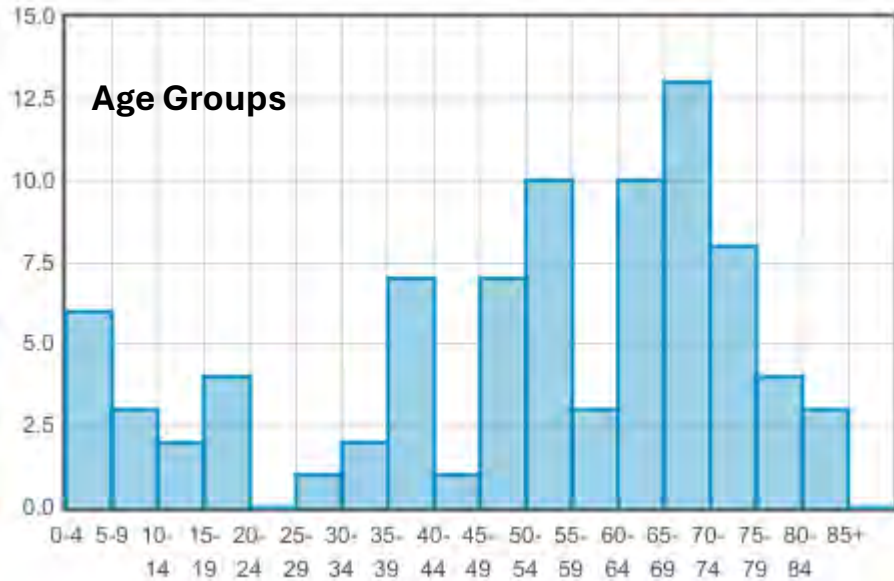
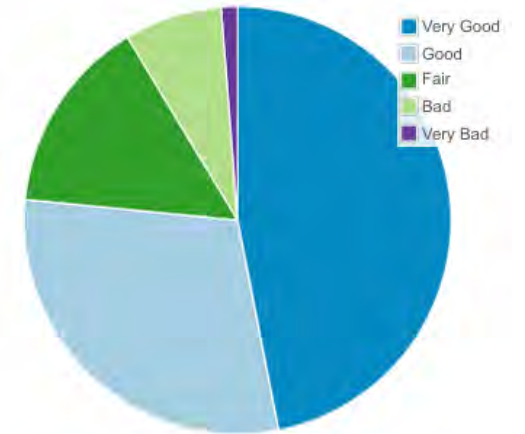
Male	47
Female	37
<b>Total</b>	<b>84</b>

## Housing Tenure

Owned Outright	24
Owned with Mortgage	8
Shared Ownership	0
Rented: From Council or Other Social	1
Rented: Private Landlord <i>inc. letting agents</i>	8
Rented: Other	1
Rent Free	0
<b>Total</b>	<b>42</b>

## Health

Very Good	38
Good	24
Fair	12
Bad	6
Very Bad	1
<b>Total</b>	<b>81</b>



## Relationship Status

Single	16
Married	38
Separated	1
Divorced	10
Widowed	8
<b>Total</b>	<b>73</b>

## Highest Qualification Level Achieved

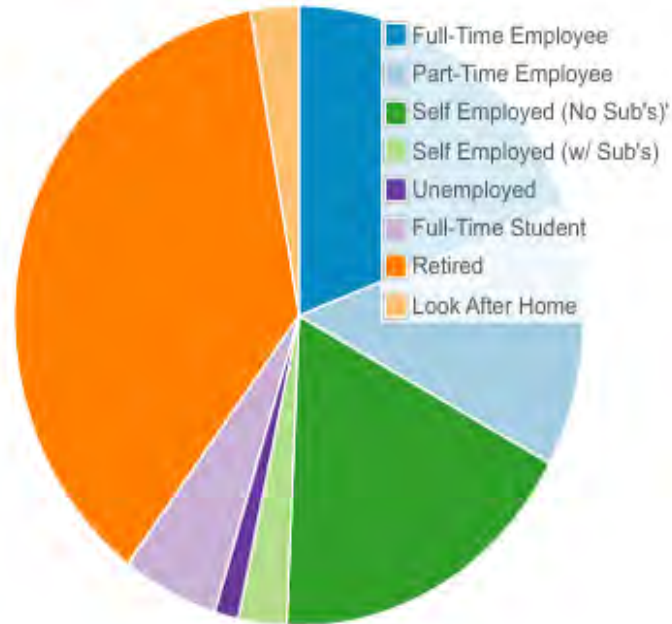
Degree or above, or Similar <i>e.g. professional qualification (accountancy etc)</i>	20
Apprenticeship	9
HNC, HND, SVQ level 4 or Equivalent	9
Scottish Highers, AS- or A-Level or Equivalent	7
Standard Grade, GCSE or Equivalent	12
No GCSEs or Equivalent	11
<b>Total</b>	<b>68</b>



# Caulside Population Data

### Economic Activity

Full-Time Employee	14
Part-Time Employee <i>(defined as 30 hours or less per week)</i>	10
Self Employed (No Subordinates)	13
Self Employed (With Subordinates)	2
Unemployed	1
Full-Time Student <i>(with or without job)</i>	4
Retired	27
Looking After Home or Family	2
Long-Term Sick or Disabled	0
Other	0
<b>Total</b>	<b>73</b>

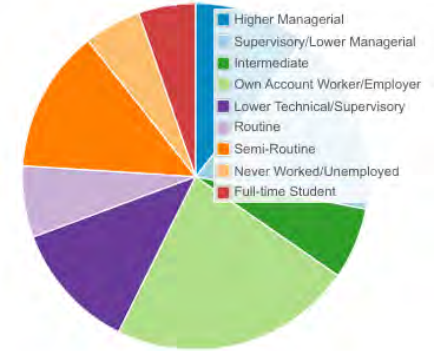


### Socio-Economic Classification

Classifications are assigned based on an algorithm created by the National Statistics Agency, called the Socio-economic Classification (NS-SEC).

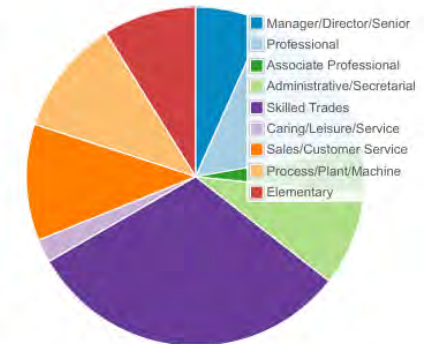
#### Socio-Economic Classification

Large Employer or Higher Managerial/Professional	8
Supervisory, or Lower Managerial/Administrative/Professional	13
Intermediate Occupation <i>e.g. clerical, sales, technical, engineering occupations</i>	5
Own Account Worker/Small Employer	17
Lower Technical or Supervisory Occupation	9
Routine Occupation <i>e.g. sales, service, production, operative, agricultural occupations</i>	5
Semi-Routine Occupation	10
Never Worked or Long-Term Unemployed	4
Full-time Student	4
<b>Total</b>	<b>75</b>



#### Occupation Group

Managers, Directors and Senior Officials	3
Professional Occupations	7
Associate Professional Occupations	2
Administrative and Secretarial Occupations	4
Skilled Trades Occupations	14
Caring, Leisure and Other Service Occupations	1
Sales and Customer Service Occupations	5
Process, Plant and Machine Operatives	5
Elementary Occupations	4
<b>Total</b>	<b>45</b>





# Claygate

# Claygate

Claygate is a picturesque rural area located between Canonbie and Langholm. The area offers a peaceful rural lifestyle with access to expansive forests and rolling hills. The locality is a haven for outdoor enthusiasts, offering not only popular cycling routes but also well-trodden walking trails that meander through scenic countryside. Anglers are drawn to nearby rivers and streams.

Characterised by its rural charm, Claygate features an appealing mix of traditional homes and farm properties, many boasting development potential. Among the noteworthy residences is Claygate House, a striking Category C listed Georgian home. Some properties have been adapted for equestrian use, featuring paddocks, stables, and horse arenas, while others offer direct access to forests and hillsides—ideal for walking, riding, or simply enjoying the peaceful surroundings.

Claygate boasts the ‘Gilnockie Public Hall’ ran by an active group of volunteers. The hall is home to many events and celebrations, not least the infamous ‘Gilnockie Burns Supper’ which brings top class guests from near and far, attracting sell out audiences each year.

Claygate boasts the ‘Gilnockie Public Hall’, which is managed by a dedicated group of volunteers. The hall hosts a range of events and celebrations throughout the year, playing a central role in village life. Among its highlights is the renowned ‘Gilnockie Burns Supper’—an annual celebration that brings together top-class guests from across the region and consistently attracts a sell-out audience.

Overall, Claygate and the wider Canonbie parish offer an enviable setting for recreation and rural living, with properties and landscapes that truly make the most of the area’s natural beauty.



# People

## Gender

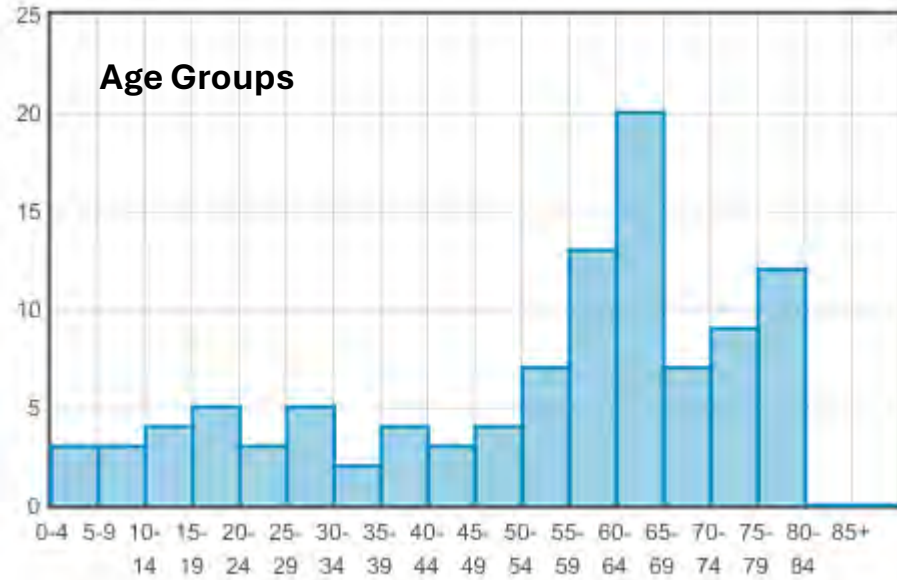
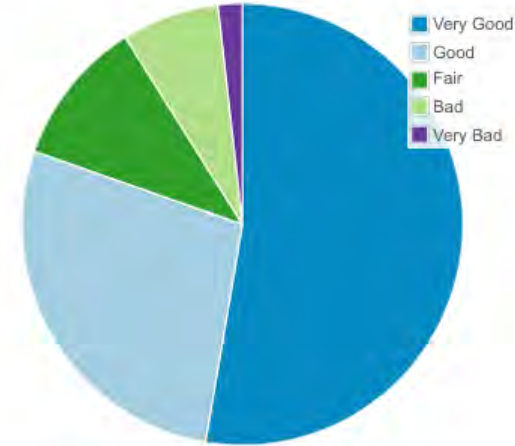
Male	59
Female	50
<b>Total</b>	<b>109</b>

## Housing Tenure

Owned Outright	24
Owned with Mortgage	12
Shared Ownership	0
Rented: From Council or Other Social	0
Rented: Private Landlord <i>inc. letting agents</i>	7
Rent Free	1
<b>Total</b>	<b>44</b>

## Health

Very Good	59
Good	31
Fair	12
Bad	8
Very Bad	2
<b>Total</b>	<b>112</b>

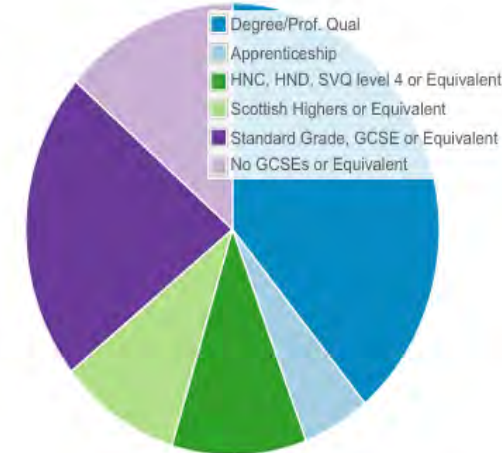


## Relationship Status

Single	25
Married	60
Separated	0
Divorced	3
Widowed	3
<b>Total</b>	<b>91</b>

## Highest Qualification Level Achieved

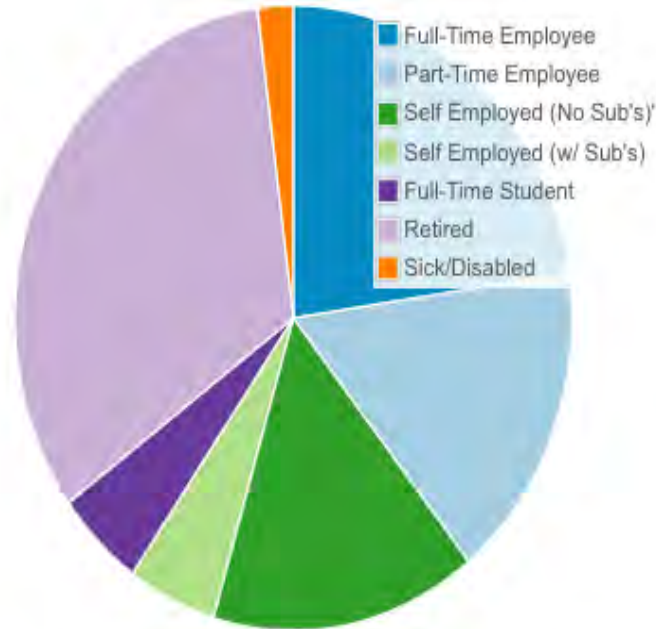
Degree or above, or Similar <i>e.g. professional qualification (accountancy etc)</i>	37
Apprenticeship	5
HNC, HND, SVQ level 4 or Equivalent	10
Scottish Highers, AS- or A-Level or Equivalent	9
Standard Grade, GCSE or Equivalent	21
No GCSEs or Equivalent	13
<b>Total</b>	<b>95</b>



# Claygate Population Data

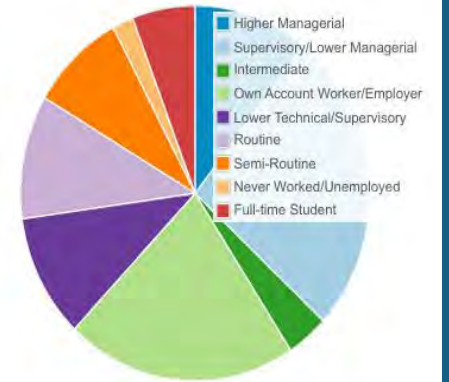
### Economic Activity

Full-Time Employee	22
Part-Time Employee <i>(defined as 30 hours or less per week)</i>	16
Self Employed (No Subordinates)	15
Self Employed (With Subordinates)	5
Unemployed	0
Full-Time Student <i>(with or without job)</i>	5
Retired	32
Looking After Home or Family	0
Long-Term Sick or Disabled	2
Other	0
<b>Total</b>	<b>97</b>



### Socio-Economic Classification

Large Employer or Higher Managerial/Professional	11
Supervisory, or Lower Managerial/Administrative/Professional	27
Intermediate Occupation <i>e.g. clerical, sales, technical, engineering occupations</i>	4
Own Account Worker/Small Employer	22
Lower Technical or Supervisory Occupation	11
Routine Occupation <i>e.g. sales, service, production, operative, agricultural occupations</i>	11
Semi-Routine Occupation	9
Never Worked or Long-Term Unemployed	2
Full-time Student	6
<b>Total</b>	<b>103</b>

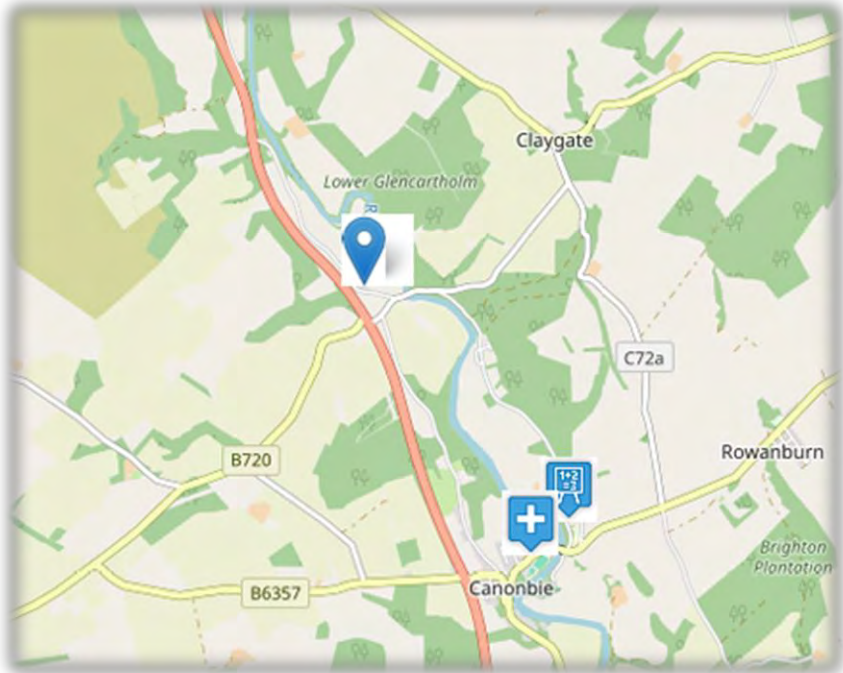


### Occupation Group

Managers, Directors and Senior Officials	12
Professional Occupations	10
Associate Professional Occupations	5
Administrative and Secretarial Occupations	6
Skilled Trades Occupations	11
Sales and Customer Service Occupations	1
Process, Plant and Machine Operatives	9
Elementary Occupations	4
<b>Total</b>	<b>58</b>



# Hollows





# Hollows

The Hollows is a small hamlet located on the River Esk, just north of the village of Canonbie. The area is known for housing the historic Gilnockie Tower and features a historic water-powered mill, a sawmill, and various residential properties. The area is popular for hiking, with woodland paths and quiet roads and visitors can stay in a variety of self-catering holiday homes and cottages available for rent in the area.

Historically, the area was known as Holehouse. The 18th-century Hollows Mill still uses waterpower to process corn. Gilnockie Tower, originally called Hollows Tower was home to the infamous Border Reiver Johnnie Armstrong. Built around 1520, the 16th Century Tower House sits in the debatable lands and gets the name Gilnockie from the Scottish Gaelic 'Geal Cnocan', meaning 'little white hill'. The oldest part of the building is the large stone by the basement doorway which, it is believed, dates all the way back to the 2nd millennium BC during the Bronze Age. The stone contains carvings of spirals known to be used around that time and a key-like symbol.

Nearby, at the east end of Gilnockie Bridge which crosses the Esk, lies the site now known as Gilnockie Castle. Only earthwork remains at the site today.

## People

### Gender

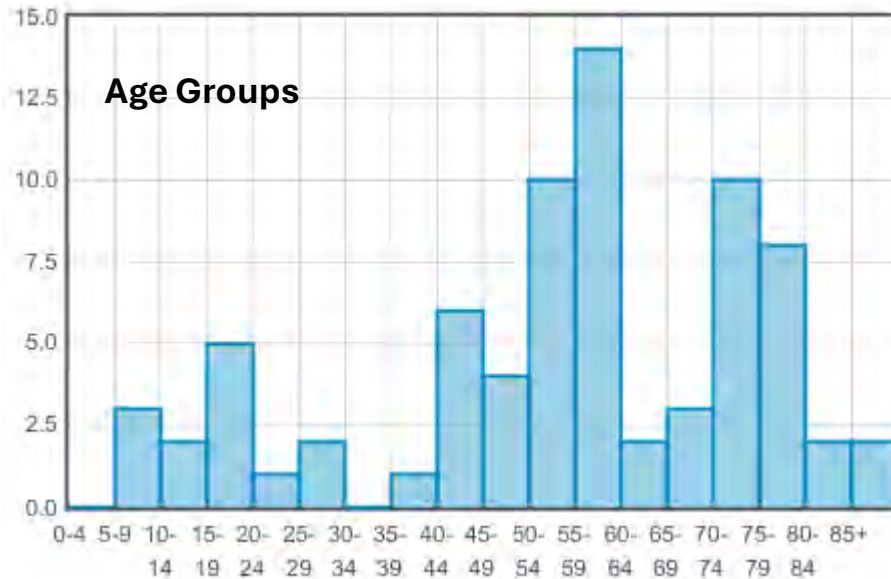
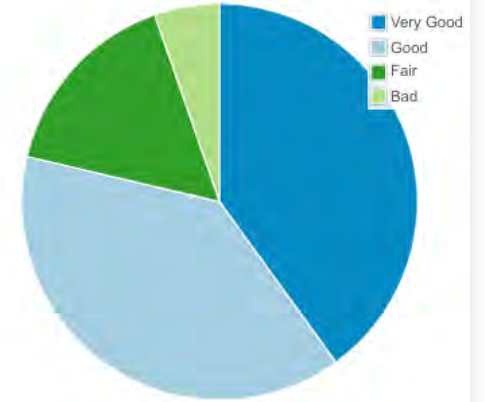
Male	40
Female	35
<b>Total</b>	<b>75</b>

### Housing Tenure

Owned Outright	2
Owned with Mortgage	10
Shared Ownership	0
Rented: From Council or Other Social	0
Rented: Private Landlord <i>inc. letting agents</i>	20
Rent Free	4
<b>Total</b>	<b>36</b>

### Health

Very Good	30
Good	29
Fair	12
Bad	4
Very Bad	0
<b>Total</b>	<b>75</b>

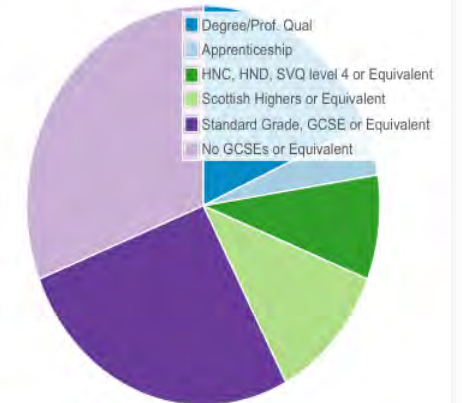


### Relationship Status

Single	28
Married	28
Separated	0
Divorced	6
Widowed	6
<b>Total</b>	<b>68</b>

### Highest Qualification Level Achieved

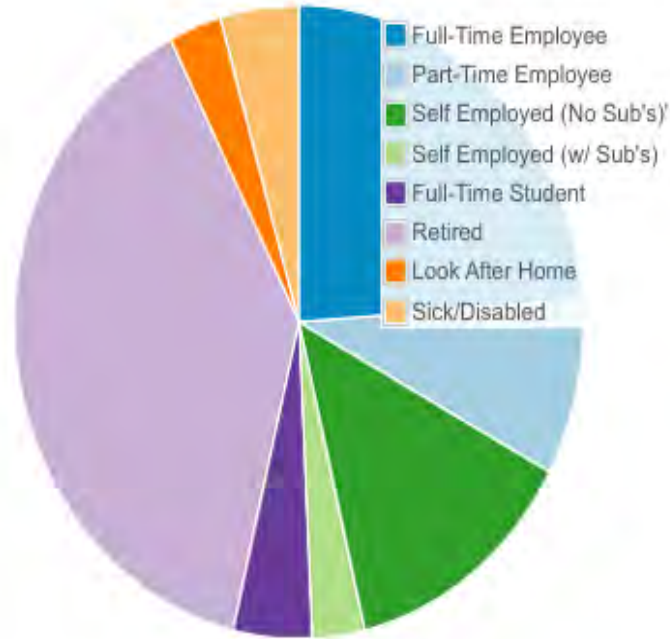
Degree or above, or Similar <i>e.g. professional qualification (accountancy etc)</i>	13
Apprenticeship	3
HNC, HND, SVQ level 4 or Equivalent	6
Scottish Highers, AS- or A-Level or Equivalent	8
Standard Grade, GCSE or Equivalent	19
No GCSEs or Equivalent	22
<b>Total</b>	<b>71</b>



# Hollows Population Data

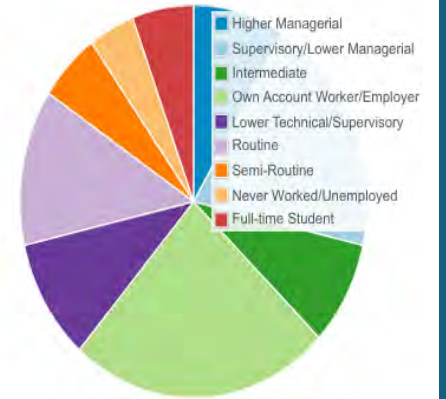
### Economic Activity

Full-Time Employee	16
Part-Time Employee <i>(defined as 30 hours or less per week)</i>	6
Self Employed (No Subordinates)	9
Self Employed (With Subordinates)	2
Unemployed	0
Full-Time Student <i>(with or without job)</i>	3
Retired	26
Looking After Home or Family	2
Long-Term Sick or Disabled	3
Other	0
<b>Total</b>	<b>67</b>



### Socio-Economic Classification

Large Employer or Higher Managerial/Professional	6
Supervisory, or Lower Managerial/Administrative/Professional	14
Intermediate Occupation <i>e.g. clerical, sales, technical, engineering occupations</i>	6
Own Account Worker/Small Employer	17
Lower Technical or Supervisory Occupation	7
Routine Occupation <i>e.g. sales, service, production, operative, agricultural occupations</i>	9
Semi-Routine Occupation	4
Never Worked or Long-Term Unemployed	3
Full-time Student	4
<b>Total</b>	<b>70</b>



### Occupation Group

Managers, Directors and Senior Officials	5
Professional Occupations	6
Associate Professional Occupations	4
Administrative and Secretarial Occupations	2
Skilled Trades Occupations	6
Caring, Leisure and Other Service Occupations	1
Sales and Customer Service Occupations	4
Process, Plant and Machine Operatives	6
Elementary Occupations	3
<b>Total</b>	<b>37</b>







# Creating the Tarras Valley Nature Reserve

2025 – 2030

5 Year Action Plan for  
Langholm's community land



# Contents

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# Langholm Initiative Chair Foreword

## Mairi Telford Jammeh

I am delighted to present this action plan for the Tarras Valley Nature Reserve, which is the flagship project of the Langholm Initiative, a development trust which is now 30 years old. As someone who grew up in Langholm, it gives me immense pleasure to be part of the work to create a community owned nature reserve. I believe it pays tribute to so many people who came before us who recognised the valuable habitats and biodiversity that we have on our doorstep.

A considerable amount of work has gone into the preparation of this plan including extensive engagement with our community and many others. Our staff team have worked hard to bring this plan forward and we thank them for that.

Langholm made the headlines around the world when we achieved the South of Scotland's largest community land buy out and brought 10,500 acres of the Tarras Valley into community ownership. It's been an inspiring example of what is possible when we come together. We couldn't have done it without all of our supporters and volunteers.

Now the hard work has begun to turn aspirations into reality. We aim to continue to create a nature reserve and manage it for the collective benefit of the community of Langholm and the wider area. We are at the very start of our journey and we're learning together about how to become sustainable custodians of this very special landscape for many generations to come.

The community land is a primary vehicle for delivering the community development objectives of the Langholm Initiative. Working alongside our local partners, we

believe that the Tarras Valley Nature Reserve can act as a powerful mechanism to help support wider community aspirations in Langholm including the objectives set out in Langholm's community plan.

As a community landowner, we work alongside many people and organisations who have a huge variety of different opinions and viewpoints across a vast spectrum. There are issues we agree on and there are issues that we don't, and that is likely to always be the case. Land management and nature restoration are areas which attract many different ideas and views. We recognise huge change and transition which is occurring in our rural upland landscapes across the country as we try and meet the challenges of the future. We want to show that a different future for this land is possible and know how important it is to work together and respect one another. Even when there may be differences, we must find common ground and a way forward together.

We recognise the value that partnership working can bring as well as collaboration and being part of knowledge networks locally, nationally and internationally.

We'd like to thank everyone who has contributed to the plan with their time, ideas and enthusiasm. We are very grateful to you. We hope that we can inspire others and act as a real example of the true impact that communities can make to begin to address the issues we face as a society.



Mairi Telford Jammeh, Chair of Langholm Initiative

### What is the purpose of the action plan?

- This plan sets out overall priorities and collective direction for the Langholm Initiative through the development of Tarras Valley Nature Reserve.
- It will act as our 'shop window' of aspirations, setting out how we will take these forward and what resources we will need to do this.
- It's a 'living plan'. In such a period of transition and learning, it is important that our plans are flexible, iterative and are responsive to new ideas, opportunities and issues when they arise.
- Our focus is getting the basics right over the next 5 years, building the right foundations for our community land to thrive in the long term.
- We know we have a great deal more work to do but this is our starting point.
- We can't always predict every outcome and working with nature means that we need to accept uncertainty, but we can be certain about our approach.
- While the LI have the responsibility for the implementation of this plan, we know we can't meet these big aspirations without the ongoing support and involvement from the local community and our partners. We thank them in advance for their continued support.

### The Realities

- All actions and aspirations are dependent on securing resources, funding and responsible income generation in order to deliver and ensure long term sustainability.

- The indicative timescales set out in this plan may change in response to funding opportunities. Some projects may happen sooner than expected and some may take longer depending on the availability of resources to deliver them.
- The majority of the reserve is designated as a Site of Special Scientific Interest (SSSI) and a Special Protection Area (SPA). This means we will be required to seek statutory approval from NatureScot for the majority of the projects that we are hoping to carry out. This isn't always straightforward, but we hope to continue a positive working relationship going forward to help restore the site and encourage our ecosystems across the Tarras Valley to thrive.

### Finances

- Achieving our aspirations will need time and resources.
- The Langholm Initiative is currently funded through a combination of grants, subsidies, sales and earned income. Our aim is to increase the level of earned income to reduce reliance on grant aid, particularly for staff posts. Part of this is ensuring we have the systems in place to manage our finances and we have been investing in this over the last year.
- We will undertake robust business planning for all future projects to assess viability and cost implications.
- Our annual accounts are available on the Langholm Initiative website and we are always happy to answer any queries.

# Langholm Initiative: An Overview



## Who are we?

The Langholm Initiative is a Scottish Charitable Incorporated Organisation (SCIO) and a longstanding community development trust based in Langholm. We were established in 1994 in response to the decline of the once thriving textile industry in the area. Our core purpose is to support and work for the benefit of the communities of Langholm and Eskdale to help make it a thriving place to live, work and visit.

## What do we do?

The Langholm Initiative are now one of South Scotland's largest community landowners. Community land ownership is about creating something better to hand onto future generations and a powerful tool for us to help meet our community development objectives. Tarras Valley Nature Reserve (TVNR) is the main project of the Langholm Initiative and will be our main focus going forward. The TVNR is in community hands in perpetuity, this means it is a 'forever'

project for the Langholm Initiative and for our community. The Langholm Initiative aims to work alongside the community for the long-term, helping to foster a stronger sense of ownership and connection with the community land to help create a legacy that is rich in nature, cultural heritage, and economic opportunities.

## How are we run?

We are a member-based community development trust and are managed by a board of mostly local people. We are constituted to work in the postcodes of DG13 and DG14. Anyone living in these postcode areas is welcome to become a member and stand as a trustee. Anyone living outside of these areas can join the Langholm Initiative as an associate member. Local democracy is very important to the long-term sustainability of the Tarras Valley ensuring we reflect the needs and aspirations of the community in what we do.

# What are our values?

Our organisational values are a core part of how we will achieve our vision for the Tarras Valley. These are the foundations to guide how we run, how we make decisions and the type of culture we are trying to foster with our work.



## Respect

Respecting each other to create a culture of inclusivity



## Openness

We are open, transparent and honest in our approach



## Curious

Exploring different possibilities, finding pragmatic and innovative solutions



## Passionate

We will work with enthusiasm to inspire and involve others



Creating the Tarras Valley Tapestry with Creation Mill, celebrating 100 years of Scottish Community Land

...the bells  
...hand o' mine,  
...singin' out wi' joy  
...face life's hurdles  
...since we were boys,  
...if the monument is simply  
...maybe really has a mind  
...the valley on its ane  
...if the bracken when  
...turnin' gold,  
...fact that the Tarras  
...unity ownership  
...is so much to me, my  
...and my children's  
...nature. Knowing that it is  
...stable and will be a  
...constant is very reassuring

Lin an thearain  
100 Years of  
Community Ownership

One wet  
The Watergaw  
the sheep-shearing  
of the  
ld look you gave  
d.  
dark and  
was too  
of that foot  
ce then  
haps at last  
meant that  
landscapes  
its heart's ri

# Who has helped to shape this plan?

The Tarras Valley was purchased through two major land buyouts with the aim of creating a nature reserve to support community regeneration, boost biodiversity and helping to tackle the climate emergency at a local level.

Community engagement and participation are central to the work of the Langholm Initiative ensuring that we reflect the needs and aspirations of the community in what we do. This activity will never stop, how we do this might change but it will be always embedded into our work. There is no perfect 'right way' to do this, but what is important is that we aim to be transparent and encourage ongoing discussion and involvement.

This action plan builds on the work done by our board and volunteers through the buy-out. Since the land transferred, we have continued with engagement work to get conversations going, refresh our community mandate and set out collective priorities for the next 5 years. This feedback has been used to help to shape priorities and direction.

We recognise that we still have work to do to ensure more local people have the opportunity to get involved in ways that suit them, especially young people. We will continue to make every effort to address this as we go forward.

You can read the full log of community events, feedback, how it has been considered and embedded in Appendix 1 and 2 of this document.

---

**“Community engagement and participation are central to the work of the Langholm Initiative ensuring that we reflect the needs and aspirations of the community in what we do.”**

# Guiding Principles

**We have created some core guiding principles to set out how we'll work together to restore the land.**

---

**People are at the heart of our work.** We will ensure that:

- We're locally rooted, community-led and local voices are heard and valued
- Local people have a means to shape what happens
- Everyone is welcome and respected
- We value local lived experience alongside scientific evidence
- We value and celebrate local heritage and cultural connection with the land
- We collaborate, share and work in partnership

**To restore the land,** we will:

- Allow space and time for nature to thrive, expand and shift back into balance
- Take a broad, holistic approach focussed on a 'helping hand' where it is needed to restore self-sustaining natural processes
- Work to create a rich dynamic mosaic of habitats
- Apply broad principles to our management and restoration of the land rather than a highly prescriptive approach
- Accept that we cannot predict and control every outcome and we must accept some uncertainty in the end result as things change



# Our Vision

A community owned landscape rich in nature with people at its heart

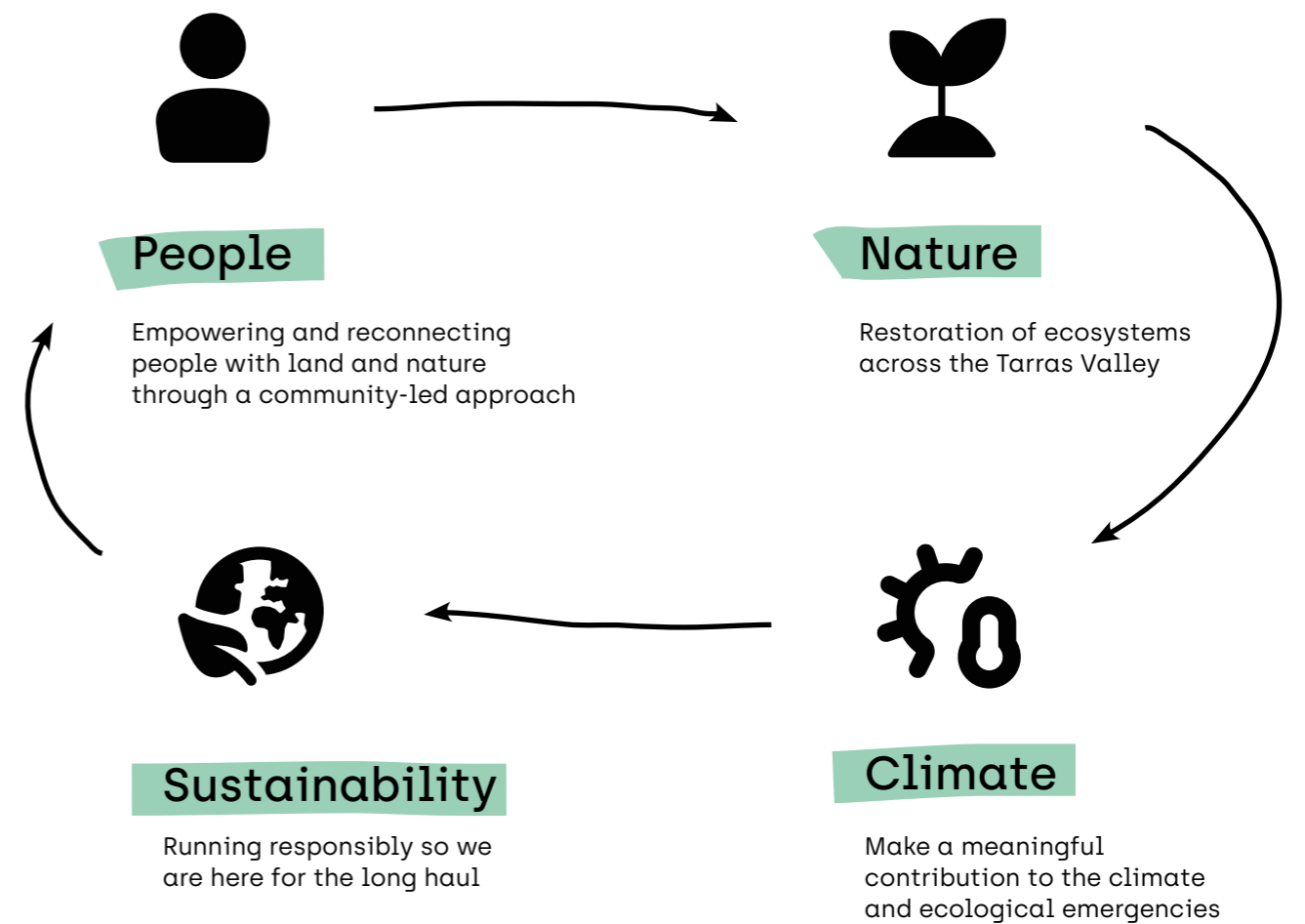
**Our Mission is to create:**

- A place for nature to thrive
- A place for learning and discovery
- A place to call home
- A place to connect with nature and the land
- A place for work and enterprise
- A place that is diverse and welcoming
- A place for celebrating and valuing culture and heritage
- A place which supports wellbeing, health and happiness
- A place where we are adapting to our changing climate

The Tarras Valley means different things to many different people. As custodians of the land, it's our job to work together to balance these interests to create a sustainable community asset where nature is thriving, and the land continues to be a source of pride for the community.

# What are we trying to achieve?

There are 4 key objectives for our work:





Male Hen Harrier photographed on the Tarras Valley by Laurie Campbell

# Objective 1: People

Empowering and reconnecting people with land and nature through a community-led approach.

## What do we want to do?

- 1a:** Ensure Langholm feels the economic benefits of the community land
- 1b:** Continue and expand our learning, discovery, skills building programme
- 1c:** Grow and diversify our community engagement activities
- 1d:** Provide a unique, welcoming and diverse visitor experience
- 1e:** Development of sustainable livelihoods and opportunities
- 1f:** Share our story to inspire and engage others

## 5 Year Action Plan for Langholm's community land

1a: Ensure Langholm feels the economic benefits					
Action Ref.	What are we going to do?	Timescale	Who's leading?	Who's supporting?	Additional Info
1ai	Develop work opportunities for young people focussing on ages 16-30. E.g. Placements, apprenticeships and work experience.	Ongoing	Engagement Officer	Reserve Manager	Hosted 2 summer work placements for local young people. Looking to expand. Working with Langholm Academy, and other D&G young people's organisations.
1aii	Maintain and expand existing activity through Tarras Valley to: <ul style="list-style-type: none"> <li>• Use and support local businesses</li> <li>• Generate more visits and encourage visitor spend in the local area</li> </ul>	Ongoing	Development Manager	LI Team/ LI Board	Approx. £160k into local economy through TVNR in 2023-2024. Work to grow this in future years.
1aiii	Continue to grow a small but secure base of local employment on the reserve [includes Langholm Initiative staff, use of contractors and wider enterprise opportunities]	Ongoing	Langholm Initiative		6 full time and 1 part time jobs created so far directly through LI. Currently use of approx. 54 local contractors and businesses.
1b: Learning, discovery and skills building					
Action Ref.	What are we going to do?	Timescale	Who's leading?	Who's supporting?	Additional Info
1bi	Continue to deliver our outdoor learning programme with local nursery, primary and secondary schools to ensure every child in the area has participated in a session on the community land.	Ongoing until August 2026	Engagement Officer	Langholm Schools Cluster	Funding post August 2026 staff post currently funded by Holywood Trust, Crossdykes Windfarm with income generation targets.
1bii	Continue to deliver rural skills and employability sessions with Langholm Academy students focus on aged 15+	Ongoing until August 2026	Engagement Officer	Langholm Academy	
1biii	Review current or developing alternative accreditations programme for young people who are interested in participating in sessions, volunteering and work experience to support wider skills development and employability.	2025	Engagement Officer	Excel, Langholm Alliance, Langholm Academy, D&G Council employability service.	Looking at this jointly with other local organisations delivering outreach with young people in the town.



1b: Learning, discovery and skills building					
Action Ref.	What are we going to do?	Timescale	Who's leading?	Who's supporting?	Additional Info
1biv	Continue hosting classroom and field study visits with local and national Higher Educational Institutions to expand outreach and learning using the land.	Ongoing	Engagement Officer	Reserve Manager	Currently hosting Exeter, Bangor Uni and Barony College annually. Scope to increase but subject to staff capacity.
1bv	Continue to encourage and offer use of the land as an outdoor classroom and training facility e.g. contractor training and practical restoration skills development to support building of expertise in local economy.	Ongoing	Reserve Manager	Engagement Officer	Hosted Lantra certified chainsaw and brushcutter courses, Peatland contractor training and BTO upland breeding bird survey training to date.
1bvi	Continue to host programme of knowledge sharing visits with groups, organisations and individuals.	Ongoing	Reserve/ Development Manager	LI Team and Board	Includes community landowners, charities and other interested organisations.
1bvii	Continue to support and contribute to wider learning, research, policy development at regional and national level.	Ongoing	Reserve/ Development Manager	LI Team and Board	Includes government and academic institutions subject to capacity.
1bviii	Develop plan to identify and design a network of permanent learning spaces, review accommodation requirements and appropriate facilities to create high quality, inclusive outdoor classroom facilities.	2026	Development Manager	Engagement Officer, external consultants, other local organisations.	Links with wider work on property feasibility studies at Cronksbank Farmhouse and Broomholmshiels. Subject to securing funding.

1c: Diversify Community Engagement					
Action Ref.	What are we going to do?	Timescale	Who's leading?	Who's supporting?	Additional Info
1ci	Work with local organisations, providers and individuals to continue developing our focus on ensuring young people have a stronger voice in our work. E.g. Youth Council.	Ongoing	Reserve Manager	Engagement Officer	Working with Langholm Schools Cluster and other local organisations delivering outreach with young people in the town [E.g. Xcel Youth Club].
1cii	Development of plan to diversify our volunteer programme to be more accessible and inclusive. Delivery of plan 2025 onwards.	2025	Engagement Officer	Reserve / Development Manager	Linking in with Langholm's Community Forum on this work.
1ciii	Broadening and continuing engagement with local community groups and organisations including Langholm's Community Forum.	Ongoing	Reserve/ Development Manager	LI team, board and volunteers	As resource allows and where we can contribute effectively.
1civ	Continue delivering community events programme to broaden engagement. (E.g. outdoor yoga, live music, dark skies, outdoor adventure, intergenerational and family activities, talks, guided walks)	Ongoing	Development Manager	LI Team	Aiming to secure funding for events officer to build capacity within the team.



1d: Create a unique and welcoming visitor experience					
Action Ref.	What are we going to do?	Timescale	Who's leading?	Who's supporting?	Additional Info
1di	Deliver phase 1 'Welcome to Tarras Valley' signage at key entrances, install eco-toilet and car park upgrade at Broomholmshields.	2025	Development Manager		SOSE funded phase 1 focusing on implementing the basics with future phases to follow once resources are in place.
1dii	Develop phase 2 'Welcome to Tarras Valley' visitor infrastructure masterplan to focus on improved access and wider facilities such as wildlife hides, viewing points, heritage features, interpretation and suitable additional low impact car parking.	2025 – 2026	Development Manager	Reserve Manager	Dependent on securing funding for masterplanning.
1diii	Continue to run and develop Langholm's Information Hub to provide visitors with welcome, refreshments and information.	Ongoing	LI Board members and volunteers	LI Team	The kiosk is a fully volunteer run facility. Ensuring Tarras Valley is present in the hub with visitor information.
1div	Create development plan for key properties (Cronksbank Farmhouse, Broomholmshields steadings and Lodge Gill) as visitor accommodation including self-catering facilities and glamping units.	Started 2024 – Ongoing	Development Manager	Jim Bennet Consulting, John Gilbert Architects Ltd	Work is ongoing.
1dv	Establish 4 glamping units and associated facilities at Broomholmshields.	2026 – 2027	Development Manager		Funding dependent.
1dvi	Establish bunk house and flexible learning/ events space at Cronksbank Farmhouse and steadings.	2026 – 2027	Development Manager		Funding dependent and on securing SEPA approvals for change of use of building near a designated floodplain.
1dvii	Explore renovation of Lodge Gill as a mountain bothy	2026	Development Manager	Mountain Bothy Association	Dependent on SEPA approvals for building change of use near a designated flood plan.
1dviii	Develop our visitor information and marketing to include improved and engaging online content and printed maps and leaflets.	Ongoing	Media Manager	LI Team	Phase 1 of printed materials to be created 2024 with ongoing development. Links with wider marketing and branding work.
1dix	Continue to work with Langholm's local tourism group to join up with the town visitor planning to embed and promote eco-tourism opportunities.	Ongoing	Development Manager		
1dx	Develop implementation plan for paid volunteer experiences to help fund our core local outreach work.	Completed 2024	Development Manager	Engagement Officer	Worked with consultants for background and market research.
1dxi	Run 5 paid volunteer experiences to trial, test and review experience with view to expand in future years.	2025	Development Manager	Engagement Officer, Reserve Manager	

1d: Create a unique and welcoming visitor experience					
Action Ref.	What are we going to do?	Timescale	Who's leading?	Who's supporting?	Additional Info
1dxii	Trial delivery of guided walks for visitors to help inform longer term implementation plan for guided walks, tours and activities.	2025 onwards	Development Manager	Engagement Officer	

1e: Development of sustainable livelihoods					
Action Ref.	What are we going to do?	Timescale	Who's leading?	Who's supporting?	Additional Info
1ei	Develop 5 year diversification plan for upland hefted sheep farming operations at Cooms Farm to support nature recovery, local food production and enterprise.	Starting 2025	Reserve Manager	Shepherd / Development Manager	Links to wider regenerative grazing plan for Valley.
1eii	Review enterprise opportunities on the land. E.g. food products, wood, market garden, local growing network, sheep wool.	Starting 2026	Development Manager	Reserve Manager	Funding dependent. Working with local partners and businesses including Creation Mill CIC.
1eiii	Review development of small business units and affordable homes as part of wider buildings feasibility options at Broomholmshields steadings.	2026-2027	Development Manager		Following architects appraisal
1eiv	Continue to provide 5 homes on the reserve.	Ongoing	Development Manager	Office Manager	
1ev	Refurbishment of Cronksbank Cottage to create an energy efficient affordable home.	2025 - 2026	Development Manager	John Gilbert Architects, South Scotland Community Housing	Funding dependent on securing funding for renovations.



1f: Share our story

Action Ref.	What are we going to do?	Timescale	Who's leading?	Who's supporting?	Additional Info
1fi	Development of media and communications strategy for Tarras Valley to continue to diversity and broaden our audiences.	Started 2024 Deliver 2025	Reserve Manager	Communications and Campaigns International, LI Staff, LI Board	Current media staff post funded until April 2025, funding needed to secure continuation of post.
1fii	Develop a coherent marketing and branding strategy for the Tarras Valley.	Started 2024 – Ongoing	Media Manager	Walden Designs	Logo and basic brand materials created and requires ongoing development.
1fiii	Continue to share our message digitally through social media, video, newsletter and press releases.	Ongoing	Media Manager	LI Team and Board	TVNR has had global media coverage appearing on numerous broadcast and print media including PBS, Landward, Countryfile, Guard
1fvi	Continue to share our message to local audiences through printed newsletter, local press and materials.	Ongoing	Office Manager	LI Team and Board	
1fv	Continue and expand content creation to follow our wildlife and the land as it restores e.g. film, photography, tagging, camera traps, drone footage and timelapse.	Ongoing	Media Manager	LI Team	Subject to funding to secure continuation of existing staff post to deliver this.
1fvi	Continue with recording of community stories and oral history and celebrate the connections local people have with the land to create a diverse archive about the community land.	Until 2029	Media Manager	LI Team, LI Board, Community Land Scotland	Hosted By Community Land Scotland as part of 100 years of community land ownership in Scotland.



Planting native trees with our Junior Rangers programme

# Objective 2: Nature

## Restoration of dynamic ecosystems across the Tarras Valley

### What do we want to do?

- 2a: Continue to develop our learning and understanding about the land
- 2b: Incorporate regenerative grazing with herbivores to encourage dynamism and help us restore the ecosystem
- 2c: Restore the river system including wetlands and reconnecting the River Tarras with its natural course and floodplain
- 2d: Restore native woodlands, scrub and plants to their natural limits and range. Prioritise natural regeneration as a primary method, only planting trees where enrichment is needed or seed source is absent or scarce
- 2e: Restore our damaged peatlands and upland blanket bogs
- 2f: Maximise biodiversity and encourage a complex, abundant ecological web

2a: Learning and understanding about the land					
Action Ref.	What are we going to do?	Timescale	Who's leading?	Who's supporting?	Additional Info
2ai	Continue to support our citizen science activity and contribute to local, regional and national ecological datasets e.g. hen harrier, moths, bryophytes, botanical monitoring, BTO bird surveys, reptiles, ancient tree inventory.	Ongoing	Reserve Manager	Engagement Officer	
2aii	Develop ecological monitoring strategy to collate all data collected so far and set priorities for future monitoring of ecological recovery. Includes indicators of ecosystem health e.g. soil and insects.	2025 – 2026	Reserve Manager	Development Manager	Funding being sought to embed ecological resource in LI team.
2aiii	Identify key research priorities for next 5 years to focus learning and resources on knowledge gaps to support our understanding of the land to inform restoration.	2025	Reserve Manager	Engagement Officer	Links with ecological monitoring strategy.
2aiv	Commission collaborative community ecological visioning work to help illustrate how the land might look as it restores over the next 5, 10 and 50 years.	2027	Reserve Manager	External ecological consultancy, LI Board and team.	Dependent on funding resources to commission.
2b: Regenerative grazing with herbivores					
Action Ref.	What are we going to do?	Timescale	Who's leading?	Who's supporting?	Additional Info
2bi	Develop long term Herbivore impact assessment methodology and monitoring strategy to better understand grazing impact across the reserve to inform ongoing management decisions and intervention.	2024 Onward	Reserve Manager	External ecological consultancy	Currently in scoping phase. Subject to funding.
2bii	Develop and begin to roll out whole reserve regenerative grazing plan for the Valley  *Part of the farm transition and diversification plan action ref.1ei	Start 2025	Reserve Manager	Shepherd, Development Manager.	Includes exploring feasibility of cattle, ponies and pigs to support restoration including regenerative sheep grazing.



**2c: Restore the River System**

Action Ref.	What are we going to do?	Timescale	Who's leading?	Who's supporting?	Additional Info
2ci	Collaboratively develop river restoration plan for the Tarras Valley which identifies opportunities for restoration including re-meandering, wetland creation, floodplain re-connection and introducing woody debris habitat.	2026	Reserve Manager	Galloway Fisheries Trust, SEPA other local organisations.	Requires statutory approval and funding for development time to inform funding bids for capital works.
2cii	Carry out feasibility study for re-introduction of beavers in the Tarras Valley catchment.	2029	Reserve Manager	Ecologist in house or external, other specialist expertise required.	Subject to community and statutory engagement, local support, survey and site suitability.

**2d: Restore native woodlands, scrub and plants**

Action Ref.	What are we going to do?	Timescale	Who's leading?	Who's supporting?	Additional Info
2di	Deliver 37ha of low density native upland birch woodland and scrub on Perterburn Hill.	2025–2026	Reserve Manager	Woodland Trust	Subject to Naturescot approval.
2dii	Develop and implement native woodland restoration plan for former Tarras Strip plantation – includes improved footpath access, wetland creation, native tree and scrub islands.	2024 Onwards	Reserve Manager/ Development Manager	Engagement officer, TVNR volunteers, Rotary International	2024 – commission landscape architect and carried out land restoration works, wetland creation activities.
2diii	Develop riparian woodland restoration strategy for Tarras Valley to return connective multi-aged woodland through the river corridor.	2026–2027	Reserve Manager	Woodland Trust	Additional capacity for woodlands officer in the LI team needed. Currently seeking funding. Requires support from Naturescot and Scottish Forestry.
2div	Develop long term forest plan for remaining commercial forestry on the reserve to guide long-term rotational felling and eventual conversion to native woodland including sustainable supply of timber for small scale use on the reserve.	2028	Reserve Manager	Statutory agencies – Scottish Forestry	Requires support from Naturescot and Scottish Forestry.
2dv	Continue and expand programme of volunteer tree and hedge planting to enrich and expand existing native woodland and help create connective scrub corridors.	Ongoing	Engagement officer	TVNR volunteers, Reserve Manager	
2dvi	Review future opportunities for Tarras tree nursery exploring further opportunities for volunteer seed harvesting and growing.	2026	Reserve Manager / Development Manager	Engagement Officer	Requires additional woodland officer resource to take forward.
2dvii	Continue to protect and enrich our ancient woodlands and wood pasture at Longwood and Lower Tarras.	Ongoing	Reserve Manager	Engagement Officer, Woodland Trust	

**2e: Restore our damaged peatlands and blanket bogs**

Action Ref.	What are we going to do?	Timescale	Who's leading?	Who's supporting?	Additional Info
2ei	Develop and deliver phase 1 of peatland restoration programme on Middlemoss Head which involves 190ha 36miles of ditch blocking.	March 2025	Reserve Manager	Crichton Carbon Centre	Funding dependent
2eii	Develop and deliver phase 2 of peatland restoration programme on Tinnis Hill and Haunches peatland drains.	March 2026	Reserve Manager	Crichton Carbon Centre	As above
2eiii	Develop and deliver phase 3 - 5 to cover wider peatland drains and peat hags at Roan Fell.	2027–2030	Reserve Manager	Crichton Carbon Centre	As above
2evi	Create a network of wader scrapes and block unnecessary field drains to rewet pastures and restore natural hydrology.	2026 Onwards	Reserve Manager		Funding dependent

**2f: Maximise biodiversity and ecological abundance**

Action Ref.	What are we going to do?	Timescale	Who's leading?	Who's supporting?	Additional Info
2gi	Monitor and limit spread of non-native invasive species including sitka spruce and rhododendron with mix of volunteer and contractor removal.	Ongoing	Reserve Manager	Engagement Officer, Tarras Valley and wider volunteers	Ongoing clearance across reserve
2gii	Deliver Sitka clearance from 30ha area on Whita Hill and Castle Craigs in 2024 with follow up clearance in 2026.	Complete by winter 2026	Reserve Manager	Development Manager, contractor support to deliver	Delivered with Naturescot AECS funding – clearance begun 2024
2giii	Create an ethical policy which covers where lethal intervention as a wildlife management tool may be required. e.g. deer management to reduce grazing pressure.	2025	LI Board	LI Staff	
2gv	Continue delivering volunteer programme creating habitat piles, reptile hibernacula, bird and owl boxes, pine marten den boxes to support establishment and expansion of wildlife.	Ongoing	Engagement officer	TVNR volunteers	Dependent on funding.



South West view over Tarras Valley Nature Reserve from Roan Fell

# Objective 3: Climate

Make a meaningful contribution to the climate and ecological emergencies

## What do we want to do?

- 3a: Deliver carbon capture by restoring nature
- 3b: Enhance our natural resilience to extreme weather as the climate changes e.g. storm, drought, flood
- 3c: Make a contribution to local energy and food security
- 3d: Reduce our own organisational environmental impact

## 5 Year Action Plan for Langholm's community land

3a: Deliver carbon capture by restoring nature					
Action Ref.	What are we going to do?	Timescale	Who's leading?	Who's supporting?	Additional Info
3ai	Whole system restoration of the land to support nature-based carbon capture e.g. woodlands and peatlands.	Ongoing	Reserve Manager	Development Manager	Subject to ongoing funding to deliver restoration works.
3b: Build Climate Resilience					
Action Ref.	What are we going to do?	Timescale	Who's leading?	Who's supporting?	Additional Info
3bi	Create a community asset register to support our wildfire incident response plan.	2025	Reserve Manager	Development Manager, Scottish Fire and Rescue	Incident response plan developed with Scottish Fire and Rescue.
3bii	Restore natural hydrology, rewetting the land to help increase natural resilience to more extreme weather drought and flood.	Ongoing	Reserve Manager		*Ref section 2 Nature, actions 2c and 2e.
3c: Contribute to local food and energy security					
Action Ref.	What are we going to do?	Timescale	Who's leading?	Who's supporting?	Additional Info
3ci	Plan and create a native fruit orchard network across the reserve to support community growing.	2026–2027	Development Manager	Engagement Officer, Reserve Manager, Tarras Valley volunteers	Links to local food production opportunities.
3cii	Review options for community growing facilities across the reserve.	2026	Development Manager	Engagement Officer, Reserve Manager, Tarras Valley volunteers	
3ciii	Revisit original renewable energy feasibility opportunities for supplying local energy to local homes e.g. solar panels.	2027	Development Manager		
3civ	Reviewing opportunities to increase the energy efficiency of our properties to reduce emissions and create more sustainable homes. Planning to start 2025.	2025–2027	Development Manager		Using lessons learned at Cronksbank Cottage renovations to inform wider improvements programme on residential properties.
3d: Reduce our Organisational Environmental Impact					
Action Ref.	What are we going to do?	Timescale	Who's leading?	Who's supporting?	Additional Info
3di	Review our key areas of environmental impact and identify our road map towards net zero operations.	2025	LI Board	LI Staff	
3dii	Develop ethical policy for Langholm Initiative to guide our work and decision making.	2025	LI Board	Reserve Manager, Office Manager	



A corporate volunteering day on TVNR with Arcadis Group

# Objective 4: Sustainability

## Running responsibly so we are here for the long haul

### What do we want to do?

- 4a: Ensure the Langholm Initiative has the resources to support our aspirations for the Tarras Valley
- 4b: Work towards financial resilience through development of diverse income streams
- 4c: Build a more visible presence in Langholm to ensure our work continues to support wider community regeneration efforts
- 4d: Maintain our land and buildings to continue creating a safe and welcoming place.
- 4e: Ensure we encourage the next generation of leaders and stewards for community land

### 5 Year Action Plan for Langholm's community land

4a: Ensure we have the resources to support our aspirations					
Action Ref.	What are we going to do?	Timescale	Who's leading?	Who's supporting?	Additional Info
4ai	Develop and operate finances through management accounting system.	Started April 2024	Development Manager	Office Manager, Finance Admin Officer and external financial support	Created financial sub-group and recruited experienced board members
4aia	Review and upgrade organisation IT system to accommodate current and future needs.	2025	Office Manager	LI Team	
4aiii	Continue development of GIS mapping software and data platforms for TVNR to compile all existing and future datasets.	Started 2024	Reserve Manager		Working with Rethink Carbon.
4aiv	Review future staffing needs for TVNR as it grows to include ranger, ecologist, woodlands officer and events management roles. Secure initial funding and building team capacity.	2025 Onwards	Development Manager	Reserve Manager, Office Manager	Created HR sub-group to build capacity.
4av	Undertake Health and safety review every 3 years.	2025–2026	Office Manager	LI Board, LI Team	
4avi	Roll out further financial training for LI team and board to grow capacity and knowledge.	2025	Development Manager	Office Manager	Includes OSCR webinars and specialist in-house training.
4b: Build Financial Resilience					
Action Ref.	What are we going to do?	Timescale	Who's leading?	Who's supporting?	Additional Info
4bi	Continue to develop and implement business plan for TVNR to develop revenue creating activities.	2024 Onwards	Development Manager	Jim Bennet Consulting, LI Team and Board	
4bii	Continue to develop 5 year budget for LI to determine income generation requirements in line with action plan.	2024	Development Manager	LI team and Board	
4biii	Continue outreach to help grow supporter base and generate donations and encourage fundraising activities to help fund our work.	Ongoing	Development and Reserve Manager	Media Manager and LI Team	
4biv	Review revenue creating opportunities through social media.	Ongoing	Media Manager		Part of aspirations to support core staff roles from revenue creation.



4b: Build Financial Resilience

Action Ref.	What are we going to do?	Timescale	Who's leading?	Who's supporting?	Additional Info
4bv	Review development of sustainable range of Tarras Valley to generate income.	Started 2021 Ongoing	Development Manager	Office Manager	
4vi	Develop revenue generating engagement and visitor experiences. *Ref to action 1dix	Started 2024 Ongoing	Development Manager	Engagement Officer, Reserve Manager	Ref. to 1: People section for this action.

4c: Build a more visible presence in Langholm

Action Ref.	What are we going to do?	Timescale	Who's leading?	Who's supporting?	Additional Info
4ci	Investigate options for alternative office locations in Langholm to ensure a more visible and accessible location within the town for community and visitors	2025-26	Office Manager, Development Manager	LI Board	
4cii	Continue to be active in Langholm's community forum and delivering against the aspirations of Langholm's community plan.	Ongoing	LI Team	LI Board	As resource and capacity allows
4ciii	Continue to attend and support local events e.g. producers market, common riding ride-outs and other activities.	Ongoing	LI Team	LI Board	As resource and capacity allows

4d: Maintain our land and buildings

Action Ref.	What are we going to do?	Timescale	Who's leading?	Who's supporting?	Additional Info
4di	Continue to maintain LI owned Tracks and roads to a good standard	Annual	Reserve Manager		
4dii	Continue to ensure the LI is a responsible community landlord with regular property repairs and upkeep.	Annual	Development Manager	Officer Manager	
4diii	Ensure tree safety inspections are regularly carried out along main roads and tracks.	Annual	Reserve Manager	External Inspector	Full report 2022 and one to be done every three years.
4div	Remove old redundant fencing and other debris from the land.	Ongoing	Engagement Officer	Tarras Valley Volunteers, Reserve Manager	
4dv	Continue to work with neighbours and maintaining march boundaries as and where appropriate.	Ongoing	Reserve Manager		

4e: Encourage the next generation of leaders

Action Ref.	What are we going to do?	Timescale	Who's leading?	Who's supporting?	Additional Info
4ei	Carry out trustee skills audit and recruitment exercise for LI Board.	2025	LI Board	Office Manager	
4eii	Develop strategy for increasing numbers of people from all ages, backgrounds, cultures, identities and abilities to broaden inclusion in our engagement activities and decision-making processes.	2026	LI Board	LI Team	
4eiii	Ensure succession planning for the LI which focusses on how we can develop the next generation of young and diverse changemakers and leaders for community land in the future.	Ongoing	LI Board	LI Team	
4eiv	Continue to expand LI membership with sign ups and local recruitment of members.	Ongoing	LI Board	LI Volunteers, LI Staff	

# How will we keep on track?

- The Langholm Initiative will use this document to help guide day to day work and as a means of reporting to make sure we are keeping things on track.
- We will report on progress at our Annual General Meeting, an annual summary report, annual update webinar and through ongoing communications, events and feedback to review and adapt things where we need to.
- Our aim is to establish a continuous feedback loop through our engagement with the community, volunteers, supporters and wider partner networks so that we can be responsive and adaptive through the 5 year cycle of this plan.
- As resources allow, we would like to carry out more in-depth impact monitoring and we will keep developing our approach to this as we go forward.

## Want to get involved?

Although this action plan sets out our aspirations, we welcome ongoing ideas, suggestions and involvement from any interested member of the local community to help us shape how things are done and where we can develop new opportunities as we go forward. You can join us as a volunteer, share ideas at our events, come and join a practical session on the land, offer skills, pop into the office for a chat with the team or join the LI as a member or trustee.

We welcome involvement in all shapes and forms to help us on the journey in creating the Tarras Valley Nature Reserve!

**Finally, a huge thankyou to everyone who has supported us on the way, we couldn't have done it without you, and we are incredibly grateful. We hope you'll join us on the next leg of the journey in making our aspirations a reality, the hard work starts now!**





# Appendix

## Appendix 1 Community Engagement and Feedback

Here's a list of the community events we have done over the past few years to get out and speak to as many people as possible to get their thoughts, ideas and feedback to help shape this plan:

### 2022

- 2 Co-op foyer drop ins
- 5 Love Langholm Market events including Christmas Lights Switch on
- Tour 'O the Moor walking weekend
- Stall at Langholm Chilli Festival
- Annual update webinar
- Langholm Academy Careers Fair and Work Ready Day
- Talk to Langholm Day Centre
- Local presentations including Womens Institute, Probus, NFU, Rotary
- Joint stall with Langholm Alliance at Langholm Agricultural Show
- Langholm Initiative AGM
- Community Council meetings – Canonbie and Langholm
- Canobie Community drop in
- Tenants drop in-session Cronksbank
- Langholm Academy Careers Fair and Work Ready Day
- Drop-In Session with Langholm Alliance and other community organisations about Community Plan
- Community film screening of Riverwoods
- 'What makes a good visitor experience' drop in session
- Woodland Creation opportunities workshop
- Community Land Week Ceilidh
- Langholm Initiative AGM

### 2023

- 3 Love Langholm Market events
- 2 Co-op foyer drop ins
- Right to Roam 20th Anniversary Walking Event
- Langholm and Canonbie primary school workshops with all years – 250 students
- Easter Holidays Family nature trail event
- Annual update webinar
- 2 Langholm Rotary Presentations

### 2024

- Community Peat Cutting drop in - Peatland Restoration Event
- Annual update webinar
- Langholm Initiative AGM
- Dark Skies community star gazing night
- 3 Love Langholm Market events
- 2 Community talks – Peatland and River Restoration
- 'Why not Scotland' Community Film Screening Event

# Appendix 2

## Community Feedback Log

### Here's what you said:

We asked local people to give us ideas, feedback and comments on 8 different themes listed below which helped to shape the action plan.

Here's a summary of the wide ranging and diverse feedback we received. We haven't been able to include everything in the current plan, but we have all ideas listed and archived with comments on what's happening with them.

Anything we haven't been able to embed, we can revisit at a later date if situations change, or resources become available. Many of the business related suggestions would require individual business plans and market research before they could be developed.

Business and Enterprise Theme	
Community Feedback	Comments
"Do retreats and volunteer weekends" "Run team building activities" "Retreats for meditation / mindfulness" "Health and wellbeing retreats"	We aren't set up for retreats at the moment but actions in sections <b>1d: Create a unique and welcoming visitor experience</b> show how we'll work towards more residential activities on the land the future.  Volunteering experiences and team building activities on the land are a key part of our engagement work over the coming years
"Outdoor yoga"	Trailing outdoor yoga as part of our events programme in August 24. Ref: Action section <b>1c: Diversifying Community Engagement</b>
"Space for a community men's shed" "Woodwork/ metalwork facilities" "Create mobile farrier facility"	Being scoped as part of property development plans for business units and community spaces. Ref Actions sections <b>1e: Developing sustainable livelihoods, 1b: Learning, discovery and skills building.</b>

Business and Enterprise Theme	
Community Feedback	Comments
"A café and farm shop"	Current focus is to support existing businesses in the area, and we'll keep reviewing this into the future if the need changes. Ref to actions in section <b>1e: Developing sustainable livelihoods</b> and <b>3c: Contributing to local food and energy security.</b>
"Create space for horse stables"	We have had many requests for grazing and stabling probably due to a reduction around the town of access to grazing. Whilst not ruling it out in the future we are not progressing it as an immediate priority. Much of the 'available' land on the reserve is not suitable for stabling due to location and lack of services (water/electricity).
"Run Alpaca walks"	There is now a local alpaca walking business called Hebbs Alpacas in Claygate less than 1 mile away from TVNR which offers this experience and we wouldn't want to create competition when the facility now exists very locally.
"Skills share on the land"	Ref to action section <b>1b: Learning, discovery and skills building</b> for all work to help make this happen.
"Market garden for local produce"	Ref to actions in sections <b>1e: Developing sustainable livelihoods</b> and <b>3c: Contributing to local food and energy security.</b>
"Create Tarras Gin – a local distillery"	Needs a third party to take forward as an enterprise opportunity but will be noted within in review of enterprise opportunities. <b>Ref: 1e: Developing sustainable livelihoods</b>
Wildlife and Nature	
Community Feedback	Comments
"Creating ponds"	Ref actions in sections <b>2c: Restoring the River System</b> and <b>2e Restoring our Peatlands and Blanket Bogs</b>
"More wildflowers"	We are hoping that regenerative grazing, woodland creation and restoring natural hydrology will support more botanical diversity. <b>Ref all actions in section 2: Nature.</b>
"Manage the sitka spruce"	We are tackling the worst areas of sitka regeneration with contractor and volunteer support but due to our proximity to surrounding commercial forestry, this will be an ongoing management issue.  Ref actions in <b>2f: Maximise biodiversity and ecological abundance</b>
"Restore the river for fish" "Plant trees along the rivers" "Continue to allow dead wood in river in lower Tarras" "Prevent silting by looking at bank erosion" "Put a ladder on the Tarras ford to help the fish"	Will all be included as part of river restoration plan including looking at any barriers to fish passage on the Tarras.  Ref to Action section <b>2c: Restore the River System</b>
"The heather needs burning"	We are planning to use regenerative grazing of animals to help encourage diversity with the heather and other moorland plants rather than burning. Ref. actions section <b>2b: Restorative grazing of herbivores.</b>



Wildlife and Nature	
Community Feedback	Comments
"Don't cut down birch trees"	Our main focus is to restore native woodlands using natural regeneration, there will be occasions where some native tree removal is necessary e.g. halo thinning around our ancient oaks in Longwood.
"More grazing and not just the goats" "Highland cattle on moorland" "Pigs in Longwood to help the woodland" "I'd like to see cattle back on the hill" "Grazing with native pony breeds" "Grazing to help manage the heather instead of burning"	Will be considered and reviewed as part of the development of whole reserve grazing and farm diversification plan.  Ref. to action sections <b>2b: Regenerative grazing with herbivores and 1e: Develop sustainable livelihoods.</b>
"Do more river wildlife surveying"	Refer to actions section <b>2a: Learning and understanding about the land.</b>
"Introduce beavers"	Ref to action section <b>2c: Restore the River System.</b>
"Diverse tree planting - native broadleaf not sitka spruce"	Ref to action in section <b>2d: Restore native woodlands, scrub and plants.</b>
"Ideally reintroduce apex predator (though currently impractical and unlikely)"	For the Tarras Valley the main reintroduction we will scope out in the future will be beavers to help support wider ecosystem restoration.  Ref to actions in section <b>2c: Restore the River System</b>
"Cull foxes to stop them eating ground nesting birds"	We aren't carrying out any generalist predator control (i.e. killing foxes and crows) as our primary focus is on ecosystem restoration to help support species recovery. We will continue to monitor our birds and wildlife populations to ensure things remain stable.  Predation impacts on species of conservation concern are very complex, affected by habitat connectivity and loss, land-use change, availability of food, climate change and interactions with other predators. Very intensive predator control is not a sustainable option, particularly over a such large area and over the long term.  However, we do recognise there may a possible chance of some localised issues where predation at certain times of year could potentially threaten populations of rare species. In these instances, where we have the scientific data and evidence, we will review the effectiveness of short term non-lethal intervention where it is needed. e.g. short term diversionary feeding and encouraging natural processes such as leaving carrion in the landscape.  We will continue to learn from other similar research being carried out on projects such as Cairngorms Connect and continue seeking research partnerships to deepen our understanding of such a complex topic.  We will develop our ethical policy to further inform our approach.  Ref actions in section <b>2: Restoration of Dynamic Ecosystems Across Tarras Valley</b>

Wildlife and Nature	
Community Feedback	Comments
"Reduce grazing impact"	We will monitor herbivore impact to better understand where grazing impact is high to inform any future management. Ref. to action section <b>2b: Restorative grazing of herbivores</b>
"Look at whole ecosystem, not just individual elements" "Allow wildlife to find its own balance"	Ref to our guiding principles for restoring the land and action section <b>2: Nature which sets out our aspirations for full system approach to restoring the land.</b>
"Talk to older locals about how they remember the river"	Ref to actions in sections <b>1c: Diversify Community Engagement and 1f: Share our story</b> particularly oral histories project and intergenerational events as part of wider community events programme. Anyone interested in being part of our oral histories project please get in touch!
"Offer ideas/ options for ways to help to prevent feeling of helplessness in people"	Hopefully through all our activities we are giving people a positive and constructive way to pitch in to help restore our natural world but any further ideas on how we can do this always welcome!
Food and Farming	
Community Feedback	Comments
"A community composting facility"	Links with community growing spaces and part of considerations to be made in the review of options for community growing facilities. Need to consider legal and practical implications of managing a facility like this.  Ref to actions: <b>3c: Contribute to local food and energy security.</b>
"Community bee keeping"	Small scale, subsistence local community bee keeping is something we are keen to support within the limits we have as a nature reserve and a designated site. We allocate space for 3 small single bee hives to be put on the reserve annually for local people to be able to take up. Each space is allocated to one community member, and it is on a first come first served basis each year usually during the heather flowering season.  Ref. to action section <b>1e: Develop sustainable livelihoods.</b>
"Create a community orchard" "Wild food / foraging networks" "Plant a wild orchard"	Ref. to action section <b>3c: Contribute to local food and energy security.</b>
"Community growing and veg beds" "Growing things" "Chilli club space" "Allotments and smallholding plots like at the Becks" "Create a shared smallholding for animals" "A community forest garden"	Local growing has been a huge theme in feedback and newly integrated in the action plan following post-buy out engagement events. Ref. to action section <b>3c: Contribute to local food and energy security</b>
"Use native breeds for grazing e.g. Belted Galloways"	Ref. to action sections <b>2b: Regenerative grazing with herbivores and 1e: Develop sustainable livelihoods.</b>



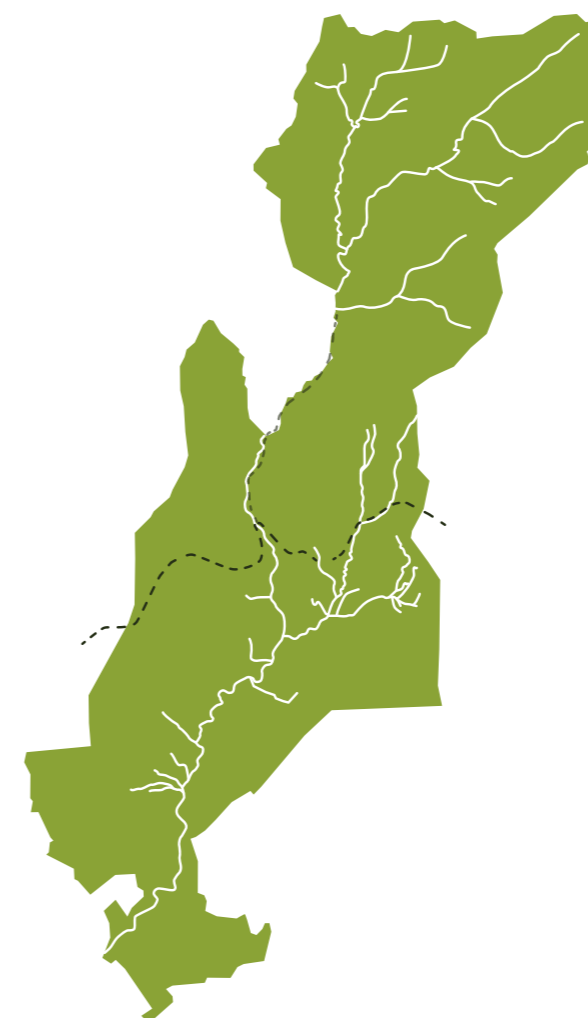
Education, Skills and Learning	
Community Feedback	Comments
"I'd like to see bat walks" "Guided walks" "Guided walks - book at kiosk & online" "Run guided raptor sessions"	Ref. to action section <b>1c: Diversify Community Engagement</b>
"Run a Scouts weekend - open to local groups" "Run Duke of Edinburgh Awards"	We have already hosted international scout groups and hoping we can improve our facilities for hosting residential stays like this in the coming years. Links are currently being explored with Duke of Edinburgh programme to see if we can act as a host site.  Ref to actions in section <b>1b: Learning, discovery and skills building.</b>
"Run spinning workshops and collaborate with other orgs"	Creation Mill offer many spinning, sewing and textiles-based activities in town and we regularly work with them to deliver sessions such as wild weaving, hosting weekend experiences using Tarras Valley as a site for inspiration and we are also looking at wider enterprise opportunities for alternative uses of our South Country Cheviot sheep wool.
"Run Forest schools" "Land as a resource for schools" "Link with urban schools for visits" "Link to colleges to offer qualifications" "Rural skills and outdoor education" "Skills training sessions" "Apprenticeships for local young people" "A fire pit and roasting marshmallows"	Outdoor learning for all ages is a key priority for our engagement program. We see the whole landholding as an outdoor classroom for schools and beyond. Establishment of an eco-learning base with help facilitate this. Covered in actions section <b>1b: Learning, discovery and skills building.</b>  Temporary fire pits are used as part of outdoor classroom sessions to teach about responsible outdoor use and there are opportunities to integrate this as part of learning spaces review.
"Run a Youth club"	This is already provided by Excel in Langholm but we are keen to continue to working with Excel and trying to use the community land as a resource for young people.
"Places to pond dip"	Currently we are mostly using the river Tarras for our schools sessions but as we restore wetlands there will be lots more places to pond dip! Main reference to section <b>1b: Learning, discovery and skills building</b> including action to review network of learning spaces.
Climate Action	
Community Feedback	Comments
"Planting more hardwood trees"	Ref to actions section <b>2d: Restore native woodlands, scrub and plants.</b>
"Put an Archimedes screw in the Tarras"	During the buy-out we commissioned an outline feasibility study for renewable energy which highlighted solar energy as a potential option dependent on grid connection but not hydro-power. We aim to revisit this in future years and will check viability of an Archimedes screw. Ref to action: <b>3c: Contribute to local food and energy security.</b>
"Bike hire for visitors"	Not a practical option at the moment (we don't have the capacity or resources currently) but pinned for when the opportunity might come up in the future. More likely to work with a third party to develop such an enterprise and may be best located in town than on the reserve.

Climate Action	
Community Feedback	Comments
"Block drainage ditches"	Ref to action section <b>2e Restore our Peatlands and Blanket Bogs.</b>
Access and Recreation theme	
Community Feedback	Comments
"More disabled / wheelchair access / access for all" "Better paths and circular walks" "Walks need OS mapping" "More trails - hiking, riding (bikes & horse)" "Create a series of graded walks" "Limit vehicle access" "Official parking - in town and on reserve" "Car parking needs improving" "Stop people parking in passing places on moor" "Better parking - limited but clearly marked" "More turning and places" "More seating along walks" "More bird hides" "I'd like to see an art and sculpture trail" "Look out points created e.g. Round House" "More picnic tables" "Somewhere to have a picnic with my family" "Composting toilets" "Signage and interpretation boards needed" "Brown tourist signs on A7" "Better maps and visitor information e.g. parking and toilets" "Geo-caching sites"	Better access and improved visitor facilities has been a huge theme in feedback along with community growing. A master planning exercise is going to be planned to look at how we improve access across the land over the coming years and look at wider improvements such as bird hides, picnic areas, interpretation, signage and circular walks. We are working on how we improve online and hard copy information for walks and visitors.  We are taking forward phase 1 of 'Welcome to Tarras Valley' to install the basics such welcome signage, eco-toilet and one low impact car park improvements in 2024.  Ref. to actions in section <b>1d: Create a unique and welcoming visitor experience.</b>
"Paths strimmed"	We know the maintenance of trails and walking tracks is something that is very important to people and helps facilitate better access on the land. We do clearances of walkways with our volunteer group and we are seeking to secure resources for a Reserve Ranger who can help carry out tasks like this for us to keep tracks and trails open and welcoming for use. It's not possible to trim every single track on the reserve, but we can prioritise key routes we will maintain and cut.  Ref to actions in sections <b>4a: Ensure we have the resources to support our aspirations</b> and <b>4d: Maintain our land and buildings.</b>
"I like the trail hound races" [this is a timed community run hound trail race done as part of Common Riding, it does not involve hunting of any kind] "Enjoying wild swimming spots" "Places to climb a tree" "Muckle Toon Joggers run" "Doing metal detecting on the old roman road over the hill"	We love seeing everyone using the community land for all these things including cultural events, wild swimming, trail running and exploring nature and history! Creating a place for people and nature is what it's all about.
"Minibus visits for older people"	We have already tested some drive through tours of the reserve using the Annandale community mini-bus service and we hope we can carry out more of these in the future.

Property and Built Development Theme	
Community Feedback	Comments
"Create campsite / yurts" "Dark sky pods" "Holiday lets" "Create a bunkhouse" "Glamping pods / huts" "A mobile shepherds hut"	All underway and being reviewed as part of property development planning and feasibility. Subject to business planning, glamping pods and a small bunkhouse are likely priorities Ref to actions in sections <b>1d: Create a unique and welcoming visitor experience</b> and <b>1e: Develop sustainable livelihoods</b> .
"Create field study centre" "Create educational spaces" "A dark skies observatory"	Following market research and buildings feasibility planning and assessment it is likely we will need to approach educational and field study facilities on the reserve as flexible learning spaces. Important they are embedded as part of wider development to encourage multi-uses rather than single use spaces so we can get maximum usage from our resources and any investment made.  Ref to actions in sections <b>1d: Create a unique and welcoming visitor experience</b> and <b>1b: Learning, discovery and skills building</b> .
"New affordable houses"	This will be scoped as part of buildings feasibility. Our housing needs assessment has flagged up the need locally for 2 bed homes and refurbishing Cronksbank Cottage will help meet this need. Reviewing options for affordable housing to be integrated into wider development proposals at Broomholmshields steadings. Ref. to actions in section <b>1e: : Develop sustainable livelihoods</b>
"An outdoor riverside sauna on back of Tarras for wild swimming"	Could be an amazing attraction to support health and well-being but would need dedicated development time so will be considered in future developments of 'Welcome to Tarras Valley' Phase 2 masterplanning.

Tourism and Events Theme	
Community Feedback	Comments
"Encourage wildlife tourism" "Keep tourism and recreation low-key to reduce impact"	Encouraging sustainable low impact eco-tourism has been a key component of our business and activity planning, this is to encourage more visits to the area for people hoping to come and enjoy the incredible landscapes and wildlife that Langholm has to offer. Ref to actions in sections <b>1a: Ensure Langholm feels the economic benefits</b> and <b>1d: Create a unique and welcoming visitor experience</b> .
"Run a music festival" "A trail running event" "Outdoor film screening" "A food festival" "A Kite Festival" "Kayaking" "Guided walks" "Run a walking festival"	We are really keen to diversify events on the land and some amazing suggestions! Some we have already tried including dark skies night, walking weekends and guided walks but we are going to be developing our events programme and also looking for some additional resource in the team to co-ordinate with local partners and businesses wherever we can.  Ref. to actions in section <b>1c: Diversify Community Engagement</b> .
"Pony trekking" "A horse back reiver trail for tourists"	We don't currently have facilities or third-party provider to take this forward but this doesn't mean this couldn't be offered in the future once we are better set up with trails and facilities.
"Volunteering residential weekends"	We are currently working on this to be able to extend our current volunteer experiences to include residential weekends. Also linked with the development of our properties to provide appropriate facilities.  Ref to actions in section <b>1d: Create a unique and welcoming visitor experience</b> .

Tourism and Events Theme	
Community Feedback	Comments
"Woodland toboggan"	This is not likely to be feasible within the nature reserve due to the levels of infrastructure needed to be installed across sensitive habitats including ancient woodlands.
"Live wildlife cameras located in town"	We will have a tv showing our wildlife set up in the visitor kiosk in 2024 and can expand this across other areas in town in the future.  Ref. actions in section <b>1f: Share our Story</b> .
"Create visitor / info centre"	We have an existing volunteer run visitor information facility in Langholm at the Kilngreen which we are planning to continue and always working to develop and improve it. We will be looking to provide more information on the reserve with regard to interpretation



# Contact us

The Langholm Initiative  
 Buccleuch Mill  
 Glenesk Road  
 Langholm. DG13 0ES  
 01387 380914

hello@tarrasvalleynaturereserve.co.uk  
 www.tarrasvalleynaturereserve.org

Langholm Initiative is a registered SCIO: SC04 1085

Find us online





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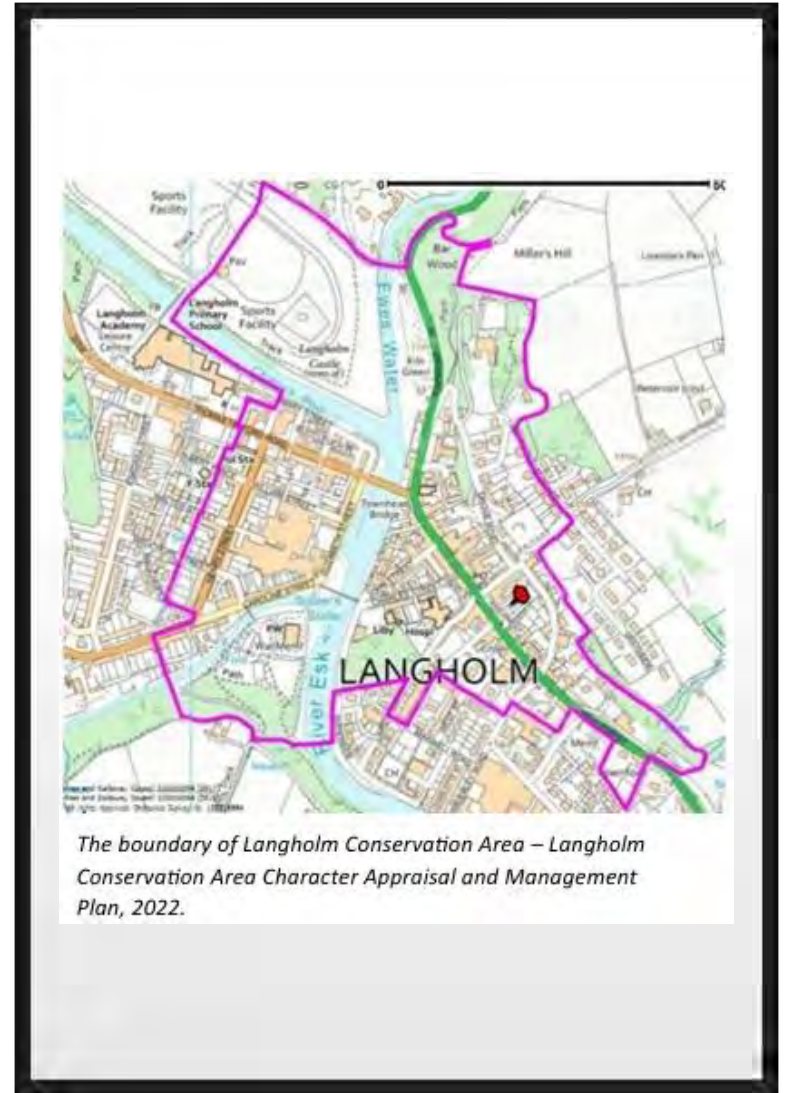
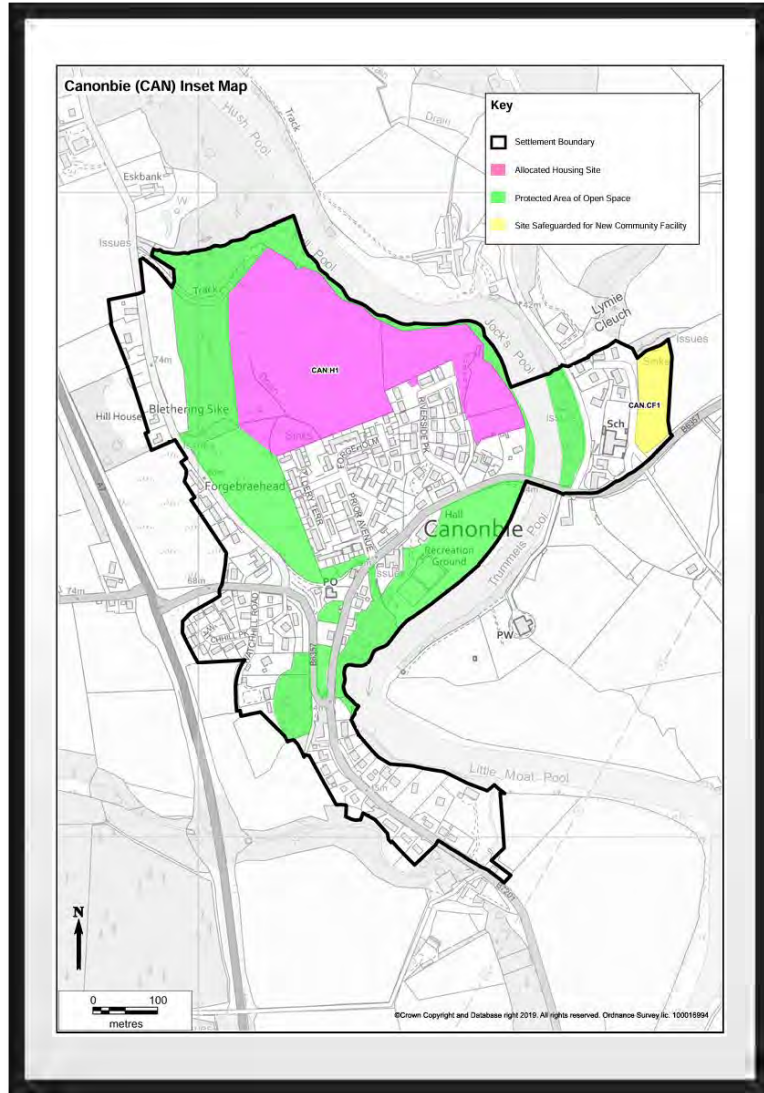
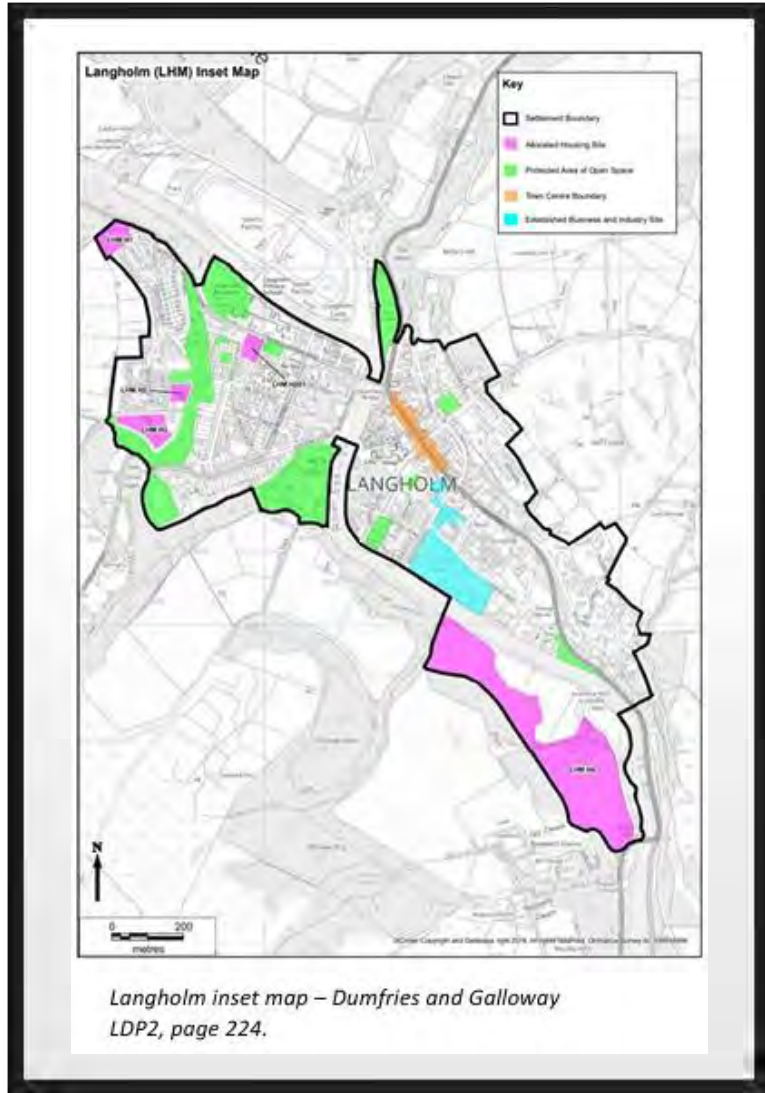


# Local Place Plan Langholm & Canonbie

## Appendix 5 Developing Spaces in Our Place



# Dumfries & Galloway Council LDP 2 – Existing Maps



## Appendix 5 – Land Use

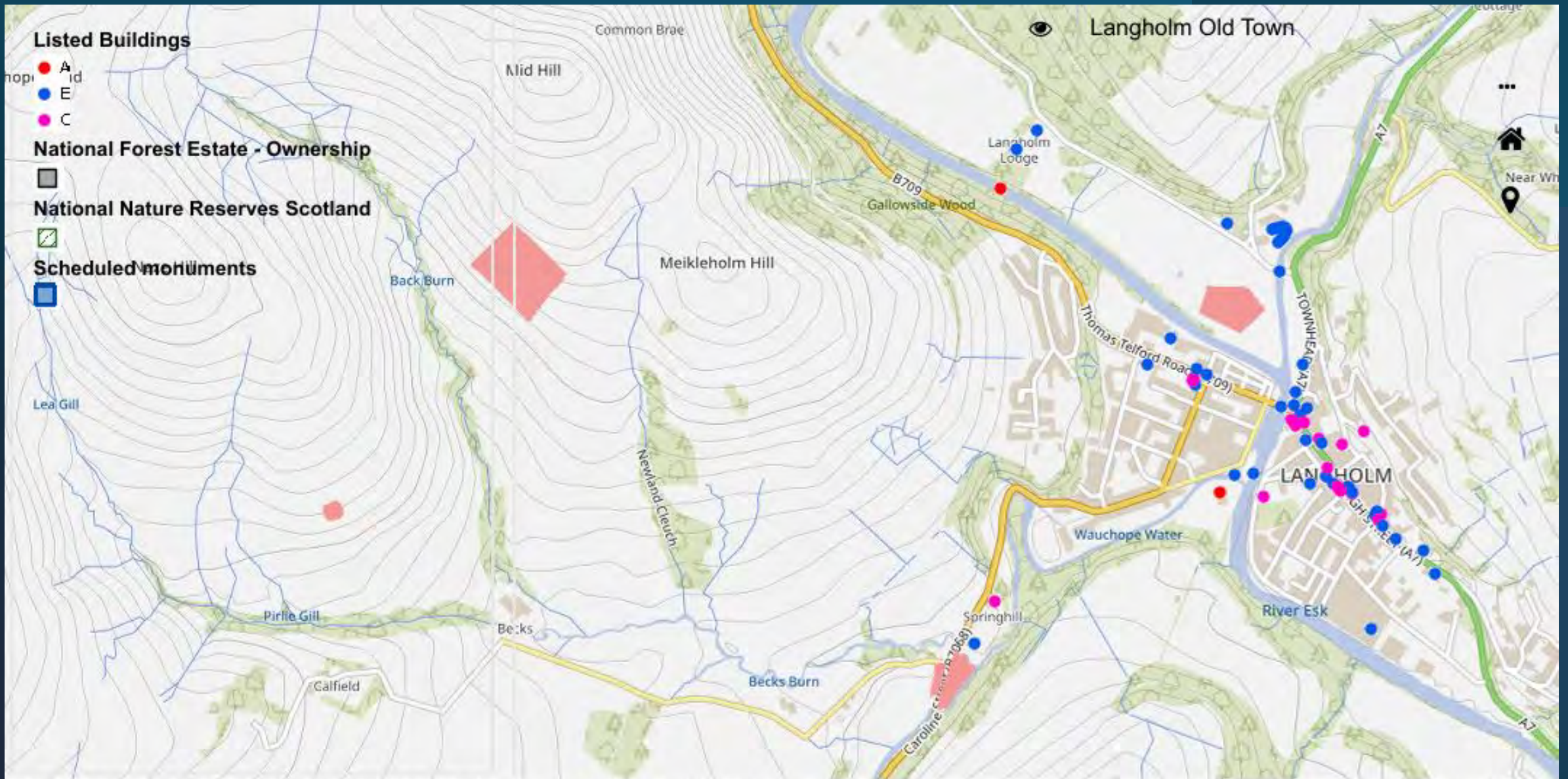
Our Place Plan refers to key Planning documents impacting on Langholm and Canonbie. Dumfries & Galloway's Local Development Plan (LDP) takes a long term view of housing needs, business site needs and protected open spaces. The current document is LDP2 which was published in 2019. The Scottish Government's National Planning Framework (NPF4) guidance was published in February 2023.

The Council has begun preparing LDP3 which is expected to be adopted late 2027. The first key stage in preparing LDP3 is the Evidence Report. Dumfries and Galloway Council engaged on this with local people prior to taking a final version to Committee for approval in mid-2024. Engagement will align with the Place Plan and harness numerous projects and strategies such as the Council's 10,000 Voices to reach young people. Development Plan Schemes (DPS) are published at least annually to provide updates on the LDP process including LDP3 consultation process and timescales.

During the development of Langholm & Canonbie Place Plan, we submitted an Expression of Interest to Dumfries & Galloway Council to begin the process of having this Local Place Plan registered to be taken into consideration by the Council and influence decisions on future developments in the town.

The Council's recently adopted Active Travel Strategy 2 (ATS2) incorporates actions that align with this Place Plan. ATS2 will help the town attract funding for active travel projects.

Current planning objectives aim to focus on synergies between Langholm, Ewes, Westerkirk, Tarras Valley Nature Reserve and Canonbie districts and protect the natural environment and historic assets.



# Sites Identified for Potential Development

## **Vacant / Derelict sites identified for possible development:**

- Murtholm – Failed project by Loreburn Housing Association
- Townfoot 1 – Adjacent to Former Sports Centre
- Townfoot 2 – Opposite Ashley Bank House
- Former EWM Sports Centre
- Former Edinburgh Woollen Mill Head Office, Langholm
- William Street (old refuse site), Langholm
- Former Reid & Taylor Mill
- Former Tannery Processing Site, Elizabeth Street, Langholm
- Former Ford Mill site, Waterside, Langholm
- Langholm High Street (various premises to let via Stevenson Trust)
- Former Church, High Street, Langholm
- Canonbie, Cross Keys Hotel premises
- Former Coal Mine site, Rowanburn
- Land adjacent to Tennis Courts and Blethering Syke Canonbie (potential Green Space development)

## **Under Consideration for Potential Housing:**

### **Tarras Valley Nature Reserve:**

Housing. Currently 6 houses inhabited by local people. Vacant properties to be renovated to achieve net zero. Currently exploring development plans for a number of properties to maximise income to support the ongoing activities on the reserve – this will include small business units, glamping, self-catering, camping, field study centre, dark skies observatory etc.

### **Former Langholm Primary School:**

Langholm Old School site will consist of two separate projects. Firstly, the Academy Housing Project and secondly, the community space known as the 'Old Dining Hall'. Intergenerational, sustainable, affordable, quality housing for the Langholm communities or those with a close association with Langholm.

**Reid & Taylors Former Mill:** Development by The Stevenson Trust. As per the recent HNDA Report (appendix 6)

**Well Close and Lairds Entry Garage.** The Stevenson Trust is looking to convert these two unoccupied town centre sites into habitable and modernised housing.



# Vacant & Derelict Sites



**Erskine Church:** The property has remained vacant for many years and is in need of repair and renovation throughout and is currently listed on a Buildings at Risk Register for Scotland reference 1366. Planning permission has been obtained previously for 4 apartments.



**Edinburgh Woollen Mill, Waverley Mills in Langholm.**

**Relocation:** EWM moved its head office from Langholm to a new, purpose-built office (Global House, at 5 Castle Street) in Carlisle, England, in July 2018. The company stated the Langholm premises was not capable of supporting a "modern, fast-growing, national retail development".


**Original Intentions:** At the time of the move, a company spokesman mentioned an intention to retain the original headquarters building and hoped to turn it into a heritage centre.

**Current Status:** Following the company's administration in November 2020, and the subsequent acquisition of the EWM brand by Purepay Retail, the specific status and current use of the physical Langholm building are not detailed

Site Name: Ford Mills Waterside Langholm	Site Size: 0.84 ha
<small>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, GeoTechn... Powered by Esri</small>	
<p><b>Site Summary:</b> Level site adjacent to River Esk and close to centre of Langholm. Mixed residential and public uses adjacent.</p> <p><b>Ownership:</b> Private, known</p> <p><b>Flooding Risk:</b> Coastal: No River: Yes Surface Water: Yes Historical Flooding: Not known Water Bodies: River Esk 15 metres from boundary Additional Comments: Site entirely within Medium Risk River floodplain as detailed in a Council commissioned RPS Flood Study</p> <p><b>Planning History:</b> 06/P/4/0548 for</p>	<p><b>Condition/Dereliction:</b> Buildings have been demolished, site is a mixture of handstanding and vegetation</p> <p><b>Contaminated Land:</b> Site investigation carried out, some remediation required</p> <p><b>Local Development Plan:</b> Langholm is defined as a District Centre in the Eskdale Housing Market Area and is strategically located on the A7. It is proposed to develop a regeneration Masterplan for the town. The development of a design for flood protection scheme for the River Esk (and tributaries Ewes and Wauchope) is being progressed. Site not allocated in LDP. All planning applications will be assessed against these policies: <a href="#">National Planning Framework 4</a> <a href="#">Adopted Local Development Plan 2</a> <a href="#">Local Place Programme Grant Fund Guidance</a> Where policies in NPF4 contradict those</p>


# Vacant & Derelict Sites

<b>Site Name: Reid and Taylors</b>		<b>Site Size:</b>	
Mill Langholm		0.68 ha	



<p><b>Site Summary:</b> Substantial complex of former textile mill and weaving sheds. Situated in mainly residential area of Langholm.</p> <p><b>Ownership:</b> Private, known</p> <p><b>Flooding Risk:</b> Coastal: No River: Yes Surface Water: No Historical Flooding: Not known Water Bodies: Adjacent to River Esk</p> <p><b>Additional Comments:</b></p> <p><b>Planning History:</b></p>	<p><b>Condition/Dereliction:</b> Derelict condition</p> <p><b>Contaminated Land:</b> Site investigation required</p> <p><b>Local Development Plan:</b> Not allocated in LDP All planning applications will be assessed against these policies: <a href="#">National Planning Framework 4</a> <a href="#">Adopted Local Development Plan 2</a> <a href="#">Local Place Programme Grant Fund Guidance</a> Where policies in NPF4 contradict those in LDP2 and its associated Supplementary Guidance then NPF4, as the most recent plan, will take precedence.</p> <p><b>Other Considerations:</b> <a href="#">Buildings at Risk Register</a></p>
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<b>Site Name: Old School</b>		<b>Site Size:</b>	
Langholm		0.40 ha	



<p><b>Site Summary:</b> Former primary school now in poor condition. Large main stone building with three storeys, with two-storey wings. Additional pavilion building and small modern classroom block adjacent within former playground area. In mainly residential area of Langholm.</p> <p><b>Ownership:</b> Dumfries and Galloway Council</p> <p><b>Flooding Risk:</b> Coastal: No River: No Surface Water: No Historical Flooding: No</p>	<p><b>Condition/Dereliction:</b> Poor condition with water ingress</p> <p><b>Contaminated Land:</b> No former industrial use</p> <p><b>Local Development Plan:</b> Allocated housing site LHM.H201. The site contains former primary school buildings, as the main building is listed it must be retained, sensitively reused and the setting safeguarded. The curtilage buildings should also be retained for conversion. All planning applications will be assessed against these policies: <a href="#">National Planning Framework 4</a> <a href="#">Adopted Local Development Plan 2</a> <a href="#">Local Place Programme Grant Fund Guidance</a> Where policies in NPF4 contradict those in LDP2 and its associated Supplementary Guidance then NPF4, as the most recent plan, will take precedence.</p>
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# Vacant & Derelict Sites

Former Glenzier Primary School Located less than 0.5 miles west of the small village of Evertown, Canonbie



## PROPERTY FACTS

Property Type	Specialist
Property Subtype	School
Property Class	C
Total Plot Size	0.54 ac
Construction Status	Demolished
Property Size	3,680 sq ft
No. Floors	1
Year Built	1904



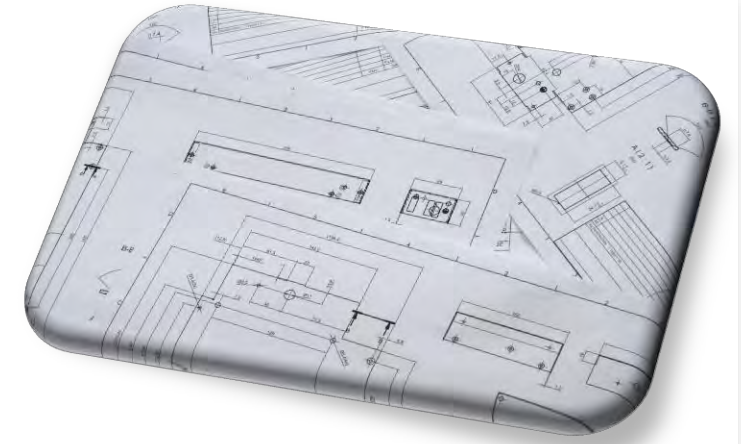
## Crosskeys Hotel, Canonbie

The Cross Keys Hotel in Canonbie is at the heart of the village and has been for many years. Closed since November 2024, the business is up for sale. Canonbie Community Enterprise are at the beginning of the process to bring the pub into community ownership. The premises boasts **17th-century, 10-bedroom hotel** with public bar, lounge, restaurant, car park, patio.

Site Name: Disused Coalmine Rowanburn	Site Size: 6.63 ha
<p><b>Site Summary:</b> Former colliery site to north of village of Rowanburn, a small village near Canonbie, close to the English border. Agricultural land to north, east and west. Site is now vegetated ground with substantial tree regeneration.</p> <p><b>Ownership:</b> Private, not known</p> <p><b>Flooding Risk:</b> <b>Coastal:</b> No <b>River:</b> No <b>Surface Water:</b> Yes <b>Historical Flooding:</b> Yes <b>Water Bodies:</b> Rowan Burn runs through site</p> <p><b>Additional Comments:</b></p>	<p><b>Condition/Dereliction:</b> Tree regeneration, ground condition unknown</p> <p><b>Contaminated Land:</b> Site investigation would be required</p> <p><b>Local Development Plan:</b> Site not allocated in LDP. All planning applications will be assessed against these policies: <a href="#">National Planning Framework 4</a> <a href="#">Adopted Local Development Plan 2</a> <a href="#">Local Place Programme Grant Fund Guidance</a> Where policies in NPF4 contradict those in LDP2 and its associated Supplementary Guidance then NPF4, as the most recent plan, will take precedence.</p> <p><b>Other Considerations:</b> <a href="#">Coal Authority report</a> would be required</p>

# Currently Under Development

- ✓ Buccleuch Mill (Creation Mill CIC)
- ✓ Former Border Fine Arts premises (Stevenson Trust)
- ✓ Townfoot Sports Centre (Stevenson Trust)



## Green Space Developments:-

### Under Consideration:

- Langholm Old School (Langholm Alliance)
- Irvine House (Buccleuch)
- Kilngreen Active Travel Hub (DG Council)

### Under Development: -

- Tarras Valley Nature Reserve
- Castleholm, Langholm (CCT)
- Canonbie Park (CLARA)
- Xcel Outdoors

# Under Development

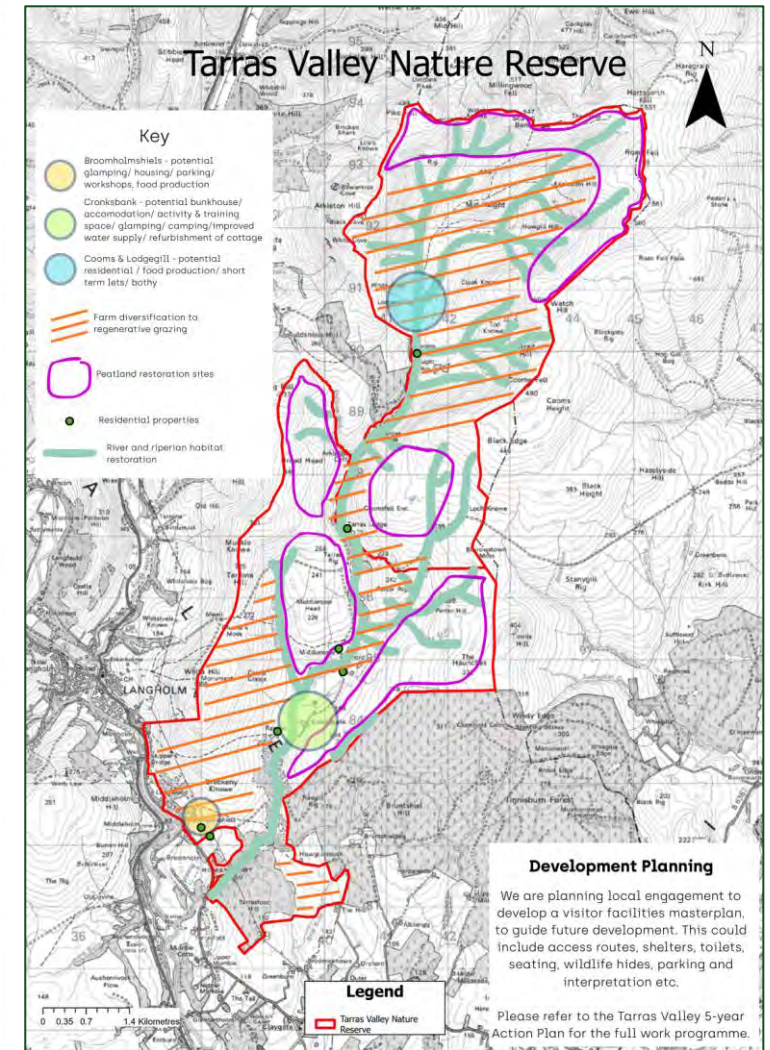
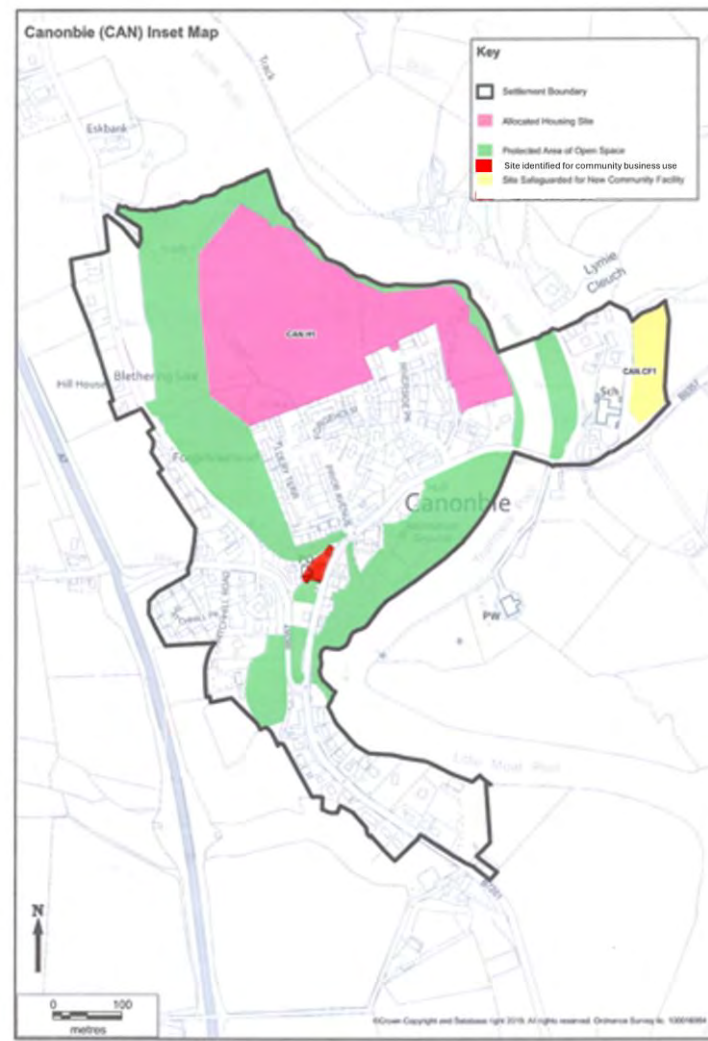
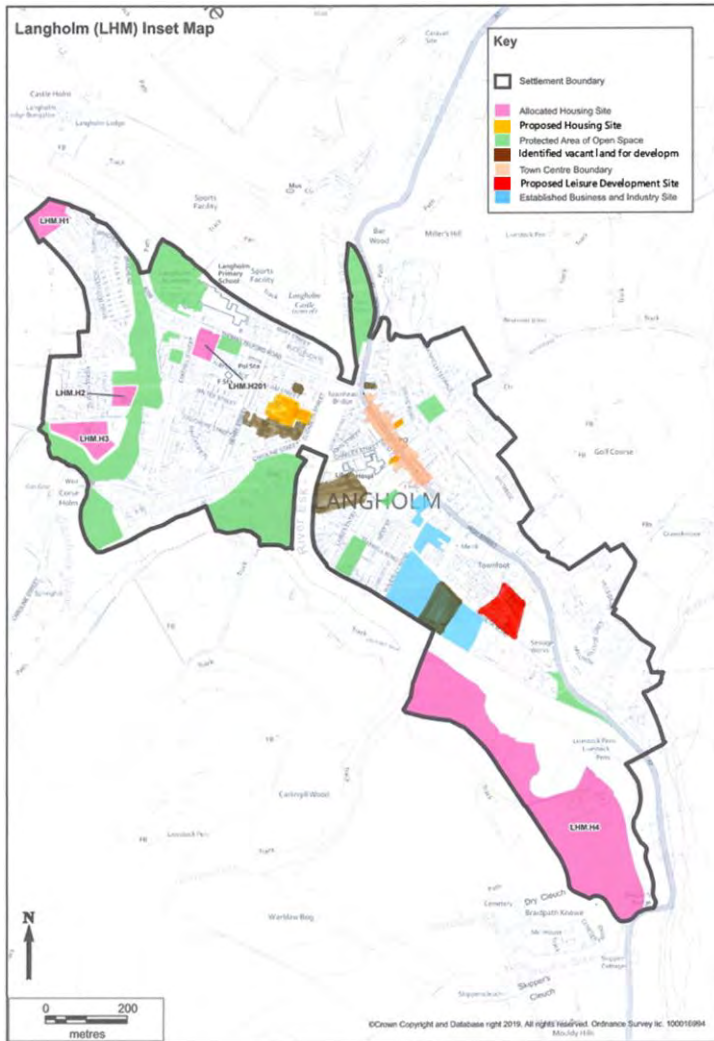
- ✓ Buccleuch Mill (Creation Mill Textile Centre)
- ✓ Former Border Fine Arts premises (Stevenson Trust)
- ✓ Townfoot Sports Centre (to be developed by The Stevenson Trust)

**Creation Mill CIC**, is a community interest company dedicated to fostering creativity and supporting local initiatives. The organisation provides resources, workshops, and collaborative projects aimed at empowering individuals and groups within the community. By promoting arts, crafts, and sustainable practices, Creation Mill CIC contributes to the cultural and social wellbeing of Langholm and its surrounding areas. Since work on this plan began, Creation Mill recently moved into their newly developed space at Buccleuch Mills and are looking to continue to expand and develop their facilities and services.

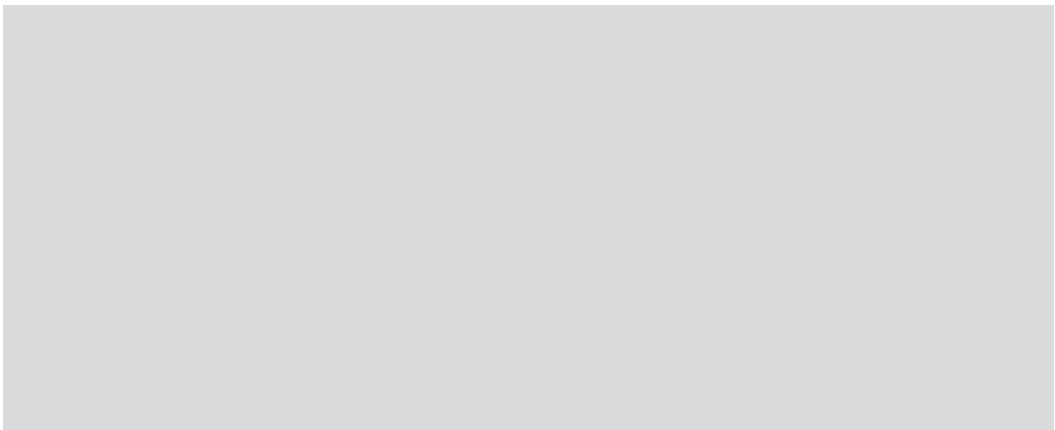
**Auld Langholm Station**, a multi-user commercial and community development combining the Townfoot No.2 site with the former Border Fine Arts factory. Work has already commenced at the former factory to upgrade the buildings for commercial and community developments by local businesses and organisations – both new and existing. In addition, negotiations with a national retailer for an outlet on the Townfoot No 2 site could form an exciting commercial development at 'Auld Langholm Station', making Langholm a more attractive place to work, creating a welcoming, unique, interesting and inviting place for locals, regular visitors and passing tourists to enjoy in equal measure.

**Redevelopment of Langholm Sports Centre:** To develop and operate a first-class modern Community led Sports Centre and facilities at the former Edinburgh Woollen Mill Sports Centre premises including development of land surrounding and adjacent to the site. The new facilities will be embraced by the Community and will benefit the general wellbeing and welfare of the wider Community in Langholm and Eskdale





# Langholm & Canonbie Local Place Plan – Developments for Consideration



# LANGHOLM

## Housing Need and Demand Assessment Report

for

The Stevenson Trust

November, 2024



by

**sosch.**

South of Scotland  
Community Housing

## **Contents**

### Introduction

1. Executive Summary
  - 1.1 Summary
  - 1.2 Key Findings
  - 1.3 Profiles of Housing Need
2. Background
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  - 2.3 Survey response and community engagement
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  - 4.3 Housing need and demand
  - 4.4 Views on affordable housing

### Conclusions

### Appendices.

Appendix 1: Table of survey questions.

## **Introduction**

### **About SOSCH**

South of Scotland Community Housing (SOSCH) is a Scottish Charitable Incorporated Organisation (SCIO) that provides support to community-led housing across Southern Scotland as an affordable housing “enabler.” We provide expert advice to community organisations at each stage of a housing project, from the initial idea, through project development and viability assessment, during the delivery phase and beyond.

SOSCH works with community organisations to establish an understanding of local housing need and then – through a process of engagement – develop innovative solutions through the delivery of homes and other assets in community ownership. We have developed a track record in supporting the delivery of projects supported by the Scottish Government’s Rural Housing Fund. This has been inclusive of the development and delivery of low energy new-build homes, reinstatement of empty homes and repurposing of vacant and derelict buildings as affordable homes. Projects we have recently supported have included the Closeburn Passivhaus project, the redevelopment of the Old Police Station, Langholm, the repurposing of Wigtown Bank as affordable homes and community-run bunkhouse, The Grapes Hotel in Whithorn and Glentrool regeneration, involving the retrofit of empty homes and community Hive.

For further information about SOSCH, please visit – <https://sosch.org/>.

### **Housing Need and Demand Assessment**

The Housing Needs and Demand Assessment (HNDA) plays a significant role in the initial phase of community-led housing projects. It serves as a valuable tool to help communities gain a deeper understanding of their specific housing needs, allowing them to make wellinformed decisions surrounding the project outcomes. Additionally, an HNDA is a key document used when applying for funding from the Scottish Land Fund and Rural Housing Fund, aiding in the progression of the project. Using our HNDA, specialised to your community, we facilitate

online surveys, administer face-to-face meetings with the community and work with key stakeholders and other relevant organisations to formulate the best results. In performing thorough research, we will deliver a final report of the findings to you and the wider community. This structured process empowers communities to refine their ideas and gain a clearer understanding of their community's needs when developing a community-led housing project.

## **1.0 – Executive Summary**

### **1.1 - Summary**

In August 2023, South of Scotland Community Housing (SOSCH) was commissioned by The Stevenson Trust (TST) to undertake a Housing Need and Demand Assessment (HNDA) for Langholm. The HNDA was commissioned by TST due to a perceived shortfall in suitable and affordable housing in the area and a desire to understand the housing need in Langholm in more detail. The HNDA sets out to collate information on the housing circumstances of residents in Langholm; affording a better understanding of the level of need and demand for housing, building design requirements and the preferred tenure. This report outlines the findings of the HNDA and reviews previous research undertaken in relation to the development of the Langholm area. The HNDA represents feedback from 465 people in total, most of whom live in Langholm. As such, this report should be considered a well-founded insight into the localised housing need of Langholm.

Upon completing the report, SOSCH will continue to support TST in identifying and exploring suitable options for affordable, community-led housing projects and potential sites. On a wider scale, the findings outlined in this report should be used to guide any further actions on housing developments in the area. In doing so, proposed developments will be well-informed and in line with localised housing need and demand.

## 1.2 – Key Findings

- **17 households have identified themselves as being in housing need.** This figure includes those who are currently in need, and those who expect to be in housing need within the next 5 years or more. This represents 50 people.
- **The majority of those in housing need and have lived in Langholm their whole lives.** The majority currently rent their home, fall within the 25-44 and 55-64 age bracket and would like to buy on the open market, rent from an affordable housing provider or move into sheltered accommodation.
- **The preferred property type is both bungalows and two-storey houses.** There is some demand for flats. Two, three or four-bedroom properties are the most desired size.
- **The majority of those in housing need work in Langholm.** There are 14 households in housing need that have at least one person working in Langholm. There are 3 households in housing need that are retired.

## 1.3 – Profiles of Housing Need

As an outcome of the HNDA process, three primary profiles of need have been identified:

- **Profile 1: Residents nearing retirement age.** Residents who are on the verge of retirement, or are already retired, who are looking into the future and expecting that they will require appropriate, affordable accommodation with adaptations to support them through reduced mobility.
- **Profile 2: Local working people.** People who currently live and work in the area who require high-quality accommodation at an affordable price to sustain their lives and employment in Langholm.
- **Profile 3: Families.** People who currently live in Langholm but require larger housing to accommodate a growing family.

## **2.0 – Background**

### **2.1 – Background to Langholm**

Langholm is a rural community situated in Southwest Scotland nestled in between four hills in the valley of the River Esk. It is in the Dumfries and Galloway region; sitting eight miles North of the England-Scotland border. According to the 2022 census, it has a population of just over 2,000 people.

Founded in 1455 during the Battle of Arkinholm, Langholm is steeped in history and heritage. Langholm was the traditional seat of Clan Armstrong, and – owing to its proximity to the Border – was a site often hit by the Border Reivers. It was also most notably known a prosperous textile town, with several mills and the headquarters of Edinburgh Woollen Mill locating themselves in the centre.

Although no longer a hub for the textile industry, Langholm hosts many opportunities for both cultural and adventure tourism. Lying at the foot of the Langholm Moor, Langholm is surrounded by a melting pot of beautiful pastoral landscapes, native woodlands and vast moorlands. Additionally, Langholm is famous for its spectacular annual Common Riding event – a tradition that dates back to 1759! During this event, residents in the community ride the boundary of Langholm on horseback to mark the common land of the town. Furthermore, Langholm boasts numerous sites of historical importance: the MacDiarmid Memorial, the Malcolm Monument and Langholm Castle.



## 2.2 – Background to the survey

SOSCH was first approached by TST in August 2023 regarding the old Reid and Taylor Mill on William Street, Langholm, which is a substantial building but currently sits empty and is in the ownership of TST. Noting its well-placed location in the heart of Langholm, TST sought the support of SOSCH to assess how the building can be best developed in line with local need and demand.

To gather an understanding of what the housing need in Langholm is, it was agreed that SOSCH would undertake a Housing Need and Demand Assessment for Langholm on behalf of TST. Between December 2023 and March 2024 both SOSCH and TST worked collaboratively to formulate a survey, during this time both TST and SOSCH saw merit in broadening the scope of the survey to consider not just the housing need in Langholm, but also the level of interest in multiple potential sites for the development of community housing.

## 2.3 – Survey Response and Community Engagement

The survey was released on 25 July 2024 and had an exceptional response rate from the off-set. The survey was live until 7 October 2024 and received a total of 188 responses.

During the run-time of the HNDA, TST organised a roundtable event in Langholm on the 26 August 2024. The purpose of the roundtable was to discuss the HNDA findings so far and to establish a positive working relationship between all community groups currently operating in Langholm. Present at this event was: The Langholm Initiative, The Langholm Alliance and The Eskdale Foundation. Additionally, South of Scotland Community Housing and Loreburn Housing attended. The roundtable was an



### Langholm Housing Survey Tell us what YOU think

Does your house meet your current or future needs? Think: size, layout, running costs and affordability.

Have you had issues identifying suitable or affordable housing in Langholm?

To answer these important questions, The Stevenson Trust would like to hear from you!

Working with The Stevenson Trust, South of Scotland Community Housing (SOSCH) is undertaking a Housing Need and Demand Assessment. The purpose of this survey is to develop an understanding of the current and future suitability of the housing stock in Langholm – and to inform future demand.

To tell us what you think, please complete this survey via the link or the QR code. If you would prefer to complete the survey in paper copy format, please contact Gillian on 013873 81066 or email [gillian@ashleybank.co.uk](mailto:gillian@ashleybank.co.uk)



<https://uksurveymonkey.com/r/LangholmHousingSurvey>

**sosch.**  
South of Scotland  
Community Housing

SOSCH is a registered Scottish Charitable  
Organisation  
Charity number: SC037135  
[www.sosch.org](http://www.sosch.org)



excellent opportunity for all community groups to share information on their current and past projects and for Loreburn Housing to give an update on the status of the Murtholm development on the outskirts of Langholm.

In addition to the roundtable engagement event, TST also ensured that all pockets of the community were consulted and approached during the HNDA run-time. Noting that there were some gaps in the survey responses, TST – in collaboration with Langholm Alliance – distributed the survey by hand at the parent and toddler group in Langholm, and the social club – a space for elderly people to meet during the day. This was an excellent form of community engagement and proved to be very fruitful; with all age ranges, housing circumstances and perceived need (present and future) being represented in the survey responses. It can be said with confidence that, due to this level of community engagement, the survey has gathered holistic and far-ranging data.

188 households responded to the HNDA, 158 of which identified as living in Langholm itself. The 188 household respondents represent 465 individual people - meaning that the HNDA captured the views of 24% of Langholm's population, which is approximately 2,000 people. SOSCH would consider this response rate to the HNDA to be excellent and a meaningful representation of Langholm's housing need and demand.

### **3.0 – Literature Review**

SOSCH has undertaken a review of existing literature in relation to the development of the Dumfries and Galloway Council boundary area. The purpose of this review was to better understand the plans, intentions and desires of both the community and local authority with regards to development in Langholm. The review of literature uncovered information pertaining to community desires, housing goals, land allocation within Langholm and the guidelines for developments in line with both conservation and the historic built environment. The following documents have been reviewed:

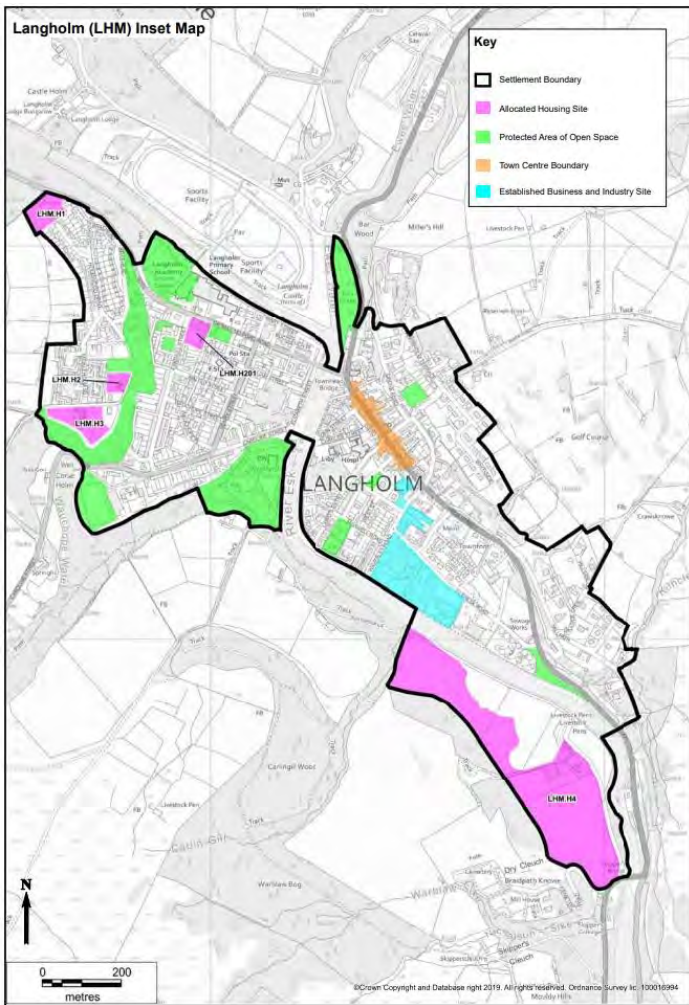
- Langholm Community Action Plan (CAP), 2019
- Dumfries and Galloway Council Local Housing Strategy
- Dumfries and Galloway Local Development Plan 2 (LDP2), October 2019.
- Dumfries and Galloway Local Development Plan 2 Supplementary Guidance:
  - Historic Built Environment, February 2020
  - Langholm Conservation Area Character Appraisal and Management Plan, 2022

The Langholm CAP sets out a ten-year vision to regenerate and grow Langholm into a vibrant and sustainable community with a bustling local economy. Recognising that Langholm is uniquely placed to take advantage of the changing economic landscape and consumer demands, the CAP seeks to establish the town as a hub for small business start-ups and eco-tourism. The ultimate goal of the community is to increase employment opportunities in the town – redeveloping the once prosperous textile town into a thriving place for people to live, work and visit.

Furthermore, delivering high quality, sustainable and affordable housing to address unmet need is a key policy aspiration for Dumfries and Galloway Council and its partner organisations. In light of this, Dumfries and Galloway Council have produced a Local Housing Strategy (LHS) which is substantiated by Dumfries and Galloway Council's HNDA. The LHS is the Council's strategic document for housing in this area and sets out the approach of the local authority and its partners in delivering housing and related services in the region. Some of the actions to be addressed by the LHS are: fuel poverty, poor housing conditions, affordable housing and increased independent living. Noting the need for more housing, Dumfries and

Galloway Council has set out a plan for land use in the Local Development Plan 2 (LDP2). In the LDP2, five pockets of land have been identified in Langholm for housing development projects, highlighted in pink in the inset map below. This gives a good indication that Dumfries and Galloway Council would support any future community-led housing development in Langholm in the future.

Furthermore, the LDP2 has two Supplementary Guidance documents: Historic Built Environment (February 2020) and Langholm Conservation Area Character Appraisal and Management Plan (June 2024). These documents demonstrate that sufficient thought has been given to recognising and respecting the Conservation Area and historical significance of Langholm. By outlining planning controls and building criteria, the documents ensure that any future housing developments can be designed in a way that will preserve or enhance the historical, architectural and natural landscape of Langholm rather than harm it. Going forward, any future community-led housing developments should consult and consider these documents.



Langholm inset map – Dumfries and Galloway LDP2, page 224.

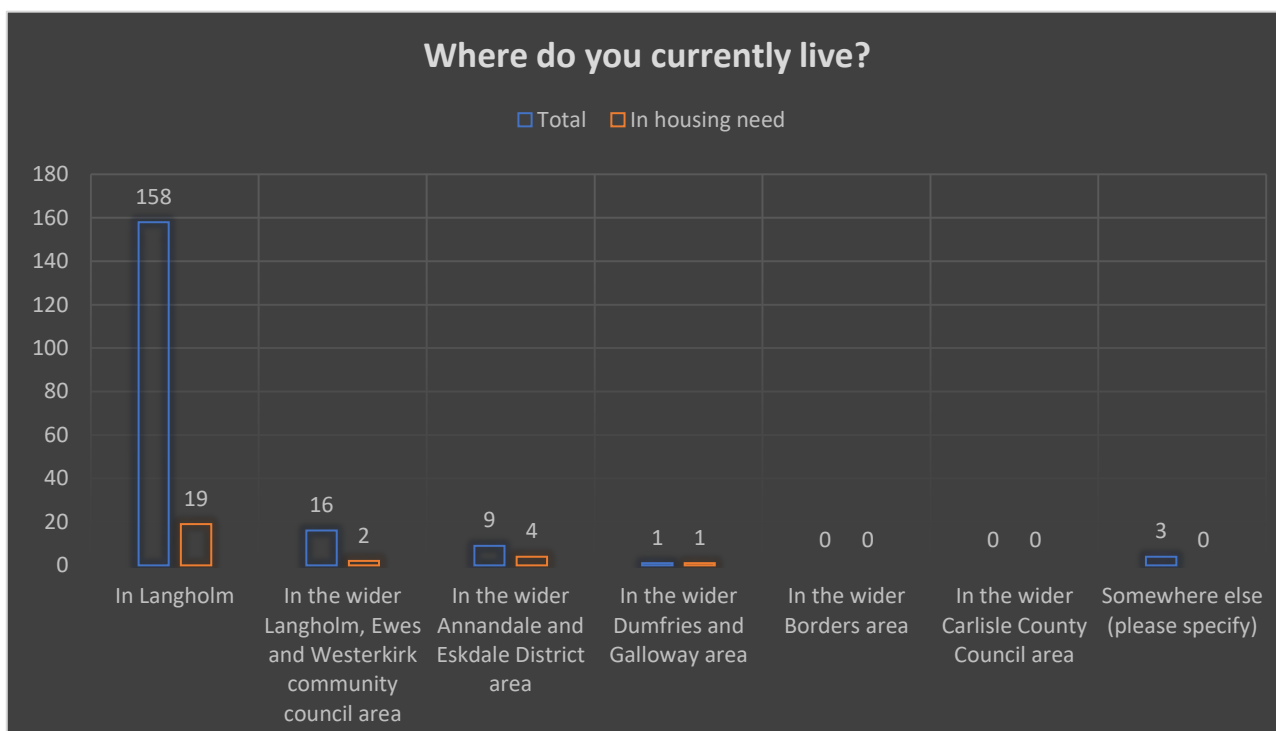


The boundary of Langholm Conservation Area – Langholm Conservation Area Character Appraisal and Management Plan, 2022.

## 4.0 – Survey Outcomes

### 4.1 – Demographics

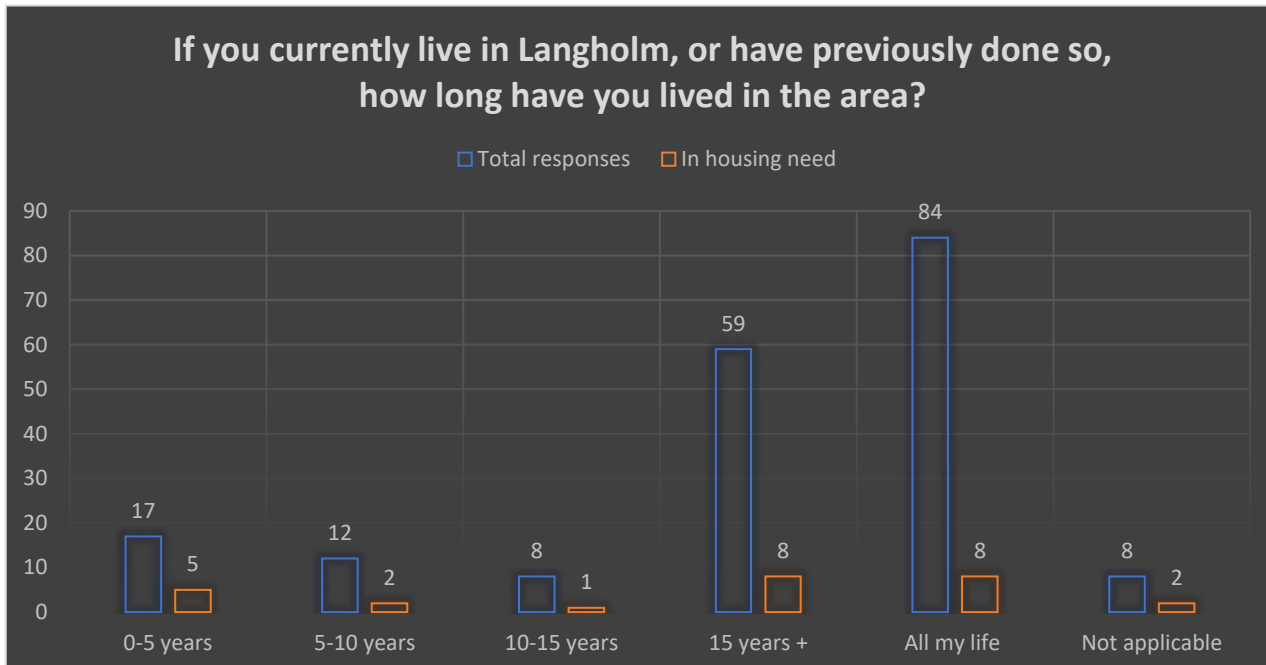
Question 1: Where do you currently live? Answered: 188.



The majority of respondents, 158, identified themselves as living in Langholm. 19 respondents who identified themselves as being in housing need live in Langholm, two live in the wider Langholm, Ewes and Westerkirk community council area. Meanwhile – four live in the Annandale and Eskdale District and one lives in the wider Dumfries and Galloway area. There were three responses in total from those in the ‘somewhere else’ category. When asked to specify their location, two respondents gave the answer ‘Edinburgh’ and one respondent wrote ‘Dorking, Surrey’.

This shows that the housing need which has been identified in this survey is predominantly representative of those who currently live in Langholm, rather than people outside of the community who wish to move into the area.

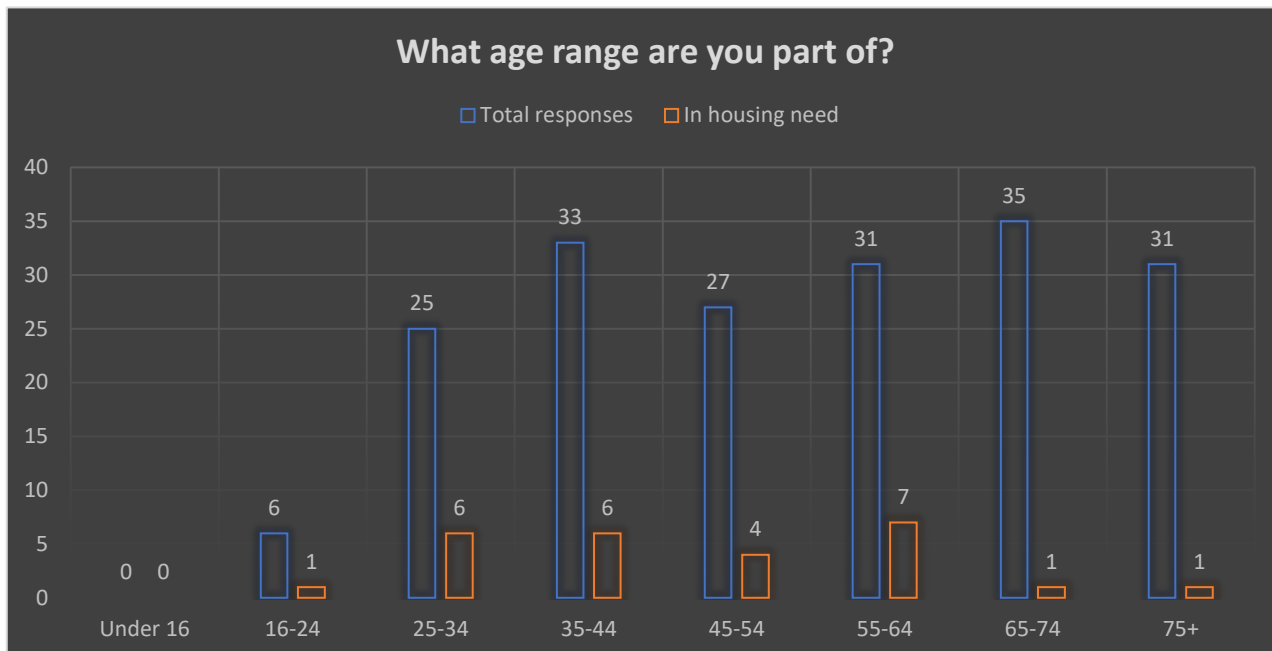
Question 2: If you currently live in Langholm, or have previously done so, how long have you lived in the area? Answered: 188.



The largest group of respondents (84 respondents) have lived in the Langholm area all their lives. The second largest group (59 respondents) have lived in the area 15+ years. Therefore, 143 respondents have lived in the area on a long-term basis. A total of 37 respondents have lived in the area for less than 15 years, so the findings of the survey also represent people who have recently moved into the community.

There were 16 responses from those in housing need have lived in the area for 15+ years, suggesting that there is a notable housing need for the long-term population of Langholm.

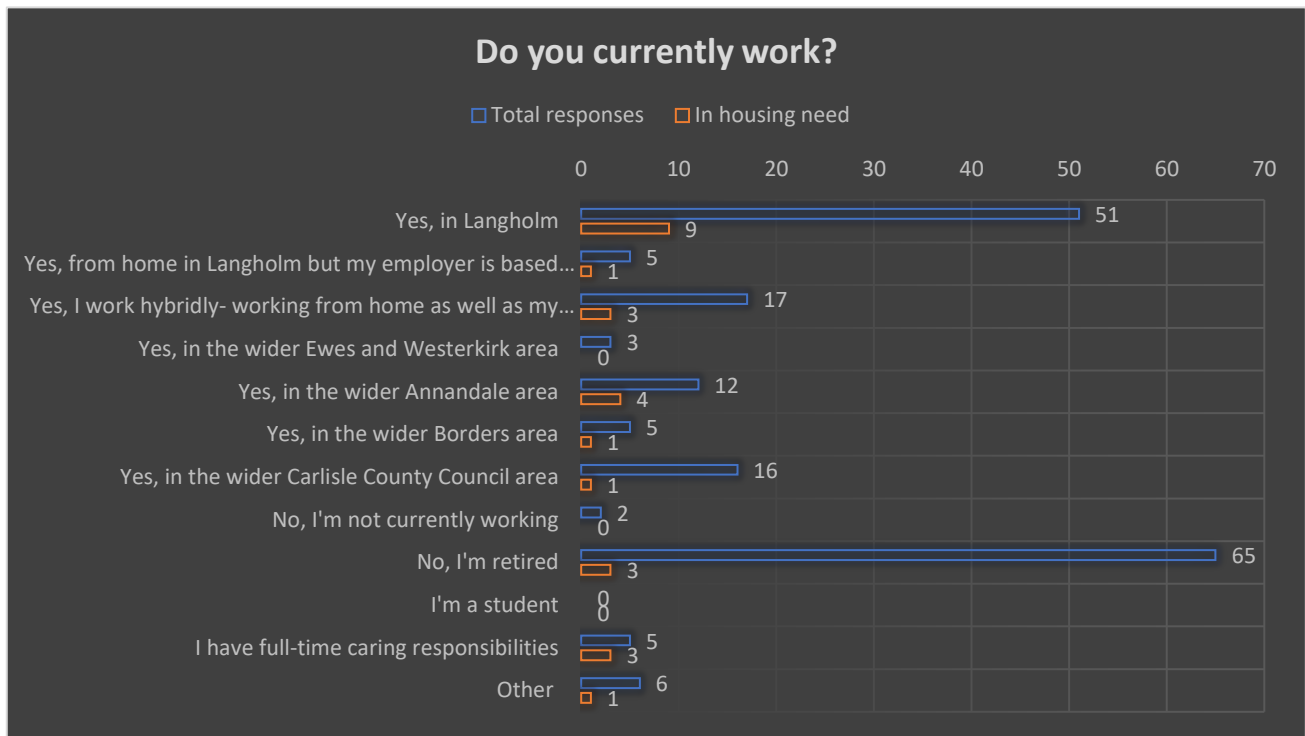
Question 3: What age range are you part of? Answered: 188.



The survey received responses from a broad range of ages which confirms that the findings of this survey are holistic and comprehensive. While the majority of respondents were in the 65-74 age bracket, this was closely followed by 75+, 35-44 and 55-64. There were no responses directly from those in their teenage years and very few responses from those in their early 20's.

Of those in perceived housing need, it is the 25-44 and 55-64 age brackets that are most noted. From this data, it can be deduced that there is a need for housing for younger, working age people and for those who are looking into the future and considering how their needs might change as they grow older. This will be assessed further in section 5.3 of this report.

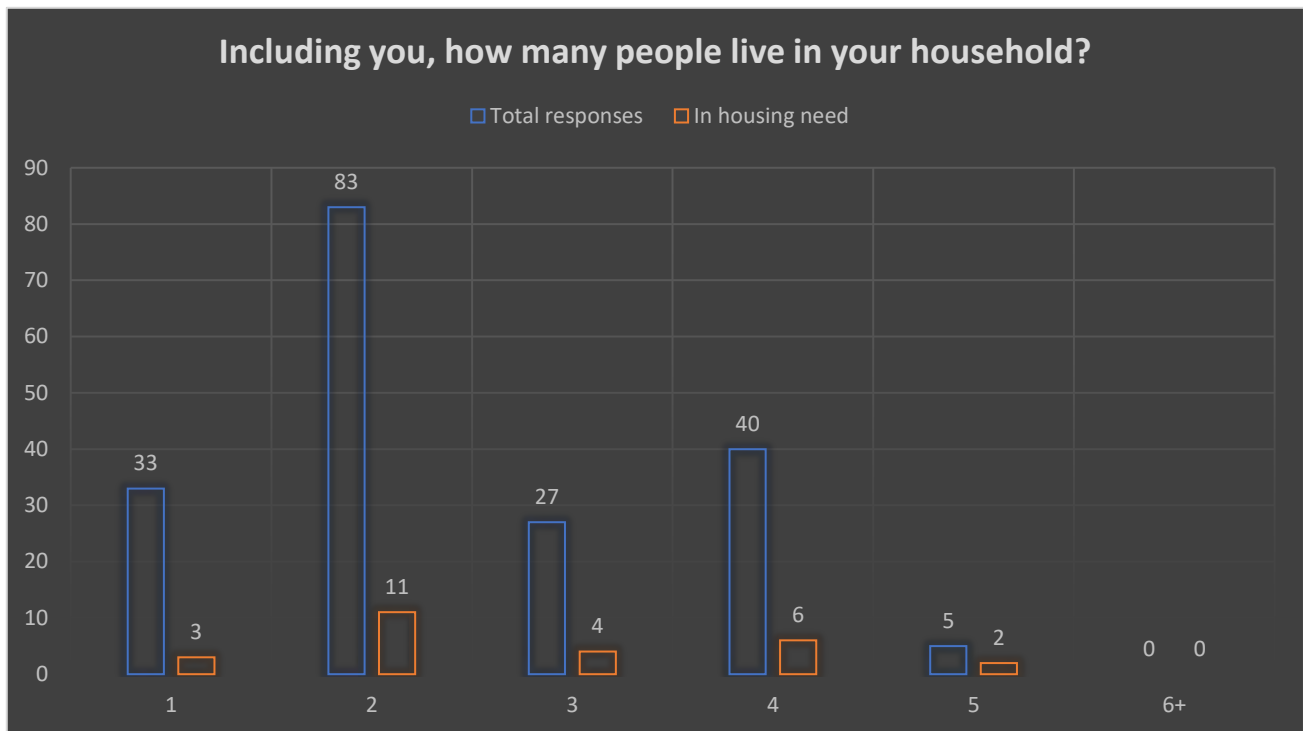
Question 4: Do you currently work? Answered: 187.



To the question of employment status, the most frequent response was 'I am retired' which was selected 65 times. 'Yes, in Langholm' was the second most frequently selected at 57 times. Working from home had 17 selections and working in the wider Carlisle area has 16 responses. All other answers had significantly lower rates of response – with no students being recorded.

Of those in housing need, 9 selected that they work in Langholm and four in the Annandale area. Only three respondents in housing need are retired. This suggests that the majority of housing need in Langholm is for households who have at least one person who works in the village.

Question 5: Including you, how many people live in your household? Answered: 188.

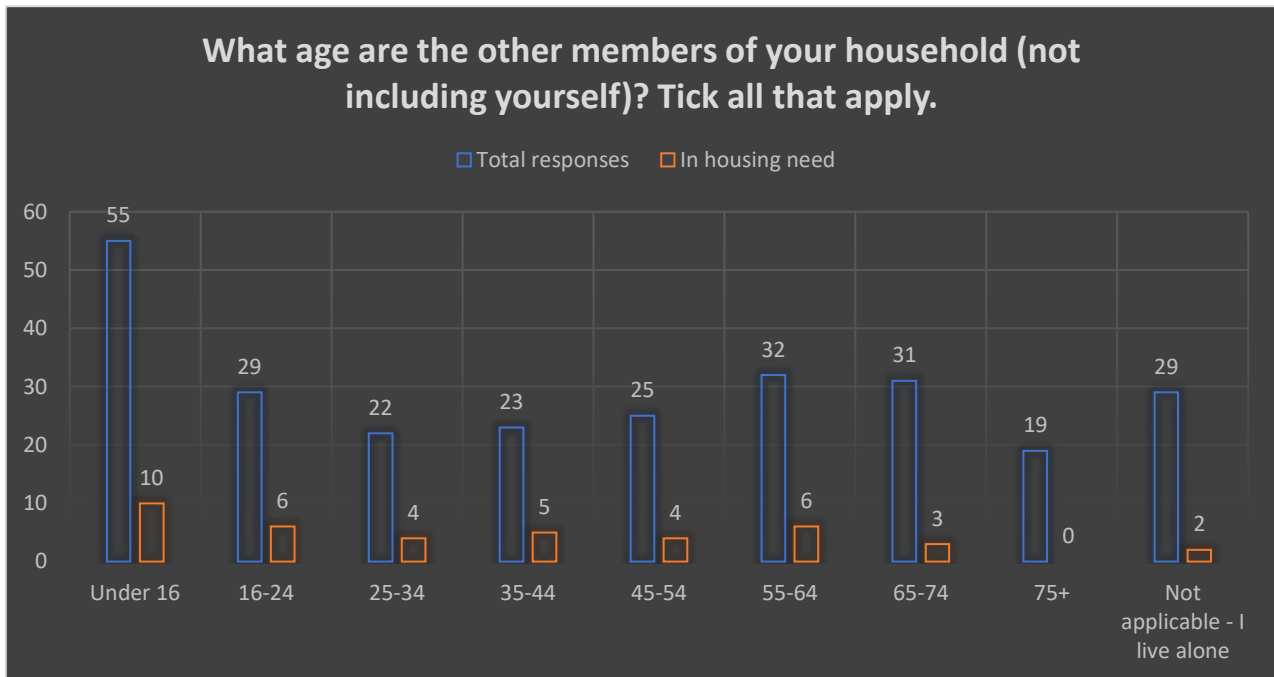


This set of data is particularly useful for two reasons: it establishes the total number of people (not households) that are represented in the survey, and also the size of households in most housing need. By totalling up all responses in the blue columns, it can be concluded that this survey represents 465 people. With this in mind, it would be fair to say that the survey has reached a substantial number of people and the findings should be considered a good representation of the community as a whole.

Additionally, of those in housing need, 2 person and 4 person households were the most frequent. This distribution suggests a primary need for housing suitable for up to 4 people, allowing us to predict what size and type of property might be required in line minimum space standards and household numbers.

Question 6: What age are the other members of your household (not including yourself)?

Tick all that apply. Answered: 188.

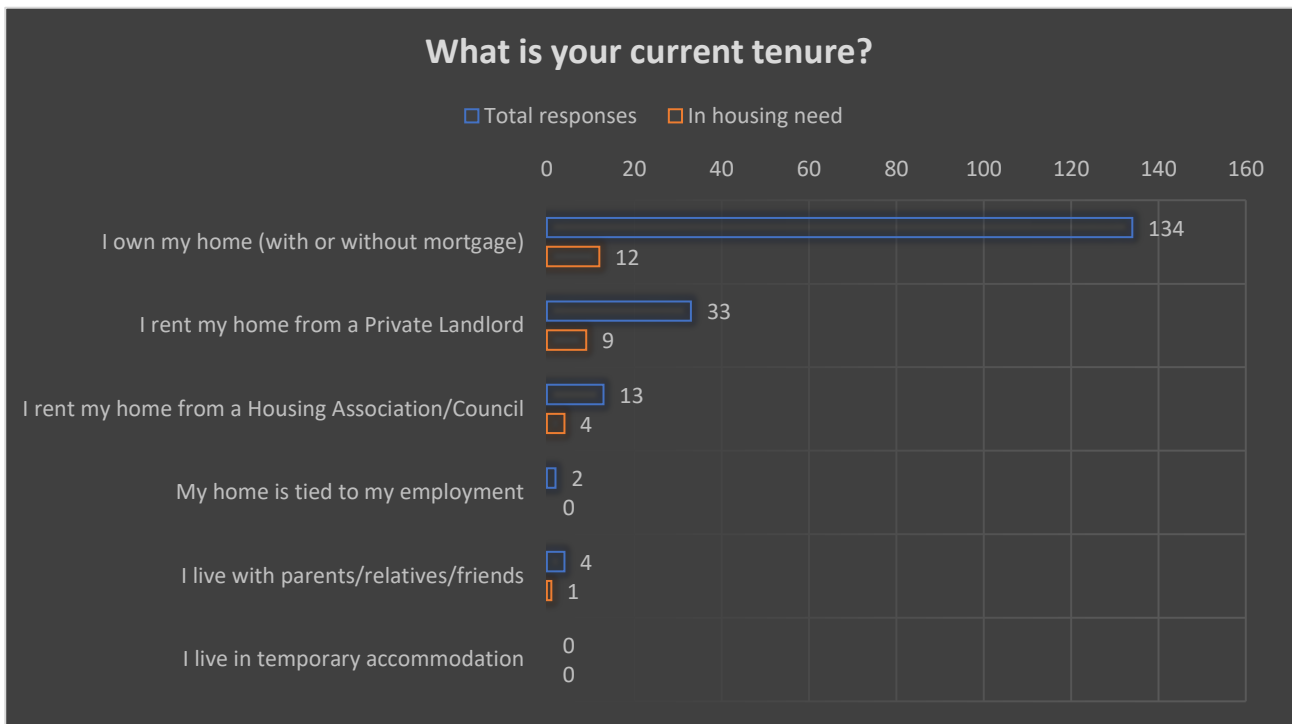


As highlighted by the feedback to Question 3, the survey respondents are relatively evenly spread in terms of age range - although there is a notable scarcity of both teenagers and those in their early 20's who have completed the survey. However, the chart above demonstrates that despite this, they are still represented in the survey - with almost half of all respondents noting that they live with someone who is aged 16 or under.

With this in mind, while the survey feedback does not include direct input from those who are in their early years, their needs are still accounted for in the findings of this report.

## 4.2 – Current housing type and tenure

Question 7: What is your current tenure? Answered: 188.

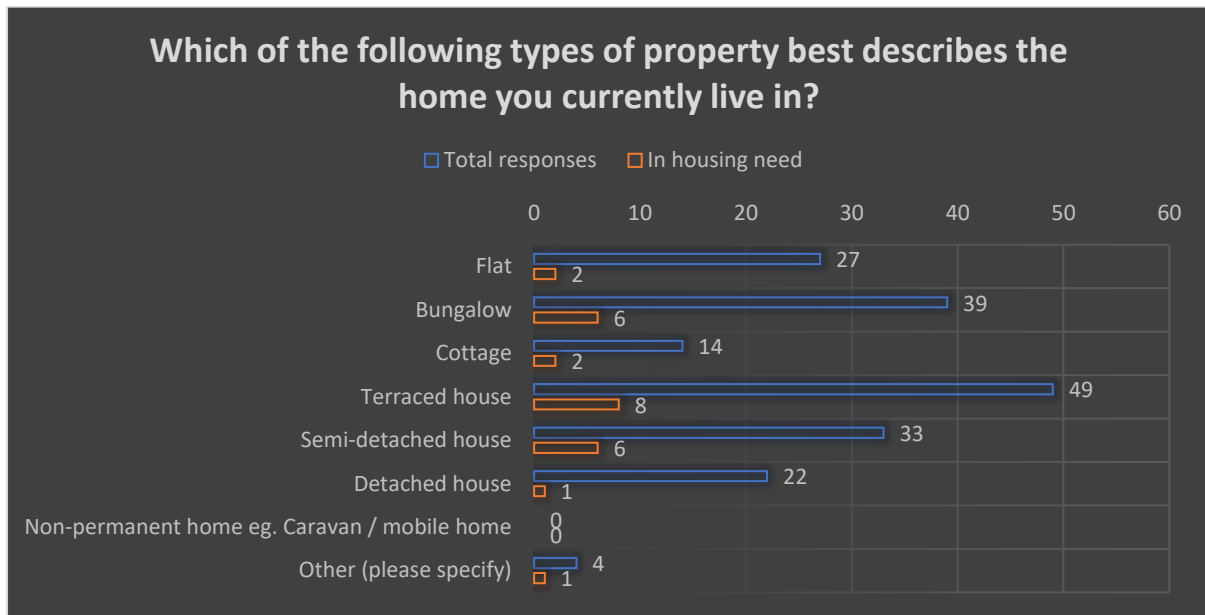


The most frequently selected current housing tenure by all respondents to the survey was owning their own home with or without a mortgage, with 134 responses. 33 respondents rent their home from a private landlord and 13 respondents rent from an affordable housing provider. Four respondents live with friends/family and two are living in tied accommodation.

Of those in housing need, 13 rent their property (either from a private landlord or an affordable housing provider) and 12 own their own home. There is one respondent in housing need who lives with friends/family.

While there is a substantial number of those in housing need who currently own their own home, the majority of those in need either rent, live with family/friends or are in accommodation tied to their employment. It is possible that those in housing need may want to continue renting, however it should be expected that there will be some who would like to get on the housing market and purchase their own property.

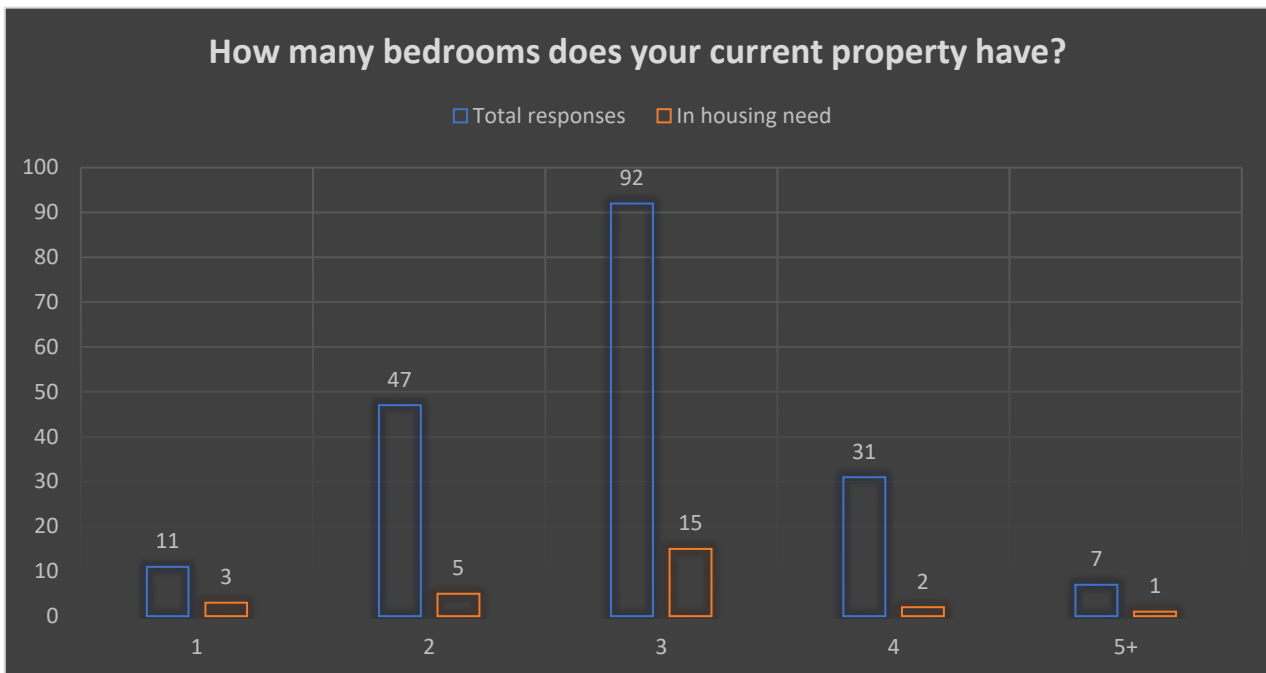
Question 8: Which of the following types of property best describes the home you currently live in? Answered: 188.



104 respondents live in a house of some description - terraced, detached, or semi-detached. 39 respondents live in a bungalow, 27 live in a flat, 14 live in a cottage, and 4 selected 'other'. Those who selected 'other' gave the following answers: maisonette (3) and farmhouse (1).

Of those in housing need, 17 live in a house, 6 live in a bungalow, 2 live in a flat and 1 selected 'other' which is a farmhouse.

Question 9: How many bedrooms does your current property have? Answered: 188.



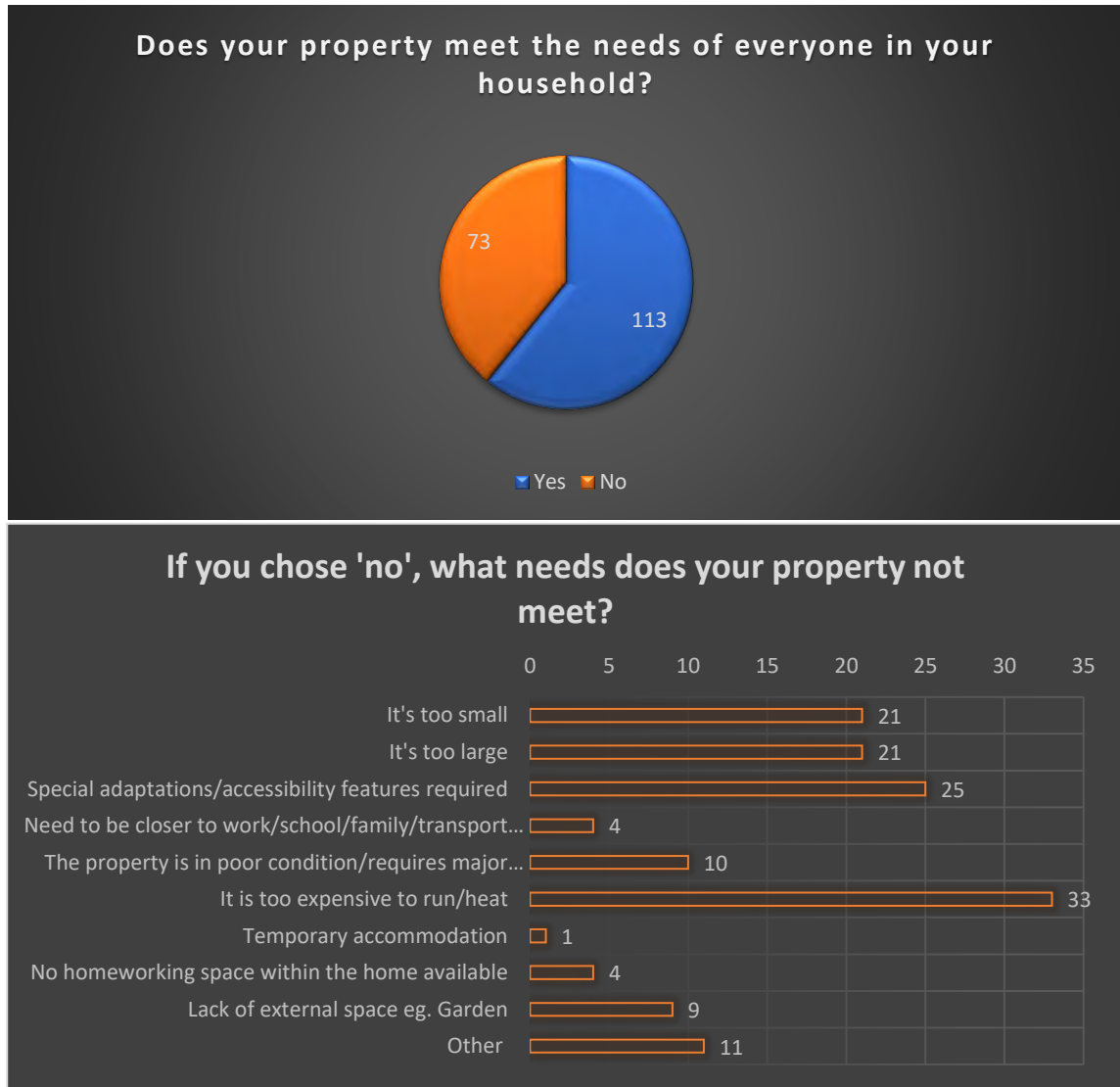
2- and 3-bedrooms properties are the most common size of property that the survey respondents currently have, selected 92 and 47 times. There are also a significant number of people with 4-bedroom properties, with 31 selections. Of those in housing need, the most frequent number of bedrooms that households have are 3 bedrooms with 15 selections.

As outlined in section 4.1, those in housing need are predominantly 2 person and 4 person households. With this data in mind, it would be fair to assume that those currently living in a 3-bedroom property who have identified as being in housing need consider the property to be too large or too small for their household size.

### 4.3 – Housing Need and Demand

Question 10: Does your property currently meet the needs of everyone in your household?

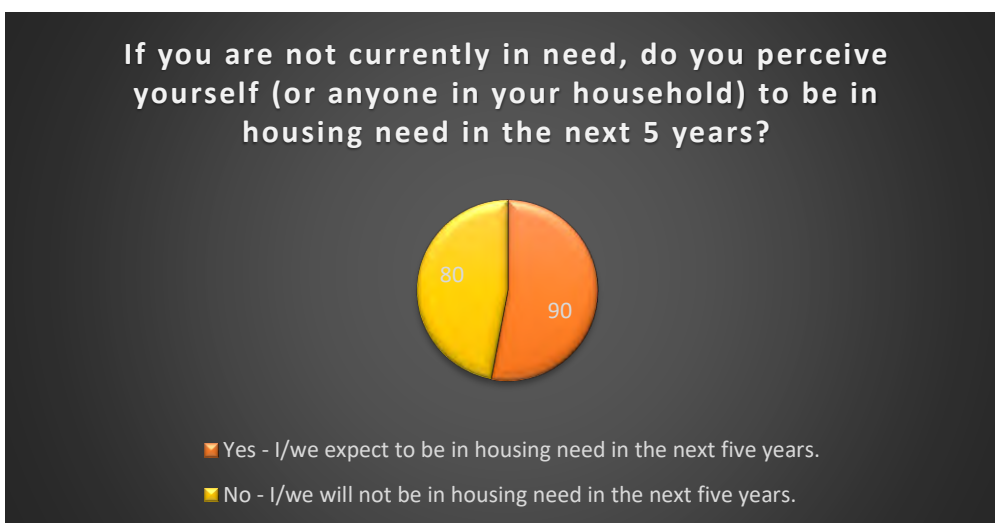
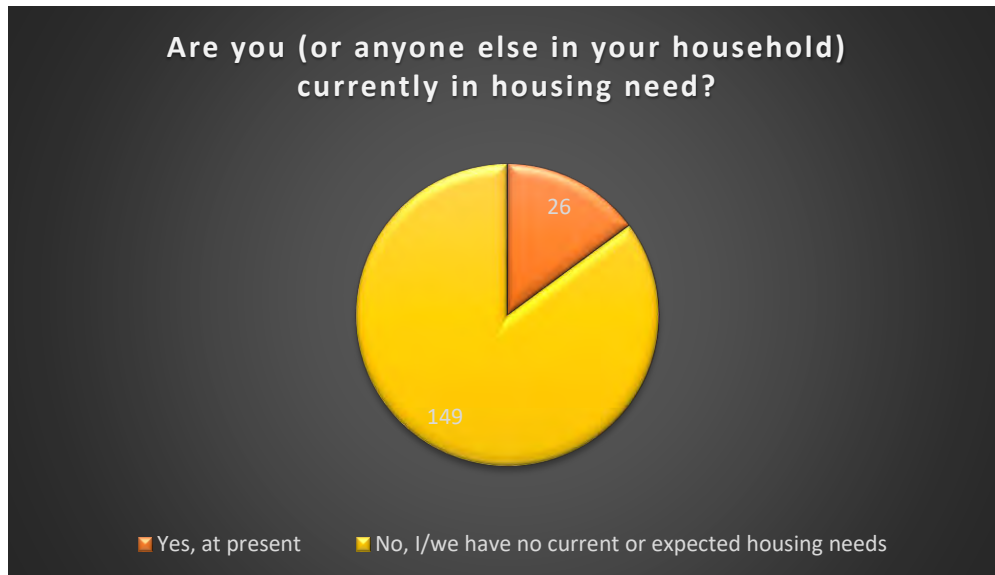
Question 11: If you chose 'no', what needs does your property not meet? Tick all that apply.



73 of the 188 respondents to the survey feel that their current property does not meet the needs of everyone in their household. When those who selected 'no' were asked to explain their answers, the most frequently given reason - with 33 selections - was that the property is too expensive to heat/run. The size of the property (too small/too large) and the requirement of special adaptations were also amongst the options most selected. Of those who selected 'other' the reasons given pertain to having a garden that is too large, requiring a property without steps, in need of parking that the bathroom is too small.

Question 12: Are you (or anyone else in your household) currently in housing need?

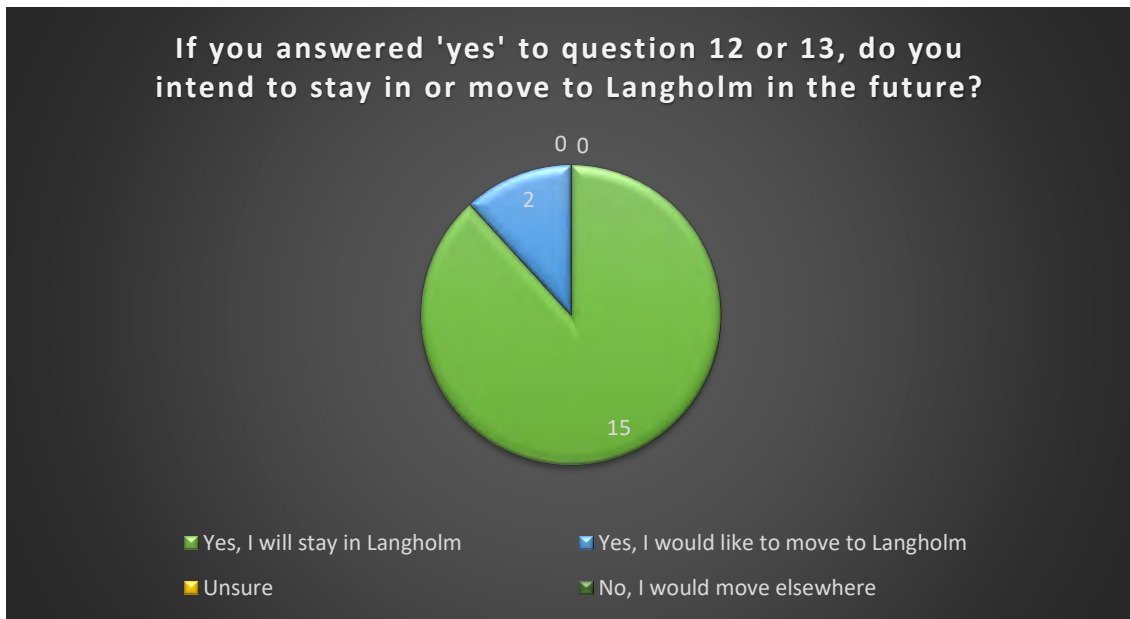
Question 13: If you are not currently in housing need, do you perceive yourself (or anyone in your household) to be in housing need in the next 5 years?



Out of all respondents to the survey, 26 respondents identified as being in housing need at present. Of those not currently in housing need, a total of 90 respondents identified themselves as likely to be in housing need in the future. This suggests that people are looking to the future and recognising that their present housing circumstances will not be suitable.

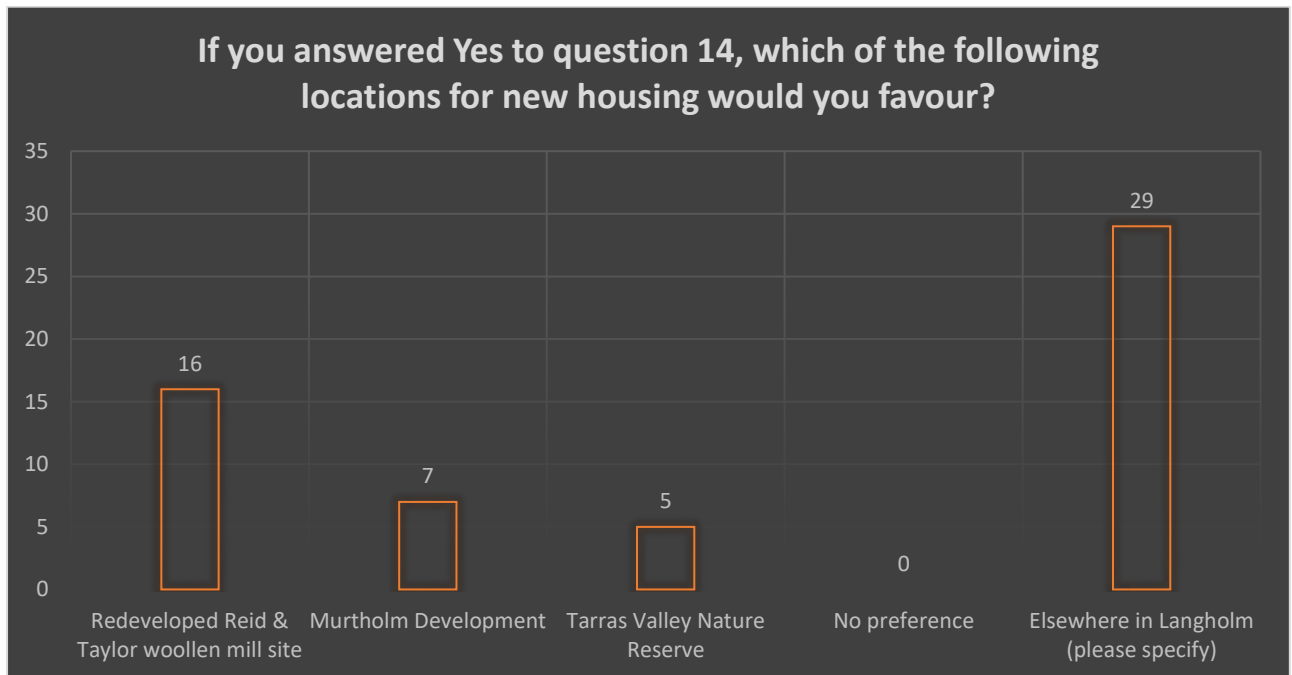
This – coupled with the answers given in question 10 and 11 – clearly indicates that not only are there high rates of dissatisfaction with housing at present in Langholm, but that this is likely to increase in the future as people’s needs change.

Question 14: If you answered Yes to question 12 or 13, do you intend to stay in or move to Langholm in the future?



Among those in housing need (present and future), the most frequently selected option was 'Yes, I will stay in Langholm' which was chosen 15 times. Additionally, 2 respondents in housing need would like to move into Langholm. There are no people in housing need that would like to move elsewhere. From this it can be gathered that those in housing need feel a strong connection to Langholm, and given the chance would choose to remain in the town indefinitely.

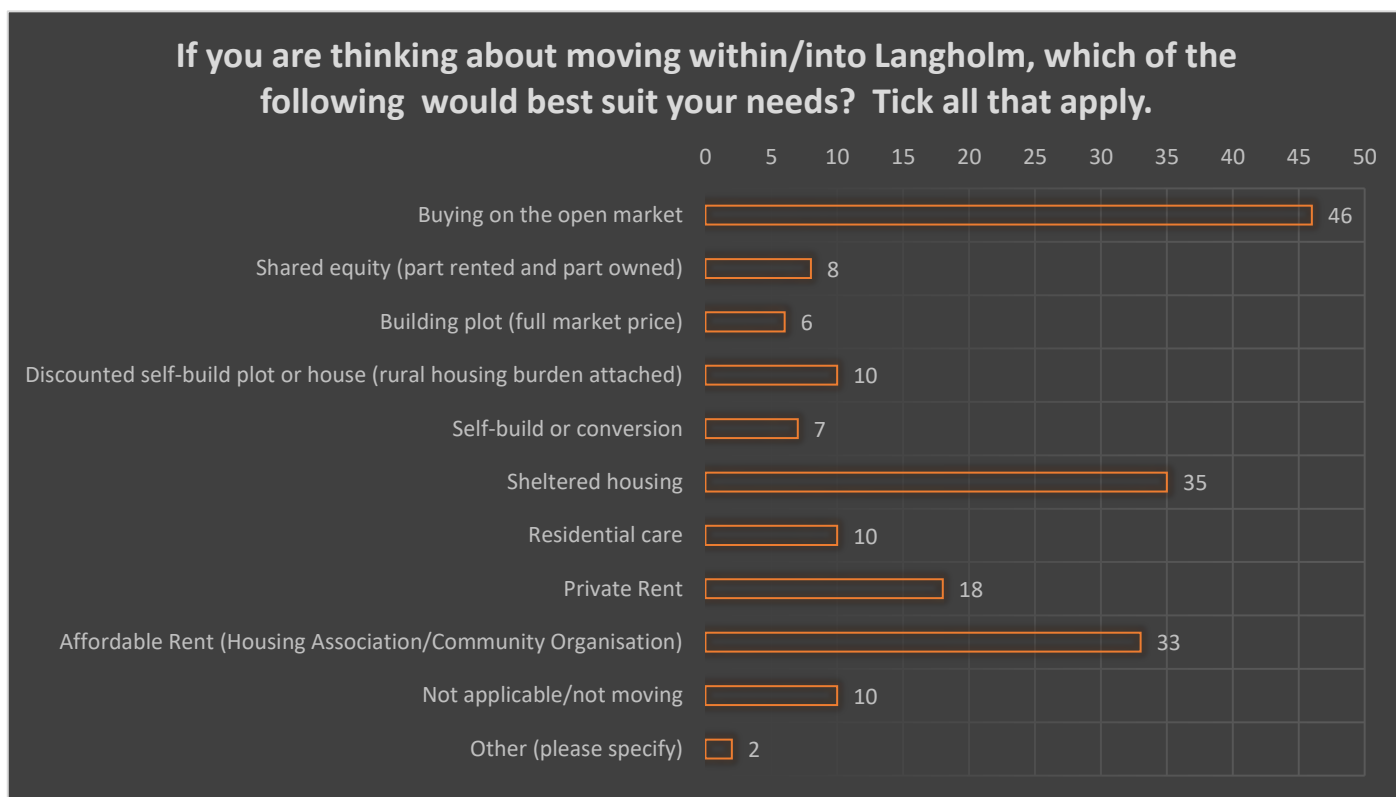
Question 15: If you answered 'yes' to question 14, which of the following locations for new housing in Langholm would you favour? Answered: 113.



From those who identified as both in housing need and with a desire to remain in or move to Langholm, the Reid and Taylor Mill is the most preferred site. This likely lends itself to the site's central location - making it close to amenities and transport links. That being said, a substantial number of households would consider moving to the Murtholm Development and also the Tarras Valley Nature Reserve. Any property on the Tarras Valley Nature Reserve will be unique in its nature and highly desirable for those who wish to be surrounded by the natural environment. Five selections for this site indicates a good level of demand for a small-scale housing development or retrofit on the reserve.

Of those who selected 'elsewhere in Langholm', multiple comments were left. Most notably, there are a significant number of people who feel that the Murtholm Development is too far out of town. Additionally, many respondents feel that disused buildings and sites should be developed first before greenfield sites are used. The sites/buildings that the community would like to see developed for housing are: old council site on William street, Ford Mill, Town Foot and the old school.

Question 16: If you are thinking about moving within/into Langholm, which of the following would best suit your needs? Tick all that apply. Answered: 113.



Of those in housing need and interested in moving within/into Langholm, buying on the open market and sheltered housing are the two most popular tenure options. That being said, these are very closely followed by renting from an affordable housing provider. There is a significantly less demand for self-build plots and private lets.

As noted in section 4.1, the majority of those in housing need do not currently own their home – they either rent privately or live with friends/family. The feedback to the question above confirms that those in housing need would prefer to get on the housing market and purchase their own property or rent from a community organisation. Additionally, the high number of selections for sheltered housing further substantiates the profile of need addressed early in this report – those on the verge of retirement ago who expect (at some point) that they will need adaptive housing.

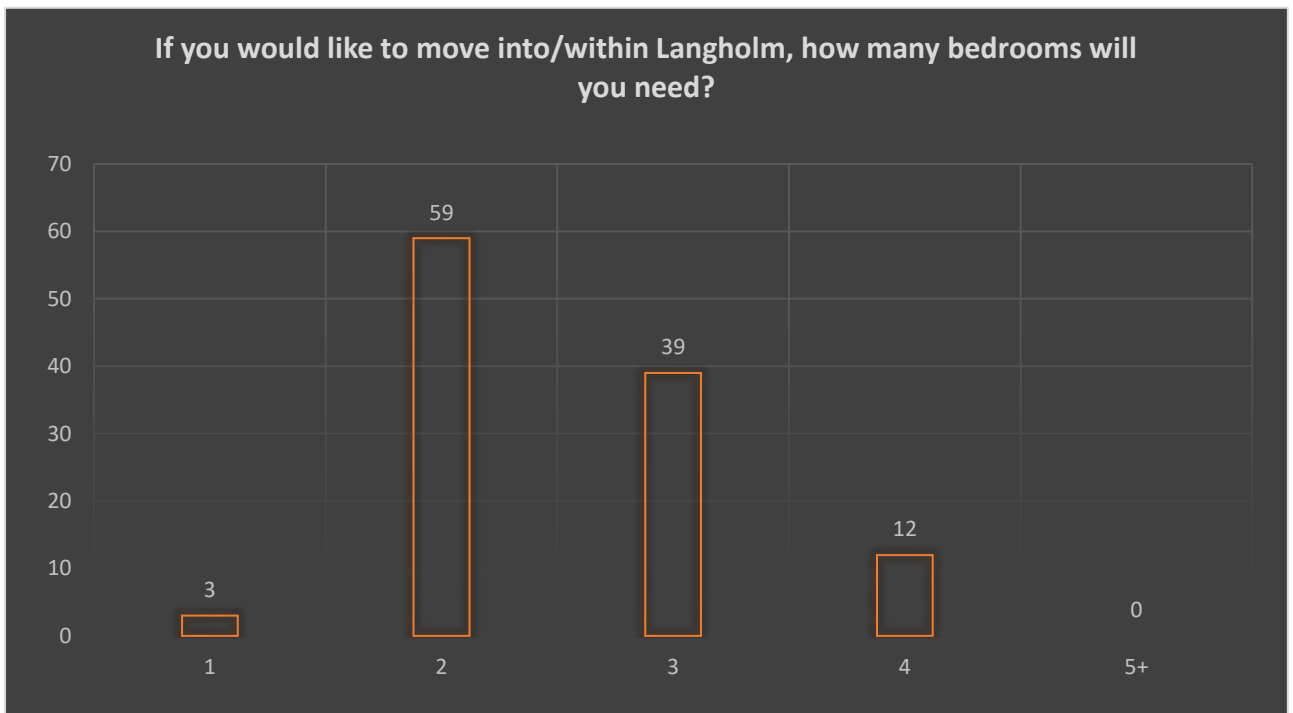
Question 17: If you would like to move into/within Langholm, what type of accommodation would best suit your needs? Tick all that apply. Answered: 113.



The property types in most demand in Langholm is for both ground level bungalows and two-storey houses. Of those who are in housing need and would like to move into/within Langholm, the majority of respondents selected 'bungalow'. Furthermore, a ground-level access property and a house (detached and semi-detached) also received a significant number of selections. This is further confirmed by the low rate of selections for flats.

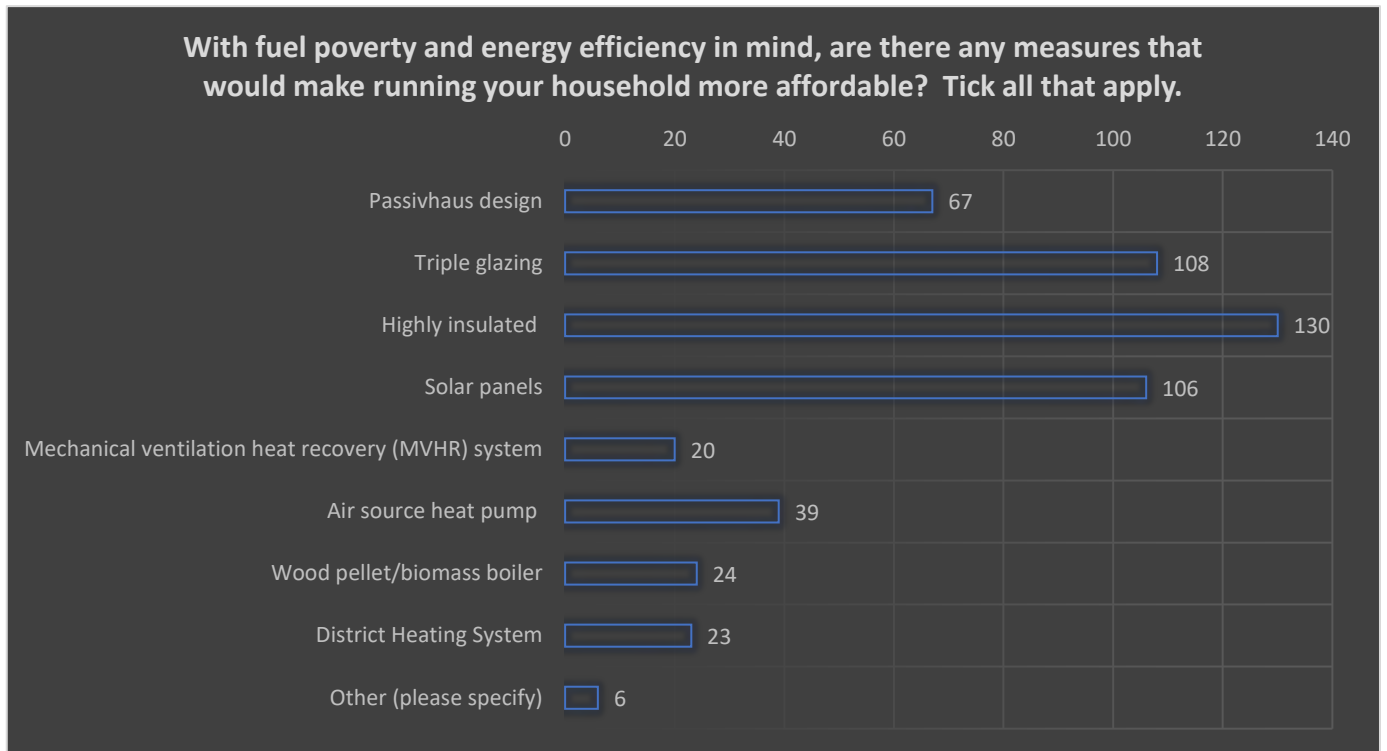
Once again, this reiterates the profiles of housing need in Langholm – low-level housing suitable for reduced mobility and mid-size housing suitable for growing families.

Question 18: If you would like to move into/within Langholm, how many bedrooms will you need? Answered: 113.



Of those who are in housing need and would like to move into/within Langholm, most respondents would require either a 2- or 3-bedroom property. There were some (12) respondents who would require a 4-bedroom property. In contrast, only three respondents would require and 1 bed property and there were no respondents in need of a 5 (or more) bedroom property.

Question 19: With fuel poverty and energy efficiency in mind, are there any measures that would make running your household more affordable? Tick all that apply. Answered: 160.

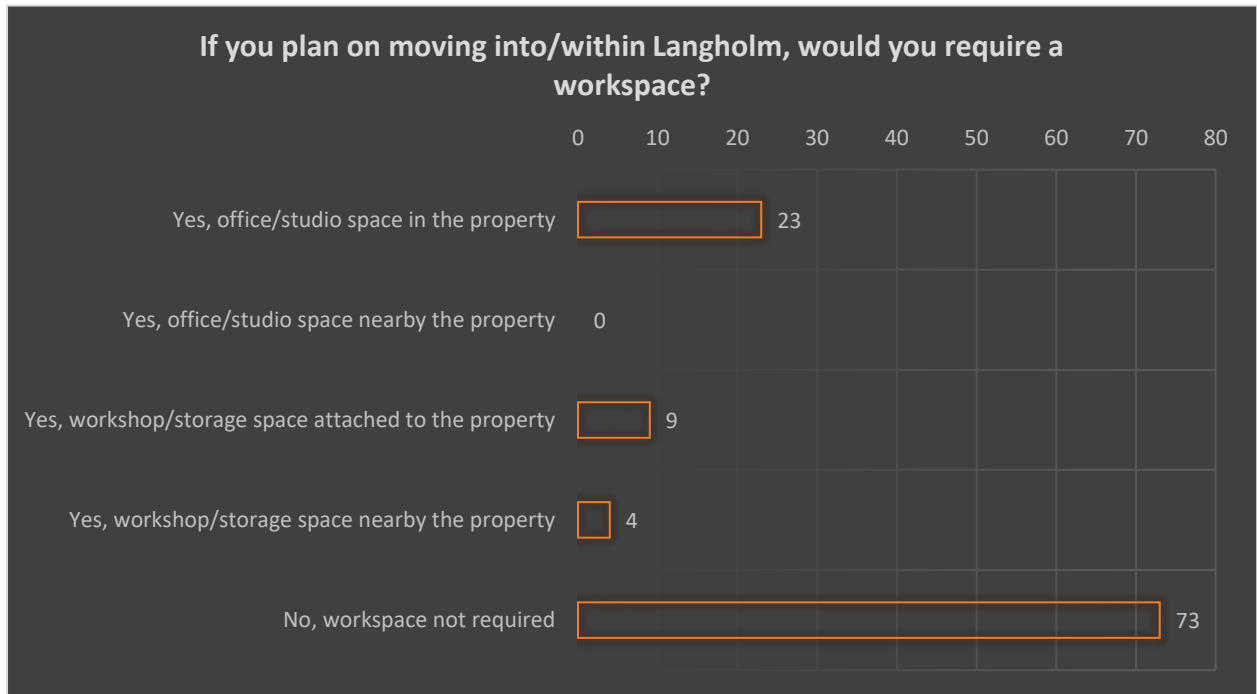


Survey responses to this question indicate a willingness of people to consider a broad range of measures to make the running of their household more affordable. All respondents are primarily interested in a fabric-first approach to energy efficiency design measures, for example - most respondents selected high levels of insulation and triple glazing. In terms of sustainable energy production, solar panels were amongst the most favoured method followed by an air-source heat pump. Significantly fewer selections were given to biomass boilers and district heating systems.

Of those who selected 'other' this was due to them not being familiar with the options presented and, for this reason, remaining unsure.

Question 20: If you plan on moving into/within Langholm, would you require a workspace?

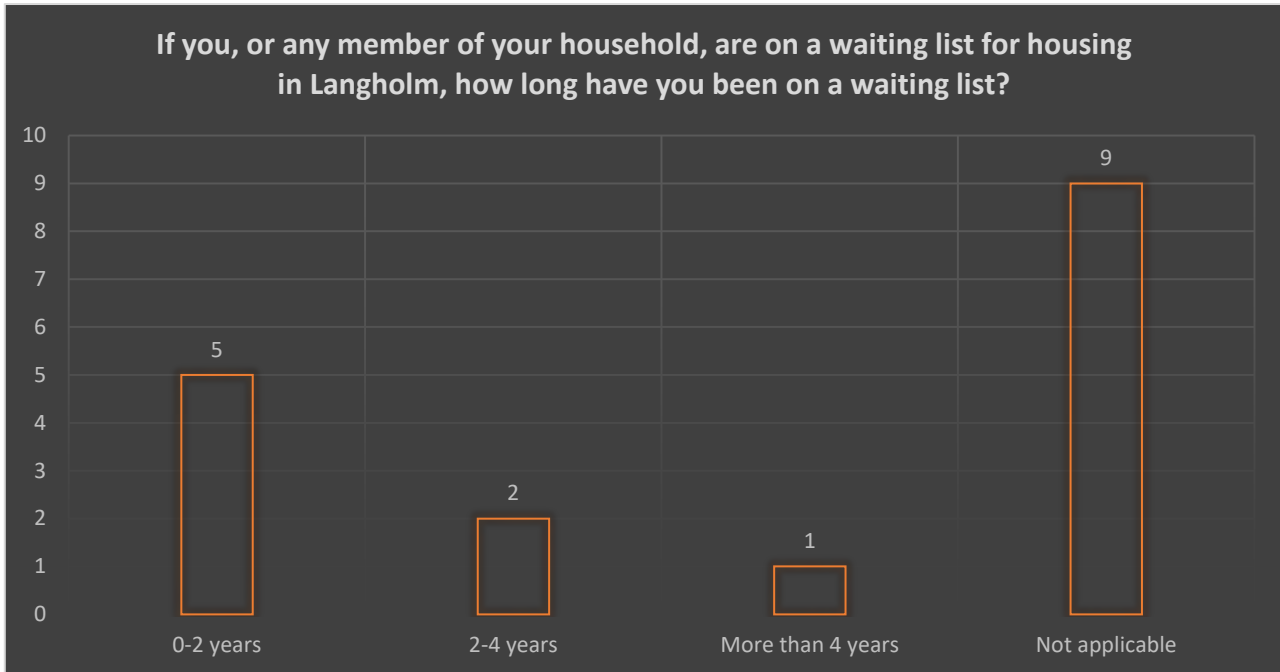
Answered: 112.



Of those in housing need with an interest in moving into/within Langholm, the majority of people do not require a workspace as part of their living arrangements. This is likely due to the fact that most respondents who are in work are employed by a business based in Langholm and do not work from home.

That being said, a significant number of respondents (36) do need some kind of working space – whether that is inside, attached to or near the property.

Question 21: If you, or any member of your household, are on a waiting list for housing in Langholm, how long have you been on a waiting list? Answered: 17



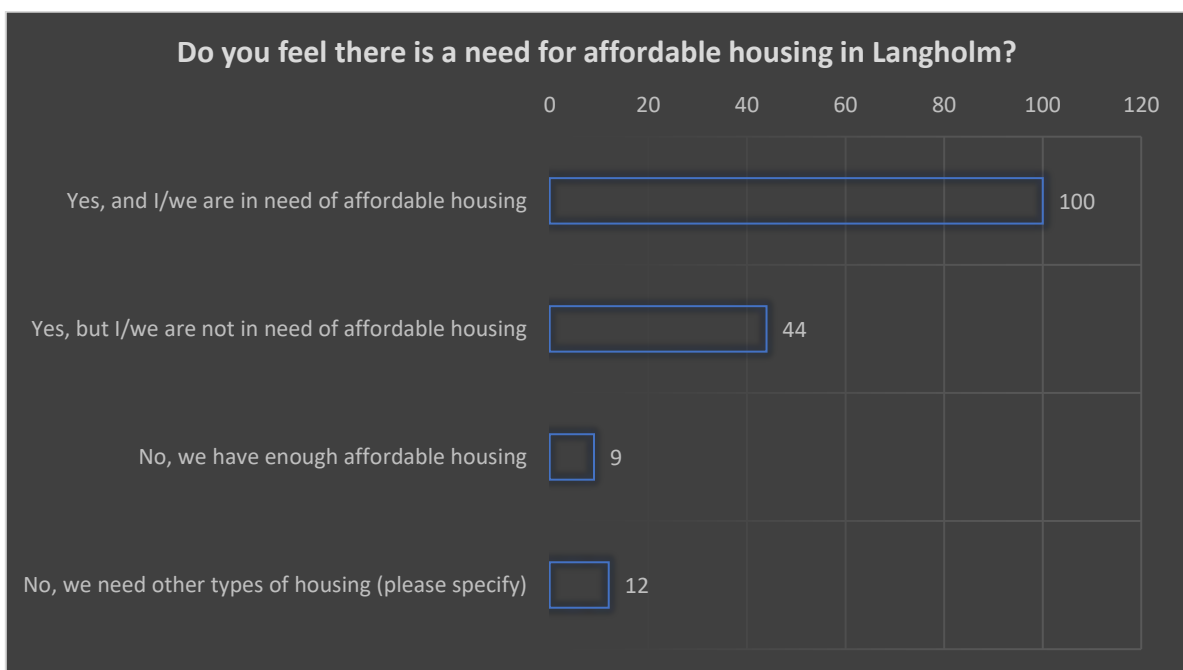
Of those in housing need (current and perceived future need) and with an interest in moving into/within Langholm, there was an even split between those who are on a housing wait list and those who are not. Out of 17 people in housing need, 8 people have been on a housing waiting list – primarily for 2 years or less. This further demonstrates that there is a demand for more affordable housing in Langholm, as more traditional affordable housing providers are unable to provide enough properties for everyone in need. With this in mind, any future community-led housing development in Langholm will help to alleviate the number of people on a housing wait list.

#### 4.5– Views of the Langholm community on affordable housing

Question 22: What attracts you to Langholm? Answered: 132

When prompted to explain what attracted respondents to the local area, several key themes came up. Broadly speaking these were: quiet, safe, good community spirit, family connections, local amenities, friendly people, surrounding countryside, good walks and a good place to raise a family.

Question 23: Do you feel there is a need for affordable housing in Langholm? Answered: 165.



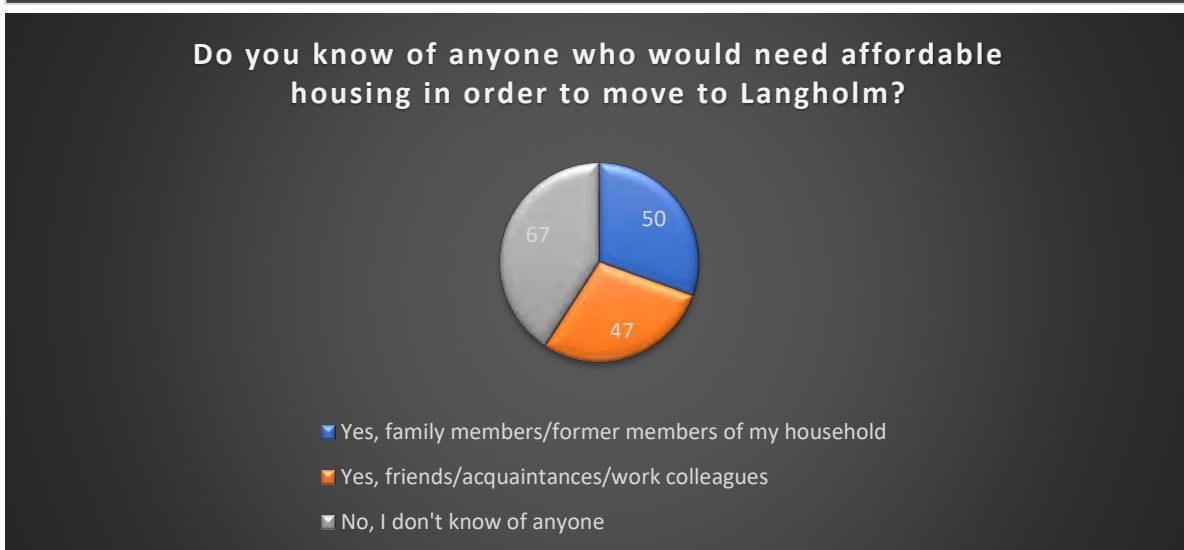
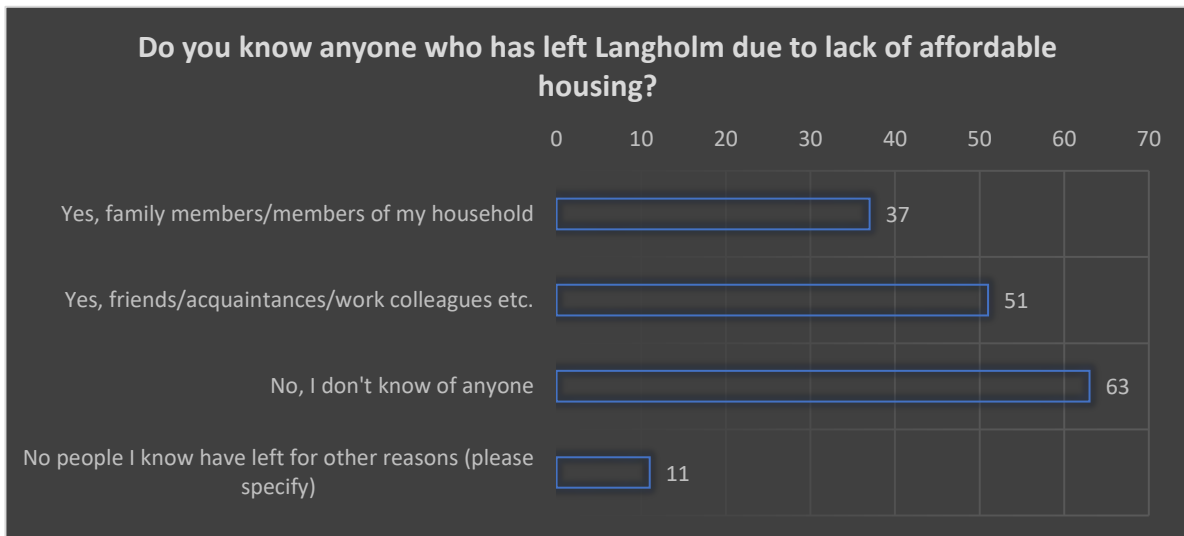
Of the 165 people who responded to the question, 144 feel that there is a need for affordable housing in Langholm and the surrounding area. 9 respondents do not feel there is a need for affordable housing and 12 people stated that they feel other types of housing is required. When asked to elaborate, respondents noted that they would like to see derelict sites used for private developments.

With this in mind, it is highly likely that any future affordable housing development will be supported by the majority of the community in Langholm.

Question 24: Do you know anyone who has left Langholm due to lack of affordable housing?

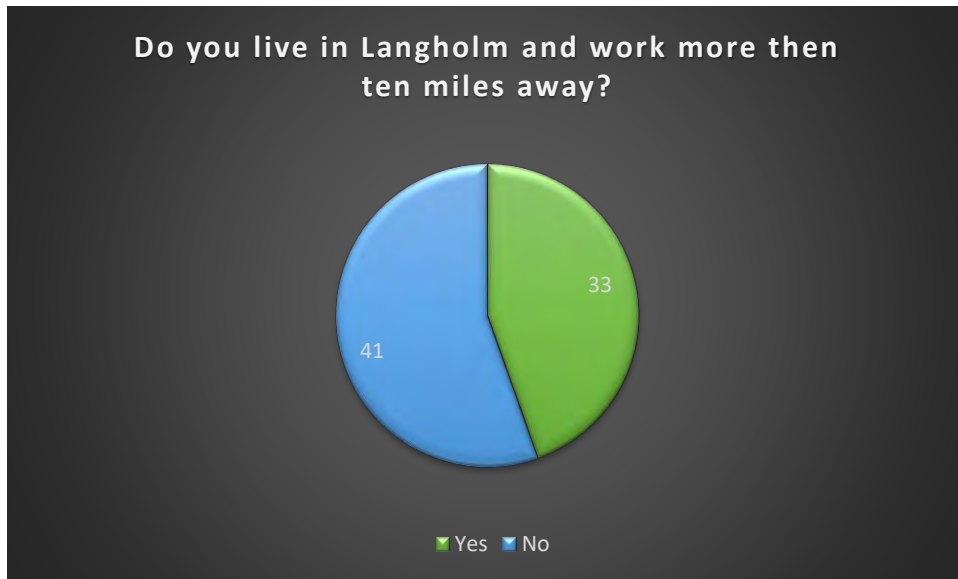
Answered: 162.

Question 25: Do you know of anyone who would need affordable housing in order to move to Langholm? Answered 165.



The impact of a lack of affordable housing is felt to a high degree in Langholm, as a majority of respondents know someone who has had to leave the area due to a lack of affordable housing. Likewise, the majority of respondents feel as though they know someone who would require affordable housing in order to move to Langholm. The feedback gathered from these two questions further reiterates that there is a demand for affordable housing in Langholm and that if more properties were to be built, these are likely to be bought or tenanted quickly.

Question 26: *If you are currently working, do you live in Langholm and work more than ten miles away? Answered: 162.*



Of the respondents who are currently in work and live in Langholm, the majority do not work more than 10 miles away. That being said, there are a substantial number of respondents who do work more than 10 miles away but yet choose to live in Langholm. When asked why, most people noted that they liked living in the countryside, did not want to live in a city and enjoyed their social life in the village. This highlights strongly that there is a very high demand from people to live in Langholm for reasons other than employment and that the willingness to commute is present.

*Question 27: The ethos behind The Stevenson Trust is to make Langholm a better place to live; with that in mind and even if you feel you have no current or likely future need for housing within Langholm, we would like your opinion on the type of housing you would like to see on the derelict Reid & Taylor Woollen Mill site. Within our community of Langholm, how would you like to see a development of each of the following:*

	<b>Definitely yes</b>	<b>Probably yes</b>	<b>Definitely no</b>	<b>Probably no</b>	<b>Total</b>
Accessible housing for older residents and/or those with enhanced care needs that promotes independent living	119	35	3	4	160
A Private development of detached and semi-detached houses and apartments - mainly for sale	86	46	8	20	159
An Affordable Housing development of detached and semi-detached houses and apartments - for rent or sale and managed by a local community organisation with a Local Allocations Policy	98	46	9	10	162
A Social Housing development of low rent housing managed by a Housing Association	35	24	62	37	157

*Question 28: Finally, is there anything else you would like to add about housing options and affordability in Langholm?*

Make use of what we have. Proposed Murtholm Development is too far out of town. Need to see some action.
Local housing & amenities required for local people
I'd like to see affordable housing going to Langholm residents and their families
Local housing policy is a must
Favour local housing for local people. Plenty derelict sites round Langholm. Look at developing those into housing - Murtholm location is too far out of town
Favour local amenity housing for local people
Local houses for local people needed / amenity housing for local people needed. Don't want to be on the outskirts of the town (reference to proposed Murtholm development)
We need more housing in Langholm.
Lack of sheltered accommodation for the elderly possibly with a warden on site
Less social housing and attractive options for working families
Nothing has been built in Langholm for years. Young people need houses with decent living and outdoor space. Difficult for young people to get onto the housing market as properties pass down through generations, or private sales. We also have an aging population, with little in the way of suitable accommodation (assisted living or care homes).
There is no land for people wishing to come to Langholm at present to build their own home.
Develop existing sites such as Reid and Taylor or the area beside the Community Centre
Aging population - single occupancy of family size homes > need independent spaces so they can move on
New build family homes are desperately needed
There is quite a few empty houses in Langholm, it reflects badly on the town. Could these be bought, renovated and rented out? Why build new houses when existing houses are available
Housing for first time buyers, housing for them to move up to with family, housing for older members of the community to down size to releasing larger properties for upsizing. Attractive housing to attract those who perhaps work in the surrounding area eg Cumberland, Hawick etc housing to keep those people in Langholm or bring new people to Langholm. Perhaps incentives to buy housing in need of renovation. Langholm has a very high percentage of people over 65 - many living in their own homes who may wish to downsize - becoming cash buyers for attractive, appropriate properties.

With very few houses having being built in Langholm over the last 40+ years & all the vacant space & derelict buildings, it would be nice to see some creative accommodate options & movement within the housing scene for Langholm. It would be a desperate tragedy for the town if a development of 'build them cheap/stack them in' houses were built - which weren't then allocated to local residents! Langholm deserves quality built, custom housing, sympathetic to the surrounding area at affordable prices for LOCAL residents in need. I hope the collective output from this housing survey mirrors my aspirations for The Muckle Town of Langholm

There are no houses to rent or buy. This is one reason why younger people have to look else where. No people = no expansion of business. The aging population of Langholm shows the need for a change in direction.

Yes as with my answer to number 27 .Langholm's aging population needs a development within the town not outside the town and such a development would free up houses available to younger couples with families. This would also make the older householders feel more part of the community and not isolated

We find that private rent comes with more problems than social housing. Unfortunately the social housing register has a very long wait list and sometimes the only option is to find a private rent, which can also be very difficult. Our current property is in a very poor state of repair and the landlord continues to ignore the issues. We don't have the security and help you get with housing associations. It would be beneficial for the town and it's surrounding areas to have affordable housing and a waitlist that would address the needs of those of us who live in these areas first rather than accepting tenants from further afield.

It is almost impossible to find good 2- or 3-bedroom properties to rent, affordable, in Langholm. Places are very rarely advertised and tend to be rented by word of mouth. There is a serious lack of housing for the upcoming generation who instead leave the town and take their spending money with them

There are so many empty houses and buildings in the town yet the locals are crying out for affordable lets. When there are people from other areas coming and buying the local property that nobody local can afford

The current housing stock is not consistent with modern requirements or government policy on, for example, care in the community. Disregarding affordability, houses are needed for young families, elderly that can live independently, assisted living and also a local care home. This would enable the school to remain viable and elderly to downsize when necessary, or to receive care without leaving Langholm. Thought also needs to be given to the rising numbers of AirB&B premises to ensure these don't sterilise accommodation for locals.

## **Conclusion**

The HNDA process has revealed that there is a clear housing need and demand in Langholm and identified three profiles of those in housing need: existing residents who are on the verge of retirement (or already retired), local working people and families. Of those in housing need, the majority have lived in Langholm for the long-term – suggesting that there is a strong community connection to the town.

The availability and affordability of housing in Langholm is preventing long-term residents who are retired (or would like to retire) from finding appropriate and affordable accommodation in order to stay local. Many of the survey respondents indicated that, while they are not currently in housing need, they recognise that their needs will change as they grow older and that their current home may no longer be suitable. With this in mind, the first need for housing in Langholm is adapted housing - potentially in the form of sheltered accommodation - in order to cater for an aging population who wish to remain local and maintain their independence. Furthermore, of the respondents in housing need, the majority were in employment with their employer based in Langholm. This indicates that the lack of affordable housing is also restricting those of working age from finding appropriate accommodation in the area, which may have long-term detrimental effects on businesses and the local economy; with no workforce available to keep shops, cafes and hotels afloat. There is also a need for housing for local families. Many respondents in housing need have noted that their properties are too small for their current and predicted household needs, suggesting that more suitable accommodation is sought for a growing family size.

All of the aforementioned profiles of housing need are of concern for the present and future of the town, as the diverse population struggles to accommodate itself appropriately and affordably within the area. The consequences of not providing suitable accommodation for the aforementioned profiles of need are plain to see. An aging population will be forced to stay in unsuitable accommodation, requiring support from external bodies to undertake routine daily tasks – placing pressure on the local health and social care services. With no future prospect of suitable accommodation in Langholm, those of working age or with families are likely to widen their search for housing, schooling and employment to other areas of

Dumfries and Galloway. In the long run, this has the potential to cause labour migration, skills-shortage and a demographic imbalance in Langholm.

In addition to an existing and future need for more suitable housing amongst those currently living in Langholm, there is also a demand more affordable housing – with many respondents noting sites that they would like to see developed. Among those in housing need, the majority of respondents stated that if they were to move home, they would like to remain in Langholm and would require housing. There were no people in housing need that would like to leave Langholm and live elsewhere. This demand is further substantiated by the fact that the majority of survey respondents know someone who has had to leave the area due to a lack of affordable housing. Likewise, the majority of respondents feel as though they knew someone who would require affordable housing in order to move to Langholm. This highlights that there is a very strong desire for people to either remain in, or move back to Langholm – confirming that any additional housing made available would certainly be utilised.

The determination and support of the community for innovative solutions to the affordable housing issue in Langholm is evident throughout the HNDA. Not only has the HNDA process successfully evidenced a need and demand for more affordable housing in Langholm, it has also established numerous sites that the community would support being used for a realistic community-led housing project. Going forward, the findings outlined in this report should be consulted during any future project development stages of a housing project in Langholm. In doing so, proposed development sites, building design and tenure options will be in line with the localised housing need, demand and desires of the people who proudly call Langholm home.

## Appendices

### Appendix 1: Table of survey questions

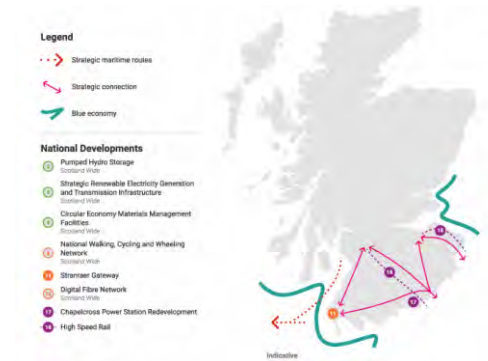
<b>Q1</b>	Where do you currently live?
<b>Q2</b>	How long have you lived in Langholm?
<b>Q3</b>	Which age range are you part of?
<b>Q4</b>	Do you currently work?
<b>Q5</b>	Including you, how many people live in your household?
<b>Q6</b>	What age are the other members of your household (not including yourself)? Tick all that apply.
<b>Q7</b>	What is your current tenure?
<b>Q8</b>	Which of the following types of property best describes the home you currently live in?
<b>Q9</b>	How many bedrooms does your current property have?
<b>Q10</b>	Does your property meet the needs of everyone in your household?
<b>Q11</b>	If you answered 'no', what needs does your property not meet? Tick all that apply
<b>Q12</b>	Are you (or is anyone else in your household) currently in housing need?
<b>Q13</b>	If you are not currently in need, do you perceive yourself (or anyone in your household) to be in housing need in the next 5 years?
<b>Q14</b>	If you answered Yes to question 12 or 13, do you intend to stay in or move to Langholm in the future?
<b>Q15</b>	If you answered Yes to question 12 or 13, which of the following locations for new housing would you favour?
<b>Q16</b>	If you are thinking about moving within/into Langholm, which of the following would best suit your needs? Tick all that apply.
<b>Q17</b>	What type of accommodation would best suit your needs? Tick all that apply.
<b>Q18</b>	How many bedrooms do you need?
<b>Q19</b>	With fuel poverty and energy efficiency in mind, are there any measures that would make running your household more affordable? Tick all that apply.
<b>Q20</b>	If you plan on moving, would you require workspace?
<b>Q21</b>	If you, or any member of your household, are on a waiting list for housing in Langholm, how long have you been on a waiting list?
<b>Q22</b>	What attracts you to Langholm?
<b>Q23</b>	Do you feel there is a need for affordable housing in Langholm?
<b>Q24</b>	Do you know anyone who has left Langholm due to lack of affordable housing?
<b>Q25</b>	Do you know of anyone who would need affordable housing in order to move to Langholm?
<b>Q26</b>	Do you live in Langholm and work more than ten miles away?
<b>Q27</b>	The ethos behind The Stevenson Trust is to make Langholm a better place to live; with that in mind and even if you feel you have no current or likely future need for housing within Langholm, we would like your opinion on the type of housing you would like to see on the derelict Reid & Taylor Woollen Mill site. How would you like to see a development of each of the following:
<b>Q28</b>	Finally, is there anything else you would like to add about housing options and availability in Langholm?



# Local Place Plan Langholm & Canonbie

## Appendix 7

Our Place,  
National Planning Framework 4 &  
National Performance Framework



**Liveable Places**

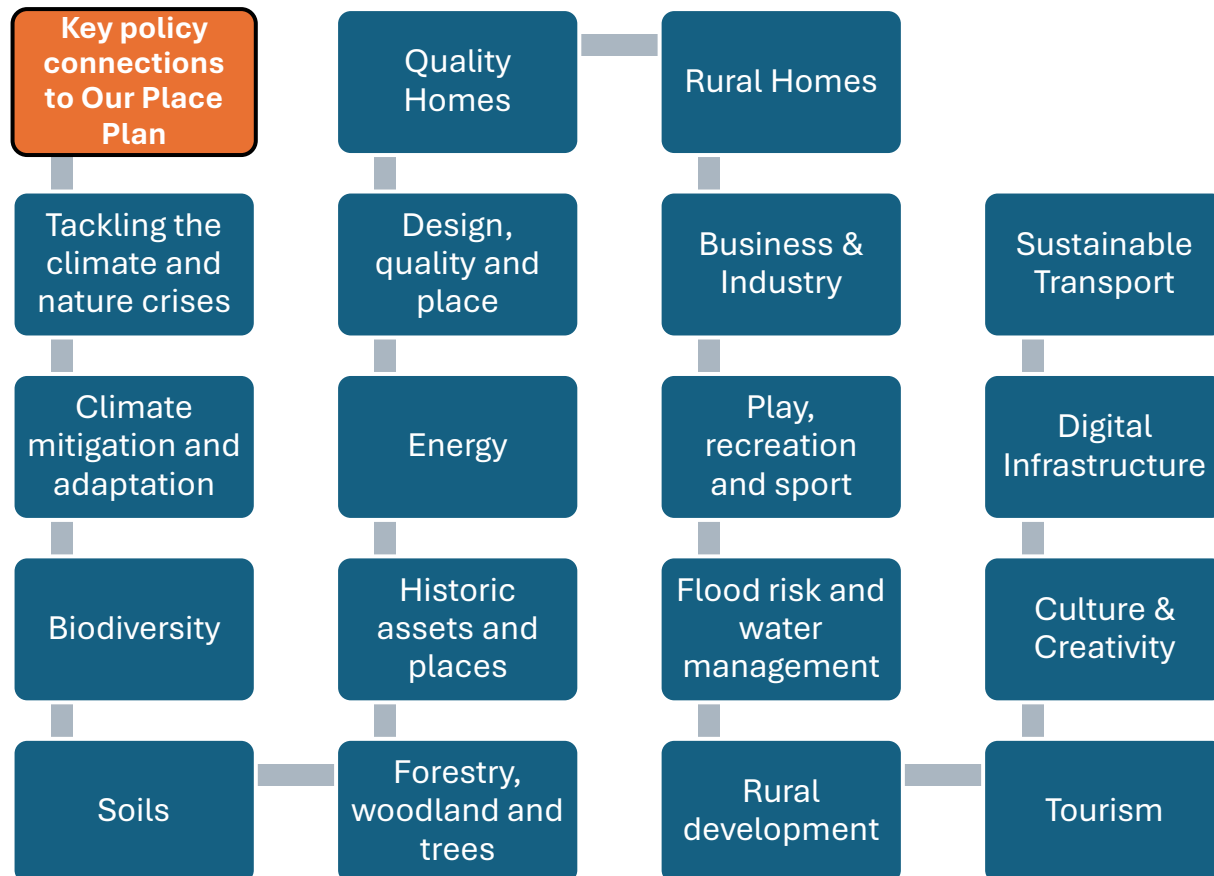
**Sustainable Places**

**Productive Places**

# NPF 4 - National Planning Policy

NPF4 is required by law to contribute to 6 outcomes:

- Meeting the housing needs of people living in Scotland including, in particular, the housing needs for older people and disabled people,
- Improving the health and wellbeing of people living in Scotland,
- Increasing the population of rural areas of Scotland,
- Improving equality and eliminating discrimination,
- Meeting any targets relating to the reduction of emissions of greenhouse gases, and
- Securing positive effects for biodiversity.



## National Performance Framework

Our Purpose, Values and National Outcomes



# NPF 4 - National Planning Policy: *TVNR, Housing Projects, Langholm Old School, Recreation Spaces*



## Sustainable Places

### Tackling the climate and nature crises

#### Policy Principles

**Policy Intent:**  
To encourage, promote and facilitate development that addresses the global climate emergency and nature crisis.

**Policy Outcomes:**

- Zero carbon, nature positive places.

#### Local Development Plans:

LDPs must address the global climate emergency and nature crisis by ensuring the spatial strategy will reduce emissions and adapt to current and future risks of climate change by promoting nature recovery and restoration in the area.

**Biodiversity:** LDPs should protect, conserve, restore and enhance biodiversity in line with the mitigation hierarchy. They should also promote nature recovery and nature restoration across the development plan area, including by: facilitating the creation of nature networks and strengthening connections between them to support improved ecological connectivity; restoring degraded habitats or creating new habitats; and incorporating measures to increase biodiversity, including populations of priority species.

## Forestry, woodland and trees

#### Policy Principles

**Policy Intent:**  
To protect and expand forests, woodland and trees.

**Policy Outcomes:**

- Existing woodlands and trees are protected, and cover is expanded.
- Woodland and trees on development sites are sustainably managed.

#### Local Development Plans:

LDPs should identify and protect existing woodland and the potential for its enhancement or expansion to avoid habitat fragmentation and improve ecological connectivity, helping to support and expand nature networks. The spatial strategy should identify and set out proposals for forestry, woodlands and trees in the area, including their development, protection and enhancement, resilience to climate change, and the expansion of a range of types to provide multiple benefits. This will be supported and informed by an up to date Forestry and Woodland Strategy.

## Brownfield, vacant and derelict land and empty buildings

#### Policy Principles

**Policy Intent:**  
To encourage, promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings, and to help reduce the need for greenfield development.

**Policy Outcomes:**

- Development is directed to the right locations, maximising the use of existing assets and minimising additional land take.
- The contribution of brownfield land to nature recovery is recognised and opportunities for use as productive greenspace are realised where appropriate.
- Derelict buildings and spaces are regenerated to improve wellbeing and transform our places.

#### Local Development Plans:

LDPs should set out opportunities for the sustainable reuse of brownfield land including vacant and derelict land and empty buildings.

### Liveable Places



#### Design, quality and place

##### Policy Principles

###### Policy Intent:

To encourage, promote and facilitate well designed development that makes successful places by taking a design-led approach and applying the Place Principle.

###### Policy Outcomes:

- Quality places, spaces and environments.
- Places that consistently deliver healthy, pleasant, distinctive, connected, sustainable and adaptable qualities.

##### Local Development Plans:

LDPs are expected to identify a Local Housing Land Requirement for the area they cover. This is to meet the duty for a housing target and to represent how much land is required. The LDP delivery programme is expected to establish a deliverable housing land pipeline for the Local Housing Land Requirement.

##### Policy Principles

###### Policy Intent:

To encourage, promote and facilitate the application of the Place Principle and create connected and compact neighbourhoods where people can meet the majority of their daily needs within a reasonable distance of their home, preferably by walking, wheeling or cycling or using sustainable transport options.

###### Policy Outcomes:

- Places are planned to improve local living in a way that reflects local circumstances.
- A network of high-quality, accessible, mixed-use neighbourhoods which support health and wellbeing, reduce inequalities and are resilient to the effects of climate change.
- New and existing communities are planned together with homes and the key local infrastructure including schools, community centres, local shops, greenspaces, health and social care, digital and sustainable transport links.

##### Local Development Plans:

LDPs should support local living, including 20 minute neighbourhoods within settlements, through the spatial strategy, associated site briefs and masterplans. The approach should take into account the local context, consider the varying settlement patterns and reflect the particular characteristics and challenges faced by each place. Communities and businesses will have an important role to play in informing this, helping to strengthen local living through their engagement with the planning system.

##### Policy Principles

###### Policy Intent:

To encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities across Scotland.

###### Policy Outcomes:

- Good quality homes are at the heart of great places and contribute to strengthening the health and wellbeing of communities.
- Provision of land in the right locations to accommodate future need and demand for new homes, supported by the appropriate infrastructure.
- More energy efficient, net zero emissions homes, supporting a greener, fairer and more inclusive wellbeing economy and community wealth building, tackling both fuel and child poverty.

## Blue and green infrastructure

##### Policy Principles

###### Policy Intent:

To protect and enhance blue and green infrastructure and their networks.

###### Policy Outcomes:

- Blue and green infrastructure are an integral part of early design and development processes; are designed to deliver multiple functions including climate mitigation, nature restoration, biodiversity enhancement, flood prevention and water management.
- Communities benefit from accessible, high quality blue, green and civic spaces.

##### Policy Principles

###### Policy Intent:

To encourage, promote and facilitate the delivery of more high quality, affordable and sustainable rural homes in the right locations.

###### Policy Outcomes:

- Improved choice of homes across tenures so that identified local needs of people and communities in rural and island areas are met.
- Homes are provided that support sustainable rural communities and are linked with service provision.
- The distinctive character, sense of place and natural and cultural assets of rural areas are safeguarded and enhanced.

## Infrastructure first

##### Policy Principles

###### Policy Intent:

To encourage, promote and facilitate an infrastructure first approach to land use planning, which puts infrastructure considerations at the heart of placemaking.

## Liveable Places



### Play, recreation and sport

#### Policy Principles

**Policy Intent:**

To encourage, promote and facilitate spaces and opportunities for play, recreation and sport.

**Policy Outcomes:**

- Natural and built environments are improved, with more equitable access to opportunities for play and recreation.
- Physical and mental health are improved through provision of, and access to, outdoor recreation, play and sport facilities.

**Local Development Plans:**

LDPs should identify sites for sports, play and outdoor recreation for people of all ages.

### Health and safety

#### Policy Principles

**Policy Intent:**

To protect people and places from environmental harm, mitigate risks arising from safety hazards and encourage, promote and facilitate development that improves health and wellbeing.

**Policy Outcomes:**

- Health is improved and health inequalities are reduced.
- Safe places protect human health and the environment.
- A planned approach supports health infrastructure delivery.

**Local Development Plans:**

LDP spatial strategies should seek to tackle health inequalities particularly in places which are experiencing the most disadvantage. They should identify the health and social care services and infrastructure needed in the area, including potential for co-location of complementary services, in partnership with Health Boards and Health and Social Care Partnerships.

LDPs should create healthier places for example through opportunities for exercise, healthier lifestyles, land for community food growing and allotments, and awareness of locations of concern for suicide.

### Flood risk and water management

#### Policy Principles

**Policy Intent:**

To strengthen resilience to flood risk by promoting avoidance as a first principle and reducing the vulnerability of existing and future development to flooding.

**Policy Outcomes:**

- Places are resilient to current and future flood risk.
- Water resources are used efficiently and sustainably.
- Wider use of natural flood risk management benefits people and nature.

**Local Development Plans:**

LDPs should strengthen community resilience to the current and future impacts of climate change, by avoiding development in areas at flood risk as a first principle. Resilience should also be supported by managing the need to bring previously used sites in built up areas into positive use; planning for adaptation measures; and identifying opportunities to implement improvements to the water environment through natural flood risk management and blue green infrastructure.



### Community wealth building

#### Policy Principles

**Policy Intent:**

To encourage, promote and facilitate a new strategic approach to economic development that also provides a practical model for building a wellbeing economy at local, regional and national levels.

**Policy Outcomes:**

- local economic development that focuses on community and place benefits as a central and primary consideration – to support local employment and supply chains.
- support community ownership and management of buildings and land.

### Business and industry

#### Policy Principles

**Policy Intent:**

To encourage, promote and facilitate business and industry uses and to enable alternative ways of working such as home working, live-work units and micro-businesses.

**Policy Outcomes:**

- Recovery within the business and industry sector is sustainable and inclusive.
- Investment in the business and industrial sector contributes to community wealth building.

### Rural development

#### Policy Principles

**Policy Intent:**

To encourage rural economic activity, innovation and diversification whilst ensuring that the distinctive character of the rural area and the service function of small towns, natural assets and cultural heritage are safeguarded and enhanced.

**Policy Outcomes:**

- Rural places are vibrant and sustainable and rural communities and businesses are supported.
- A balanced and sustainable rural population.

### Tourism

#### Policy Principles

**Policy Intent:**

To encourage, promote and facilitate sustainable tourism development which benefits local people, is consistent with our net zero and nature commitments, and inspires people to visit Scotland.

**Policy Outcomes:**

- Communities and places enjoy economic, social and cultural benefits from tourism, supporting resilience and stimulating job creation.

### Culture and creativity

#### Policy Principles

**Policy Intent:**

To encourage, promote and facilitate development which reflects our diverse culture and creativity, and to support our culture and creative industries.

**Policy Outcomes:**

- Locally distinctive places reflect the diversity of communities and support regeneration and town centre vibrancy.
- Cultural and creative industries are expanded, providing jobs and investment.
- Communities have access to cultural and creative activities.

# Dumfries and Galloway Spatial Strategy



# SITE LOCATION PLAN



# SITE PLAN



Accommodation Numbers

Single Pitch: 90  
 Twin Pitch: 54  
 Central Loaded: 6  
**TOTAL: 150**



# AERIAL VIEW OF THE SITE



# EXISTING BUILDINGS

## PRELIMINARY HERITAGE INFORMATION

The site has no heritage designations and contains no statutory listed structures.

The closest listed buildings are the Tarrasfoot Tile Works to the East and Glencarholm Farmhouse, both Category A.

Despite this, the historic significance has been identified particularly of the double-bay South-facing stone frontage, and its relationship with the open meadow to the South.

Internally, there are three rooms which are located within this part which retain some of the most distinctive decorative features.

The other structures on site, notably Irvine Lodge, the various stone outbuildings – stables and the like – and the remains of the walled garden to the North are to be retained and used within the proposals.



Irvine House viewed from South Meadow



Entrance Approach



North-facing Facade



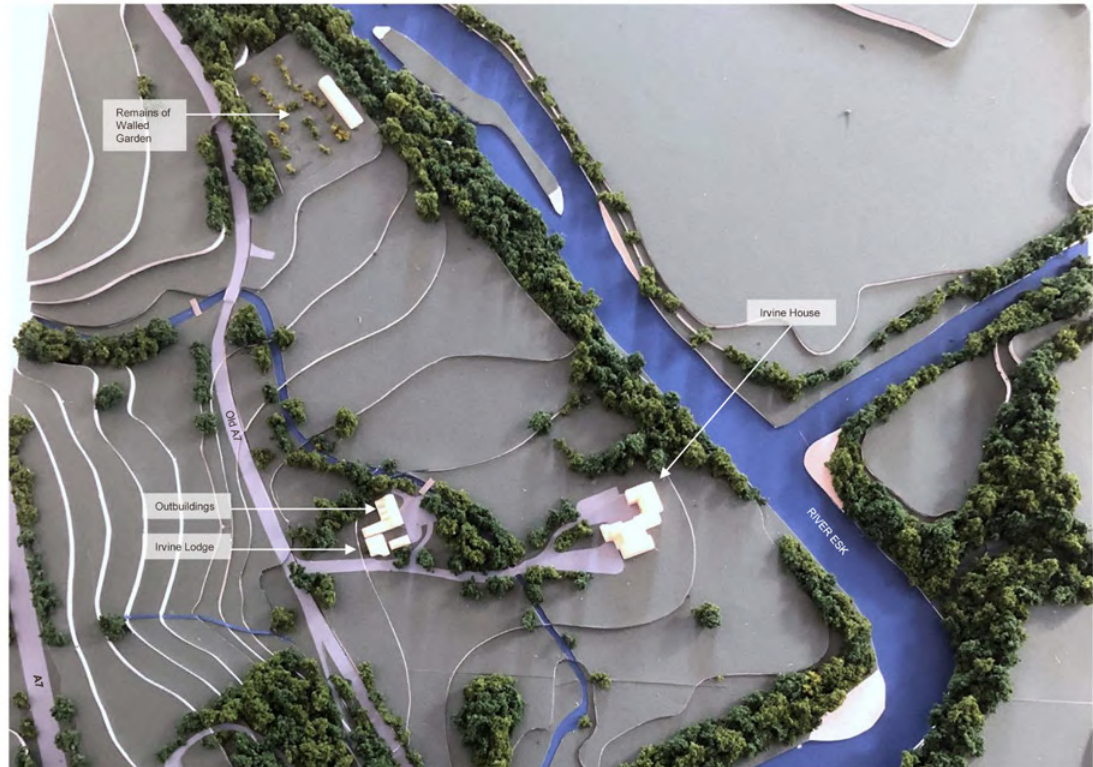
Irvine Lodge



Outbuildings



Remains of Walled Garden



# LANDSCAPE PLAN

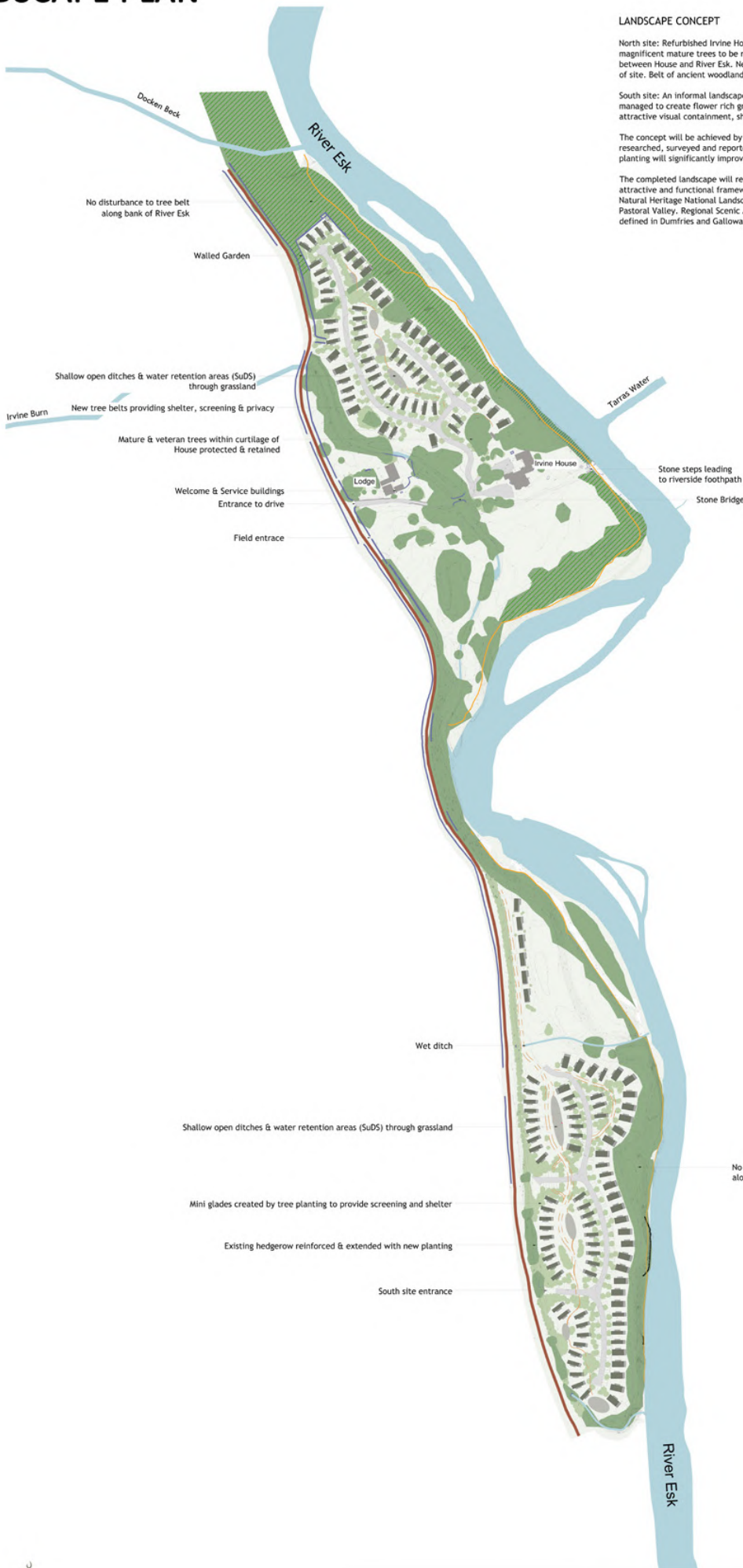
## LANDSCAPE CONCEPT

North site: Refurbished Irvine House and associated outbuildings and stone features (bridge, walls, steps) plus magnificent mature trees to be re-established as central focus of site. No lodges on 'parkland' to south of House or between House and River Esk. New belts of native trees established for shelter and privacy for lodges on northern part of site. Belt of ancient woodland protected and will provide special backdrop with walks and views along River.

South site: An informal landscape with grazing fields enriched by the addition of native trees and shrubs and the pasture managed to create flower rich grassland. The belt of mature woodland alongside the River Esk retained to provide attractive visual containment, shelter and access to riverside walk.

The concept will be achieved by retaining, enhancing and extending existing landscape features which have been researched, surveyed and reported by the project team. Existing trees will be retained and protected, and the new planting will significantly improve biodiversity.

The completed landscape will result in an appropriate setting for Irvine House and its curtilage whilst providing an attractive and functional framework for the proposed lodge layout. It will also contribute positively to the Scottish Natural Heritage National Landscape Character Assessment (republished in 2019) designation for the site as Type 161- Pastoral Valley, Regional Scenic Area 10 (Langholm Hills) and Landscape Character Area 5 (intimate pastoral valley) as defined in Dumfries and Galloway Council Local Development Plan 2 will also be supported.



### LEGEND

#### Existing features

- Riverside (fisherman's) footpath providing recreation routes to north & south
- Drystone walls unaffected by proposals
- Ancient Woodland Inventory part of Level 1a site
- Overhead cable
- Former A7 road now part of Langholm recreational cycle routes
- Contours at 0.5 m intervals

#### Vegetation

- ##### Existing trees retained
- Tree belts, hedgerows & individual trees
  - Provide mature screening, shelter & wildlife habitats
  - Protected, improved & incorporated within layout (arboriculture report Aug 2024 inc. recommendations)
- ##### Proposed trees
- Enhanced screening & shelter for proposed lodge layout
  - Comprise native species present in local area
  - Extend existing tree belts & provide wildlife corridors
  - Increase age diversity of site trees improving resilience
- ##### Grassland
- Managed to create low, flower rich sward
  - Provide attractive ground surface alongside lodges, footpaths & roads
  - Results in improved site biodiversity - flora, invertebrates & birds

#### Connections

- Direct access to former A7 road providing links to cycle routes
- Access down to riverside footpaths which extend beyond site



No disturbance to tree belt along bank of River Esk

Walled Garden

Shallow open ditches & water retention areas (SuDS) through grassland

Irvine Burn

New tree belts providing shelter, screening & privacy

Mature & veteran trees within curtilage of House protected & retained

Welcome & Service buildings

Entrance to drive

Field entrance

Lodge

Irvine House

Stone steps leading to riverside footpath

Stone Bridge

Taras Water

Wet ditch

Shallow open ditches & water retention areas (SuDS) through grassland

Mini glades created by tree planting to provide screening and shelter

Existing hedgerow reinforced & extended with new planting

South site entrance

No disturbance to tree belt along bank of River Esk

River Esk

# LODGE PRECEDENT

The lodges will be designed to blend with the natural landscape, using sustainable materials. Timber and eco-friendly materials will be prioritized.

These lodges will be energy efficient, incorporating insulation, solar panels and other green technologies to reduce their footprint whilst being delivered on site in modular sections to minimize onsite construction time and environmental impact.



Fritton Lake Retreat



Squirrel Nutkin Lodges in Cornwall



Blenheim Palace Lodge Retreat

# BUILDING REFURBISHMENTS

## IRVINE LODGE, STABLES AND OUTBUILDINGS



PROPOSED SITE PLAN



PROPOSED GROUND FLOOR PLAN

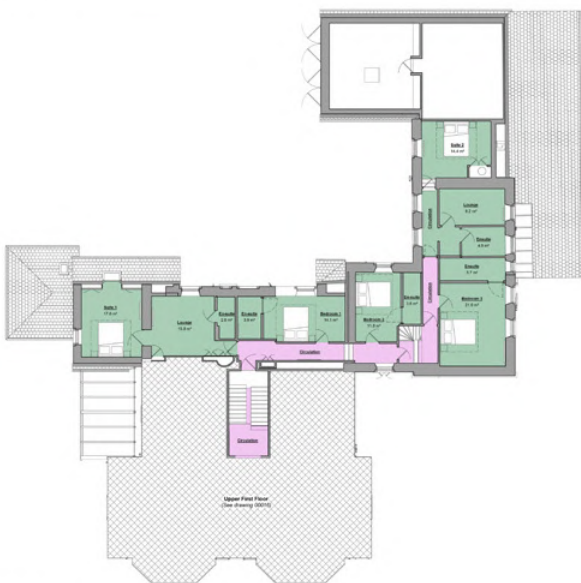
## IRVINE HOUSE



PROPOSED SITE PLAN



PROPOSED GROUND FLOOR PLAN



LOWER FIRST FLOOR PLAN



UPPER FIRST FLOOR PLAN

# WHATS ON IN AND AROUND LANGHOLM

## ANNUAL EVENTS

### Spring Fling

Spring Fling is a vibrant visual art and craft open studios event covering the length and breadth of Dumfries and Galloway in South West Scotland. It is highly regarded as one of the UK's most successful contemporary visual art and craft events.



Every year around 90 professional artists and makers throw open the doors of their studios over the late May Bank Holiday weekend. Visitors can get behind the scenes of artistic practice, experience artists and makers demonstrating and explaining their processes and inspirations, and have the opportunity to buy a piece of art direct from the maker. Each studio experience is unique: every artist is different, but each will offer a meaningful insight into the inner workings of their creative life.



### Common Riding

For over 250 years the Langholm traditions have been upheld by the towns people. The town standard has been carried by the Cornet to the applause of the people who gather in the Market Place. This event always takes place on the last Friday in July. Starting at 5am, the flute band parades through the town, festivities and ceremony continue throughout this special day when tradition dictates the Cornet hands back the flag at the town hall at 9.30pm.



### Bonfire & Fireworks Display

On or around 5th November, Langholm hosts an annual bonfire with an impressive fire, masses of fireworks and plenty of stalls selling hearty bonfire fare. This event is organised and run by the Langholm Regeneration Group.



### Langholm Agricultural Show

Held annually on the last Saturday in September on the Castleholm.

### Langholm 7's

Held annually in May at Langholm Rugby Club

### Walking

Local walks include Jenny Noble's Gill, Langfauld & Potholm and Potholm & Castlehill (check out Langholm Walks website)



### Cycling

No specific cycle trails in Langholm, but with quiet country roads and lanes around the town, Langholm is a destination preferred by many cyclists and mountain bike enthusiasts. Circular road routes around the town are very popular. 7 Stanes, Newcastleton

## PLACES OF INTEREST

- MacDairmant Monument, Langholm
- Gilnockie Tower, Canonbie
- Hermitage Castle, Hermitage
- Samye Ling Tibetan Monastery, Eskdalemuir
- Eskdale's Natural & Historic Heritage
- Westerkirk Library, Westerkirk, Bentpath
- Devils Porridge Museum, Easttriggs
- Eskdalemuir Community Hub
- Famous Blacksmiths Shop, Gretna Green
- Gretna Gateway
- Golf Courses at Langholm and Newcastleton
- Buccleuch Centre – Arts Centre



# WHY IS BUCCLEUCH UNDERTAKING THIS PROJECT?

## VISION AND PROJECT TEAM

Buccleuch's long term business objective is to generate sustainable revenues capable of funding its ongoing stewardship responsibilities.

This requires the continuous appraisal of new commercial opportunities across its rural estates, to finance extensive maintenance commitments over a diverse portfolio of heritage assets.

These include Category A listed structures such as Dalkeith Palace along with numerous features of the historic design landscape, including bridges, ancillary buildings and extensive park walls.

The challenge of maintaining and enhancing these magnificent heritage assets, whilst improving access for visitors and promoting educational opportunities linked to the estates, creates a commercial imperative for the enterprise.

### The Park

In the lead up to the Dalkeith Country Park 'reopening' in 2016, Buccleuch made a significant financial investment to sensitively renovate the historic Category A listed stable yard building into a food, retail and wellbeing destination, 'Restoration Yard', alongside a new adventure playground, 'Fort Douglas'.

Since then, annual visitor numbers have increased ten-fold, from 30,000 to 300,000 and Buccleuch continue to reinvest into the Park to enhance the visitor experience; from building new play experiences and maintenance in Fort Douglas to maintaining vital infrastructure such as paths, roads and car parks. Even the wall around the Park must be maintained for safety. Extending to around 8.5km, every year Buccleuch repairs at least 50m of wall at a cost of £150,000. This will be an ongoing liability for generations to come due to the continual erosion of the masonry from external elements.

### The importance of this project

Dependable operating cashflows are essential to fund these ongoing obligations. Dalkeith Country Park and the other Buccleuch estates must configure a sustainable economic model, involving a diverse range of estate enterprises.

In the case of Dalkeith Country Park, the estate depends heavily on visitors and is vulnerable therefore to seasonal variations in footfall and the weather.

The business model is not sustainable in its current form; it cannot generate enough revenue over the year for the estate to fund its stewardship obligations.

Further investment is therefore needed to broaden the commercial offer within the Park, and to promote year-round footfall to a wider demographic, with longer dwell time.

Holiday lodge accommodation offers an important commercial opportunity for the estate, given the natural beauty and accessibility of its parkland.

Developed sympathetically within the landscape at an appropriate scale, it would contribute vital income to Buccleuch's stewardship program and provide valuable economic benefit to the local economy, through employment and visitor spend.

Building on the successful development of Restoration Yard, Fort Douglas, Go-Ape and the popular summer season campsite, a phased approach will deliver a range of new facilities, including an indoor play area to attract visitors in all weather conditions, along with year-round accommodation on site. The result will be a commercially sustainable first-class visitor attraction.

