

# **Tongland and Ringford Local Place Plan 2026-2034 Submission Statement**

## ***Tongland and Ringford Local Place Plan Registration 2026-2034***

### **Introduction**

Tongland and Ringford is two rural villages, rural hamlets, farms and small family run businesses in the area of Dumfries and Galloway near to Kirkcudbright with a population of approximately 364 residents.

Tongland and Ringford Community Council, in consultation with local residents, businesses and stakeholders, have created this Local Place Plan with the aim of articulating the community's wishes for development and land use within the settlement and wider rural area, having regard to local and national plans and planning legislation.

The area covered by the plan is the entire Community Council area, and the plan period is from 2026 to 2034. This Local Place Plan was supported by funding from Local Place Plan Grant. It was overseen by the community council.

### **Aim**

This Statement aims to support our Expression of Interest to register our Local Place Plan for Tongland and Ringford. 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.

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

#### **Governance.**

The submission is made by Tongland and Ringford Community Council on behalf of residents of Tongland and Ringford.

#### **Strategic Context**

Tongland and Ringford Local Place Plan was developed having regard to the National Planning Framework, Local Development Plan and Locality Plan. In preparing the Place Plan the following documents were taken into account:

#### **National**

- National Performance Framework
- National Planning Framework 4
- National Strategy for Economic Transformation
- Shaping Scotland's Economy: Inward Investment Plan
- Scotland's Social Enterprise Strategy & Action Plan
- National Strategy for Economic Transformation
- UK Government Levelling Up
- Scotland: A Trading Nation

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- 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
- NatureScot 'Developing with Nature' guidance
- Scottish Government Draft Planning Guidance: Biodiversity (November 2023)

## **Regional**

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

## **Local**

- Dumfries & Galloway 5 Year Plan 2023-28 Local Outcomes Improvement Plan
- Dumfries and Galloway Local Development Plan 2
- 10,000 Voices
- Dumfries and Galloway Landscape Character Assessment 2

## **Community Engagement**

This plan was developed with the aim of building on and bringing up to date the aspirations of the residents of Tongland and Ringford Community Area as well as incorporating the body of recent consultation and engagement, which included:

- ❖ Land Use Vision
- ❖ Housing Survey
- ❖ Mental Health and Wellbeing Survey
- ❖ Resilience Plan
- ❖ Community Centre Survey
- ❖ Local Play Park
- ❖ Active travel routes

Residents were offered multiple opportunities to feed their views into the Local Place Plan, and local business owners and stakeholders were also invited to contribute by completing survey, attending consultation sessions, and via email with the Community Council or through Community FaceBook.

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As well as using the Place Standard Tool to help to build a picture of residents' perceptions of what is working well, what could be improved, challenges and opportunities, comments were invited both on focused areas and more generally.

Consultation Timetable:

<b>Date</b>	<b>Event</b>	<b>Group consulted</b>
15 <sup>th</sup> September 2025	Community Council approves survey to be sent to residents	Stakeholders and Community Council Members
5 <sup>th</sup> November 2025	Surveys posted to all known residents' addresses, businesses and farms	Wider community group
30 <sup>th</sup> November 2025	Returns via Stamped Addressed Envelopes as provided when the survey was sent out	Wider community group
15 <sup>th</sup> December 2025	Initial Consultation Event to share survey findings	Wider community group
5 <sup>th</sup> January 2026	Draft LPP sent out to residents and wider community	Wider Community group
12 <sup>th</sup> January 2026	Community Council Meeting sharing initial findings and feedback from the initial consultation event. Draft LPP hard copy handed to members of the Community Council	Stakeholders and Community Council Members
9 <sup>th</sup> February 2026	Second Consultation Event held	Wider Community Group
11 <sup>th</sup> February 2026	Road Networks attended meeting with Community Council officers regarding LPP	Stakeholders

The draft plan was also shared internally within Dumfries and Galloway Council, with feedback received from the following departments:

- Local Development Plan
- Strategic Housing
- Economic Development
- Road Network

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## **Public Consultation**

In compliance with legislative requirements, we held a formal consultation period from 5<sup>th</sup> November 2025 to 9<sup>th</sup> February 2026. A draft copy of the Local Place Plan was sent to all local residents, councillors and neighbouring communities, as follows: Kirkcudbright, Borgue and Kelton Community Councils as the nearest boundary community councils, and Ward 3 Councillors.

Printed copies of the plan were available in community venues in Tongland and Ringford, including the village hall and noticeboards.

## **Development Proposals**

Through the consultations above, we have developed action plans around 6 overarching themes: -

- 1. Natural spaces linked to feeling safe**
- 2. Public transport and roads, pathways and footpaths**
- 3. Housing and employment**
- 4. Ringford Village Hall development**
- 5. Care and Maintenance**
- 6. Influence and sense of control**

Additionally, we have developed a statement of underlying principles which are closely aligned with policies in National Planning Framework 4 and the Local Outcomes Improvement Plan, and provides a resilient and carbon neutral place, where people will want to live, work and visit, to bring up their families, and to grow old.

'The principles consider the following overarching ideas:

- 🏠 Nothing about us without us
- 🏠 Community Wealth Building
- 🏠 Everyone who takes value from the land returns value to it
- 🏠 Climate Crisis
- 🏠 Environmental assurance/Biodiversity crisis.

Embedding these values in any new development and land use changes will help to ensure that all changes enhance environmental integrity and strengthen Tongland and Ringford as an inclusive and resilient rural community.

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

Moving forward with the Place Plan actions will require collective participation from all residents and professionals in the Tongland and Ringford area. Collaboration is key, involving not just the Community Council, but also various local groups, regional organisations, community volunteers, farmers, land managers, businesses, and stakeholders such as wind farms and forest owners wishing to operate within the area. This inclusive approach ensures a comprehensive and diverse input towards achieving shared goals. Tongland and Ringford's vision for the future of the area is of one that meets the changing needs of the ageing members

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of our community whilst remaining a place where there is availability of opportunities for employment, hospitality, and community venues.

We ask Dumfries and Galloway Council, as the local Planning Authority, to take into account the aims and aspirations expressed in the Plan in their development of the upcoming Local Development Plan (LDP3).

### **Conclusion**

Over a third of residents have directly contributed to the development of this Local Place Plan by completing the Place Standard Tool either in person or online, submitting comments, or attending one of the events. More residents have engaged with the process less formally by reading the emerging plan and/or action plan. Conversations about treasured landscapes and land use change, as well as traditional planning and development topics, offered an opportunity to capture a wide range of ideas and views and demonstrated a widespread sense of determination to maintain and improve Tongland and Ringford.

In light of the 10-year plan period, items on the action plan are roughly phased as short-term, medium-term and long-term and low, medium or high priority, and some of the actions do not have a lead organisation as yet or require feasibility studies and/or partnership working in order to be taken forward.

We aim to use the Place Plan to evidence community need and aspiration in future projects.