

SUPPORTING STATEMENT ACCOMPANYING

A LOCAL PLACE PLAN FOR PALNACKIE 2025-2035

This Statement accompanies **A Local Place Plan For Palnackie 2025 -2035**.

A Local Place Plan For Palnackie (ALPPP) is presented by Buittle Parish Community Council on behalf of the community. It was produced in collaboration with Buittle Quest, development trust for the area, and follows published directions from Dumfries & Galloway Council, and guidance from the Council's Place Plan Team.

Local Place Plans were introduced as part of The Planning (Scotland) Act 2019 to encourage communities to have a more direct role in shaping their local area. The Act states:

A local place plan is a proposal as to the development or use of land. It may also identify land and buildings that the community body considers to be of particular significance to the local area.

ALPPP is in step with this statement.

Building on earlier work for Buittle Parish Community Council's 2018' action plan, *Finding New Ways for Palnackie*, **ALPPP** is based on its own tailored comprehensive community consultation Questionnaire, which was distributed across the whole of Buittle Parish in 2025. The subsequent Plan was assembled on the brief provided by Dumfries & Galloway Council. In the process of consultation, it became clear that parts of the Parish are not served well by current parish structures. Many people in the Parish's northern and western parts live more closely and easily to Castle Douglas, Haugh of Urr or Dalbeattie. As a representing unit, Buittle Parish has little bearing for them. The Local Place Plan therefore concentrates on the smaller unit within the larger one which is of relevance to the community living in it: Palnackie.

This Statement's headings are:

Area Covered; Documents Consulted; Community Consultation; Place Planning; Community Action; Looking to the Future; Production and Registration Process; Support and Compliance; Summary of Contents.

They reflect the contents of the Plan.

Area Covered: *to the west* of Dalbeattie, Haugh of Urr and the course of the River Urr, *to the south* of Castle Douglas and Crossmichael, and *to the north* of Auchencairn, **Buittle Parish** is a rural area. Craggy, wooded hills divide the Parish. North and west from these are the lower land around Castle Douglas and the spread of the Galloway Hills beyond. Southward is **Palnackie** and the **Solway shoreline**. It is this latter area that is covered by **ALPPP**.

Documents Consulted: ALPPP has regard for the *National Planning Framework* (NPF4) and *Dumfries & Galloway Council's Local Development Plan* (LDP2), both of which have been foundational in the production of the Plan. Other documents consulted were: *Local Development Plan – Supplementary Guidance: Palnackie Village Design Statement (2014 / 2019)*; *Finding New Ways for Palnackie* (Buittle Parish Community Council, 2018); *Community Assets Survey* (Buittle Quest, 2022); *Report on the Outcome of the Consultation Relating to the Proposal to Discontinue Education Provision at Palnackie Primary School*. (Dumfries & Galloway Council 2026). Local Place Plans from other communities in the region were also consulted. There was no need to diverge from national and regional initiatives, but it was felt to be important to complement them in ways appropriate to the Palnackie and Buittle Parish context..

Community Consultation: Revisiting earlier consultation, mindful of recent recent consultations, and adding experience from development projects (all with community input) - a process of: one-to-one conversations and focus-group sessions with Businesses, Voluntary Groups and Organisations in Palnackie was initiated to help establish the content for the *Community Questionnaire*. This was central to the project.

275 Questionnaires were hand-delivered to households in Palnackie and across Buittle Parish in July / August 2025. An on-line version was also available. 31 surveys were returned. Seeing these as coming from the whole Parish results in a low response rate of 8.8% . However, conversation during distribution of the Questionnaire and detail in comments in the returns suggest that *nearly all respondents were based in or near Palnackie*. Within this frame, it is reasonable to see the Questionnaire returns as coming from the third of the Parish around Palnackie. 31 returns represents roughly a 'third of the third' - a useful response.

The exercise could not be, and was never intended to be, a vote. The returns do, however, give a good representation of the *spectrum of opinion and attitude* in Palnackie and the area close around it. They also affirm opinion and attitude expressed in previous consultations.

Place Planning: Twelve Resources of various kinds and important to the village are identified, discussed and shown on a map in the most extensive section of **ALPPP**:

1. Palnackie Primary School (now closed); **2. The Playpark**; **3. The Glenisle Inn**; **4. The Village Shop/Flounders Café/Accommodation**; **5. The Village Hall**; **6. The Port**; **PAL H1 & H2 Future Housing Developments** (east and west of Palnackie); **7. The Environment** (around Palnackie); **8. T.P Niven's Transport Depot**; **9. Other Small Businesses**; **10. Barlochan House Care Home**; **11. Kippford View Holiday Park**; **12. Kirkennan Estate Holiday Cottages**.

Each Resource is first mentioned by respondents in the Questionnaire, and then subsequently introduced in more detail, with the community's involvement described. The handling remains consistent with the **ALPPP's** need to be *a proposal as to the development or use of land...identifying... land and buildings that the community body considers to be of particular significance to the local area*.

Community Action: From the community perspective, who works up and maintains the resources in the previous section will be as important as the structured process of planning them. This section looks at **volunteering, capacity**, the roles of **Buittle Parish Community Council** and **Buittle Quest**, and the need for a **Community Development Worker** in the community, and as liaison in inter-organisational projects.

Looking to the Future: The section offers a simple summary and affirms that, whatever change may emerge in the next ten years, the named resources of buildings and land are likely remain of relevance in Palnackie and the area around it.

Production and Registration Process: Care was taken in the detailed assembly of **ALPPP**, consulting back as it proceeded through writing, assembly, improving the mapping content, checking for factual accuracy, ensuring breadth of content and liaising on design. The required 28-day registration process has been followed, with this Supporting Statement, draft Local Place Plan, and Comments Form sent out to councillors and community councils adjacent to Buittle Parish 28 days before the completion date on 27th July 2026. Comments of support from within and outwith Palnackie were received and a useful local suggestion for refinement of wording in the important section on Palnackie Port was incorporated through this process.

Support and Compliance: It is our view that **ALPPP** reflects well the range of opinion and issues expressed within our community and reflects support for its production. It has been compliant with the legal requirements outlined for its production.

Contents of A Local Place Plan for Palnackie:

1. FOREWORD
2. FINDING NEW WAYS, PLANNING PLACE
3. BUITTLE PARISH & PALNACKIE NOW
4. LISTENING TO THE COMMUNITY
5. PALNACKIE - PLACE PLANNING
6. PALNACKIE - COMMUNITY ACTION
Place Planning for Palnackie – a Summary
7. LOOKING TO THE FUTURE