

## 'Selkirk Future' Meetings so far and List of Projects



3 meetings have been held so far:

**Nov 22 2022** – Selkirk High School  
50+ attendees



**Jan 19 2023** – Philiphaugh Community Centre  
60+ attendees inc. school children



**4 May 2023** – Selkirk Parish Church Hall  
30+ attendees

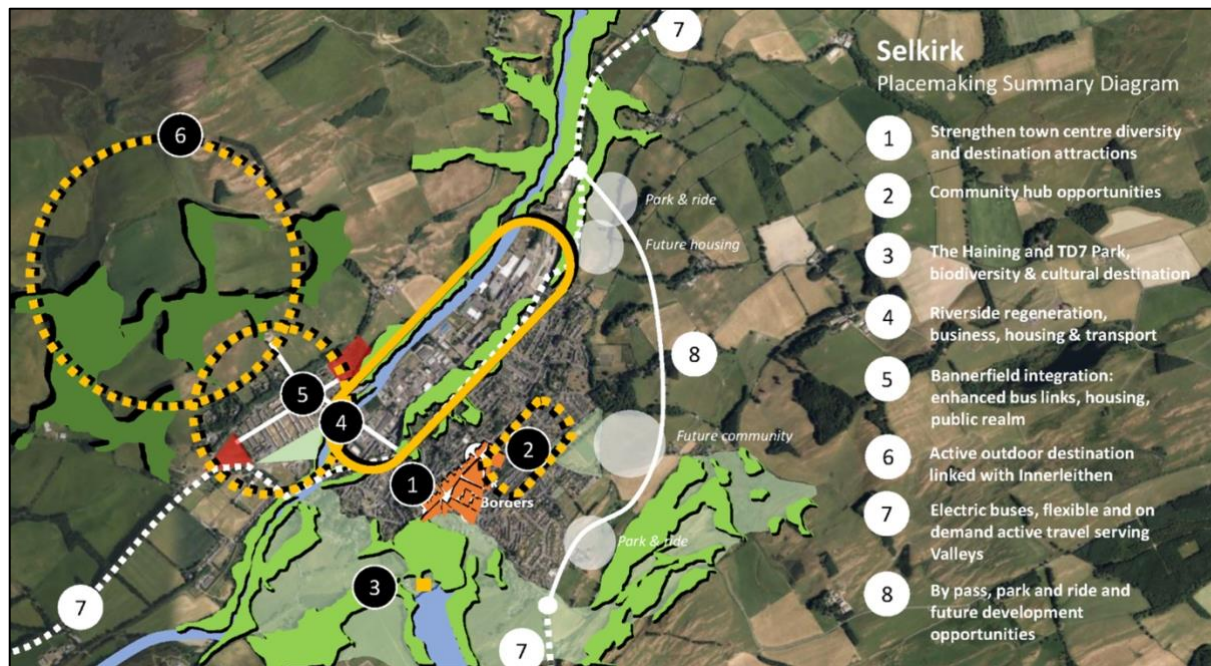
## November / January Meetings:

**Positive aspects** of Selkirk and the valleys were listed, including (listed alphabetically):

- Affordable housing
- Beautiful countryside and low light pollution
- Common Riding – brings people together
- Cycling paths and bikes
- Easy parking
- Farmers Market / Market Place
- Good mix of shops
- Good quality of schools, employers
- Heritage
- Rich cultural history and traditions
- Safe and friendly, with diverse community interests
- Sporting success and range of activities

**Various challenges** facing Selkirk, Bannerfield, and the Valleys in TD7 were listed and discussed, including (listed alphabetically):

- 4G pitch in wrong place
- Abandoned buildings, including mills, need to be repurposed
- Ageing population / exodus of young people
- Bike track in poor condition / lack of paved bike trails
- Business closures
- Cars relied on for transport
- Cash machine lacking in Bannerfield – reliance on online banking
- Coach parking places needed
- Communication lacking
- Community help centre lacking
- Cultural space lacking for arts, crafts, exhibitions, community engagement
- Decay of environment, including dog dirt, potholes, broken glass in parks – too few bins
- Destination of Selkirk needs to be established
- Digital services involve exclusion of some
- Disconnection between Selkirk communities themselves, smaller communities and the valleys
- Employment and training routes needed
- Evening venues (not pubs) lacking
- Facilities lacking in Bannerfield
- Flooding still an issue
- Home care for elderly
- Housing shortage
- Introversion
- Internet connection poor in valleys and outside town
- Night time economy lacking
- Pedestrian impediments in central Selkirk
- Prejudice based on local geography
- Public transport expensive and incomplete (eg no direct service to Borders General Hospital)
- Public transport links finish early
- Services under pressure
- Support for young people, including safe spaces, lacking
- Traffic dangerous
- Traffic through town centre – need for a bypass
- Unsafe feeling by young people – bullying, robbery, violence, drugs



Various positive solutions were suggested, including: **Short Term**, **Medium Term**, **Long Term**

### Activities

After school activities to include chess

Arts

Digital media / computer games

Family entertainment focus, including cinema

More indoor spaces / activities

Nature activities inc. animal / bird watching, including bats and birds

Outdoor activities including park for exercise, zip lines, tree houses, paint balling, curling, tennis, volleyball, pickle ball, pump track, bowling

Soft play

### Aspirations

Cleaner environment including litter reduction

Communications to be improved, inc. electronic notice boards

Edinburgh – link to activities there

Food outlets to increase

Green activities including allotments

Local festivals, including arts focus

Make town a tourist destination, based around The Haining and an improved Victoria Park, and highlighting walks / woodlands including Mauldsheugh

Position Selkirk as a tourist hub / gateway to the valleys & nature / Information centre/hub

Regeneration of town centre

Shops to increase in size

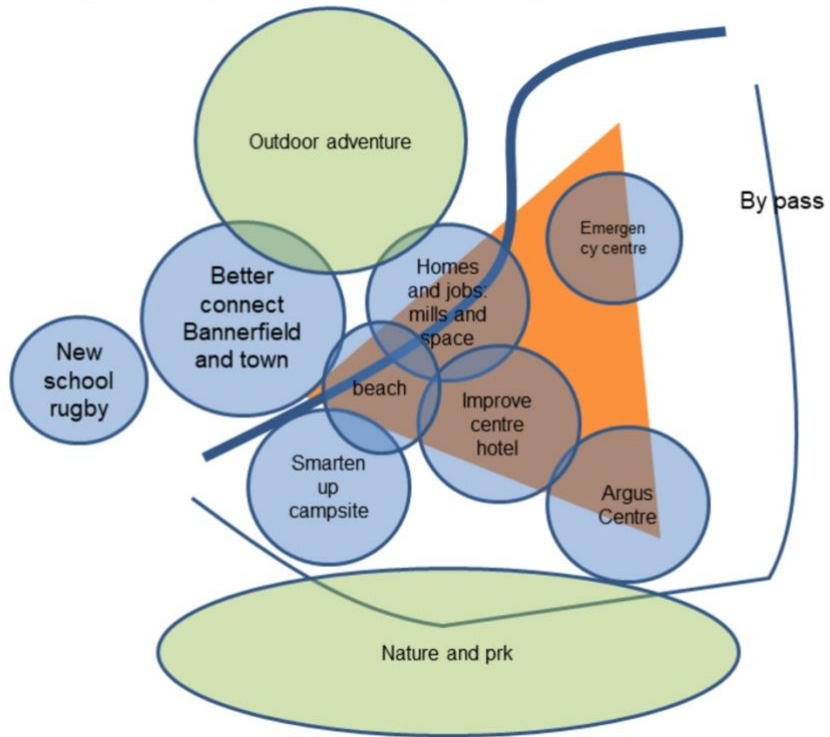
Sports opportunities to increase, including chess, curling, tennis

Training / job creation for local young people / local products eg wood – building cabins / pods

Transport overview including integrated policy of connectivity with outlying villages and the valleys, more parking, more electric car charging points

Variety of retail offerings to increase, eg model train shop

Young people to lead the conversation



### Infrastructure suggestions

Argus Centre improvement

Bowhill pedestrian bridge to link to Selkirk

Combine primary and secondary schools like Jedburgh Grammar Campus School

Creative hub

Emergency centre / Emergency house

Homeless shelter

Hospital built locally

House building including on green in front of Bannerfield's shop

Leisure facilities to be expanded, including creating a beach, bike track, establishing an airfield on the Gala Rig racecourse, having more waterside activities, establishing a climbing wall, gym, volleyball court, bandstand, water park

New school

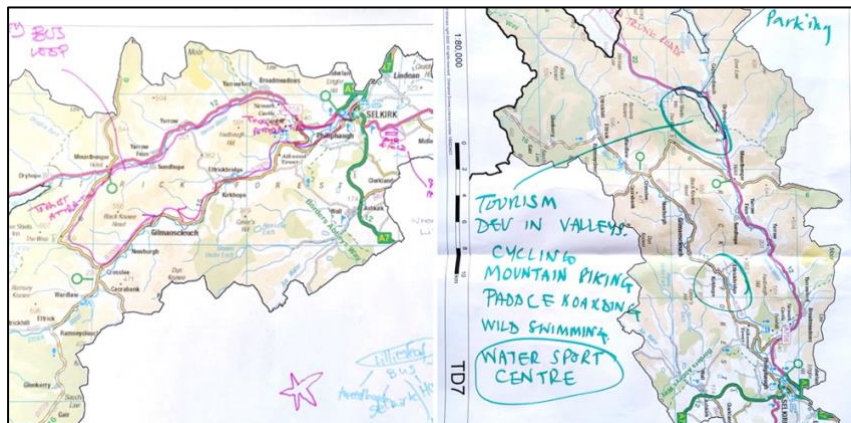
Old car shop - change into a bowling alley, or kids/adults fun game centre

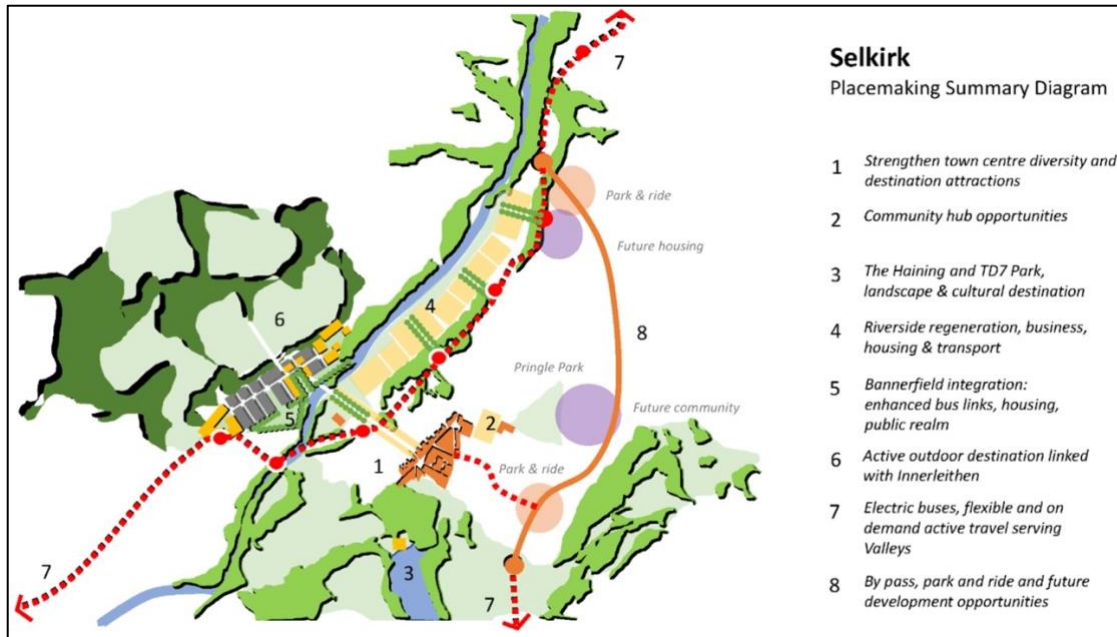
Police Station enlarged

Repurpose redundant mills

Safe place for all diverse people with equal chance to thrive

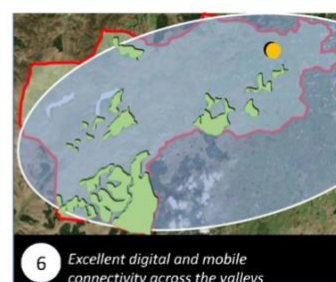
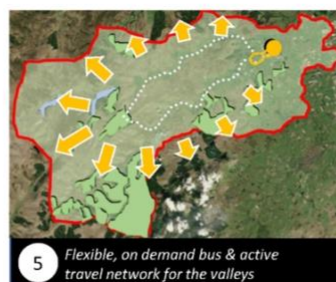
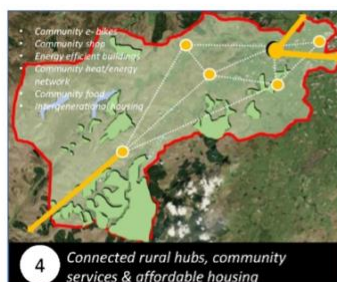
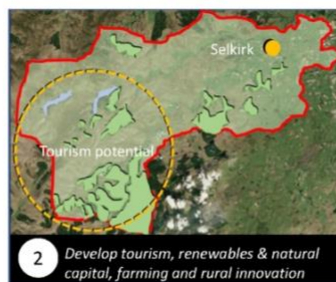
Traffic danger to be mitigated with town bypass, more traffic lights, speed cameras

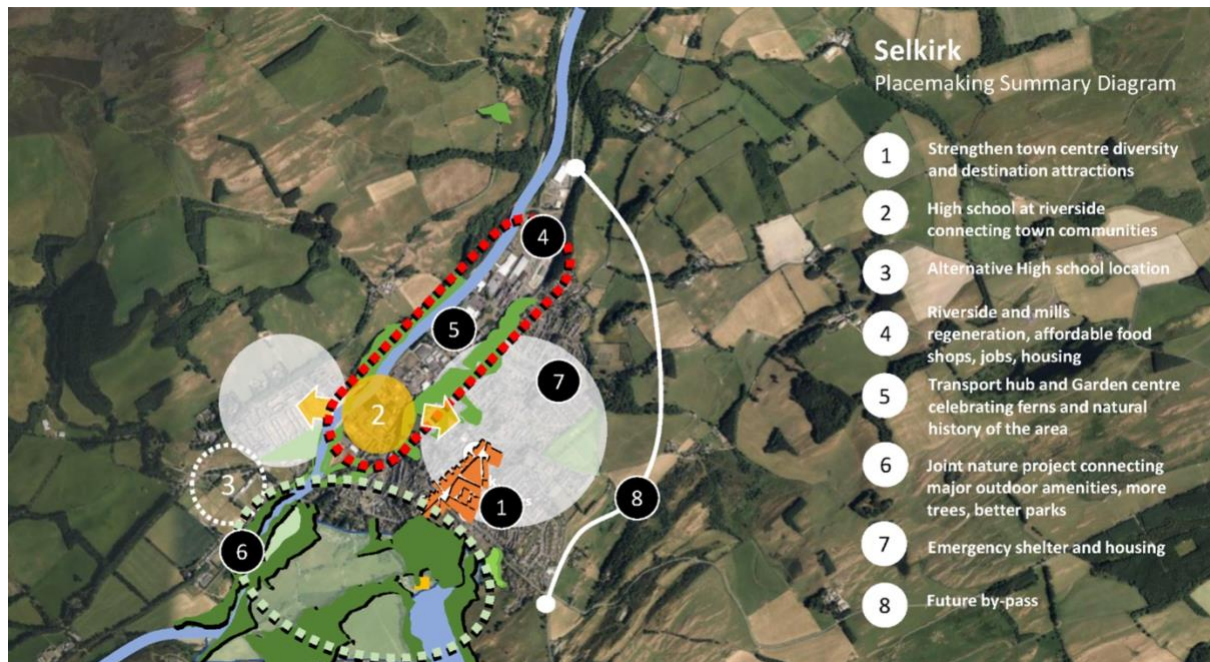




**Top Three Things**

- Attraction of people to town with bus routes to Yarrow and Lilliesleaf
- Campus for all aged 3-18 including Philiphaugh to unite community
- Coach park in town / car park in Bannerfield
- Communication improved and how anyone can be involved
- Connectivity inc. between town & Riverside
- Hospitality in town centre
- Housing pool
- Information centre – locals / visitors catalyst for further activity / improvements
- Jobs created via regeneration / employment
- More friends – bigger community
- More vibrant via positive outlook
- Night time economy
- Riverside regeneration
- Transport infrastructure
- Transport to and from surrounding areas





### May meeting

Printed summaries of the previous meetings were given out.

A number of aspirations for the meeting were listed, including confirming key themes / first steps / what a 'Town Team' group may look like.

Next steps were to include:

- Local Place Plan versus Community Action Plan
- Creation of proposals
- Focus on aspirations / needs
- Identification of land and buildings
- A common vision and steps required
- Focus on multiple or individual themes
- Opportunity to collaborate
- Help guide investment / funding applications

Various headings were introduced:

1. Arts and culture
2. Business development
3. Health and social care
4. Heritage
5. Infrastructure
6. Natural environment
7. Sports and leisure
8. Tourism

Naomi Sweeney of SBC mentioned the desire to create a 'Place Plan' and a 'Community Team', which must be Representative, Inclusive and Collaborative, and include both young and old people.



### **Updating / Following on from Selkirk Action Plan 2012-2015**

Selkirk Regeneration Steering Group prepared a **Community Action Plan** to cover 2012-2015, as a vision for the future with various key themes. Many aims were achieved, with some still outstanding.

The outstanding aims could be considered by the Town Team and incorporated into plans for the future.

## Outstanding Action Plan Aims

### GREAT PLACE TO LIVE



#### Priority 1: Improving Education and Community Facilities

##### Timescale: long-term

- Support the development of a new primary school building

#### Priority 2: More Sport

##### Timescale: Short-term

- Create a forum to review this

##### Timescale: long-term

- Make Selkirk a centre of excellence for some sports
- Create a multi-functional indoor sports facility with scope for spectators

#### Priority 3: More For Young People

##### Timescale: Short-term

- Develop a strategy for play and recreation for the whole town
- Assemble a working group to investigate possibilities

#### Priority 4: More For Older People

##### Timescale: long-term

- Work with care agencies and community groups to minimise isolation, particularly for vulnerable older people
- Establish a voice for older people
- Ensure enough housing/ sheltered housing/ healthcare options available for an ageing population

#### Priority 5: Making A Unified Town

##### Timescale: Short-term

- Develop a 'Selkirk Life' or work with Selkirk Wee Paper
- Welcome new residents with a 'Welcome to Selkirk' pack



### Timescale: long-term

- Better broadband coverage/ training packages for older people
- Work with the Haining Trust to co-ordinate initiatives for physical integration, commercial activity and promotion of events
- Encourage appropriate new housing developments (particularly affordable housing)

## Priority 6: Appreciating Our History & Heritage

### Timescale: Short-term

- Continue with the Learning & Participation Working Group to structure initiatives.
- Identify Heritage Ambassadors

### Timescale: Long-Term

- Involve resources in and around the town, eg The Haining, Abbotsford, Bowhill, and Philiphaugh

## WELCOMING VISITORS



## Priority 1: Welcome To Selkirk – Promoting and Adding Value to the Visitor Experience

### Timescale: Short-term

- Establish a 'Selkirk Visitor Consortium / forum'
- Develop a genuine brand identity for Selkirk (focusing on Selkirk's USPs)
- Jointly promote Selkirk with local estates such as Haining / Philiphaugh / Bowhill / Abbotsford and the Sir Walter Scott and James Hogg connection
- Work together to promote the variety of outdoor activities and countryside sports in Selkirk
- Develop a simple Customer Relation Management (CRM) system to gather visitor contact details for mailings and visitor feedback for future developments
- Make better use of digital marketing and social media to promote Selkirk, particularly in relation to events and activities
- Encourage more use and promotion of local food and drink at visitor accommodation, visitor attractions and retail outlet
- Continue to develop Selkirk's historic assets as tourist sites – Auld Kirkyard, Selkirk Castle, site of historic abbey, Philiphaugh Battle Site

### Timescale: Long-Term

- Encourage co-ordination and links between visitor attractions, retail outlets, food & beverage, accommodation providers and events through networking, project opportunities and ideas
- Develop new welcome initiatives such as encouraging Visitor Champions, providing local networking and providing local welcome hosts
- Work with other local tourism groups and organisations such as Ettrick & Valleys Project & Tweed Valley Tourism Consortium to develop links / joint promotional opportunities
- Develop a community-based 'tourist information facility' in a central location
- Research options for a new museum of Scottish Film & Photography including an archive other based themes including textiles, and arts & crafts will be explored
- Research options for an Ecological Design Visitor Centre – a space to exhibit new buildings, small scale innovative designs from across the world

## Priority 2: Develop Selkirk's Events Portfolio

### Timescale: Short-term

- Work with local event organisers to maximise value and impact of all events by encouraging cross selling opportunities and extended stays
- Create a Selkirk specific virtual and printed "What's On" guide
- Encourage more regular events within the town centre such as Farmers Markets
- Work with property owners/ landlords in the town centre to encourage exhibition and sales space for local arts / crafts as either permanent spaces or pop up shops

### Timescale: Long-Term

- Explore new and/ or linked heritage and creative-led event opportunities and arts festivals.

## Priority 3: Improve The Town Centre and Enhance The Visitor Offering

### Timescale: Short-Term

- Encourage the establishment of specialised shops
- Develop an open trail museum with photographic stations (eg earth from the air) as a way of leading visitors around upper & lower town

### Timescale: Long-Term

- Create a coherent look with pedestrian zones, green zones and areas for public art and also upgrade public toilet facilities
- Co-ordinate and extend town centre opening hours
- Develop ancestral and industrial heritage trails linked to Learning & Participation themes such as the Ettrick Forest Archers
- Support the improvement and expansion of visitor accommodation
- Extend and improve the facilities at the existing swimming pool and caravan park
- Support development of textile centre/museum

## A BEAUTIFUL PLACE



## Priority 1: A More Vibrant Attractive Town Centre

### Timescale: Short-Term

- Review signage in the town centre and de-clutter signs where possible
- Reduce the number of empty shops in the town centre by targeting niche shops/ independents, window displays, pop up shops etc.
- Research the number of empty upper floors to develop a baseline for alternative uses, eg residential, visitor accommodation, office use, professional services etc.

### Timescale: Long-Term

- Work with property owners to encourage the conservation of iconic buildings and monuments in the town centre (Category A listed Courthouse, Victoria Halls etc.)
- Enhance the existing built environment with a coherent design and include quality paving & glazing, new arcades, improved stone finishes, wall colour, energy efficient street lighting.
- Explore options for acquisition of PO Yard / linked areas to provide site for a new architectural feature for multi-purpose function (market, bandstand, ceremonial gatherings etc.)
- Encourage further improvements to Fleshmarket steps for a more usable/ interactive space
- Enhance the arrival experience/ approaches to the town with improved signage and more attractive landscaping particularly at the toll banking

## Priority 2: Reduce Traffic Congestion in the Town Centre

### Timescale: Short-Term

- Review options for increasing pedestrianised area in the market Place and High Street
- Encourage more use of public transport, cycling, walking for short journeys
- Encourage and provide facilities for cycling – particularly for short journeys within the town

### Timescale: Long-Term

- Continue to lobby for trunk and road improvements including the town centre bypass development.
- Research options for a 'Park and Ride' Scheme to encourage visitors to the town centre.

## Priority 3: Enhance And Improve Accessibility / Orientation for Green & Open Spaces

### Timescale: Short-Term

- Work with SBC, local landowners and allotment groups to identify new allotment sites
- Support the Haining estate to develop additional access routes, bridge links and interpretation following the initial pedestrian link from the town Centre Car Park

### Timescale: Long-Term

- Work with local landowners in particular the Haining estate, Abbotsford House, Philiphaugh and Buccleuch/ Bowhill to develop additional paths/ access routes to link visitor destinations with accompanying orientation
- Linked to Heritage opportunities, research new public art installations in green spaces and open spaces

#### Priority 4: Proactively Work To Address Gap Sites And Derelict Buildings

##### Timescale: Short-Term

- Identify current vacant buildings (Queen's Head, BoS Bank etc) and make contact with property owners / agents
- For gap sites, work with property owners / agents to consider alternative uses and draft development strategies/ funding options etc.
- Work with property owners / agents to explore alternative uses for derelict mill buildings in the Riverside area
- Work with gap site owners to provide or update temporary displays eg Creative writing display on the former Co-operative building

##### Timescale: Long-Term

- Explore alternative options for former St Mary's West site as park / public realm space.
- Review vacant buildings beyond town centre

## BETTER PLACE TO DO BUSINESS



#### Priority 1: Develop Skills and Training Opportunities

##### Timescale: Short-Term

- Identify more local business champions and develop a programme of activity of support.

##### Timescale: Long-Term

- Encourage the provision of more apprenticeship opportunities through public sector agencies such as Scottish Borders Housing Association (SBHA) and the private sector
- Encourage traditional training opportunities through priority projects eg the Scottish Lime Centre and the Haining
- Support potential opportunities for textile-based initiatives providing tourism, training and employment opportunities

#### Priority 2: Encourage New Trade/ Expanding Businesses

##### Timescale: Short-Term

- Encourage creative use of empty shops in the town centre eg Pop Up Shop for creative businesses.
- Encourage more shop / trade local opportunities through a local business/ web directory

#### Timescale: Long-Term

- Renovate old buildings for housing small business units, particularly for traditional and creative businesses.
- Work with agencies/ groups to maximise business development and tourism opportunities from the new rail link
- Encourage proactive promotion of inward investment opportunities at Etrick Riverside and the existing skilled workforce

### Priority 3: Encourage Development of New Infrastructure and Communications

#### Timescale: Short-Term

- Continue to work with local and national partners including the Scotland next Generation Broadband Project for improved broadband, Wifi and mobile coverage

### Priority 4: Encourage Renewables/ Low Carbon Opportunities

#### Timescale: Short-Term

- Investigate alternative forms of local travel, so less use is made of cars in and around town centre.

#### Timescale: Long-Term

- Explore and progress where feasible, community based renewable energy opportunities eg wind turbines; hydro etc.

### Priority 5: Research New Funding Opportunities

#### Timescale: Short-Term

- Continue to research external funding opportunities for the town / linked to priority projects
- Support community groups / priority projects, which have an overall benefit for the people and the town
- Consider new funding opportunities via the town's assets eg Common Good or other revenue sources eg car parking/ trails donations

#### Timescale: Long-Term

- Work with young people to consider future opportunities

**Timescales are indicative only – priorities may move between long-term and short-term categories depending on changing circumstances and factors**

# ADDITIONAL DOCUMENTS

## The Haining – proposal for increased car parking, camper vans, links to town

### Increasing Selkirk car parking & improving links with The Haining



#### Halliwell's car park extension and overnight campervan pitches proposal

The proposals have been developed to show how a potential car park extension and overnight campervan pitches could be included within Chicken Acre.

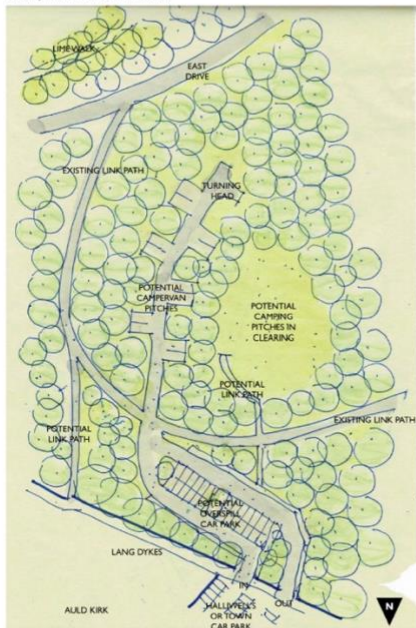
##### The car park extension proposals:

- Form two small openings in the estate boundary wall at Lang Dykes.
- Form a clearing or glade within which the extended car park is located.
- Provide approx. 40 additional car park spaces.
- Use permeable surface materials to access road and parking bays.
- Require some earthworks due to the sloping topography.
- Use the existing Halliwell's entrance and exit configuration to access the car park extension.

##### The overnight campervan pitches proposals:

- Continue the car park extension access road beyond the Chicken Acre track
- Form staggered double bays along the length of the access road
- Provide 12 overnight campervan pitches with electric hook ups
- Include a high-quality composting toilet and drinking water tap (not shown)

#### Overspill Car Park and Pitches



#### Concept Proposals



1. North or town gate
2. North Drive
3. West Post
4. Lang Dykes
5. Halliwell's or Town Car Park
6. Auld Kirk
7. Potential Overspill Car Park
8. Potential path to Auld Kirk
9. Potential Campervan Pitches
10. Potential Link Path to The Haining
11. Chicken Acre
12. Clack Sorrow Valley
13. East Drive
14. Peel Hill Site of Selkirk Castle
15. The Haining
16. Stables Block

#### Materials



Plastic paving infilled with gravel



Reinforced matting established with grass



Reinforced matting recently seeded with grass

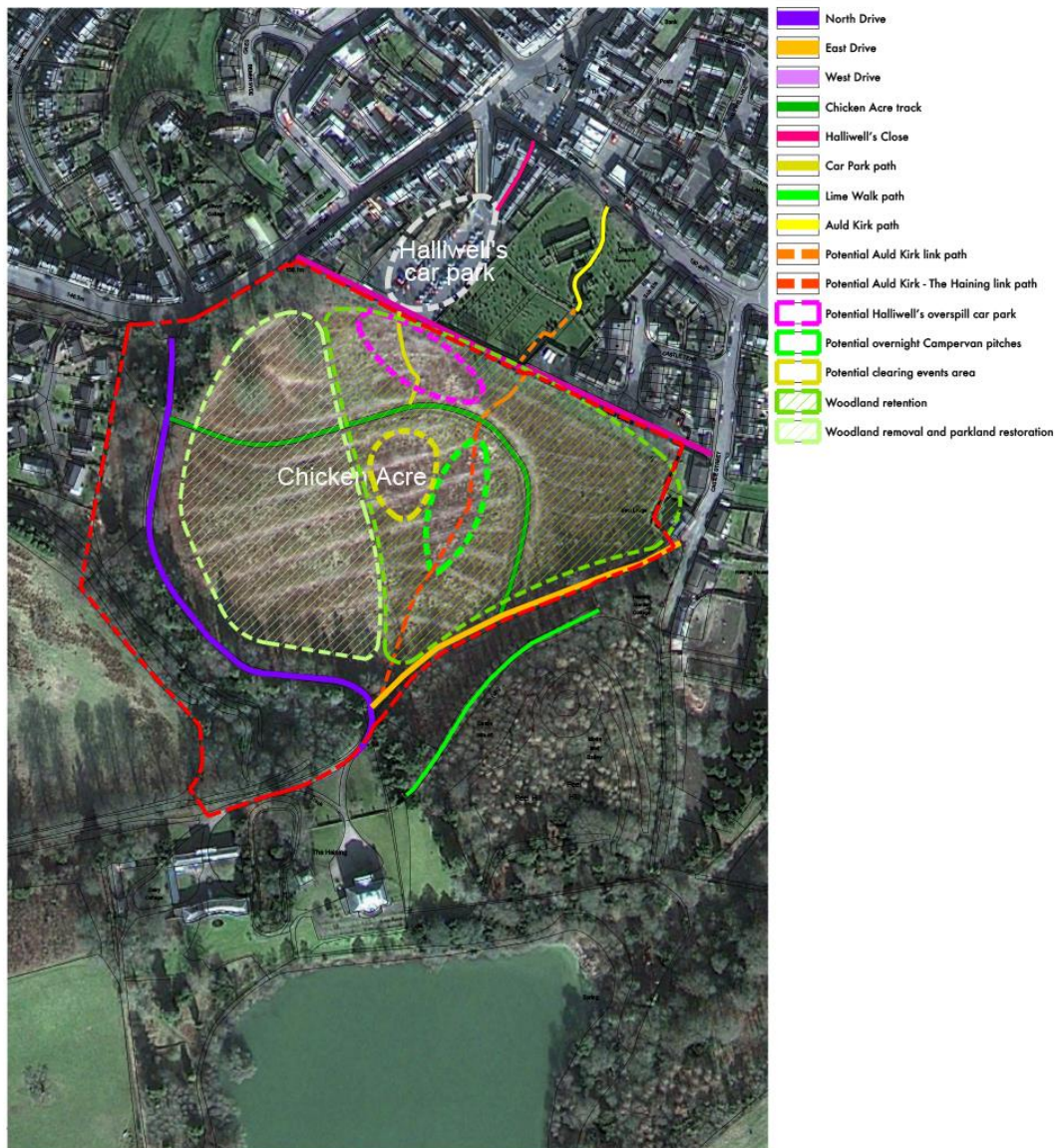


Plastic paving with gravel infill foreground

#### Example images of campervan pitches



## Connectivity and zone diagram and Study Area



### Opportunities to enhance the existing Halliwell's Car Park

Selkirk has very few car parking spaces compared to other border towns and Halliwell's car park is frequently full.

The feasibility study looked at three different options for adding more car parking spaces in the town and found that an extension to Halliwell's car park was the most appropriate and feasible.

### Opportunities to improve links between the town and the Haining

There is currently a poor physical connection between the town and the Haining, particularly for visitors, as The Haining is hidden from sight, poorly signposted and accessed through a busy car park. There is a significant opportunity to maximise the potential that The Haining estate offers to the town and its visitors.

To address this, the reinstatement of the historic path between The Haining and the Auld Kirk is proposed.

### Expanding Halliwell's car park

The consultant team led by Rob Robinson Heritage Consulting with support from MBLA design Ltd. landscape architects have involved Scottish Borders Council, Historic Environment Scotland, Selkirk Means Business, The Haining Trust, SOSE and Live Borders to develop proposals to extend Halliwell's Car Park into Chicken Acre.

The Connectivity and Zone Diagram identifies 'zones' within Chicken Acre which could potentially accommodate the overspill car park, overnight campervan pitches, and a small clearing for temporary event camping. The principles of this approach are to:

- Increase the number of car parking spaces in the town.
- Retain the trees in the eastern part of Chicken Acre, to screen the campervan pitches from the town and create open parkland in the western part, in keeping with the historic landscape design.
- Use glades or clearings within the retained trees.
- Improve the connection and opportunities between The Haining, the Auld Kirk and the town.

# Selkirk Bypass

## Selkirk Bypass



For years, there has been talk of the need for a Selkirk by-pass. SRC has consistently supported the campaign,



representatives, and compiling a strong case in support. The full report, including a map of the proposed route can be downloaded [here](#).

Over 2 days (28-29 July 2016), we invited the residents of Selkirk to express their views – Does Selkirk need a by-pass? In total 582 people cast their votes, with the following results:

**Yes: 563 (97%)**

**No: 19 (3%)**

**Undecided: 1**

**Spoilt paper: 1**

So, the residents of Selkirk have given a very strong indication of support, with an overwhelming majority in favour of a by-pass. This message has now been forwarded to the politicians who can make it happen. We await their response.

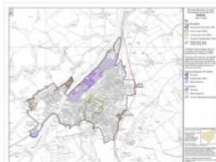
The paramount reason for support was safety. We were all saddened by the fatality at the Fleece corner in 2015. The case was reinforced while we were in 1TS gathering votes on the afternoon of July 29th, when a further incident occurred. A local resident, walking on the pavement in the High Street was knocked to the ground by a lorry manoeuvring the turn into Tower Street. The lorry driver was unaware of what he had done, and continued on his way. Fortunately, the lady's injuries were not serious, but the police were informed.

A further vote, involving ballot papers printed in the Selkirk Weekend Advertiser, organised by Cllr. Gordon Edgar, produced a similar result:

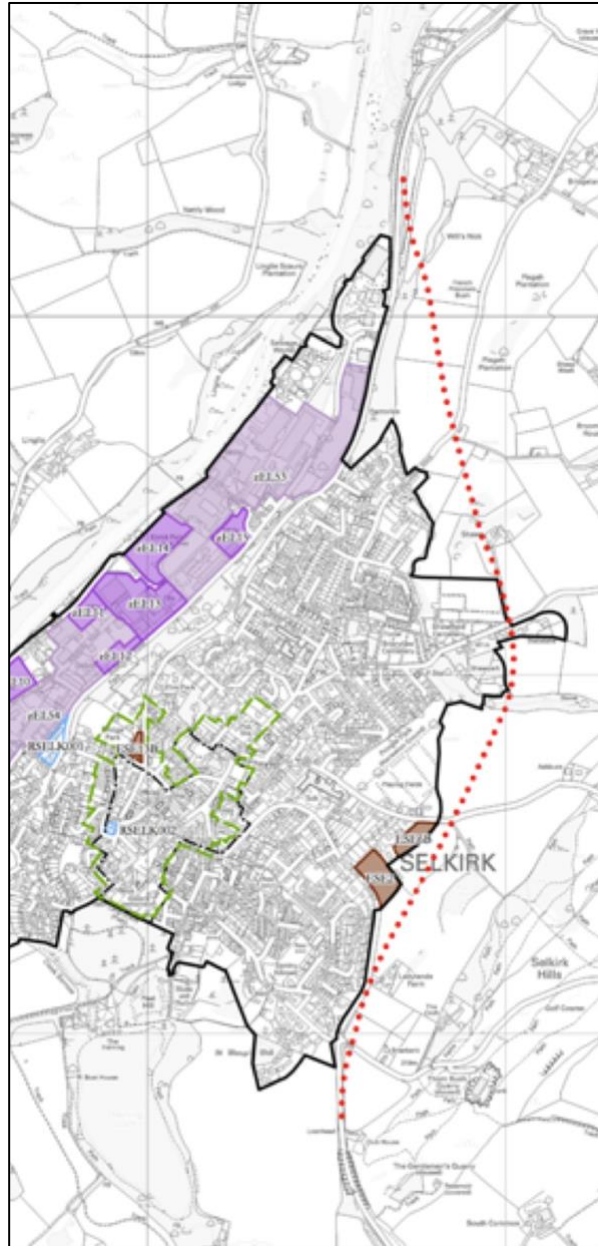
The total number of votes cast was 451 – with 373 (83%) in favour and 66 (15%) in opposition with 12 spoiled papers. **Taken together, these two votes give a very clear indication that the people of Selkirk are strongly in favour of a by-pass for the town.**

Now it is over to our politicians to take the result of these two indicative votes, and push for the funding required to get the by-pass built and allow the centre of Selkirk to become a safe and pleasant place of residents and tourist alike.

The proposed route of the by-pass would leave the A7 between the golf club and the Ladylands crossroads, slant down the hill between the Pot Loch and the tennis courts to cross over the foot of Joyce's Brae. From there it would climb up and cross the Half Crown Corner road just above the cemetery. From there it would descend to cross the Bridgelands road before re-joining the A7 beyond Oregon Timber.



proposed route of the by-pass (click to download)



The full bypass report can be downloaded from this link:

<http://selkirkregen.com/wp-content/uploads/2016/07/Presentation-reasons-why-a-bypass-would-benefit-Selkirk-july-2016.pdf>



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