

# Selkirk and the Valleys Local Place Plan



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01



# INTRODUCTION



# Introduction

*The Selkirk & The Valleys Place Plan outlines the community's vision for the town and its surrounds over the next ten years – setting out priorities for change, opportunities to improve the town, and projects to be taken forward by the community and partners.*

The Plan sets out local people's aspiration of a pleasant, well-connected, resilient, and thriving area – and sets out a range of projects and proposals to build on Selkirk and The Valleys' existing qualities and support achievement of this objective.

The Plan is a starting point and catalyst – rather than the end of a process. The projects and initiatives outlined in the Plan will require further collaboration, planning, and investment to deliver. The Plan should therefore provide a basis for further engagement among the community, local businesses, planners, and other stakeholders with an interest in the long-term success of Selkirk and the Valleys.

The Local Place Plan represents a local response to wider regional and national priorities, needs, and objectives. It articulates community priorities and proposals to address the challenges of local economic development and changing retail patterns, regeneration of vacant and brownfield land, enhancing transport links between communities and key local services, consolidation of public services, and managing climate change and transition to net-zero carbon while protecting local heritage and natural environment.

## What is a Local Place Plan?

Local Place Plans represent a new way of planning that empowers communities and allows them meaningful input into their future, and the decisions made that will affect them. They provide an opportunity for communities to develop proposals about how land is developed and used in their local area and formally submit these to their local authority to be taken into account in development planning.

## Why Prepare a Local Place Plan?

The community within Selkirk & The Valleys is taking the opportunity to prepare a Local Place Plan to articulate its priorities for future planning and activity by Scottish Borders Council, including the next Local Development Plan (LDP), and as a focus for identifying local projects that the community can support, facilitate and deliver to improve the town and its surrounding areas.

The Plan has been shaped through an extensive process of local consultation and engagement to understand local issues and aspirations, define themes and priorities for change, and shape projects that improve the area as a place to live, work, and visit. It sets out a spatial-based vision for how the community would like to see development and the use of land evolve to meet local needs and priorities.

The Plan is intended to provide more than just a list of ideas – but provide a focus and catalyst for action within Selkirk & The Valleys. It will be used as a framework and reference by many organisations and stakeholders in Selkirk and the surrounding area to drive further collaboration and joint-working around local development and investment. It seeks to build upon and renew the 2012 Selkirk Action Plan, as well as extending and adding to the success of locally-led projects such as the Ettrick Marshes, Selkirk Conservation Area Regeneration Scheme, and Sustainable Borders.





## Selkirk & The Valleys Then...



## Selkirk & The Valleys Now...



## Who has prepared the Local Place Plan?

The development of the Local Place Plan has been led by Selkirk Regeneration – and formed through an extensive process of evidence gathering, review, and consultation with a wide range of local people, groups, and interests.

Selkirk Regeneration is a community-controlled body and registered Charity (SC037197) with the aim of improving the quality of life in and around the Royal Burgh of Selkirk. It is open to everyone who lives in the TD7 area and cares about the future of Selkirk and its surrounds. A copy of their constitution is available at the following weblink: <http://selkirkregen.com/wp-content/uploads/2024/02/SR-SCIO-constitution-2020.pdf>

Facilitated by Selkirk Regeneration, a Steering Group was co-chaired by a representative of the Chamber of Trade/Selkirk Regeneration and an elected SBC Councillor, who have overseen the process of LPP preparation and provided feedback, insight and guidance throughout the process.

Members of the subgroups involved in the development of the Plan include representatives from the Selkirk Hill Management group, Live Borders, the South of Scotland Destination Alliance, the Victoria Park Action Group, Selkirk Community Council, Ettrick & Yarrow Community Council, the Ettrick & Yarrow Community Development Company, Thornfield Care Home, Scott's Selkirk, the General Store, and many local organisations, as well as interested residents who have attended regular public meetings.

The preparation of the LPP has been funded through Scottish Borders Council administered Shared Prosperity Funding.



## Policy Framework

The Local Place Plan has been prepared with regard to the existing guidance and policy documents, in particular the Scottish Borders Council Local Development Plan (2024) (LDP) and National Planning Framework 4 (2023) (NPF4). A supporting statement is appended to fully evidence and demonstrate this.

More broadly, the Plan has been prepared with close reference to local and national policy priorities around Place, Just Transition, Health & Wellbeing, Local Living, and Active Travel. The themes and projects which have emerged from the Selkirk & Valleys Community are strongly aligned to these key priorities and will ensure that the area continues to contribute positively to realisation of objectives set out in the Local Development Plan (LDP) (2024) and National Planning Framework 4 (NPF4), as well as wider plans and strategies seeking to improve places.

Beyond planning policy, specific plans and strategies that have been considered in the development of the Local Place Plan include:

- **Scottish Borders Council:** [Council Plan](#) (from April 2024) and the Vision for 2033. The Local Place Plan and the themes and projects it promotes seek to support and contribute toward the Council wide priorities including Clean Green Future, Strong Inclusive Economy, Empowered Vibrant Communities, and Good Health & Wellbeing. Specifically it meets a priority action for the Eildon Locality to develop a Community-led 'Action Plan' for Selkirk and TD7.
- The [Eildon Area Partnership Locality Plan \(2020\)](#) and Locality Action Plan. In particular the priorities and themes which have fed into the Local Place Plan include improving the accessibility and reliability of transport services, increasing the range and accessibility of community activities, creating safe, accessible and affordable leisure facilities for young people, and developing attractions within the countryside to attract visitors to the area.
- [Live Borders Strategic Plan](#) and key priorities and action therein, including around Health Development, New Business Development, and Property Planning. SBC and Live Borders are currently undertaking a strategic review of properties and cultural and community services delivery. Final outcomes may influence land and assets in Selkirk & The Valleys and shape future planning and delivery priorities from the Local Place Plan.

While Selkirk's & Valleys Local Place Plan is prepared outwith of the Borderlands Inclusive Growth Deal and Place Programme, close regard has been had to its principles in the formation of projects.

This recognises that the Local Place Plan should seek to align itself with wider initiatives ongoing across the Borders and strategic objectives including:

- Empowering local communities.
- Safeguarding existing business and attracting new businesses.
- Maintaining and increasing number of visitors who spend money in towns.
- Safeguarding existing employment and delivering new jobs, including education and training.
- Maintaining and increasing the number of people living in our towns and town centres.
- Retaining and increasing our working age population.
- Maintaining and raising the standard of the physical environment.

The Plan has also been prepared in line with relevant guidance and requirements published for Local Place Plans, including Planning Circular 1/2022 Local Place Plans, the Local Place Plans Draft 'How To' Guide, and Scottish Borders Council [Local Place Plan Guidance](#)

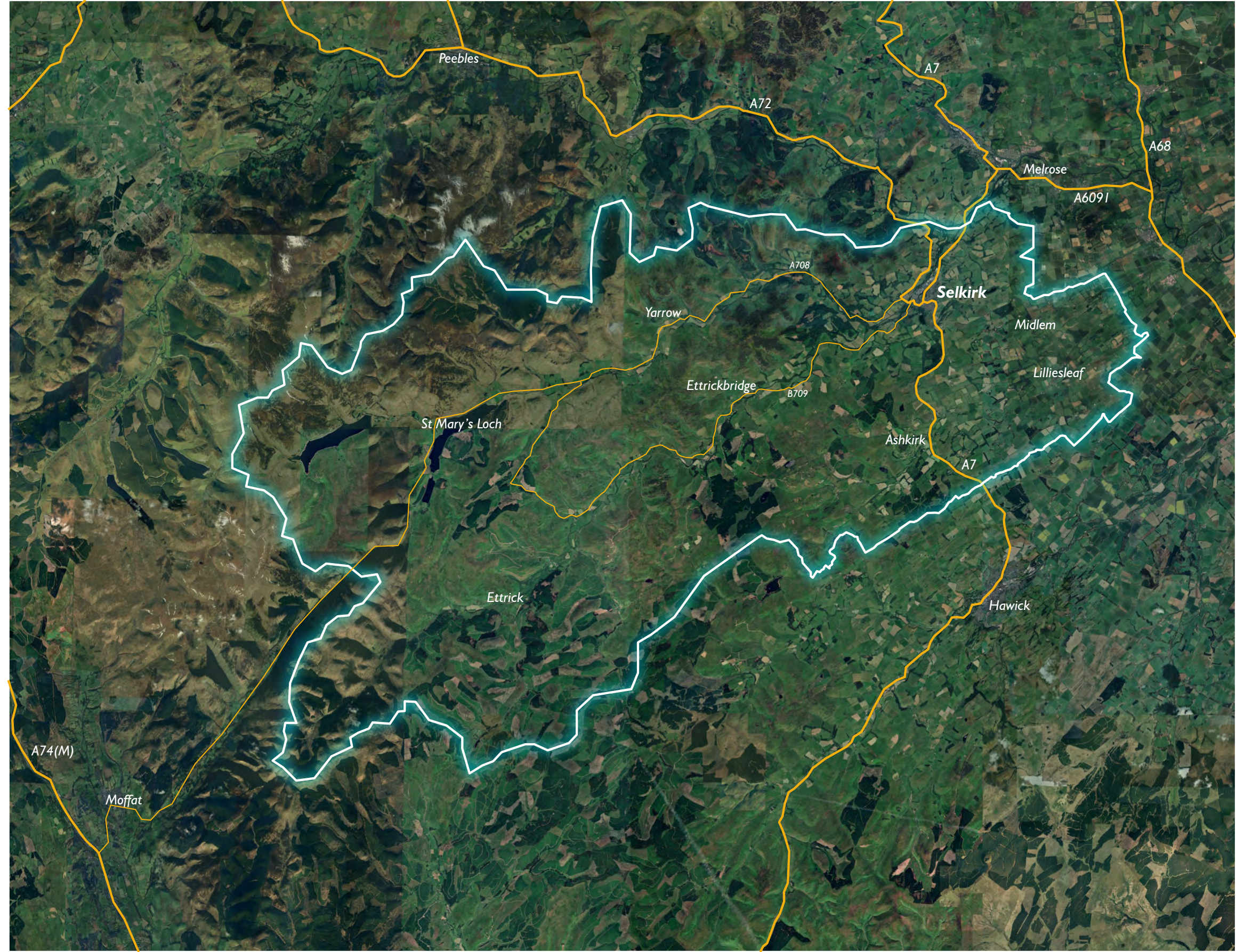




## Local Place Plan Boundary

The Local Place Plan relates to the town of Selkirk and its surrounds to the west in the Ettrick and Yarrow Valleys as well as to the south. As well as Selkirk, the boundary of the Plan includes the settlements of Ettrickbridge, Yarrowford, Lilliesleaf, Ashkirk, and Midlem. This represents the boundaries of the Selkirk & District Community Council, the Ettrick & Yarrow Community Council, and the Lilliesleaf, Ashkirk & Midlem Community Council which together provide an appropriate area and scale for the development of a Local Place Plan encompassing Selkirk and its key surrounding settlements.

The preparation of the Local Place Plan has involved input from, and engagement with, communities from across this area, including different groups within the town of Selkirk and from across the Ettrick and Yarrow valleys and in the surrounding rural villages. The Plan recognises the interdependency between the Valleys and the Town, and supports continued joint working between communities around promoting the area and its outstanding natural character. While many themes and projects expressed in the Plan predominantly relate to Selkirk – it is hoped that the Plan can strengthen the Town, the Valleys, and wider surrounding area as a connected whole, both for visitors and the people that live here.





02



PLACE CONTEXT



# Place Context

## Introduction

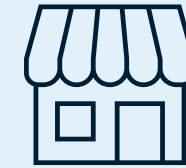
*Selkirk and The Valleys is an area full of character and steeped in natural and cultural heritage. Selkirk is one of the oldest Royal Burghs and the site of earliest settlements in the Scottish Borders. The broadly triangular form of the town was laid down in medieval times and has remained since.*

The town has gradually grown and been remodelled through time, most significantly during the 19th century when it expanded with the introduction of the woollen mills along the riverside, which remain a significant part of the fabric of the town to this day despite the decline of the textile industry.

The town is located in the heart of the Scottish Borders and connected by the A7 to Galashiels, Hawick, and the wider Borders, forming an essential infrastructure for the town and wider area. It is a hub for local business and community services for a number of rural villages in the area including Ashkirk, Ettrickbridge, Lilliesleaf, Lindean, Midlem and Yarrowford and settlements in the Ettrick and Yarrow Valleys.

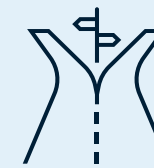


## Place Context Summary



*Retail vacancy in the town centre has risen slightly in recent years, and is slightly above the Borders average.*

*Selkirk has an older population than the Scottish and Borders average, and has experienced a slight decline in population over the last 20 years.*



*Selkirk is at the confluence of several important roads – including the A7 Trunk Road. Traffic management is a key issue for the town centre.*

*Selkirk & The Valleys has strong community capacity and cohesion – with many active groups across sport, arts, and heritage adding to the vibrancy of the town.*



*Selkirk and The Valleys are situated in an outstanding environment with natural assets and rich heritage, including Listed Buildings and a Conservation Area.*



Population & Socio-Economics

The population of Selkirk was recorded in the 2022 Census as 5,521 (2021) (compared to 5,742 in the 2001 Census and 5,784 in the 2011 Census). There are currently c. 2,770 households within the town. The population of the Ettrick and Yarrow valleys was recorded as 969, distributed across 534 households.

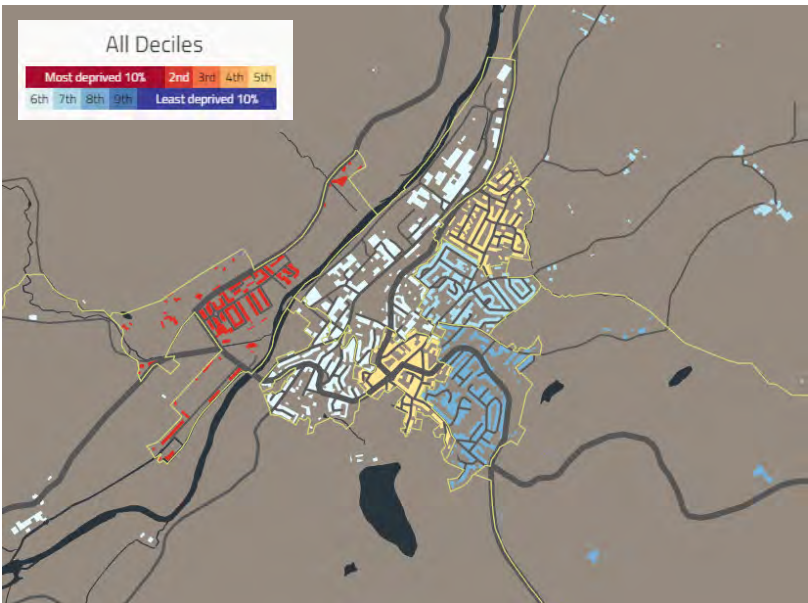
Scottish Borders Council socio-demographic profile of Selkirk (2022) highlights that:

- Approximately 28% of the population of Selkirk and The Valleys are aged 65+. This is above the Scottish average of 19% and Borders average of 25%.
- Approximately 27% of children are in low-income families, compared to Scottish and Borders average of 23%.
- Selkirk is among the areas in the Scottish Borders with the highest population loss since 2000. Based upon current trends, this population decline is anticipated to continue, albeit at a relatively slow pace.
- Selkirk has a very high rate of out-of-work benefits dependency compared to other areas in the Scottish Borders.

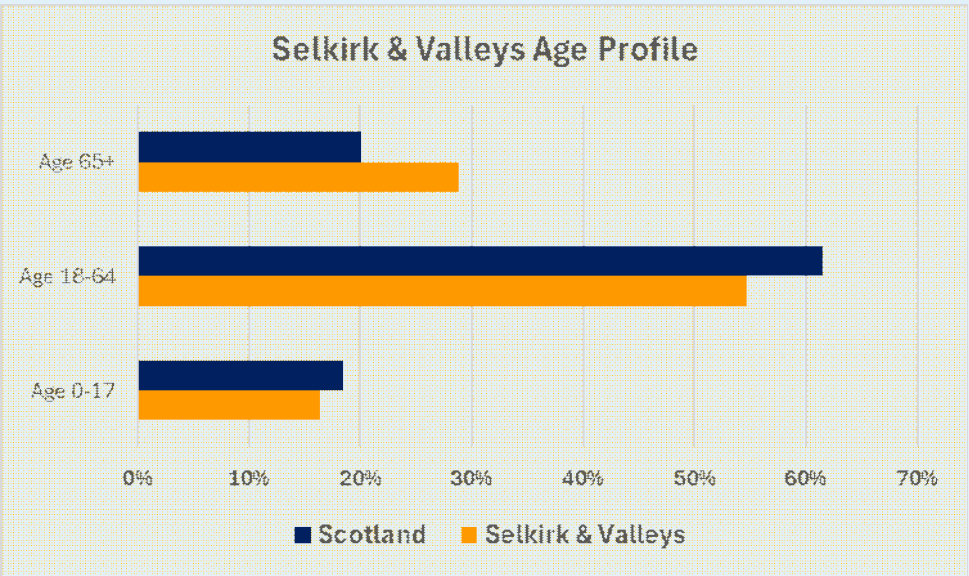
The Scottish Index of Multiple Deprivation shows a finer-grain measure of socio-economic conditions within Selkirk and the surrounding area.

It shows that socio-economic deprivation in the town is largely concentrated within the Bannerfield area, which is within the most deprived 20% of communities in Scotland. Employment / income, health and crime are noted as the biggest deprivation challenges.

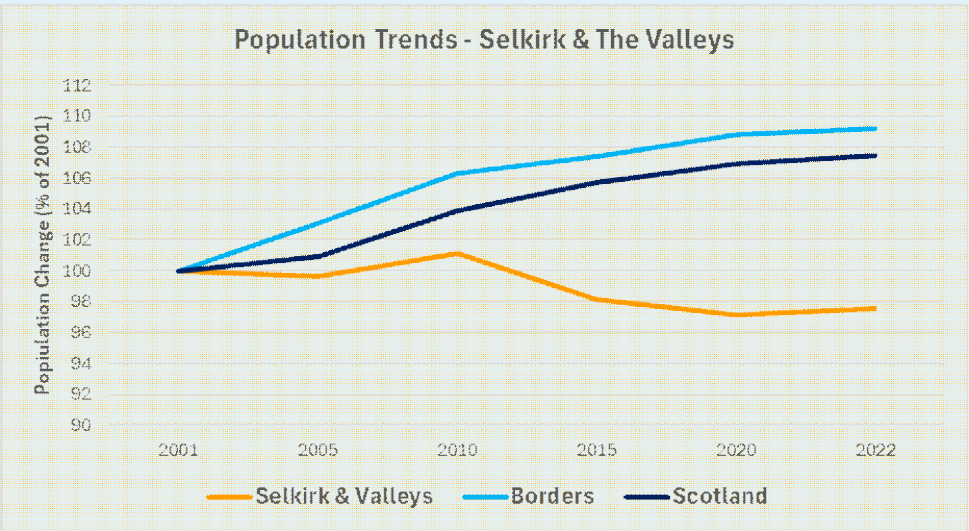
Elsewhere around the town there is a more mixed socio-economic profile, generally in the median range of deprivation compared to the Scottish average.



Selkirk has a mixed socio-economic profile. Deprivation is largely limited, although Bannerfield is among the 20% most deprived communities in Scotland.



Selkirk & The Valleys have a higher proportion of elderly people compared to the Scottish average, and a lower proportion of working-age people and young people.



Compared to 2001 baseline, Selkirk & The Valley’s population has undergone a slight decline over the last 20 years, trending below the gradual increase in regional (Borders) and national populations.



## Local Environment

The character of Selkirk & The Valleys is closely linked to its natural setting. The hill and riverside town is surrounded by a rural landscape of river valleys, open heaths, farmland, and mixed woodland.

The Ettrick Water is part of the River Tweed Site of Special Scientific Interest and Special Area of Conservation – a site of national importance supporting features including salmon, otter, rare plants, and a number of invertebrates.

To the west of the town there are several formal designed landscapes at the Haining, Philiphaugh, and Buccleuch Estate which add to local landscape and environmental character. To the south-east of the town Selkirk Hill and golf course also provide areas for recreation and enjoyment of the environment, and are part of the Selkirk Common Good (managed by SBC Councillors as Trustees on behalf of the community).

The town is well served by green and open space and there are a number of local parks and play areas including Pringle Playpark and Victoria Park, and a network of walking, horseriding and cycling routes throughout the surrounding countryside.

Selkirk’s built environment includes a variety of building styles and types, reflecting the gradual growth of the town and mix of residential, commercial, and community uses. The Riverside area of the town contains a number of Victorian mill buildings of historic interest, though several are now vacant and derelict and require new investment to return to their former glory. The town centre includes a characterful mix of historic buildings, which are designated as a Conservation Area including the ruins of the 18th century church, the Market Place, the “A Listed” Selkirk Town Hall/Old Sheriff Court, Halliwell’s House Museum, and many plaques, monuments and statues around the town.

There are 84 listed buildings within the Conservation Area, and 160 listed buildings across the town as a whole including the Haining Estate.



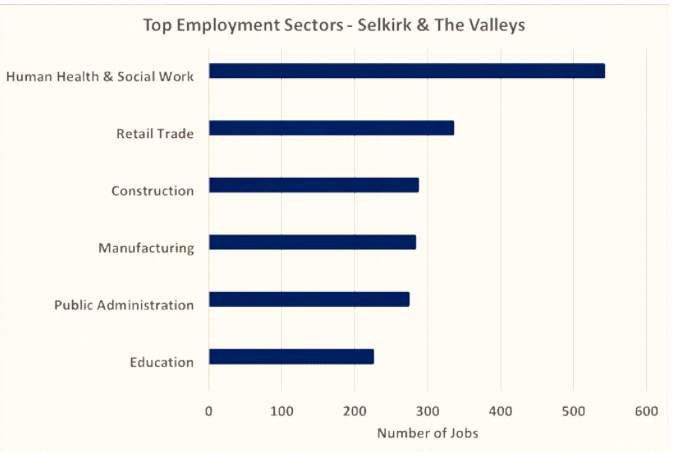
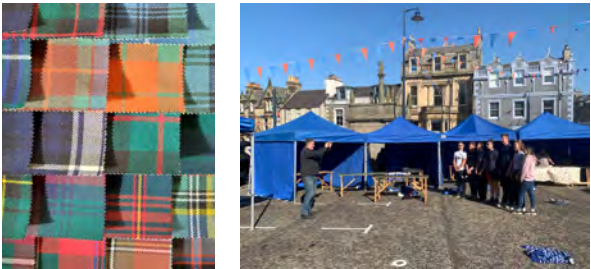


Employment & Local Economy

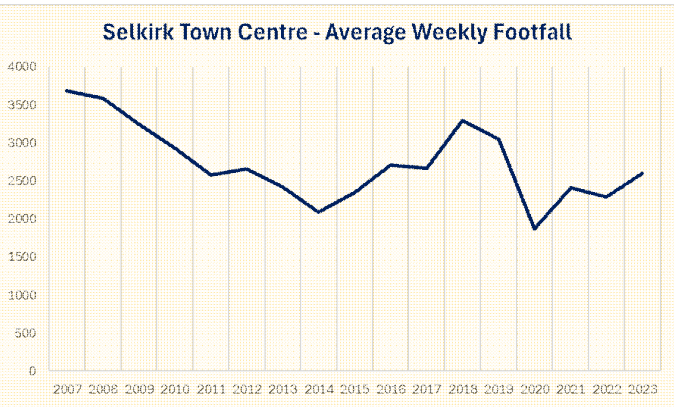
Selkirk has historically been a centre of the knitwear and textile industry with a number of historic mills situated along the Ettrick. Over time this industry has gradually declined, though the legacy of the historic mills is visible across the Riverside Industrial Estate and a number of mills continue to trade in the town.

The Riverside Industrial Estate remains the primary employment cluster in the town and in recent years has benefited from delivery of the Selkirk Flood Protection Scheme in 2017, providing protection to businesses and other users in the area. It is home to over 100 businesses across a range of sectors and activities, including construction, retail, logistics, and commercial timber. The Riverside Business Centre is operated by South of Scotland Enterprise as a regional hub regularly hosting events and other business activities. The Riverside area is also home to a cluster of creative and artistic businesses contributing significantly to the local economy. This includes crafters, artists, sculptors, performing artists, print-makers, mount-makers, textile designers, set-designers, and furniture makers.

As traditional industries have declined there is a challenge, like many towns, to retain existing business and provide new employment opportunities through growth and investment. Selkirk benefits from an accessible location at the heart of the Borders and a strong industrial base at Riverside, though further investment in land and infrastructure will be critical to future growth. The Riverside area remains a priority for future employment related development within the LDP – with significant areas of land designated and safeguarded for business & industrial use.



Healthcare and Social Work is the largest employer in the area, followed by retail trade, construction, manufacturing, public administration and education.



Town centre footfall has undergone a pattern similar to other Borders towns, gradually declining from 2007 to 2014 before increasing until the impact of Covid-19. Footfall has increased over recent years and is trending upward, supported by recent town centre improvements.



## Retail & Tourism

The High Street and town centre includes a number of independent traders with coffee shops, cafes, gift & speciality shops catering to local people and visitors. The General Store and Tool Store are a Community Interest Company that repair and 'up-cycle' a range of goods. The Farmers Market runs monthly, and a number of other local events provide regular activity, though structural changes around online retailing and competition from other centres will continue to challenge the local trading environment.

The Selkirk Conservation Area Regeneration Scheme (CARS) was delivered between 2013-2018 to improve the town centre environment, including repair and restoration of prominent buildings and public realm improvements around the Market Place.

Vacancy of retail units within the town centre has risen from 11% in 2021 to 18% in Winter 2023 (above the Scottish Borders average of 13%) and has continued to rise with several recent closures. However, footfall in the town centre has recovered well post-Covid and has trended upwards in recent years.

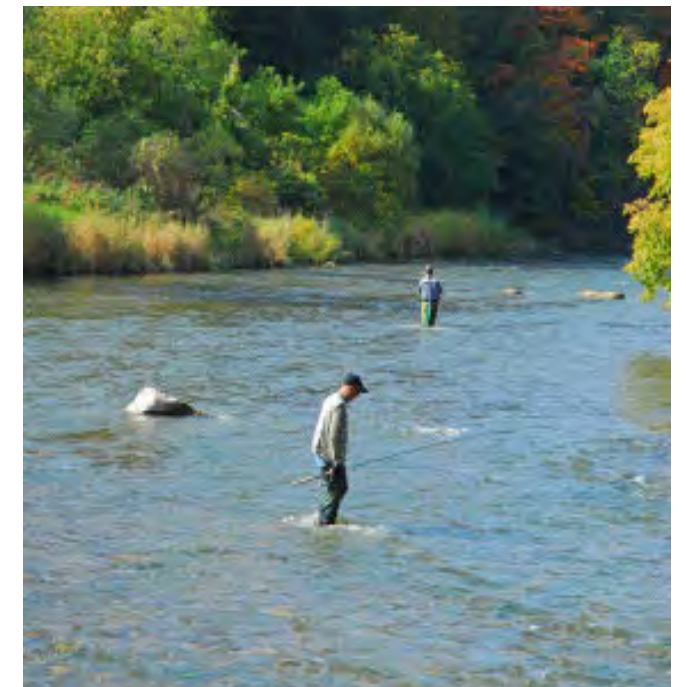
The visitor economy is an increasingly important opportunity for the town and wider valleys. With a rich heritage, the town is a popular visitor destination with a number of attractions including four nearby country estates, local museums such as Halliwell's House and Sir Walter Scott's Courtroom, and a strong creative arts & crafts sector. Selkirk & The Valleys has internationally

recognised connections to some of Scotland's finest writers, poets, balladists, musicians, artists and designers - and there is a strong tradition of studio and commercial photography dating back to the mid-19th century. Around the town there are also a range of outdoor activities including fishing, golfing, walking, cycling, shooting, nature-watching, star-gazing (dark skies), and paragliding.

Visitor accommodation within the town is limited in terms of room numbers and there is potential to add new camping facilities, and/or more manage wild camping more sustainably across the area. Within the Ettrick and Yarrow Valleys there are a number of successful hotels, guest-houses, Inns such as the Gordon Arms, Cross Keys Inn, and the Plough Inn - as well as a wide range of self-catering accommodation. Together there is a high-quality and varied mix accommodation available to visitors across the Valleys.

There is an opportunity to add value, increase spend in the local economy and capture greater local benefits from the tourism by coordinating between local providers, improving marketing & promotion of Selkirk & The Valleys as a destination, and enhancing quality, quantity, and range of accommodation.

CenterParcs have announced the development of a major new holiday village on land c. 8km south of Selkirk – with a planning application due to be submitted in 2025. The development has the potential to significantly boost the local economy through direct employment, drawing tourists to the area, and supporting a wider visitor economy supply-chain around the area.





## Transport & Connectivity

Selkirk is a small compact town – with strong fundamental qualities for Local Living and 20-minute neighbourhoods. The majority of residents are capable of accessing the town centre and key local services on foot and within an approximate 20 minute walking catchment, although there is scope to improve walking routes for less able members of the community. The community in Bannerfield is situated within the valley alongside the Ettrick Water and has weaker connection to the town centre – requiring a steep uphill walk, wheel or cycle into the town centre.

The A7 Trunk Road is critical regional infrastructure that routes through Selkirk. As well as serving the community around Selkirk and providing access to essential services, it connects the area to the nationwide road network as a key arterial route. It provides northbound connection to Galashiels and Edinburgh, and southbound towards Hawick and the English Border. The road routes through the town centre include two 90 degree bends, posing a number of difficulties for traffic movement and parking, particularly for HGV and larger vehicles. The indicative route of a proposed bypass to the east of the town has been identified, and is safeguarded in the Local Development Plan.

Consultation has highlighted concern around town centre traffic management and parking in Selkirk and exploring opportunities to address these.

This could provide the opportunity to improve the town centre environment and amenity, as well as strengthen road connections and journey times to surrounding Borders towns.

Further assessment, review and planning is required to confirm the alignment of the bypass road, and to consider wider development opportunities and environmental impacts which may arise.

Public transport is limited within the town, and there is very infrequent public transport to the Valleys. The frequency and reliability of buses has been highlighted as a local concern through consultation, especially with regards to Borders General Hospital which currently requires 2 bus journeys to access from Selkirk.

Local bus services (no. 73) connect Bannerfield to Selkirk Town Centre and on to Galashiels, and the Edinburgh-Carlisle bus (X95) stops in Selkirk Town Centre. A ‘Demand Responsive’ Taxi-Bus service between Bowhill, Selkirk, Lilliesleaf and Midlem has recently launched, plus to the Borders General Hospital. Scottish Borders Council has committed to the introduction of a similar service between Hawick, Jedburgh, Selkirk and Borders General Hospital, though this is yet to be introduced.





## Education, Health, and Local Services

There are 5 primary schools across the Selkirk & Valleys area, and a secondary / high school situated on Dovecot Park at the east of the town. Pre-school, nurseries and play groups are active across the Town and the Valleys at Argus Community Centre, Busy Bees Nursery, Kirkhope Nursery, Knowepark School / Nursery, Philiphaugh Community School & Nursery, Philiphaugh U5s group, Lilliesleaf playgroup & nursery, and Ettrick & Yarrow playgroup.

The Health Centre is located in the town centre – providing GP services and a range of clinics. Other local health and social services including assisted living facilities operated by Bield Housing Association, Thornfield House Residential Care Home, and nursing home care at Riverside Healthcare Centre.

## Community Capacity

Selkirk & The Valleys have a range of active community groups – both formal and informal and providing a range of opportunities for local participation, inclusion, and social activity. This includes the Community Council, Selkirk Regeneration Company, Selkirk Common Riding Trust, Selkirk Chamber of Trade, Selkirk Churches Together, Selkirk Community Shed, and a range of social, arts & crafts, sports, recreation and leisure clubs.

A range of community-led projects are active in the town including the Tower Street Pop-Up Shop, Sustainable Borders, Selkirk Community Shed, and the Brighter Selkirk planting initiative. The Ettrick & Yarrow Community Development Company are similarly active, having led restoration of the Ettrick Marshes, operating the James Hogg Exhibition, and delivering new homes and workshop units at Kirkhope Steading. Across the Valleys there are a range of active local interest groups and organisations - with village halls essential venues for local activity and participation. These include Kirkhope Parish Hall, Yarrowford Hall, Yarrow Feus Hall, Cappercleuch Hall, Boston Hall, Midlem, Lilliesleaf, Ashkirk, and Lindean.

Selkirk & The Valleys is well represented by local sports & leisure clubs, including Selkirk Rugby Club, Cricket Club, Football Club, Ettrick Forest Sports and Recreation Club and local facilities and clubs for archery, hockey, tennis, golf, bowling, badminton, horse riding, swimming, canoeing and a range of arts, sports, wellbeing, recreation, and leisure Clubs. Selkirk Leisure Centre & Fitness Centre (including Swimming Pool) is located in Victoria Park, and Rowlands (Youth Club) is established specifically for young people on the West Port.





## Land & Assets

Land ownership within the town is mixed and predominantly private, although Scottish Borders Council manages on behalf of the community a number of Common Good properties/land within the town and the Valleys. The Council is also in process of compiling a condition survey of all properties it administers and those it lets out under Common Good tenancies. As well as local schools, public services, and parks there are a number of commercial / industrial units at Riverside on Dunsdale Road, Whinfield Road, and Level Crossing Road. Live Borders Library/Museum Headquarters is also based at St Marys Mills, Selkirk on Level Crossing Road.

While not listed on the Register, currently vacant town centre properties include the former Bank of Scotland building (15 Market Place) and the former Municipal Buildings on Scott's Place. The current Co-operative building (3 Back Row) is due to move to larger purpose-built premises across Scott's Place, on the site of the former cinema, at which point the current site will be vacant. However, the A listed Bernat Klein former studio at High Sunderland is currently empty, with no plans for renovation.





# Business and Enterprise (Selkirk Town)

**Riverside Industrial Estate**  
Businesses incl. timber, logistics, construction, and wool weaving.



**Undeveloped Land**  
Vacant former industrial sites suitable for new investment & development.



Former Mills

Town Centre

**Oregon Timber**  
Ongoing expansion and development of new facilities.



**Riverside Business Centre**  
Regional business hub operated by SoSE.



**Selkirk Town Centre**  
Successful high street with strong mix of independent traders and local services / amenities.





# Green and Open Space (Selkirk Town)



**Victoria Park**  
Local Park, playing fields, leisure centre & campsite with opportunity for improvement.



**Ettrick Water** Walking, recreation and riparian habitats along the river corridor.



**Pringle Playpark** Local park with children's play area, 2G sports pitch, and open space for leisure & recreation.



**Mauldsheugh Wood** Community-led project with woodland wildlife trail – home to badgers, foxes, deer, pinemartens and variety of bird life.



**Selkirk Hill** Common Good held open space including Golf Club, wildlife habitats, mixed woodland, paths for walking, and old skating pond.





# Heritage, Arts & Culture (Selkirk Town)

## Conservation Area Selkirk

Conservation Area includes the historic core of the town and its many historic buildings, monuments and statues. There are 80+ listed buildings in the town centre.



## The Haining

18th Century Manor House (Cat A Listed) in a woodland estate and grounds. Nearing completion of major renovation works led by Community Trust. It combines a visitor destination, events venue, and flexible artists studios

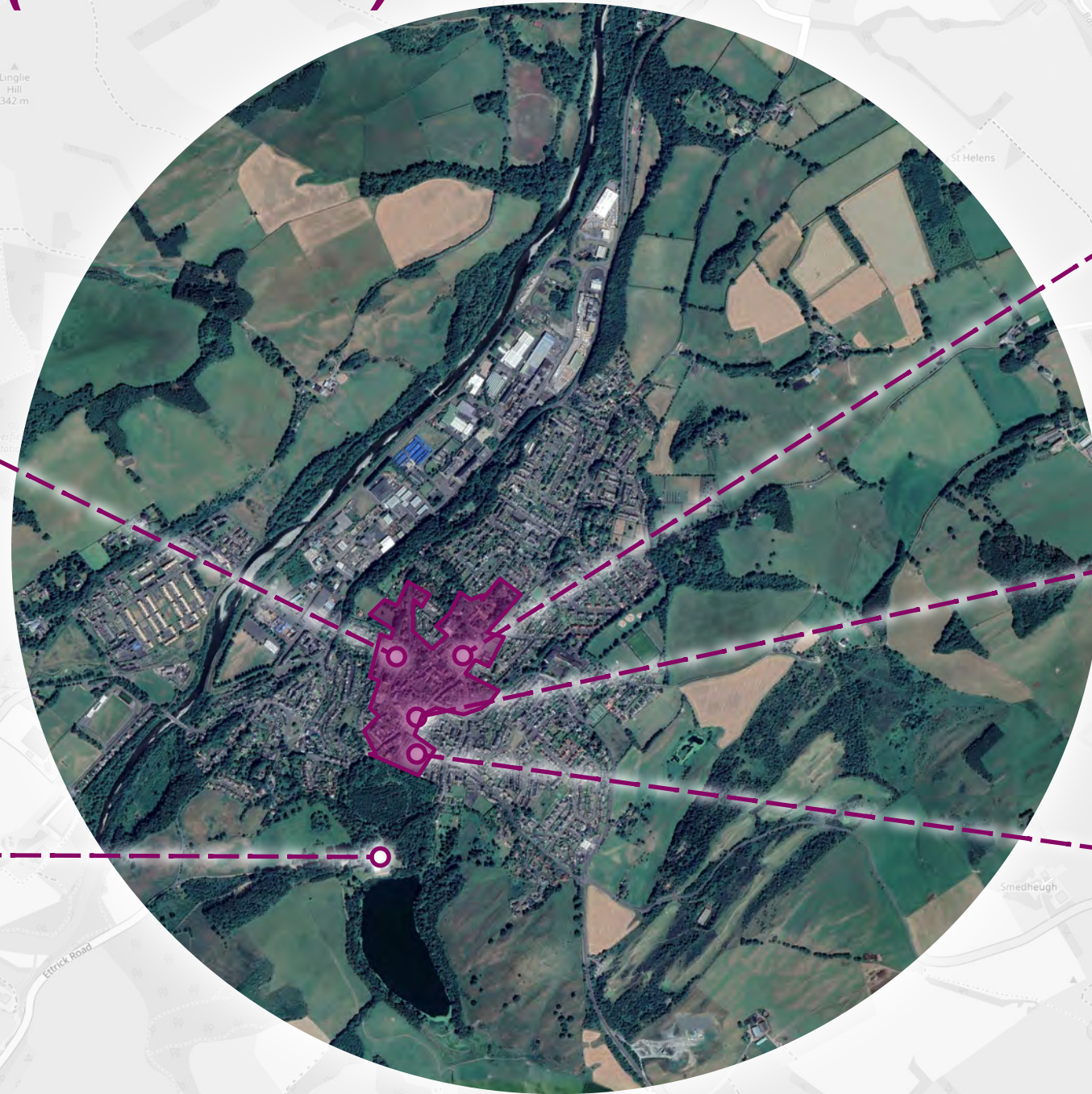
**Victoria Halls**  
Historic venue for 400+ people and regularly host to theatrical and musical productions, as well as local events and meetings.



**Sir Walter Scott's Courtroom**  
Iconic A-Listed building at the centre of the town with a 100ft spire. Museum telling the story of Scott's relationship to Selkirk and wider local history.



**Auld Kirk**  
Historic churchyard with excellent views. The site of a church since 1152 AD it is thought to be where William Wallace was proclaimed Guardian of Scotland in 1298.





# Transport & Connectivity

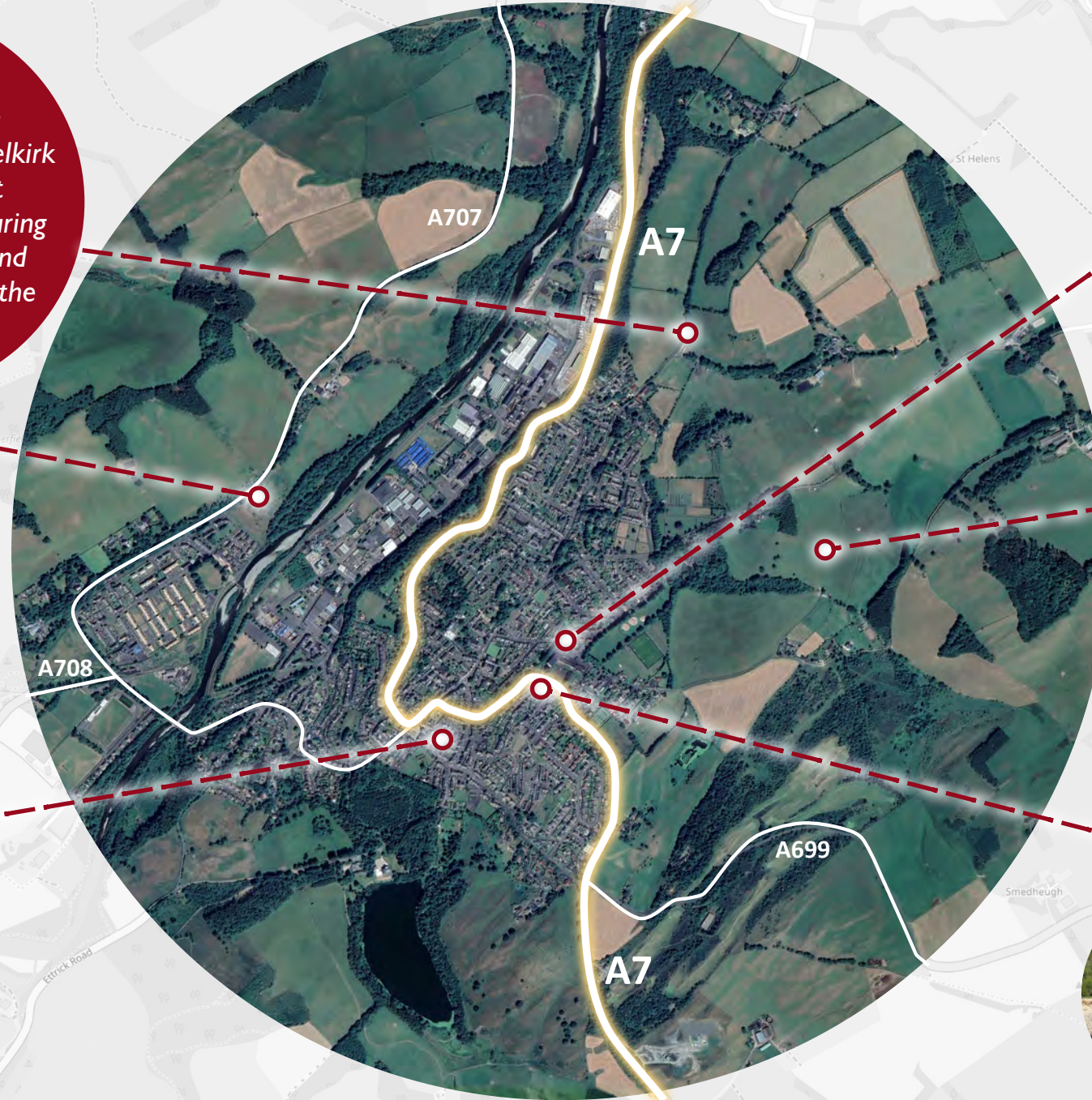
## Bus Services

Local Bus Services (73) connect to Galashiels but with issues around reliability and frequency – and without direct connection to Borders General Hospital. The X95 connects to Hawick and Edinburgh. There is very limited public transport connection to the Valleys.



## A7 Trunk Road

The A7 road routes through the centre of Selkirk and is an important connection to neighbouring towns in Galashiels and Hawick, as well as to the wider local road network.



## High Street

Road capacity within the centre of the town is limited, especially for HGVs on the A7, and poses issues for traffic movement and parking.



## Selkirk Bypass

An indicative route for a bypass to the east of the town is shown in the LDP – though there is no current commitment or active development of the project.



## Active Travel

A local network of walking, wheeling and cycling routes connect key destinations in the town and surrounding open spaces – and there is potential for improvement to encourage more sustainable local travel. Selkirk is included in the SoSE 'Coast 2 Coast' cycle route.



## Parking

The principal town centre parking is at the West Port Car Park, which provides 85 spaces and includes EV Charging stations. There are 12 'short-stay' spaces on Market Place and additional parking at Scott's Place / Dovecote Junction.





# The Valleys

**Yarrow Settlements** of Yarrow, Yarrow Feus and Yarrowford, and the site of Yarrow Parish Kirk, and local Primary School



**Bowhill House**  
One of Scotland's finest country estates, with house tours and an art collection, wide variety of walks, family playground, and regular events



**Center Parcs**  
– Proposals for a major new Holiday Village present a significant opportunity to increase visitors to Selkirk & The Valleys and boost the local tourism economy.

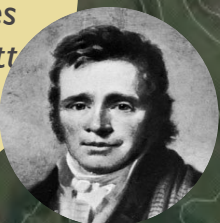
**Philiphaugh Estate** Countryside estate with variety of heritage, wildlife and outdoor activities – including Salmon Viewing Centre and local distillery.



**Outstanding Scenery** Variety of landscapes and rural character, including river valleys, woodlands, lochs and wild moorland.



**James Hogg Memorial & Exhibition** The Valleys have a strong literary history through James Hogg, Sir Walter Scott and the Border Ballads.



**Leisure & Recreation** The Valleys offer a wide range of outdoor activities including circular walking routes and hill climbs, renowned fishing, cycling routes, river and loch-based watersports and other activities such as para-gliding and star-gazing.



**Ettrickbridge Main village** in the Ettrick valley – including Kirkhope Primary School, Kirkhope Kirk and the Cross Keys Inn.



Cardrona Forest

Kirkhouse Forest

Blackhouse Forest

Galashiels

Carrifran Wildwood

Roundstonefoot

A72

A72

A7

A7

A7

A7

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03



# CONSULTATION & ENGAGEMENT



# Consultation & Engagement

*Consultation and engagement on the Local Place Plan has progressed in a gradual and staged manner over a period of over 2 years. This evolved from initial and ‘open-ended’ discussions around Selkirk & The Valleys as a place and opportunities for change, towards identification of themes, projects and ideas for intervention, and finally as a specific consultation exercise on the Local Place Plan.*

The consultation process has involved a combination of open ‘drop in’ events, ‘pop up’ consultation, online surveys, targeted engagement with key groups including schools, and a range of sub-group meetings around key themes and topic areas.

A wide range of views and perspectives have been shared about the area and its qualities, and challenges, as a place. The Local Place Plan has been developed to capture and articulate these, while shaping a positive vision for the future of Selkirk & The Valleys.

## Stage 1: Exploring Placemaking Options

At this stage the specific ambition of developing a Local Place Plan was uncertain – but there was clear interest and ambition among the community to update the previous Selkirk Community Action Plan (2012).

## Stage 2: ‘Selkirk Future’ Meetings

- 22nd November 2022 - Selkirk High School. 100+ attendees (86 submitted email addresses).
- 19th January 2023 - Philiphaugh Community Centre. 80+ attendees (61 submitted email addresses).
- 4th May 2023 - Selkirk Parish Church. 36 attendees, including 7 new attendees, with email addresses.

A Selkirk + Valleys Town Team was formed comprising the most committed or available parties and views were garnered informally through regular meetings.

This initial stage principally involved gauging the capacity and willingness among local people to engagement in local placemaking process, and the establishment of structures to take this forward.

Following the success of the first two meetings, the third meeting, held in May 2023, sought to review key issues and priorities emerging from across the discussions into a more thematic analysis. Broad themes were identified where there was clear community interest, a need to protect and enhance, or opportunity for project development. It was acknowledged that there was considerable overlap and inter-connection between themes and it might be appropriate to combine themes into broader ‘groupings’ as part of further local Place Plan Development.

A Steering Group, as a sub-group within Selkirk Regeneration, was created to guide and oversee next steps in coordination with Scottish Borders Council.

The Placemaking Steering Group set out organising a series of public meetings, through which to engage the local community in placemaking and start a conversation about priorities for change in Selkirk and the Valleys. The meetings were open to the public and structured as workshops around questions and prompts to facilitate discussion.

32

Local Place Plan  
Events

616

Post-it note  
comments

76

Online Surveys  
completed

12

Locations visited

200+

School children  
engaged



## What makes Selkirk & The Valleys great?

*"We're proud of this town. It feels safe, and welcoming"*

*"We have a rich cultural history and traditions"*

*"We have a good mix of independent shops and pop up shops"*

*"Selkirk is full of natural beauty...there is wildlife on your doorstep"*

## What are the key issues?

*"It can be hard to move around the town"*

*"A lack of connection between upper and lower Selkirk, and the Valleys"*

*"We have an ageing population and young people want to move away"*

*"Public transport is expensive and unreliable"*

*"Ensure valley schools and nurseries are still open"*

## What does success look like?

*"Selkirk & The Valleys to become a thriving tourist destination, with a clear identity"*

*"High levels of participation in local life"*

*"More opportunities and choices for young people"*

*"A community that feels listened to, and feels effective to instigate change"*

*"Build on our heritage, arts, culture, and museum connections"*

*"A 20 minute neighbourhood ethos for accessibility to services and facilities"*

*"Let's create a place where people from valleys and neighbourhoods are supported, connected and included"*





### Stage 3: Local Place Plan: Emerging Themes & Priorities

Building from the ‘Selkirk Future’ meetings, in Spring 2024 a series of consultation boards were prepared to summarise emerging themes for the Selkirk Local Place Plan and potential project ideas. The consultation boards were circulated online through local community groups, forums, and organisations to draw feedback on emerging ideas and priorities for the Local Place Plan. The boards were taken on a ‘tour’ of the town and surrounding villages, presented across a range of local places and events – seeking to engage a wide spectrum of people and interest groups across Selkirk and the Valleys.

Venues and events where the consultation boards were presented included:

- Selkirk High School.
- Selkirk Farmers Market (5 separate occasions).
- temporary exhibition at Selkirk High Street ‘pop up’ shop.
- Thornfield House Care Home.
- Ettrick & Yarrow Community Council meeting in Cappercleuch, the Mobile Library in Ettrickbridge and Midlem, Lindean Village Hall and The Waterwheel cafe in Philiphaugh.

In parallel to the consultation boards an online survey was created giving local people the opportunity to feedback on their preferred themes and projects, and other place issues which ought to inform the preparation of the Local Place Plan. Respondents were asked to rank the emerging themes and the project ideas, or suggest others which had not yet been considered.

Together, the online survey and in-person events and conversations across the town provided a rounded and comprehensive consultation process that reached a wide range of people across the town.

A detailed summary of responses to the emerging themes and priorities and online survey are detailed in the appendices. In summary, the following key trends and outcomes were identified from the consultation:

- People & Wellbeing emerged as theme with strongest overall interest and local support.
- Young people were especially supportive of ideas to create or improve sport & leisure facilities, including a new sports pitch or Pump Track.

- Among natural and built environments projects, improvements to Victoria Park emerged as a high priority opportunity for many local people.
- While spread across a several project ideas including traffic management (1-Way system), improving the Cross Keys space, and creating a new ‘Hub’ for activity there was clear interest in improving the Town Centre and making the most of its assets.
- The Haining was identified by many as a key local asset to be supported – with opportunities for events, enhanced links to the town centre, and as a key part of the Town’s wider heritage appeal.





Stage 4: Local Place Plan Draft Review

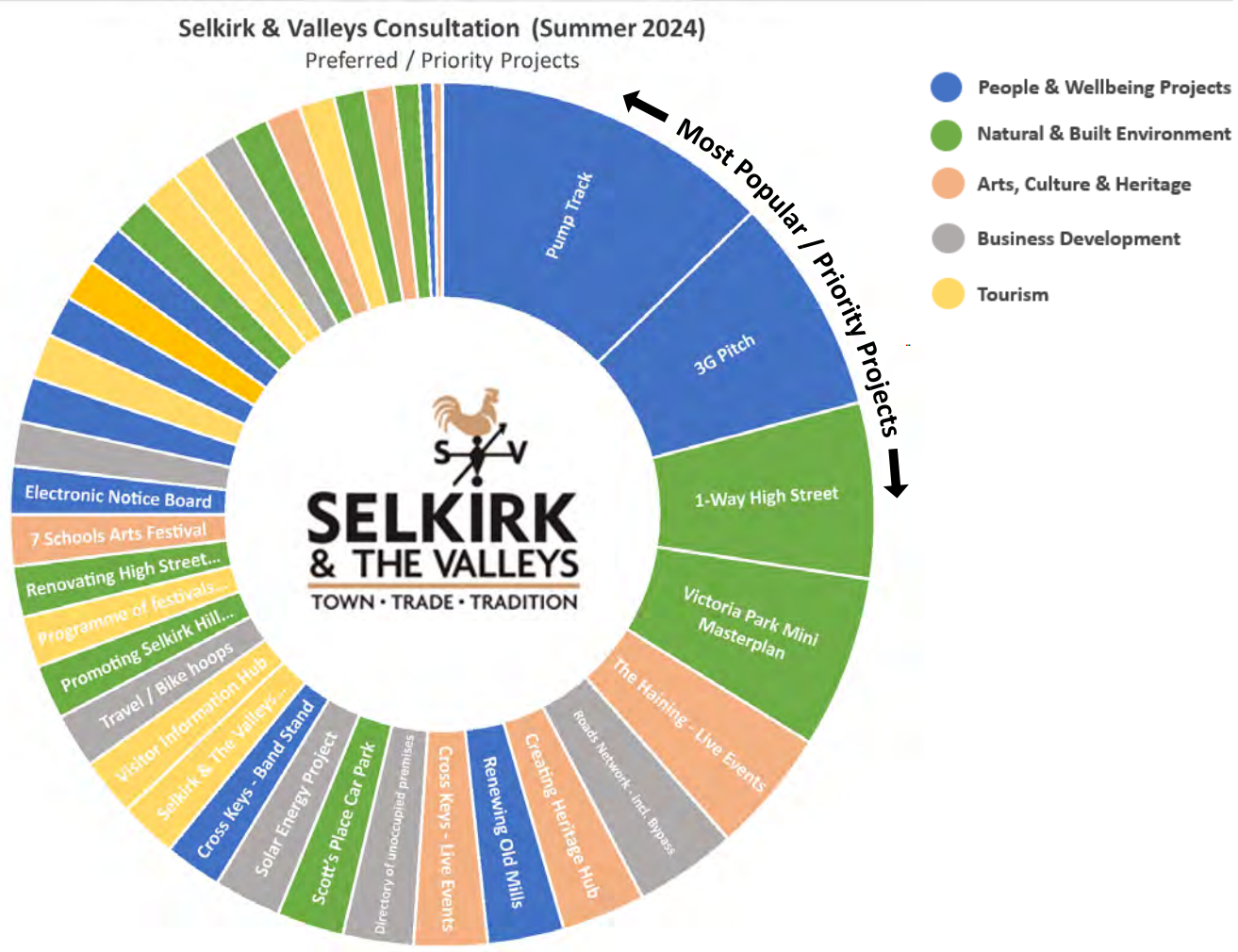
In April 2025 a draft version of the Plan was circulated to the Selkirk & The Valleys Town Team for detailed feedback and comment. A public meeting of the Town Team discussed the Draft and key issues to be addressed in the development of the final Plan, including a further round of public consultation.

A meeting was also held with the Ettrick & Yarrow Community Development Company to discuss their successful projects at Ettrick Marshes and Kirkhope, and how emerging projects could be reflected in the Plan. Additional ideas and proposals for development in the Ettrick & Yarrow Valleys focused on active travel, visitor infrastructure, local heritage, and nature-based opportunities were subsequently incorporated into the final version of the Plan.

Stage 5: Local Place Plan Submission

- To be completed following final public consultation event.
- Recording date / time, event, format and content presented.
- Advertising and publication of the event.
- Number of attendees.
- Key areas of feedback and comment – and how addressed.

In line with the requirements of the Town & Country Planning (Local Place Plan) (Scotland) Regulations 2021 a copy of the proposed Local Place Plan and an accompanying Information Notice (Appendix 1) was also issued to Local Councillors and all Community Councils within the Local Place Plan area, and those adjoining, for comment.



Consultation Timeline

Selkirk & The Valleys Future Meeting November 2022

Selkirk & The Valleys Future Meeting January 2023

Selkirk & The Valleys Future Meeting May 2023

Public Meetings October 2023-April 2024

Farmers Market Stall May – September 2024

Midlem, Lindean, and Ettrickbridge Events: July 2024

High Street Pop-Up Shop July-August 2024

Online Survey & Questionnaire June – August 2024

Selkirk & The Valleys Future Meeting September 2024

High School Engagement Event: September 2024

Thornfield House Engagement Event: September 2024

Future Events Spring 2025





# VISION & KEY THEMES



# Vision & Key Themes

*The Local Place Plan is prepared to provide a clear expression of the community's priorities and a focus for future interventions and actions. It identifies specific and deliverable projects that will tangibly improve Selkirk & The Valleys for the people that live there, protect and enhance its most important features, and support its growth as a visitor destination.*

## Setting a Vision

The town and its surroundings in the valleys have a rich history and a strong sense of identity and belonging within communities. It is home to a wealth of historic buildings, outstanding nature and landscape, successful independent retailers and hospitality, and a strong industrial legacy which has shaped the area. Together these elements make Selkirk & The Valleys a great place to live and work, and a unique destination to visit. Our vision is about celebrating and enhancing these qualities across Selkirk & Valleys.

We recognise that Selkirk & The Valleys, like all areas must respond to contemporary changes in how we shop, travel, work, and access services. Through the Local Place Plan we seek to position the existing community at the centre of this evolution and as a key driver of positive change – capturing growth opportunities such as tourism, improving our local environment and heritage, and supporting wellbeing for people of all ages.

Through a community-led approach we will be proactive in building on and extending the area's fundamental assets and strengths, supporting a more sustainable, vibrant, and resilient Selkirk and the Valleys.

## Themes

Through the consultation and engagement process four key themes for the Local Place Plan were defined – reflecting interests and priorities of local people and how they wished to see change across Selkirk & The Valleys. The themes provide a broad organising structure for the Local Place Plan and its priorities – with strong overlap and complementary elements between them.

The Themes and the objectives provided for each are strongly aligned to planning policy priorities for Selkirk and the wider area, as well as wider principles of the Borderlands Place Programme including around enterprise activity & investment, local connectivity, opportunities for young people, and improving visitor experience.

As individual projects and proposals have been developed, their respective contribution to each theme is reviewed ensuring that across the Plan as a whole addresses the priorities of the community.





# People & Wellbeing



*Creating a healthy, happy and rewarding place in which to grow up and live – with well connected communities and opportunities for people of all ages and interests to participate in local life.*

Consultation highlighted that Selkirk & The Valleys is a great place to live – as a medium sized town surrounded by beautiful countryside and villages, with good schools, a successful high street, and a close-knit community.

However there are issues and imbalances in wellbeing and quality of life in the area, including localised areas of deprivation, and concerns around access to housing and public services. There is a priority to address these through targeted investment in local infrastructure and facilities where it is most needed. There are also wider challenges and opportunities with changing demographic trends – with a population that has undergone gradual decline and now has a high proportion of older people.

A number of these challenges relate to long-term social and economic trends which cannot be addressed through a Local Place Plan alone – but there are opportunities for locally led projects to influence and effect positive change.

People & Wellbeing was identified as a key theme to address these and reflect strong feedback through consultation that Selkirk & The Valleys must be a place that cares for its people and is a pleasant place to live. It should take care of older people and provide opportunities for younger people to stay in the area and enjoy a high quality of life.

## Key Objectives and priorities for people & wellbeing:

- Strengthening connections and accessibility between communities within and around Selkirk.
- Investing in community facilities to support the needs of a changing population – ensuring younger and older people have opportunities for leisure, recreation and participation in local life.
- Working with partners to support the delivery of housing and infrastructure that sustains Selkirk and the Valleys as a sustainable and pleasant place to live with a growing population.



## Assets & Opportunities *To retain and build upon*

- Selkirk is a **close-knit community** with strong cohesion and sense of belonging.
- It is a welcoming, **friendly and safe place**.
- The town has good **access to greenspace** and the outdoors – with opportunity to further enhance this.
- The **town centre is walkable** for the majority of residents.
- Selkirk has a **successful sporting culture** across rugby, football, cricket and other recreation activities.



## Needs & Challenges *To address and intervene*

- Selkirk has an **ageing population** and a need to respond to changing demands around housing, social care, and accessibility - ensuring people of all ages have opportunity to fulfil their lives to the full.
- **Opportunities for young people** – including leisure & recreation and long-term employment.
- Maintaining **connectivity between communities** in the town - especially from Bannerfield to the town centre and for surrounding villages in The Valleys. There are also opportunities to improve local accessibility around the town walking and wheeling.
- Connectivity to key local services including the High School and **Borders General Hospital**.
- **Re-invest and maintain core community infrastructures** including schools, library, and health centre.



# People & Wellbeing



Projects, ideas and aspirations emerging from the consultation process around the theme of people & wellbeing included:

- Inter-generational events –a programme of events and activities designed for people of all ages, encouraging greater participation in local life.
- Community Gardens – further building on success of Community Orchard Project to provide new gardens and mixed planting on under-used open space around the town.
- Mini-bus strengthening connection between Selkirk and the Valleys.
- Electronic notice boards to enhance town centre environment and awareness of local events.
- Investment in the currently under-utilised Cross Keys Space.
- Development of a cycling ‘Pump Track’ in the town for young people.
- Enhancing riverside activities including paths, walkways.
- Development of a 3G pitch to improve existing sports facilities within the town.
- Diversifying and revitalising former mills for a greater mix of local activities.

## Key Stakeholders & Partners

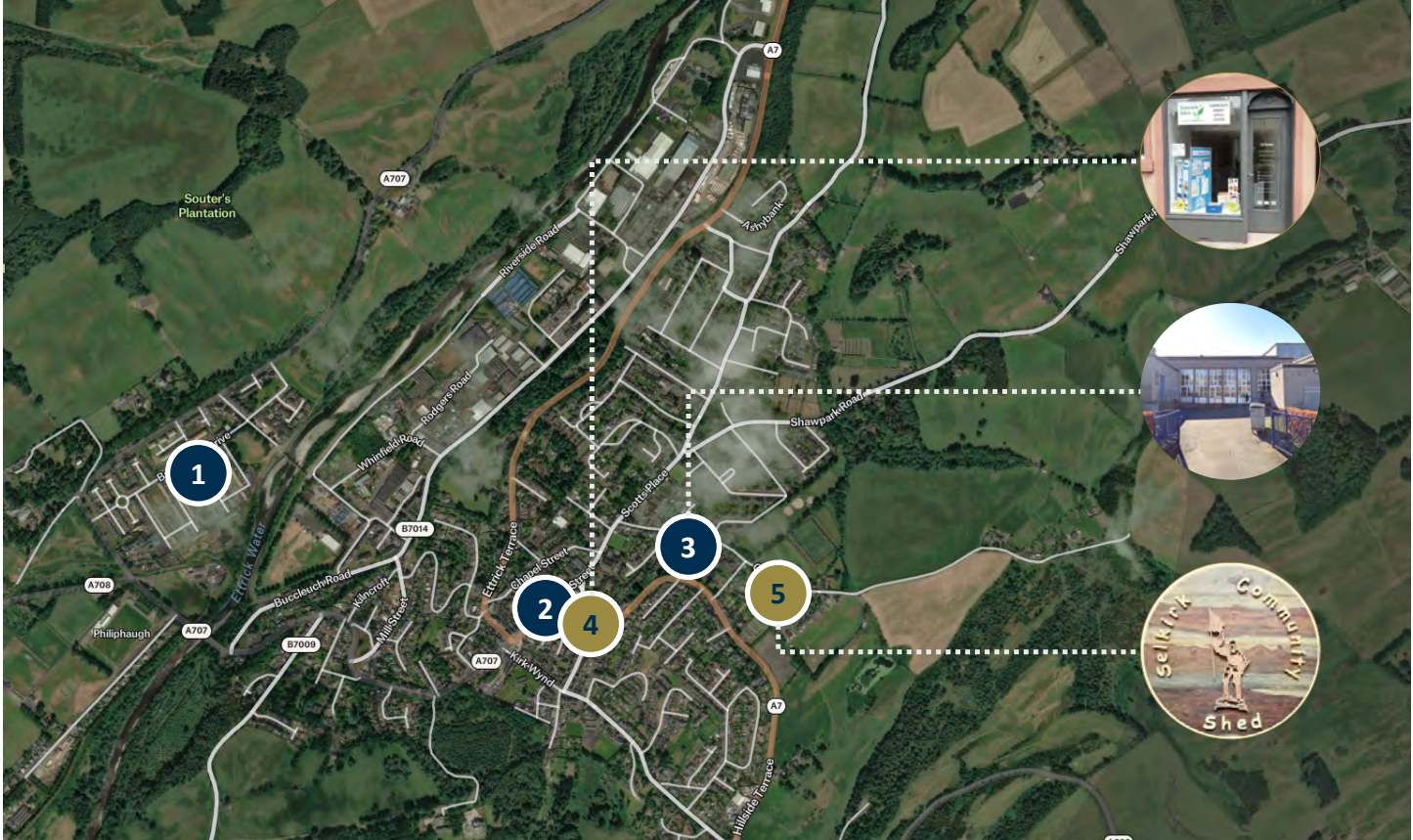
Key stakeholders potentially involved in furthering the People & Wellbeing objectives:

- Scottish Borders Council.
- Live Borders.
- Selkirk, Ettrick & Yarrow, and Lilliesleaf, Ashkirk & Midlem Community Councils.
- Selkirk Regeneration and Ettrick & Yarrow Community Development Company.
- Scottish Borders Housing Association.
- Borders Buses and other public transport providers.
- Health & Social Care Partnership.
- Integrate Joint Board / IJB.

## Policy Framework

The People & Wellbeing theme aligns to and will support delivery of Liveable and Sustainable Places as sought by NPF4 – and the regional priority for South of Scotland to increase the population by improving local liveability and creating a low carbon network of towns. It seeks to encourage local living in high-quality, mixed-use, well-connected neighbourhoods with access to essential local services and amenities.

It also supports core aims expressed in the Local Development Plan (2024) to provide adequate land for housing, building sustainable communities which are attractive and distinctive, encouraging better connectivity by transport. Specific LDP policies around housing development (HD1-HD6), public infrastructure and local services (IS1), and town centre development (ED3) would be relevant in further development of people & wellbeing objectives.



## Locally Significant Sites

*Important to future planning for People & Wellbeing in Selkirk*

- 1 Bannerfield** has higher levels of socio-economic deprivation compared to the rest of Selkirk and can be disconnected from the town centre. Future planning should seek to direct investment to address local health, income, and housing inequalities and improve local accessibility, including through planned new development at Angles Field (Eildon Housing Association) and Linglie Road (Scottish Borders Housing Association).
- 2 Selkirk Town Centre** is a successful local high street with a mix of independent traders, convenience retail, and essential services. The primacy of the High Street should be maintained as essential to maintaining successful 20-minute neighbourhoods in Selkirk.
- 3 Selkirk High School** serves the town and surrounding villages, including in Ettrick & Yarrow valleys, and is a key community facility. The community supports long-term renewal and investment in the school, including exploration of alternative and more accessible locations.

## Current Projects and Programmes

*What we’re already doing*

- 4 Sustainable Borders** – based at the town centre Community Energy Advice Centre and seeking to coordinate and promote activity to deliver a more sustainable and climate ready Selkirk, including advice to local residents and businesses on energy efficiency.
- 5 Community Shed** – based at the Argus Centre the Community Shed is a friendly, welcoming workshop for people of all ages, genders and abilities to take part in woodwork, welding, and a range of other DIY and repair work.



# Business & Infrastructure



*Boosting the area’s businesses through greater footfall and trade, creating better connections and infrastructure that support local investment, enable new businesses to thrive and create employment opportunities.*

Selkirk has a strong industrial heritage associated with wool production along the River Ettrick – the legacy of which is evident in the layout and fabric of the town today. Over time this industry has gradually declined – though the textile sector retains a strong presence in the town. Like many rural towns, Selkirk’s contemporary economy reflects a mix of tourism & hospitality, retail, construction, natural resources & land management, and public services – though consultation noted concerns around opportunities for young people and this is reflected in socio-economic data which shows below average proportion of schools leavers entering employment, further education, or training.

Key employers in the town include Oregon Timber, Rembrand Timber, Riverside Business Centre, and a range of industrial, construction and logistics businesses at Riverside. There are also a number of independent shops, cafes, and hospitality businesses clustered in the town centre – which has proved resilient in the face of changing retail trends and competition. Within the Valleys key employment sectors and business activity is focused around agriculture, forestry, and land management - as well as a growing tourism & leisure offer supported by excellent visitor accommodation.

The A7 Trunk Road routes through Selkirk and is the critical transport infrastructure connecting to surrounding towns and the wider Borders. However, it poses issues for traffic management in the town centre, especially for HGVs. The potential for a Selkirk Bypass has been identified in the LDP with potential to provide benefits to traffic management and regional transport capacity - though is not currently in active development. It could present a range of economic development opportunities as well as challenges for the town and requires careful review and consideration in close consultation with communities and local businesses. Business & Infrastructure was selected as a theme to reflect local interest in building a strong, sustainable local economy that continues to diversify and provide opportunities for young people to stay in the town, as well as attracting new movers. It was noted that this was closely linked to long-term investment in infrastructure, especially the Bypass, which if delivered could represent a substantial shift in the town’s character and business environment.

## Key Objectives and priorities for business & infrastructure:

- A sustainable local economy with a diverse business base within the town and its surrounding villages, as well as a thriving town centre.
- Retaining existing jobs and creating new employment opportunities in growing sectors – especially for young people.
- Improve strategic road connections around Selkirk and define clear programme and route for delivery of the Selkirk Bypass to provide certainty to local people and businesses.



## Assets & Opportunities *To retain and build upon*

- **Riverside Industrial Estate** is a significant employment and business cluster with a mix of traders, crafts, and industries.
- Legacy associated with former mills and **the heritage of wool production** in the town.
- **Oregon Timber** investing in expansion and new facilities in Selkirk.
- Selkirk has a varied town centre retail offer with many **independent traders** serving local needs as well as visitors.
- The **Riverside Business Centre** is a regional business hub bringing a range of opportunities to Selkirk.
- Selkirk is a **key crossroads and confluence** of the A7(T), A707, A708, and A699 roads, with potential for a new bypass to support expansion.
- Rural business opportunities around **forestry, agriculture and tourism** across the valleys.
- Center Parcs proposals present new opportunities to **grow tourism and the area’s profile as a visitor destination, as well as boosting the economy through new employment and increased visitor spend.**



## Needs & Challenges *To address and intervene*

- **Under-utilised vacant & derelict land** around the town and especially at Riverside is an opportunity for new employment generating mixed-use development.
- Creating **sustainable, long-term employment opportunities** for young people in Selkirk and across the wider Valleys area.
- Impact on the town centre due to **competition from larger retail centres** (e.g. Galashiels) and online retail trends.
- Improving the **town centre pedestrian environment and management of traffic** through the area.
- Availability of **parking** within the town centre and impact on retail and hospitality trade, especially visitor / tourist coach parking.
- Decreasing **agricultural returns** and wider impacts on the landscape and social fabric of the area.



# Business & Infrastructure



Projects, ideas and aspirations emerging from the consultation process around the theme of business & infrastructure included:

- Establishing a directory to fully document the range of business activity across the town, including 350+ Businesses in Riverside and 80+ on the High Street.
- Building a directory and review of currently unoccupied premises which have potential for renewal and redevelopment, especially in the town centre.
- Exploring the feasibility of a ‘Selkirk Business Hub’ in the town centre with hot-desking, meeting rooms, and other facilities for local business owners.
- Further joint-working, collaboration and funding support to support the Solar Energy Project which has been promoted by Selkirk Regeneration.
- Exploring the potential for converting the High Street (or part thereof) to a 1-way street and addressing local parking issues.
- Adding safe, secure and accessible cycle and motorcycle parking in the town centre.
- Working with Scottish Borders Council, Transport Scotland and other to consolidate and improve the surrounding roads network – including potential bypass (see right).

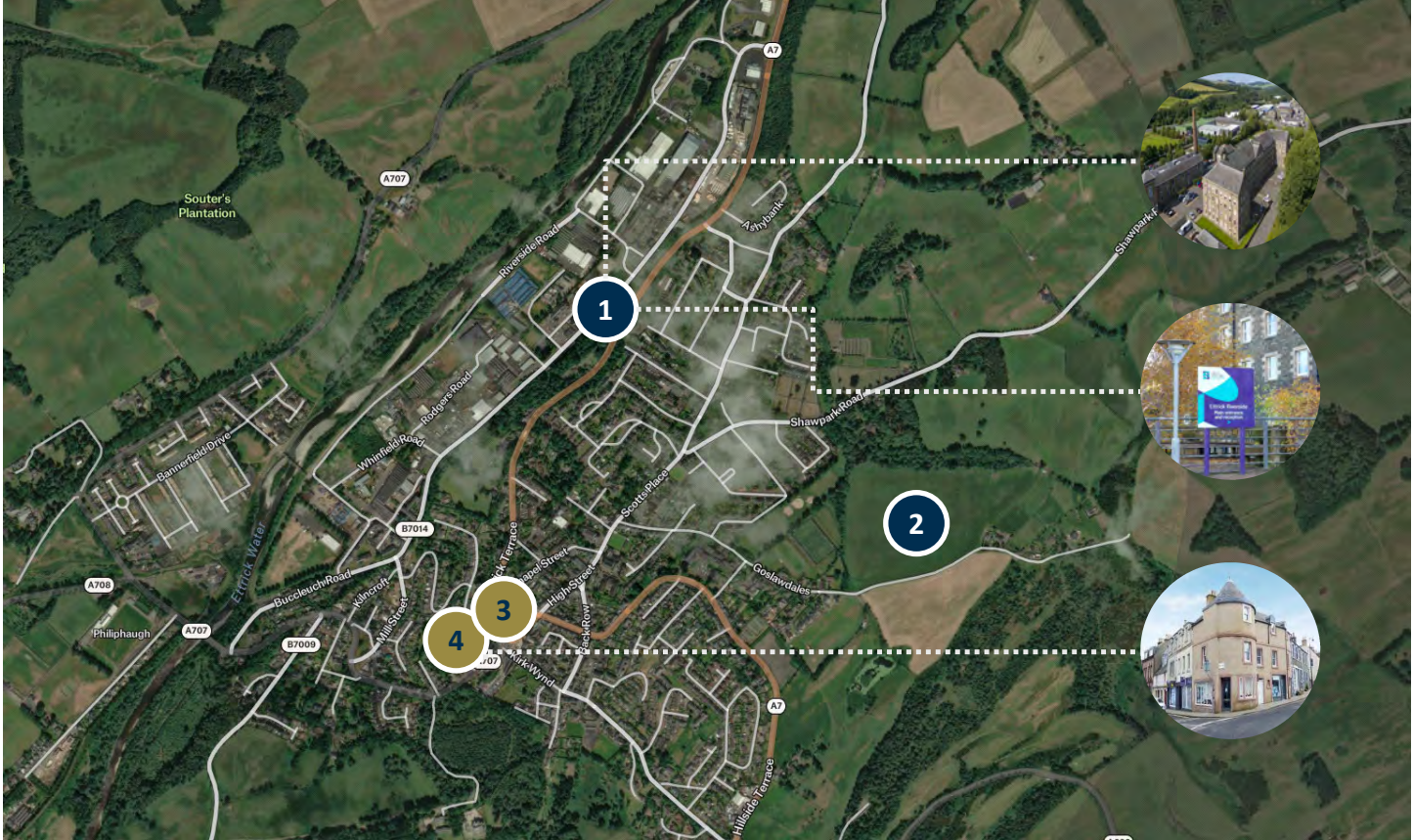
## Key Stakeholders & Partners

- Key stakeholders potentially involved in furthering the Business & Infrastructure objectives
- Scottish Borders Council.
- South of Scotland Enterprise.
- Selkirk, Ettrick & Yarrow, and Lilliesleaf, Ashkirk & Midlem Community Councils.
- Selkirk Regeneration and Ettrick & Yarrow Community Development Company.
- Transport Scotland.
- Local Business Owners / Operators.
- Local Landowners and Developers.

## Policy Framework

The Business & Infrastructure theme aligns to and will support delivery of Productive and Sustainable Places as sought by NPF4 – and the regional priority for South of Scotland to support local economic development whilst making sustainable use of the area’s world class environmental assets to innovate and lead greener growth. Aligned to NPF4 Policy 29 it seeks to encourage economic activity that contributes to the viability, sustainability and diversity of the area.

It also supports core aims expressed in the Local Development Plan (2024) to provide sites and premises for industrial use (especially brownfield sites), promote regeneration of town centres, and ensure delivery of infrastructure to serve development. Specific LDP policies around economic development (ED1-ED7), transport development and paring (IS4-IS7), and renewable energy (ED) would be relevant in further development of business & infrastructure objectives.



## Locally Significant Sites

*Important to future planning for Business & Infrastructure in Selkirk*

- 1 Riverside Industrial Estate** – a major business and employment cluster for the Scottish Borders, the Estate is a key asset for the town including the Riverside Business Centre. There are opportunities for redevelopment of vacant land and diversification to include mixed-use development such as at the former Heather Mill site.
- 2 Selkirk Bypass** –proposals for a bypass to the east of the town will be key to long-term infrastructure planning for the town, with potential for significant change to the town centre as well as creating new opportunities for mixed-use development along its route. As bypass proposals emerge in future a masterplanned approach should be followed, in close consultation with communities, businesses and land-owners, ensuring a holistic consideration of impacts and benefits and wider opportunities for place-making across the town.

## Current Projects and Programmes

*What we’re already doing*

- 3 Sustainable Pop-Up Shop** – based on Tower Street the pop-up is helping to shape the future of the town centre by finding new uses for empty retail space, promoting local arts, crafts, food produce. It supports vibrancy and variety on the High Street with a strong local focus.
- 4 Selkirk Means Business** – was established as a BID in 2018 and led various initiatives around the town, including to support tourism. The BID has now concluded and so there is a potential need for active coordination and joint-working around business development in the town.



# Natural & Built Environment

*Protecting and improving the existing environment including landscape and open spaces, natural habitats & wildlife, as well as buildings and public realm. Investing in and supporting these assets over the long-term to be sustainable and resilient to the effects of climate change.*

There is significant local pride in the quality and variety of the environment around Selkirk & The Valleys. Together they make for a strong sense of place that is deeply connected to the rich history of the town, surrounding villages, and their people.

In Selkirk, the breadth and quality of historic buildings are an essential characteristic of the town centre which is recognised as a Conservation Area, and elsewhere around the town there are notable civic, residential and industrial buildings recognised for their architectural and historic interest. However, there are also long-term vacant and under-utilised buildings, including in the town centre, which detract from local character and need new investment and revitalisation.

Within Selkirk there is a mix of local parks and greenspaces serving the community, with potential to improve the quality and accessibility of these. The wider environment around the town provides a diverse mix of landscapes, habitats, and open spaces, including planned and managed landscapes such as the Country Estates and more ‘wild’ locations such as the moors and hilltops of the Valleys . These are highly valued by the community as well as being nationally designated as Gardens & Designed Landscapes (Haining, Bowhill) and Sites of Special Scientific Interest (Ettrick Water and Yarrow Water).

Natural & Built Environment emerged as a clear theme to highlight the opportunities to enhance and further build on the area’s strong natural and built environment assets – to the benefit of local communities and visitors. It recognises that these require more than just protection, but pro-active management to address the impacts of climate change, sustain their special qualities, and meet changing community needs.

## Key Objectives and priorities for the natural & built environment include:

- Safeguard the natural environment and open spaces within and around Selkirk – and strengthen links between these as part of a connected Green Network.
- Protecting our historic buildings and renewing and investing in under-utilised buildings and public spaces to raise the quality of the physical environment.
- Build long-term resilience to climate change through a combination of locally-led projects and joint-working with Scottish Borders Council and other partners.



## Assets & Opportunities *To retain and build upon*

- Rural setting with **renowned countryside landscape** and natural environment.
- Existing **network of green and open spaces** – Ettrick & Yarrow Valleys, Philiphaugh, Mauldsheugh, The Haining, Selkirk Hill, Lindean Loch and opportunities to **strengthen connections between them**.
- Diverse **habitats and wildlife** – including river valleys with ospreys and golden eagles, heath moorland, mixed woodland, Lochs and Ettrick Marshes.
- **Local heritage and history** is embedded in the built environment – Scott’s Courtroom, The Haining, Bowhill House, The Auld Kirk and High Street Statues.
- Designated **Conservation Area** and over **160 listed buildings** across the town.
- Significant areas of **land and property** are held as Common Good Land - managed for the benefit of the community and providing opportunities for local placemaking.



## Needs & Challenges *To address and intervene*

- Vacant and **aged buildings in Selkirk Town Centre** in need of **renewal and investment**.
- Improving the **quality and accessibility of local greenspaces** such as Victoria Park and Bog Park.
- Maintaining **flood risk resilience** from the Ettrick Water and Yarrow Water in a changing and more volatile climate.
- Improving the **energy efficiency of aged building stock** and meeting local energy needs more sustainably.



# Natural & Built Environment



Projects, ideas and aspirations emerging from the consultation process around the theme of business & infrastructure included:

- Renovating, cleaning and repairing all the High Street statues as key markers of the town’s rich heritage and key local assets.
- Renovating the High Street closes and telling their stories.
- Promoting Selkirk Hill as a prime local amenity and valuable open space, which is connected to the town centre. Improve connection to the Haining Estate.
- Developing a mini-Masterplan for the Victoria Park area to improve its quality and function as a local camp site and as a multi-purpose green space that serves the town.
- Further development of the concept plans for the Chicken Acre and improving access to the Haining Estate from the town centre while addressing local parking provision.
- Improving the car park spaces in Scott’s Place.
- Improving the quality and usability of the Cross Keys space by adding all-weather cover.

## Key Stakeholders & Partners

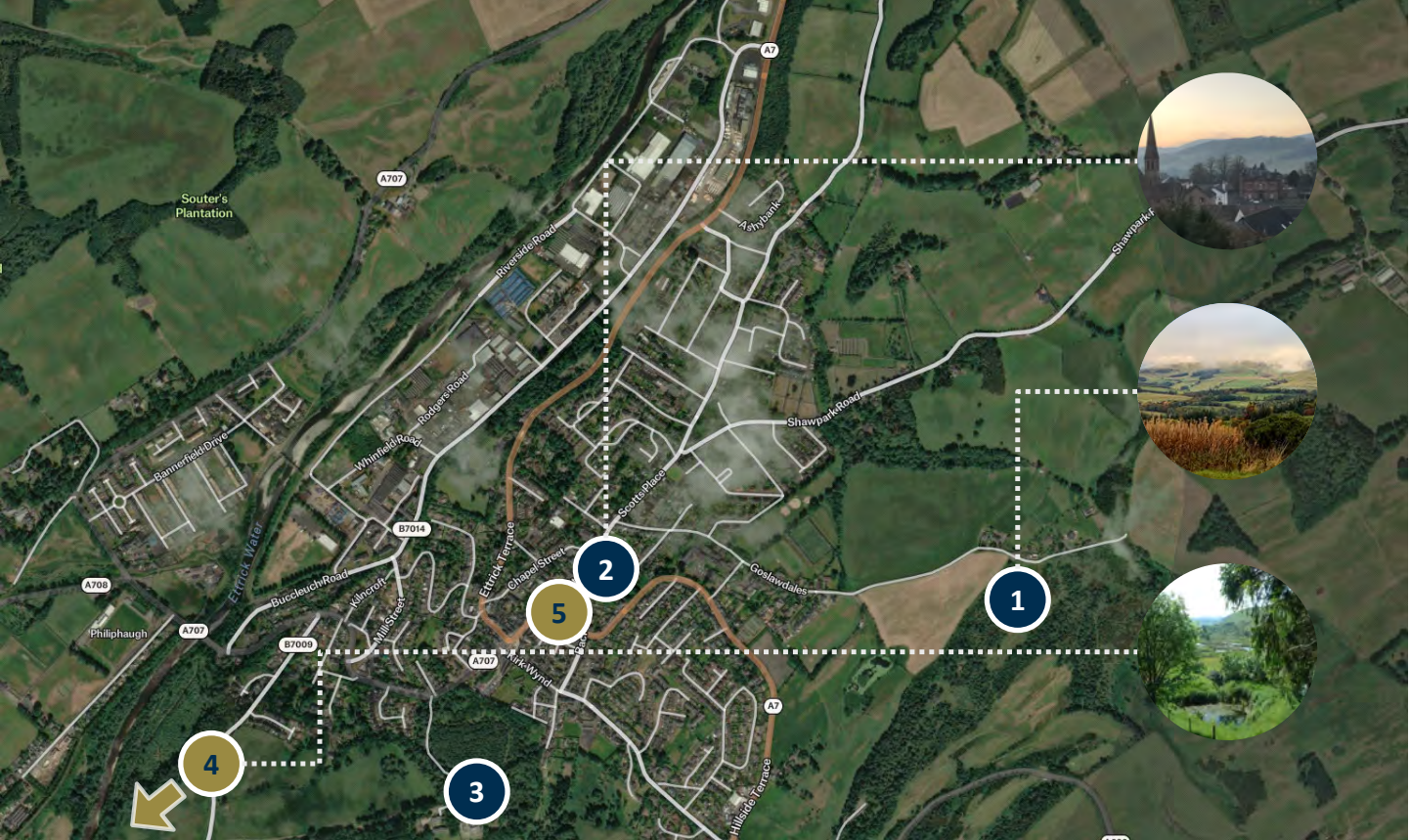
Key stakeholders potentially involved in furthering the Natural & Built Environment objectives:

- Scottish Borders Council (including Common Good Fund).
- South of Scotland Enterprise.
- Selkirk, Ettrick & Yarrow, and Lilliesleaf, Ashkirk & Midlem Community Councils.
- Selkirk Regeneration and Ettrick & Yarrow Community Development Company.
- Transport Scotland.
- Local Business Owners / Operators.
- Local Landowners and Developers.

## Policy Framework

The Natural & Built Environment theme aligns to and will support delivery of Liveable and Sustainable Places as sought by NPF4 – and the regional priority for South of Scotland to protect environmental assets as well as stimulating investment in solutions to climate change and nature restoration. Aligned to NPF4 Policies it seeks to encourage development that addresses climate change, strengthen biodiversity and nature networks, and enable positive change as a catalyst for investment in natural and cultural heritage.

It also supports core aims expressed in the Local Development Plan (2024) to protect and enhance the built and natural environment, promote climate change adaptation, and extend and improve green network opportunities and links. Specific LDP policies around environmental promotion and protection (EP1-EP17) would be relevant in further development of natural and built environment objectives.



## Locally Significant Sites

*Important to future planning for Natural & Built Environment in Selkirk...*

- 1 Selkirk Hill** – held in the Selkirk Common Good Fund and managed by the local community, the Hill is a highly-valued and well-used open space with great views across the town and wider area. The paths, recreation space (incl. golf course), and wildlife should be further enhanced through community-led activity.
- 2 Selkirk Conservation Area** – includes the historic core of the town, with key buildings including Sir Walter Scott’s Courtroom, the Auld Kirk, Halliwell’s Museum, as well as the many plaques, monuments and statues that add to the amenity and uniqueness of the town. The character and special qualities of the Conservation Area should continue to be protected and enhanced.
- 3 The Haining** – managed by the Haining Charitable Trust the estate has undergone phased restoration and renewal over recent years. Within walking distance of the town centre, it is a distinctive feature in Selkirk with outstanding natural scenery and heritage.

## Current Projects and Programmes

*What we’re already doing*

- 4 Ettrick Marshes** - Led by the Ettrick & Yarrow Community Development Company. It provides 53ha of restored wetland, paths and boardwalks, and ancient woodland, with a wide range of biodiversity contrasting with the managed moorland and woodland elsewhere in the Valleys.
- 5 Brighter Selkirk** – community-led planting across the town to add to the attractiveness and amenity of Selkirk and promote biodiversity – including hanging baskets, raised beds, and Community Orchards planted in previously neglected areas of open space.



# Heritage, Culture & Tourism

*Highlighting our unique history, improving the visitor experience to Selkirk and the valleys, and supporting creative platforms for arts, culture and heritage that are accessible to all people or everybody including visitors.*

Through its rich history, natural beauty, and mix of leisure, culture, and retail, Selkirk & The Valleys benefits from strong fundamental qualities as a tourism destination and potential appeal to a range of visitors. With strong road connections and a strong town centre Selkirk is well positioned to be a “Gateway to the Valleys” and a hub for visitors in this part of the Borders.

However, Selkirk is competing as a destination with other Borders towns such as Kelso, Melrose and Peebles which have traditionally had stronger tourist presence, in part due to their historic abbeys and stronger road and rail connections, including the new Borders Railway.

Consultation feedback has highlighted the need for the area to strengthen its appeal to visitors through more collaboration between parties, coordinated branding & marketing, and investing in facilities, infrastructures and destinations that can underpin a successful visitor economy. The potential for ‘Community-Led Tourism’ has been recognised which can draw on local expertise and resources to manage tourism sustainably, with responsibility for local heritage and environment and ensuring that benefits are felt tangibly by communities in the area.

Linked to this, arts & culture has a proud history in the town and surrounding area. Beyond its literary and artistic heritage, there is a strong and active contemporary cultural scene including local artists and creators, live music, theatre performances, exhibitions, and community-based arts & crafts. A range of venues and events spaces are well used, though consultation highlighted the potential for new multi-purpose facilities / space in the town to grow local cultural activity and widen opportunities for participation.

Heritage, Culture & Tourism was shaped as a theme to combine these elements – recognising their inter-connectivity and potential to support a more dynamic and vibrant Selkirk as well as driving a sustainable local economy and wider community benefits.

## Key Objectives and priorities for Heritage, Culture & Tourism include:

- Work together to build on Selkirk & The Valleys’ artistic and literary heritage and natural beauty to attract more visitors to spend time and money in the area.
- Invest in and support development that builds the visitor economy – including new accommodation, tourism facilities, outdoor recreation & leisure, and events / festivals.
- Consolidate and seek to support further growth of Selkirk’s rich cultural & arts scene – making this accessible to local people as well as giving new reasons to visit Selkirk.



## Assets & Opportunities *To retain and build upon*

- Strength of the area's **cultural history and literary / artistic connections** - including Sir Walter Scott, William Wallace, Mungo Park, James Hogg, Border Ballads.
- Selkirk is ideally placed as a **“Gateway to the Valleys”**.
- **Historic Country Estates** drawing visitors with diverse appeal around history, culture, nature, and outdoor activities – The Haining, Philiphaugh, and Bowhill.
- **Cultural venues and visitor attractions** in Selkirk are strongly clustered – Victoria Halls, Halliwell’s House, SWS Courtroom, Auld Kirk.
- Well-established and **popular local events and activities** - The Common Riding Week, Haggis Hunt, Rugby 7's.
- **“Community-Led Tourism”** – delivering tangible local benefits.
- Excellent local hospitality across Selkirk & The Valleys including Inns, Guesthouses, B&Bs, and Restaurants with Rooms.



## Needs & Challenges *To address and intervene*

- Creating **stronger destination appeal** within Selkirk & The Valleys – building on combined heritage, nature and recreation assets and more closely aligning the town and valleys as a single destination.
- Better coordination, communication, and **joint-working between different groups** involved in tourism, heritage, arts & culture.
- Improving **camping / campervan facilities** within Selkirk (Victoria Park) and across the valleys (St Mary’s Loch).
- Securing **greater local spend** and benefits from visitors.



# Heritage, Culture & Tourism

Projects, ideas and aspirations emerging from the consultation process around the theme of heritage, culture & tourism included:

- Developing a programme of arts and culture festival(s), competitions, and other activity to promote local artists.
- Creating a new multi-purpose Hub to provide space for creative, artistic, or heritage-based activities in Selkirk.
- Exploring and consulting on opportunities to improve Victoria Halls acoustics.
- Promoting live events across Selkirk – using The Haining, Victoria Halls and other venues.
- Establishing a dedicated Selkirk & Valleys Tourism Group to facilitate joint-working around tourism opportunities, potentially including a Tourism Development Officer to lead activity.
- Developing a dedicated and single tourism website for the area and associated social media.
- Improving range and options for visitor accommodation around Selkirk & The Valleys, including improved campsites and potentially a ‘Bunkhouse’ in the town centre.

## Key Stakeholders & Partners

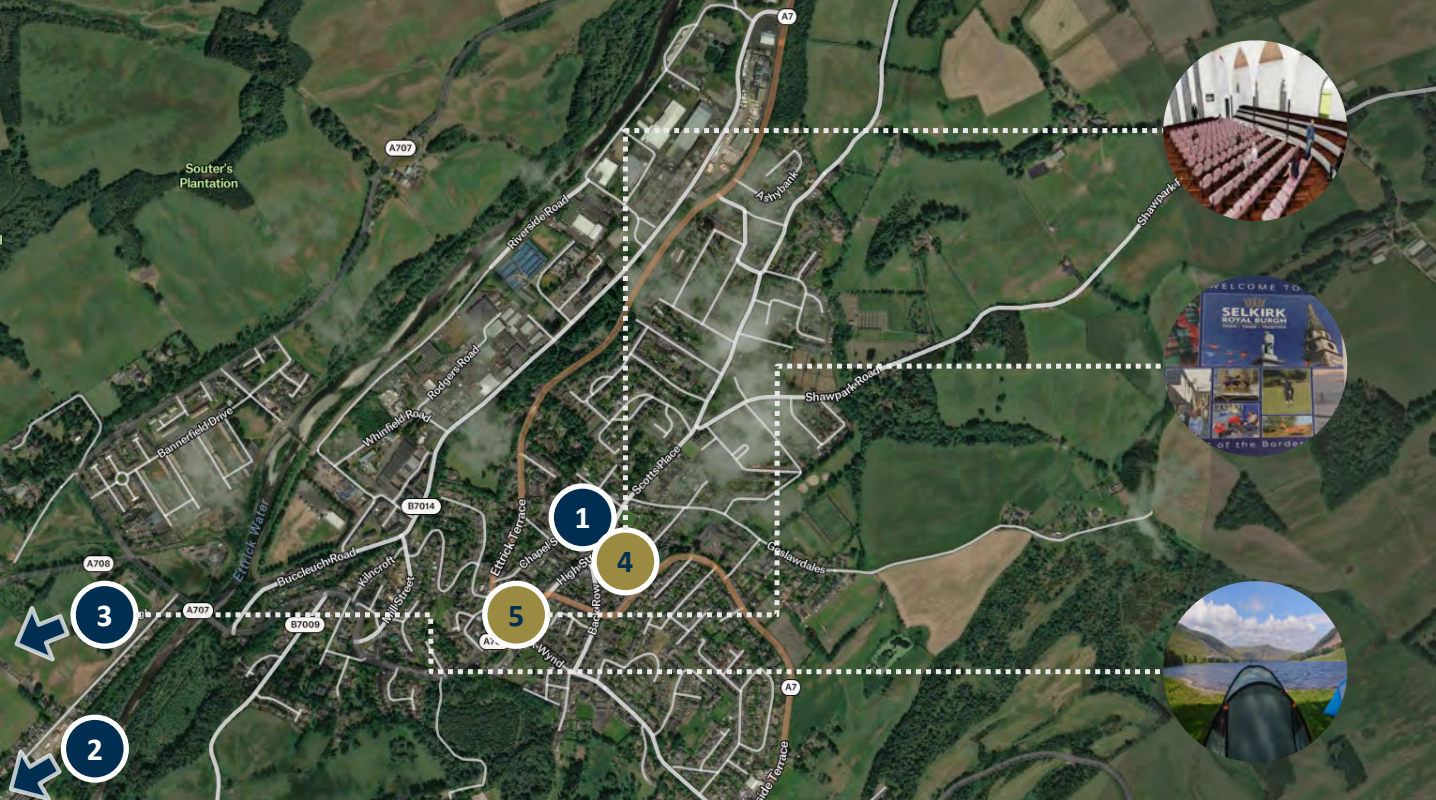
Key stakeholders potentially involved in furthering the Heritage, Culture & Tourism objectives will include:

- Scottish Borders Council.
- Live Borders.
- Historic Environment Scotland.
- Visit Scotland.
- South of Scotland Destination Alliance.
- Scottish Community Tourism.
- Ale Water Valley.
- Ettrick & Yarrow Valleys Tourism Association.
- Selkirk, Ettrick & Yarrow, and Lilliesleaf, Ashkirk & Midlem Community Councils.
- Selkirk Regeneration and Ettrick & Yarrow Community Development Company.
- Historic Estates – Bowhill, Philiphaugh, The Haining.

## Policy Framework

The Heritage, Culture & Tourism theme aligns to and will support delivery of Productive and Sustainable Places as sought by NPF4 – and the regional priority for South of Scotland to support local economic development and diversification. It seeks to encourage and facilitate sustainable tourism development which benefits local people, as well as support culture and creative industries in line with NPF4 Policies 30 and 31

It also supports core aims expressed in the Local Development Plan (2024) to maximise the Borders tourism potential and build a strong visitor economy. Specific LDP policies around tourism & leisure development (ED7) and camping & caravan sites (ED8) would be particularly relevant in further development of heritage, culture & tourism objectives, as well as wider policies around town centre development and the environment.



## Locally Significant Sites

*Important to future planning for Heritage, Culture & Tourism in Selkirk...*

- 1 Victoria Halls** – Historic hall with a main hall capacity of 747 people (standing) and 438 (seated), it is an important part of the town’s cultural and arts – hosting a variety of local events as well as touring productions. There are opportunities to enhance the Hall, including acoustics, which should be supported to ensure it remains an attractive and competitive venue.
- 2 Country Estates** – as well as the Haining, the Estates at Bowhill House and Philiphaugh draw significant visitors to the area and are an important part of the area’s cultural history. Working together they can provide a strong joint offer around culture, heritage, and recreation that adds to the town’s destination appeal.
- 3 St Mary’s Loch** – a popular recreation, watersports, and camping destination and strong draw to the Valleys – but requiring improved infrastructure and management as visitor numbers increase.

## Current Projects and Programmes

*What we’re already doing*

- 4 Selkirk Parish Church** - ambitious proposals for renewal of the B-listed church to make it more welcoming, flexible, and energy-efficient – including new entrance, auditorium and multi-purpose rooms for church and community use, commercial kitchen, and upgraded heating and insulation.
- 5 Welcome to Selkirk** – this longstanding town guide brochure was updated in May 2024 with an increased print run. It profiles the town and Ettrick and Yarrow Valleys. Well received and used by cafes, restaurants and accommodation owners, it is distributed and replenished regularly in the town and valleys, as well as in other visitor information centres, including Edinburgh’s High Street. An events calendar is updated regularly on the Selkirk Community Council website. 4 notice boards in central Selkirk advise of current and future events.



05



# PROJECTS & PROPOSALS



# Projects & Proposals

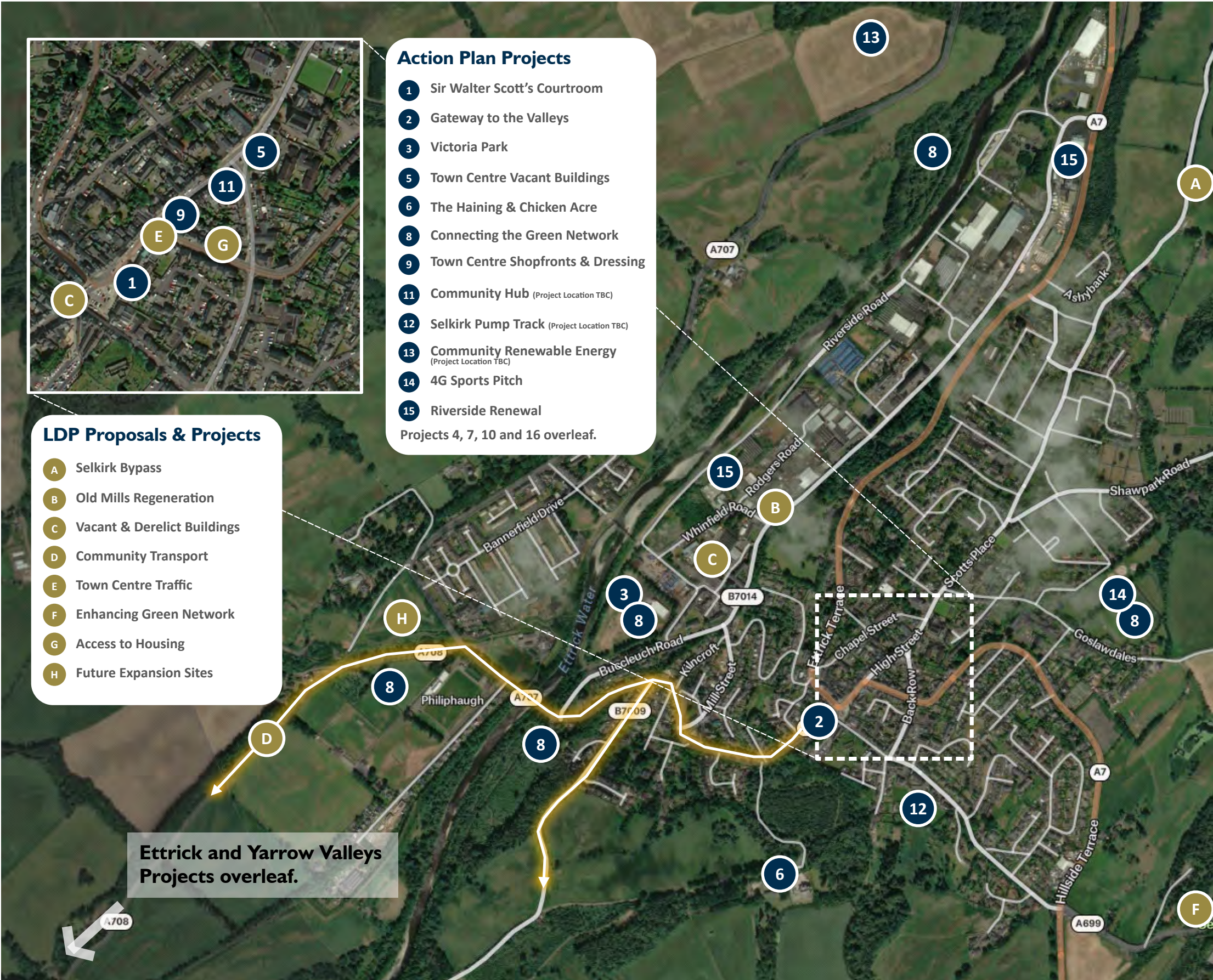
*The projects and proposals within the Place Plan are split between ‘LDP Proposals & Projects’ and ‘Action Plan Proposals & Projects’*

**LDP Proposals & Projects** are more strategic and large-scale proposals which the community wish to see addressed, promoted, or prioritised through future planning and activity by Scottish Borders Council and partners, including in the preparation of the next LDP.

**Action Plan Proposals & Projects** are set out in further detail as more local-scale proposals – which the community support and will work collaboratively with partners to deliver. This is deliberately focused around a small number of projects in order to set clear priorities to which local resources, external funding, and community-led activity can be targeted.

Some projects are capable of being implemented in the short term and as ‘quick win’ initiatives, while others which may involve multiple phases and/or will require external support to be delivered over the medium-longer term.

The projects represent an evolution of the initial ideas and aspirations arising from the work of Selkirk Regeneration and subsequent consultation. This has incorporated as far as possible the breadth of ideas and key priorities of the community, while also shaping and refining projects with a focus on deliverability, funding, and alignment to objectives of current and potential future partners including Scottish Borders Council, Live Borders, and Scottish Government.





# Projects & Proposals The Valleys

See preceding  
page

LDP Proposals & Projects

A

Selkirk Bypass

D

Community Transport

F

Enhancing Green Network

G

Access to Housing

Action Plan Projects

2

Gateway to the Valleys

4

St Mary's Loch

7

Ettrick Hub

8

Connecting the Green Network

10

Valleys Cycling Connections

13

Community Renewable Energy  
(Project Location TBC)

16

Valleys Literary Heritage  
(Project Location TBC)



# Local Development Plan: Proposals & Projects

## A. Selkirk Bypass

The current LDP identifies an indicative route alignment for the A7 bypass to the east of Selkirk and this is safeguarded. The final routing is yet to be confirmed and there is not a clear timetable for delivery.

### Community Priority

Local Place Plan consultation has shown broad support across the community for a bypass to alleviate congestion, improve road safety and journey times, and enable town centre place making improvements. Confirmation on the timescales and strategic support for the bypass is needed.

As bypass proposals emerge, there is a need for early engagement and opportunity for local input on route planning and detailed alignment, as well as a clear understanding of potential impacts and opportunities to local communities, businesses and land-owners.

The management of interim arrangements during construction period will also be important, and the future planning for town centre traffic management following construction.



## B. Former Mills Regeneration

Several former mill buildings remain vacant & derelict within the Riverside Industrial area. The current LDP safeguards the land for business & industrial use, and along with NPF4 supports building re-use and re-purposing for economic development.

### Community Priority

Derelict buildings impact negatively on the quality and perception of place, both for local people and current and potential businesses. Blight can also attract anti-social behaviour and/or health & safety issues.

Regeneration planning and LDP policy should be strengthened to promote the sustainable redevelopment of the former mill buildings and surrounding land. This could include more specific policy prioritisation around vacant land renewal, and joint-working with landowners, SOSE and other partners to secure investment. SBC should also explore other means of support and direct intervention to address longstanding building decay and neglect.

The sites offer strong potential to support new employment opportunities, and potentially ancillary / complementary uses appropriate to the business & industrial area.



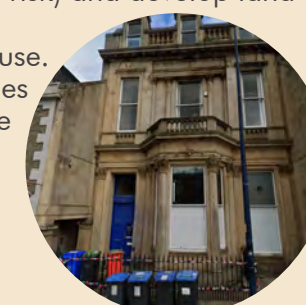
## C. Vacant & Derelict Buildings

While there has been successful town centre enhancement, several prominent vacant buildings remain – including historic buildings in the Conservation Area. A positive re-purposing programme is needed with funding support to ensure these buildings contribute to town centre character and vitality.

### Community Priority

Vacant buildings such as the Former Council Buildings and BoS Building create voids in the town centre fabric and negatively affect place quality. The community will explore opportunities for these buildings (see Action Plan projects) but seek stronger coordination and support around productive use of Council, Live Borders, and commercial assets for the betterment of the town centre and to prevent a 'negative spiral' of building decay and blight.

There is a need to pro-actively identify vacant buildings / sites (or those at risk) and develop land-use strategy and policy to encourage renewal and re-use. This can include opportunities for community uses, creative / artistic uses, and town-centre living that can retain activity within the town centre.



## D. Community Transport

The frequency and reliability of public transport options to/from Selkirk and surrounding communities in the Valleys, as well as Galashiels and Borders General Hospital is a key local issue. This will become increasingly important as LDP allocated housing development to the northwest of the town centre is delivered, and to support growth of the Visitor Economy.

### Community Priority

There has been strong interest through the consultation in improving public transport options both within the Town, and to/from the Ettrick and Yarrow Valleys where access to essential services can be limited by poor public transport connections.

As well as coordinating bus routing and timetables among SBC and bus operators, 'Demand Responsive Transport' (DRT) can provide a flexible service to improve mobility to more rural areas, support social inclusivity, and access to services.

Current pilot projects around DRT 'taxibus' are welcomed, and further expansion of these services to widen access should be facilitated through planning to create a sustainable local transport network for all communities across Selkirk & The Valleys.





# Local Development Plan: Proposals & Projects

## E. Town Centre Traffic Management

The current LDP acknowledges that road capacity within Selkirk Town Centre poses difficulties for parking and traffic movement. Two 90 degree bends are particularly challenging for multi-axle vehicles and there are wider issues around the environment for pedestrians and cyclists in the town centre while maintaining appropriate vehicle access and parking.

### Community Priority

Consultation highlighted strong community interest and support for the exploration of a 1-way traffic management system for the High Street.

This would require close coordination with Transport Scotland as operators of the A7 Trunk Road, and consideration of the effects on local business, car parking, and pedestrian / cycle safety.

Both the local community and wider town centre stakeholders should be closely involved in the consideration of options and development of a coordinated strategy to address known traffic management issues, which can complement and positively enable wider placemaking and active travel initiatives around the town.



## F. Enhancing Green Network

The LDP identifies and seeks to protect a number of parks and open spaces around Selkirk & The Valleys (including Common Good Land and community-managed spaces such as Selkirk Hill). The community values these spaces highly for their contribution to local environment, and opportunities for play and recreation.

### Community Priority

The community will continue to explore opportunities where they can support and deliver locally-led enhancements to greenspace and its accessibility (see Action Plan projects), but also encourage coordination and support between the Council, Live Borders, and other stakeholders to facilitate this through policy and funding.

Local greenspaces should continue to be protected and opportunities for their enhancement supported through the LDP.

The LDP should also acknowledge important greenspaces across the wider area, such as The Haining, Selkirk Hill, Mauldsheugh Wood and Ettrick Marshes. These contribute significantly to the ‘Green Network’ around the Selkirk & The Valleys providing larger, more open spaces and adding to the diversity of the local environment.



## G. Access to Housing

The affordability of housing is a key issue for local communities. Delivery of new housing in locations across Selkirk & The Valleys in a range of typologies and tenures will be essential to widening access, including for older people. The LDP identifies new housing sites to be planned and delivered around the edge of Selkirk, and a number of smaller sites in the Valleys (Hopehouse).

### Community Priority

As new housing is planned and delivered, it is essential that more affordable housing is provided across Selkirk & The Valleys. A range of unit sizes and types should be encouraged and supported through development, meeting demand from families, older people looking to downsize, and young people or newcomers looking to locate in the area.

Affordable housing is essential to sustainable and inclusive development, contributing to wider objectives around population retention, economic growth, Local Living, and meeting the needs of an ageing population.

Opportunities for affordable town centre living in Selkirk may be appropriate and offer benefits around re-use of vacant buildings / sites and economic vitality, as identified elsewhere in the Plan.



## H. Future Expansion Sites

The LDP allocates a number of housing development sites around Philiphaugh and Bannerfield – with combined indicative capacity for over 100 units. The LDP also recognises the potential for longer-term business and mixed-use expansion to the east of the town, associated with the bypass development.

### Community Priority

Development beyond the current settlement boundaries can provide potential for new growth and investment around Selkirk. As recognised within the current LDP, a masterplan-based approach is required to ensure coherent and sustainable development, and this should include consideration of tenure and unit mix to best local housing needs. Local communities should have the opportunity to shape and influence future masterplanning from an early stage as the next LDP is prepared.

New development must be sustainably connected to the existing town through integrating with, and enhancing, existing public transport and active travel routes. It should not undermine or detract from the primacy of the existing town centre as a cluster of local services, shops, and community activity.





# PROJECT 1: Walter Scott's Courtroom and Public Realm

*The historic Courthouse, including Sir Walter Scott's Courtroom, is at the heart of the town centre and is one of Selkirk's most iconic buildings. The adjacent site (formerly the Cross Keys Inn) was demolished in 2022 creating a new temporary public space and 'courtyard'. This project seeks to support renewal and enhancement of this Category A Listed Building and its surrounding public realm to celebrate and enhance its setting and attract more visitors. It will explore actions, temporary and permanent, to enliven and activate the building and its environs.*

In April 2025, a Borders Sporting and Cultural Estate Review recommended closure of the Sir Walter Scott Courtroom Museum and exhibition. Final proposals for site closure and disposal are yet to be confirmed and will be subject to further consultation and consideration of options. There is a clear opportunity and need for pro-active planning for the future of the building to preserve its special heritage and ensure its value as a community asset and visitor destination is maintained.

The **project is at an early stage** and there are a range of opportunities and options for intervention to realise the potential of the area – and further coordination between interested parties is required to define a clear plan of action.

Shorter-term and 'early win' actions focused around creative and interactive placemaking could include:

- Mural(s) and public artwork on blank facades relating to the history of Selkirk and its people – for example Sir Walter Scott, historic shopfronts, or local literary history.
- Lighting or shelter to support use of the space for temporary events which contribute to the 'life of the town', e.g. Farmers Market, Common Riding.
- Landscaping and planting to add to existing – to create a town centre 'pocket park' with raised beds, seasonal planting, and other information / wayfinding / signage.

These actions could help enliven and activate the temporary space around the Courthouse, and support future occupancy of surrounding shop units.

Crucially, these should be designed and delivered to **preserve the opportunity and potential to deliver more ambitious medium-longer term actions** including a combination of:

- Investment to renew and enhance the existing Courthouse building facilities to provide a 'flagship' visitor destination – including key tourism services and information hub.
- Improved inclusive access to the Courthouse building for people of all ages and abilities.
- Sensitive extension of the courthouse to create a co-located multi-purpose facility (library, gallery, café, meeting space) and culture / heritage hub. Building on, or adapting, previous SBC proposals submitted for LUF Funding in 2022.

Either separately, or as proposals develop, it may be appropriate to consider adjacent land and sites including the Royal Mail sorting office, and opportunities to complement and enable further town centre redevelopment.

The ongoing Live Borders Estate review means that proposals for Sir Walter Scott's Courtroom may also require consideration of nearby assets, such as Halliwell's House Museum and Selkirk Library, and how these inter-relate. Proposals will seek to ensure efficient overall use of Council and community resources, and that these are collectively best utilised to support the town's cultural, heritage, and visitor facilities, as well as local service provision. This could include consolidation and combination of existing facilities, and/or integration with local community and creative enterprises.



*The Courthouse and surrounding public realm spaces are a key landmark and opportunity site in the town centre.*



# PROJECT 1: Walter Scott’s Courtroom and Public Realm continued...

Sir Walter Scott’s Courtroom and the Courthouse could be the centrepiece of a regenerated Selkirk Town Centre. It is a bold, ambitious project that would need significant funding but equally would be capable of delivering major long-term benefits as a multi-user cultural and creative hub. Future funding streams (Lottery/ Town/ Neighbourhood/ Borderlands/ Community Benefit Funds) may be forthcoming and offer the opportunity to deliver an affordable and financially achievable scheme.

## Outcomes & Benefits

- Enhancing the quality of public realm and civic spaces.
- Improving public and local perceptions and appreciations of local heritage.
- Celebrating the history of Selkirk to add to the vibrancy and activity in the town centre.
- Revitalising under-utilised spaces and buildings.
- Complementing wider projects and objectives for town centre revitalisation and investment.
- Enhancing Selkirk as a visitor destination and increasing economic activity around the town centre.

## Constraints & Dependencies

- **Conservation Area and Listing** - Proposals must maintain the setting of the Category A Listed Courthouse, as well as preserving and enhancing the appearance and character of the wider Selkirk Conservation Area within which it is located.
- **Funding** - The project, especially for new facilities or expansion of the Courthouse will require external funding.
- **Access** – A second hand shop is accessed through the courtyard and proposals would need to maintain this throughout construction and future operation.

- **Land Ownership** – The former Cross Keys site is Council-owned but the adjacent building (22 Market Place) is privately owned and would require coordination / agreement around any works affecting the building.

## Responsibilities & Partners

It is anticipated that this project could be led initially by the Culture, Heritage and Tourism sub-group with Selkirk Regeneration – coordinating with community interests and overseeing early-stage optioneering, consultation, and design development. Key stakeholders would include:

- Live Borders - as current operators of the site – considering options for closure and disposal.
- Scottish Borders Council – Heritage & Design.
- Historic Environment Scotland.
- Selkirk Community Council.
- Adjacent land / building owners.

## Next Steps

- Review options within Selkirk Regeneration and define preferred short-term and medium-long term actions.
- Engage with the wider community, local interest groups and other stakeholders, including Live Borders / Scottish Borders Council to ensure necessary planning / policy support.
- Develop concept proposals and initial cost-plan.
- Review and monitor potential heritage and public-realm focused funding opportunities.

<b>People &amp; Wellbeing</b> <i>Improving the quality of public realm and civic space</i>	✓
<b>Culture, Heritage &amp; Tourism</b> <i>Celebrating local heritage and enhancing courtroom setting</i>	✓
<b>Business &amp; Infrastructure</b>	
<b>Natural &amp; Built Environment</b> <i>Protecting and enhancing the Conservation Area</i>	✓



Plans / images of 2022 LUF Submission project to be added if available.



Mural concepts or other creative placemaking could temporarily activate spaces and maintain flexibility for longer-term development proposals.



# PROJECT 2: Gateway to the Valleys

*This proposed project has been developed in response to a clear community aspiration to enhance Selkirk & the Valleys’ appeal as a visitor destination and to capture a greater share of the growing visitor economy across the Borders. Through a community-led tourism approach, the “Gateway to the Valleys” project will seek to promote the area’s qualities – centred around heritage & culture, outdoor recreation and outstanding natural landscape – improve place perceptions and maximise potential opportunities for visitor stay and spend.*

This multi-faceted project will require greater co-ordination among parties, stronger area-wide ‘brand’ / marketing, and investment in visitor accommodation that can underpin growth in visitor economy and encourage longer stays. This may include:

- Branding and Marketing: develop a single visitor website and social media channels with a common place brand, clear voice, and targeted information that links to key destinations activities, accommodation, and facilities across the area.
- Joint promotion across local estates and other key tourism attractions drawing on shared heritage and connection.
- Coordinating and enhancing activity offering from Selkirk as a ‘gateway’ to the surrounding area – including bike hire, circular walks, and nature exploration / heritage / literature-based trails.
- Associated signage and waymarking integrated across Selkirk & Valleys to improve visitor information. Including high-quality tourist information at key approach points and gateways on the A7, A708, and A707 to express the range of activities and sights on offer across the area.
- Investment in physical infrastructure to support destination development and visitor experience – such as car and tourist coach parking around key destinations, and enhanced connection between attractions, and amenities.

- Co-ordinating with complementary projects: The Haining (Project 1), Victoria Park Campsite (Project 4), Cross Keys & Courthouse (Project 2), Community Hub (Project 6) and Connecting Green Networks (Project 8).

There are some ‘quick-win’ actions capable of being delivered in the relative short-term to provide immediate promotion and raise awareness. While the wider programme of actions and coordination across several parties and interest groups, are likely to be realised over the medium-long term.

It will include building on the outcomes and recommendations of recent ‘Press Pause’ initiative undertaken in collaboration with SCOTO – focused on building destination competence, place branding, and community-led tourism.

It will also seek to capitalise on the opportunity of the planned Center Parcs holiday village (8km from Selkirk) and encourage visitors to explore the wider Selkirk & The Valleys area, including extended stays making use of local hotels, B&Bs, and campsites.

## Outcomes & Benefits

- Increasing visitor spend within Selkirk & The Valleys.
- Boosting the local economy and creating new employment opportunities for young people.
- Growing the area’s profile as a visitor destination centred around heritage, outdoor recreation, and natural landscapes.
- Celebrating and building on the heritage of Selkirk & The Valleys.

Destination Competency Tangible and Intangible Assets	
TANGIBLE ASSETS	INTANGIBLE ASETS
St Mary’s Loch Various pubs, hotels, restaurants Southern Upland Way Coast to Coast Cycleway Bowhill House Megget Reservoir Grey Mares Tail – nearby Dryhope Tower Standing stones Selkirk Museum Sir Walter Scott’s Courtroom The Haining Selkirk Hill / Golf Course	Sense of community Selkirk Bannock Sir Walter Scott associations James Hogg / The Ettrick Shepherd associations Tartan / Textiles Common Riding William Wallace connections Bonnie Prince Charlie connections Souters (people of Selkirk) Black Bob Selkirk Gin The Dandie Dinmont breed Plattling Twin Town association Selkirk Sports Literary connections

Recommendations Potential Quick Wins
<ul style="list-style-type: none"><li>• An open day event(s) in the community to share the Press Pause findings, gather interest in project ideas and recruit new volunteers for different initiatives.</li><li>• Secure agreement from E&amp;YVTG and AWC to collaborate as and seek more involvement from Selkirk business and community interests.</li><li>• Develop place brand.</li><li>• Curate content to showcase the outdoor and cultural offer.</li><li>• Produce place branded fence banners for strategic locations.</li><li>• Develop an online central events calendar for all events – encourage everyone to use it to promote events and also as a clash calendar when planning events.</li><li>• Undertake learning exchanges to other relevant communities.</li></ul>

*Adapted from 2024 SCOTO "Press Pause" Report and Recommendations (April 2024) for Community-Led Tourism in Selkirk & The Valleys.*



# PROJECT 2: Gateway to the Valleys continued...

## Constraints & Dependencies

- Addressing diverse stakeholder interests across the sector.
- Competition from other Scottish Borders towns and destinations.
- Sustainable management of the impacts of tourism on local infrastructure and amenity.
- External funding support and building robust business case.

## Responsibilities & Partners

A range of local groups and organisations have an interest in Selkirk & The Valleys’ visitor economy – and could contribute to parts of the ‘Gateway to the Valleys’ programme. These include:

- Selkirk Regeneration.
- Local Community Councils.
- Ettrick & Yarrow Community Development Company.
- Ettrick & Yarrow Valleys Tourism Association.
- Ale Water Valley Tourism Cooperative.
- Scottish Borders Council.
- SoSE.
- Visit Scotland / SCOTO.
- South of Scotland Destination Alliance (SSDA).
- Live Borders.
- Selkirk Heritage Advisory Committee.
- Local Hotels / Inns / B&Bs / Guesthouses.
- Local retail trades / business owners.

Images from SCOTO "Press  
Pause" Report and  
Recommendations (April 2024)

## Next Steps

- Establish project working / steering group with clear objectives and remit.
- Develop common brand identify and dedicated website promoting Selkirk & The Valleys as a destination.
- Identify priority and short-term actions and interventions, and plan for delivery, together with medium-longer term aspirations.
- Monitor and review funding and partnering opportunities.



Yarrow Valley

<b>People &amp; Wellbeing</b> <i>Deriving more local benefit from tourism activity</i>	✓
<b>Culture, Heritage &amp; Tourism</b> <i>Promoting and enhancing the area’s tourism appeal</i>	✓
<b>Business &amp; Infrastructure</b> <i>New employment and business opportunities from tourism</i>	✓
<b>Natural &amp; Built Environment</b> <i>Promoting and celebrating local natural and built heritage</i>	✓



Ettrick Valley



Selkirk is ideally situated as a 'Gateway' to exploring a diverse range of sights and activities across the Valleys.



# PROJECT 3: Victoria Park

*Held in the Selkirk Common Good Land, Victoria Park provides play & recreation facilities, Leisure Centre (incl. Swimming Pool) and a campsite. It has recently been upgraded with new shower block, electrical hook-up points, and improved disabled access. Further opportunities remain to improve the campsite and wider environs of Victoria Park.*

In April 2025, a Borders Sporting and Cultural Estate Review recommended closure of the Swimming Pool and Campsite. Final proposals for site closure and disposal are yet to be confirmed and will be subject to further consultation and consideration of options. There is a clear opportunity and need for pro-active planning for the future of the Park and its facilities to ensure they effectively serve the community

It is proposed to develop a ‘mini-masterplan’ to enhance the park’s assets and improve facilities for local people and visitors. Proposals could include:

- Improving existing play and recreation facilities at the park, with higher-quality and more inclusive play facilities.
- Enhancing biodiversity through mixed wildflower and pollinator planting - contributing to the Riverside habitat corridor and enhancing landscape value as part of the wider green network connected to Mauldsheugh Wood.
- Strengthening connections to the town centre and signage / wayfinding around the Campsite to provide stronger destination quality and promote Selkirk’s wider visitor attractions and amenities.
- Exploring the potential for a ‘community-led’ Campsite – providing improved facilities that encourage longer stays and wider community benefits. Potential upgrades to be explored include laundry / toilet / amenity block, recycling and waste disposal, wifi, information and wayfinding signage. This could complement and support ambition to extend visitor stays across Selkirk & The Valleys, through active coordination and marketing with other campsite locations across the area.

- Exploring opportunities for re-purposing of the existing Leisure Centre to support a more diverse range of activities for user groups of all ages and abilities, and extending to different parts of the community.

The development of a ‘mini-Masterplan’ could be advanced as a short-term project and facilitate coordination with Live Borders and Scottish Borders Council around shared aspirations and areas of opportunity. Delivery could be in multiple phases across the medium-longer term subject to the coordination of funding and planning.

## Outcomes & Benefits

- Expanding and improving the quality of visitor accommodation within Selkirk.
- Creating opportunities for increased local spend and overnight stays in the town.
- Improving the quality of local greenspace alongside the River, and widening its appeal to users from across Selkirk, including Bannerfield.
- Sustaining and contributing positively to local biodiversity along the Ettrick Water corridor.

## Constraints & Dependencies

**Partnership** – Live Borders currently operate the campsite and leisure centre – though a recommendation for closure has been made. Proposals must be closely coordinated with them.

**Operation** – Running a community-led campsite may require considerable resource to sustainably manage and operate.

**Funding** - The project, especially around play equipment and visitor facilities, is likely to require external funding.



*Victoria Park is currently operated by Live Borders - though future arrangements are uncertain and may present an opportunity for community-led placemaking.*



# PROJECT 3: Victoria Park continued...

## Responsibilities & Partners

The development of a mini-masterplan can be led by Selkirk Regeneration – but the long-term delivery and operation of the project will likely require a purpose-managed community body to work collaboratively with:

- Live Borders as current operators of the site – considering options for closure and disposal.
- Scottish Borders Council – Economic Development.

Other key stakeholder interests to be considered in development of the project could include:

- SEPA – Flood Risk.
- Scottish Borders Council – Roads, Landscape & Environment, Active Travel.
- South of Scotland Enterprise (SoSE).
- Scottish Community Tourism (SCOTO).
- South of Scotland Destination Alliance (SSDA).
- Local Business Owners / Operators.
- Local community interests – including nearby residents (Buccleuch Road).

Any development or enhancement of camping facilities should include engagement with campsites in the Valleys and seek to promote a 'joined up' offer that encourages use of sites across the area. This could include coordination around information and shared marketing for Selkirk & The Valleys as a camping destination.

## Next Steps

The project is at an early stage in development – though has been identified as an opportunity for several years. The critical first stage of the project is to develop the ‘Mini Masterplan’ for the site – including an options appraisal to further define the scope of the project and feasibility. This could identify successful examples elsewhere in Scotland of town-based and/or community-led campsite accommodation.

The Mini-Masterplan would include further engagement with Live Borders and Scottish Borders Council. Beyond this, the further development of the project would involve:

- Establishing feasibility and capacity for community-led facility – to take over from current Live Borders operations.
- Developing cost plan and programme for delivery – potentially incorporating multiple phases to manage risk and grow in response to demand over time.
- Identifying and seeking to secure external support from available grants and funds.

<b>People &amp; Wellbeing</b> <i>Improving the quality of local greenspace and facilities</i>	✓
<b>Culture, Heritage &amp; Tourism</b> <i>Enhancing visitor destination and facilities for Selkirk</i>	✓
<b>Business &amp; Infrastructure</b> <i>Opportunities to increase local spend</i>	✓
<b>Natural &amp; Built Environment</b> <i>Protecting and enhancing important local greenspace</i>	✓





# PROJECT 4: St Mary’s Loch: Enhancing the Destination

*St Mary’s Loch is the largest natural loch in the Scottish Borders and a popular visitor destination, both for its natural beauty, heritage interest, and leisure and recreation opportunities. An 11 km ‘Ring of the Loch’ walking route has been successfully delivered by Ettrick & Yarrow Community Development Company and opportunities to further enhance the destination are being explored.*

Visitor management issues (parking / wild camping / inadequate infrastructure) have been recognised for several years, with a need for new facilities to manage visitors and encourage more sustainable tourism.

This project would combine several measures to enhance St Mary’s Loch as a key visitor destination in the Scottish Borders –ensuring it is equipped with appropriate scale of infrastructure and ranger management support. It is anticipated the project could look to deliver:

- A new managed camping site at St Mary’s Loch / Loch of the Lowes to provide a sustainable alternative to wild camping. Key facilities would need to include parking, tent pitches, outdoor seating and fire-pits, toilets, secure waste storage facilities, and a small ‘hub’ building with sheltered communal space and showers. This would likely require partnership delivery with local estates, Ettrick & Yarrow Community Development Company and potentially Scottish Borders Council on operational management. The campsite would ease pressure on the current infrastructure and facilitate more coordinated management across several sites.
- To complement the new campsite and further enhance visitor facilities, a managed motor-caravan / motor-home service ‘aire’ and picnic spot has previously been proposed at the foot of the loch (on land owned by Scottish Borders Council). Site management arrangements would be further explored with adjacent landowners and operators.
- Enhancing points of interest with the Ring of the Loch and promotion of the location as a destination with local events, walks, community-based activity could also be considered.

- Coordinate with existing local operators on issues such as uncontrolled activity and mis-use to enhance the destination.
- Outcomes & Benefits**
- Ease pressure on current infrastructure and facilities and facilitate more responsible tourism.
  - Increasing visitor spend within Selkirk & The Valleys and custom for local businesses.
  - Growing the area’s profile as a visitor destination centred around heritage, outdoor recreation, and natural landscapes.

**Constraints & Dependencies**

- Planning permission required for new camping development and associated infrastructure.
- Range of stakeholder interests and priorities to be balanced, including existing facility operators around the Loch.
- Ownership / tenancy complexities with local landowners.
- Operational management arrangements may require considerable resource and/or partnering with SBC to deliver.

**Responsibilities & Partners**

- Ettrick & Yarrow Community Development Company.
- Ettrick & Yarrow Tourism Association.
- Scottish Borders Council.
- SSDA / Visit Scotland.
- SOSE.
- Landowners.
- Tourism & Leisure operators around St Mary’s Loch.

**Next Steps**

- Identify preferred site / location for managed camping site and developed feasibility and option review.
- Engagement with SBC, SOSE, and key landowners and operators present in the area to shape more detailed development.



<b>People &amp; Wellbeing</b> <i>Addressing gcommunity concerns around wild camping</i>	✓
<b>Culture, Heritage &amp; Tourism</b> <i>Enhancing one of the area’s key tourism assets</i>	✓
<b>Business &amp; Infrastructure</b> <i>Delivering new visitor infrastructure</i>	✓
<b>Natural &amp; Built Environment</b> <i>Preserving the scenic beauty of St Mary’s Loch</i>	✓



# PROJECT 5: Town Centre Vacant Buildings

*A proposed programme of actions to support the revitalisation of town centre vacant buildings. Includes the following steps:*

- Completing a vacant buildings audit, including the establishment of ownership and status - including all Common Good Land. Liaise with SBC Empty Homes Officer to share information.
- Review preliminary opportunities and constraints, including scale, location, condition, planning or heritage constraints, and suitability for alternative uses.
- Prepare a high-level feasibility study around repair and renewal for community-led activity, or alternative town centre appropriate uses. Considering how proposals might support other LPP projects / wider regeneration objectives, including for provision of town centre living and affordable housing.
- Engage with SBC and other stakeholders around addressing town centre vacancy and facilitating regeneration.

Capable of being advanced as a **short-medium term project** with subsequent renewal and development opportunities identified advancing over the long-term as stand-alone projects.

## Outcomes & Benefits

- Supports town centre investment / economy – potential for a mix of uses, including community, retail, business, residential and visitor facilities & accommodation.
- Reduced vacancies improves appearance, vitality and perception of safety of town centre streets.
- Conserving and recycling assets (NPF4 key principle).

## Constraints & Dependencies

- Limited available information around building ownership and condition.
- Ownership / tenancy complexities can create a longer-term process of refurbishment or acquiring ownership.
- Vacant building condition and repair costs may be significant.
- Funding sources and commercial challenges for vacant building restoration and development.

## Responsibilities & Partners

The Project could be led by Selkirk Regeneration to lead an initial audit and review . Other key stakeholders may include:

- Selkirk Community Council.
- Scottish Borders Council.
- SoSE.
- HES.
- Landowners.
- Local community / interest groups.

## Next Steps

- Establish working group / project steering group.
- Gather available information and identify gaps – including land ownership and building condition information.
- Identify and explore potential funding opportunities.
- Prepare a ‘Common Good Map’ showing land and building locations, current use, and potential opportunities.

<b>People &amp; Wellbeing</b> <i>Facilitating opportunities Community-led projects</i>	✓
<b>Culture, Heritage &amp; Tourism</b> <i>Supporting Selkirk’s appeal and qualities as a historic town</i>	✓
<b>Business &amp; Infrastructure</b> <i>Facilitating opportunities for investment and development</i>	✓
<b>Natural &amp; Built Environment</b> <i>Addressing buildings which detract from Conservation Area</i>	✓



There are a range of vacant shopfronts and buildings within Selkirk Town Centre.



# PROJECT 6: The Haining - Chicken Acre

*This proposal seeks to strengthen the connection between Selkirk Town Centre and the Haining Estate through a combination of path connections, landscape restoration and new car parking. It responds to the identified need for improved and additional car parking in Selkirk while integrating The Haining more closely with the town centre as a core visitor destination and heritage asset.*

The proposals as currently developed would involve:

- Extending the existing Halliwell's Car Park to provide for 53 vehicles including larger vehicle parking and minibus parking.
- Tree thinning and landscaping to restore Chicken Acre to its original 19th century parkland form and provide space for potential temporary events.
- Creating a new link path(s) to/from the car park and The Haining, and through the Auld Kirk.
- Potential for campervan pitches to be integrated within the Haining Estate and/or as part of parking provision.

The project has been in development since 2020 and has completed an initial feasibility stage – with a well-advanced concept, design principles and preferred option set out in the 2021 Feasibility Study commissioned by Selkirk Means Business.

This is a **medium-long term project** which will involve joint-working between partners and coordination of funding, planning, and construction over several years.

## Outcomes & Benefits

- Enhancing Selkirk as a visitor destination and increasing economic activity around the town centre.
- Complementing the wider development of the Haining Estate as a community asset.
- Increasing footfall to the Haining Estate and improving local connectivity.
- Improving parking provision for the town centre.
- Sensitive landscape restoration supporting long-term sustainability of Selkirk heritage.

## Delivery Constraints & Dependencies

- **Planning** - The site is a designated Garden and Designed Landscape and within the Battle of Philiphaugh Battlefields Inventory Boundary. It will require close consultation with HES and a sensitively developed landscape design.
- **Funding** - The project will involve significant capital spend of £1m+ and depend on multiple funding sources and grants – though a number of potential sources have been identified.
- **Partnership** – The project must meet needs and interests of multiple parties and will require close collaboration to further develop and refine the proposals.



Concept design proposals for enhancing access to the Haining from Selkirk Town Centre.



# PROJECT 6: The Haining - Chicken Acre continued...

## Responsibilities & Partners

To date the project has been promoted by the former Selkirk Means Business (Business Improvement District / BID) which ceased to operate in 2023. A development partnership ‘vehicle’ is required to continue the project with representation from various stakeholder interests. This would need to include:

- The Haining Trust (as landowner).
- Scottish Borders Council (SBC) – Economic Development.
- Local Community representatives.

Other key stakeholder interests to be considered include:

- Historic Environment Scotland (HES).
- SBC - Roads, Heritage, Landscape & Environment, Active Travel.
- SOSE.
- Local Business Owners / Operators.
- Local community interests – walking, High Street Parking, nature and local landscape.



## Next Steps

The critical first stages of project feasibility are complete providing a strong foundation for further development.

The critical next stage is to identify and assemble a group / body to lead the delivery of the project. This may draw from existing community groups but will involve The Haining Trust and Scottish Borders Council as key partners.

Beyond this, the key next steps will involve:

- Reviewing funding strategy – developing from 2021 Action Plan to identify currently available grants and funds and preparing robust funding applications.
- Development of design concept and further community / stakeholder engagement, including with SBC and HES.
- Collation and submission of planning application.
- Develop delivery strategy including full review of project costs, procurement & construction, and long-term operational management.

<b>People &amp; Wellbeing</b> <i>Improving connectivity and links, potential events</i>	✓
<b>Culture, Heritage &amp; Tourism</b> <i>Enhancing visitor destination and facilities for Selkirk</i>	✓
<b>Business &amp; Infrastructure</b> <i>Town Centre parking supporting high street businesses</i>	✓
<b>Natural &amp; Built Environment</b> <i>Restoration of historic landscape</i>	✓





# PROJECT 7: Ettrick Hub

*Ettrick & Yarrow Community Development Company have successfully delivered nature-based restoration of the Ettrick Marshes, as well as the acquisition of the Old Ettrick School which serves as the permanent home of the James Hogg Exhibition and e-bike hire. Opportunities for further community-led developments have been identified to extend this success through new and enhanced facilities, access connections, and landscape management.*

The Project aims to consolidate Ettrick’s community-owned assets into a ‘Hub’ of nature-based activity including tourism & visitor accommodation, education, outdoor access & recreation.

Key interventions have been provisionally developed through partnership discussions (SOSE / Landowners) and include:

- Development of the Old School into a community hub with bunkhouse accommodation and potential for a camping site / ‘pods’ in the grounds. Architect options have been developed and SOSE engaged for funding / delivery support.
- Adding to the existing James Hogg Exhibition with new features and an Ettrick heritage information point.
- A community tree nursery in the Old Schools grounds to grow on seedlings from the ‘survivor’ trees in the Ettrick Marshes.
- Additional land adjacent to Ettrick Marshes brought into community ownership to enable an orchard, shelter, and storage sheds that extend the range of activities at the Marshes. Providing opportunities for nature-based education and participation for local and visiting school groups.
- Using additional land, create an access link to Gamescleuch Forest and road, strengthening the Marshes connection to wider Green Network across the Valleys.

## Outcomes & Benefits

- Diversifying choice and adding to visitor accommodation.
- New opportunities for nature-based and outdoor education.
- Improving access to the Ettrick Marshes and its integration with surrounding landscape and open space.
- Building on Ettrick’s special landscape and heritage qualities.
- Consolidating and linking community-owned assets to fully maximise local benefits and unlock new opportunities.

## Constraints & Dependencies

- Multi-phase project requiring coordination and resource commitment over an extended timescales.
- Planning permission may be required for new development.
- Range of stakeholder interests and priorities to be balanced.
- External funding required to support delivery.
- Land ownership and arrangements to acquire additional land.

## Responsibilities & Partners

- Ettrick & Yarrow Community Development Company.
- Ettrick & Yarrow Tourism Association.
- SOSE.
- Scottish Borders Council – Economic Development.
- Landowners.
- Forestry Land Scotland (adjacent landowner).
- Local community groups / Schools.

## Next Steps

- Development and completion of design proposals for Old School Building in collaboration with architect.
- Continued engagement with SOSE (and other partners) to secure funding.
- Landowner engagement adjacent to Ettrick Marshes



<b>People &amp; Wellbeing</b> <i>Investing in community owned assets</i>	✓
<b>Culture, Heritage &amp; Tourism</b> <i>Diversifying and adding to visitor accommodation</i>	✓
<b>Business &amp; Infrastructure</b> <i>Supporting rural economic activity</i>	✓
<b>Natural &amp; Built Environment</b> <i>Further enhancemnet of the Ettrick Marshes</i>	✓



# PROJECT 8: Connecting the Green Network

*This project proposes to strengthen green network connections throughout Selkirk & The Valleys— through improvements in paths, trails and wayfinding that encourage active travel, exploration and discovery. A range of actions and interventions could be proposed over multiple phases with key priorities anticipated to include:*

- Strengthening active travel connections between Selkirk and the Ettrick and Yarrow Valleys with accessible off-road routes that build on existing connections and support a cohesive network. A safe off-road path linking Kirkhope Steading to Ettrickbridge is currently being planned and similar additions can support a cohesive network connecting key settlements, services, and open spaces (see Project 13: Cycle Network).
- Circular walks and routes from Selkirk Town Centre and other visitor ‘nodes’ (e.g. The Haining, Bowhill) as well as local facilities (e.g. Pump Track (Project 8), Pringle Playpark). Ensuring key routes are suitable for walking, wheeling, and cycling for all ages and abilities.
- Combining Selkirk Hill, The Haining, Philiphaugh / Bowhill Estates and surrounding hills, heaths and laws into a coherent landscape ‘network’ that encourages exploration, interaction and range of activities. Complementing and connecting to regional scale routes including Borders Abbeys Way and Southern Upland Way which pass near Selkirk.
- A key priority being a bridge of the Yarrow at the ‘meeting of the waters’ to provide an off-road route between Philiphaugh and Bowhill and support circular routes.
- Linking to the wider ‘visitor destination’ development programme (see Project 9: Gateway to the Valleys) and positioning Selkirk & The Valleys as a hub for outdoor activities and enjoyment of the outdoors.
- Updating and renewing existing walking routes / maps, potentially including development of an app and digital based-content for outdoors exploration around Selkirk & The Valleys to ensure routes are well advertised and communicated to potential user groups.

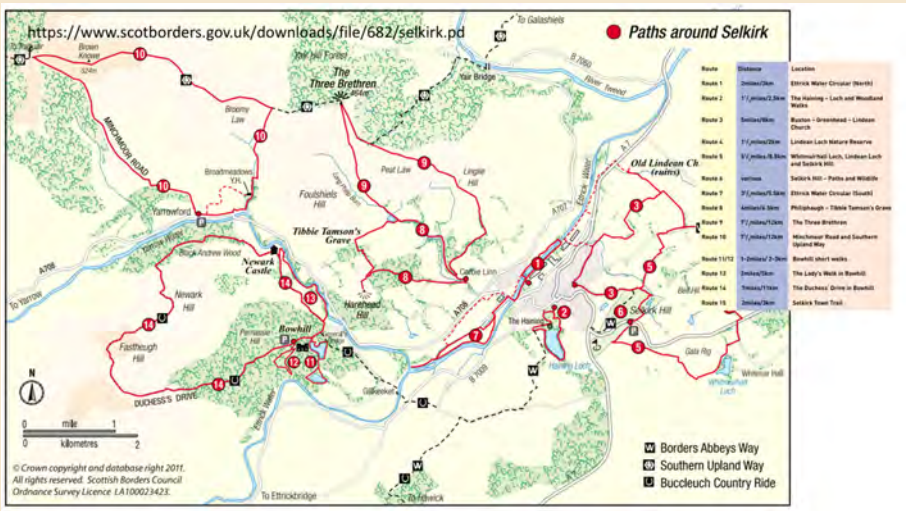
- Installing co-ordinated signage/ wayfinding markers to promote active travel connections between destinations and ensure routes are clearly navigable.
- An audit / review of existing pathways and routes – with a view to securing funding support to improve the range and quality of paths. Identify, and seek to address, missing links or potential ‘shortcuts’ to stitch the green network together.

## Outcomes & Benefits

- Enhancing active travel connectivity and accessibility of the Green Network.
- Complementing and adding to Selkirk & The Valleys’ appeal as a destination for leisure, recreation and enjoyment of the outdoors.
- Maximising the potential of existing strengths and natural assets.
- Opportunities to improve local biodiversity through strengthened nature networks.

## Constraints & Dependencies

- Collaboration and joint-working across a number of parties and interests – including landowners, historic estates, Common Good Land, and natural environment assets.
- Potential external funding support required for physical works to improve paths, signage & wayfinding.
- Partnership working with SBC to deliver.
- Interface with current / future land management, energy, or other development and infrastructure.
- Planning permission potentially required depending on scale / extent of physical works.





# PROJECT 8: Connecting the Green Network continued...

## Responsibilities & Partners

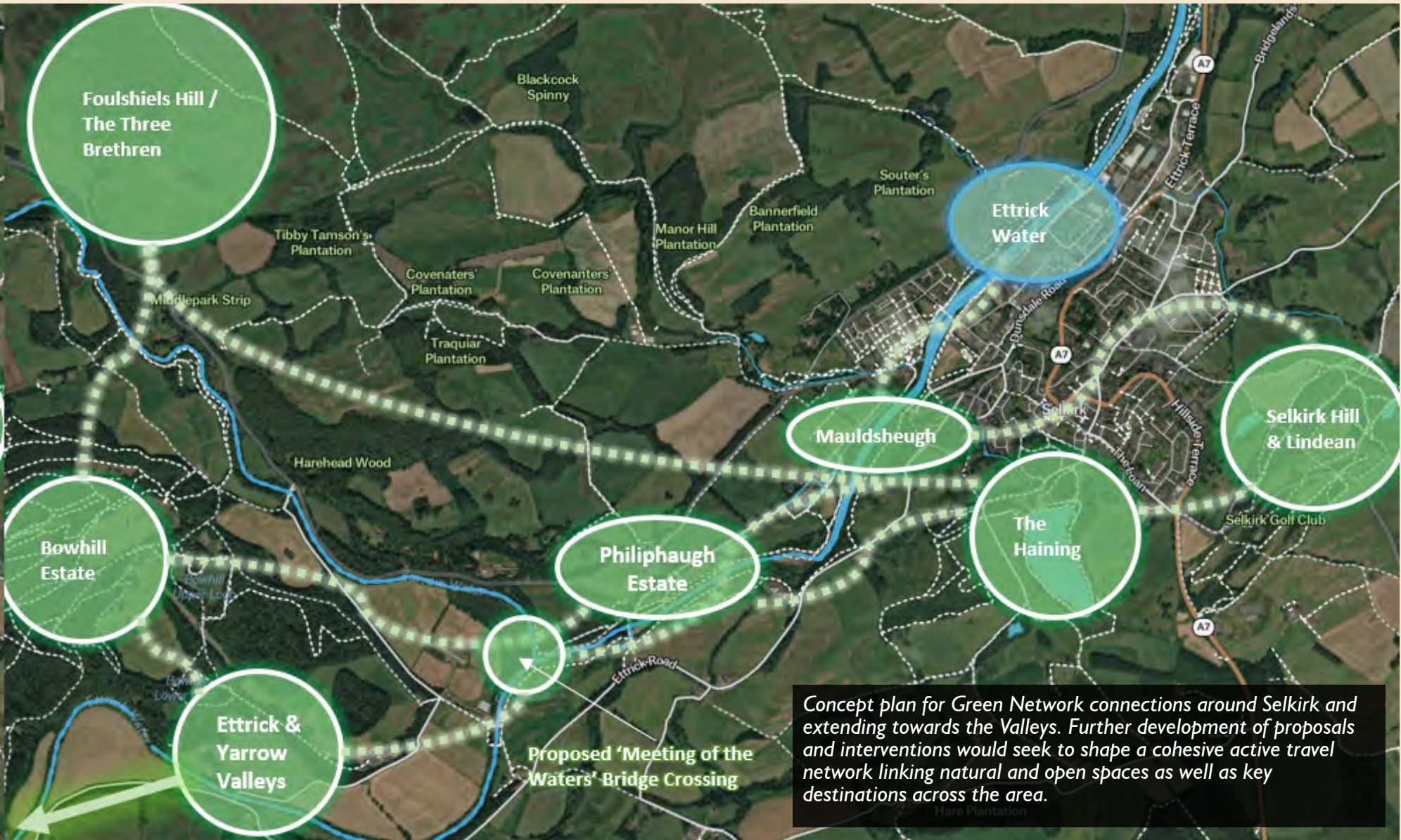
The project could be advanced by different parties across different parts of the network – and to meet specific objectives. Key stakeholders are likely to include:

- Sustainable Borders and Community Council.
- Selkirk Regeneration.
- Ettrick & Yarrow Community Development Company.
- Historic Estates (Haining, Philiphaugh, Bowhill).
- Mauldsheugh Wood.
- Selkirk Hill Management Group –Common Good Sub-Committee.
- Scottish Borders Council –Landscape & Access, Ranger Service.
- Live Borders.
- Sustrans.
- NatureScot.

## Next Steps

- Audit / review of existing paths and connections – identify ‘gaps’ in the network and priority opportunities for enhancement or maintenance interventions.
- Joint review with SBC around Core Paths and routes.
- Coordination with ‘Gateway to the Valleys’ (Project 3) as a complementary initiative.

<b>People &amp; Wellbeing</b> <i>Enhancing leisure &amp; recreation for people of all ages</i>	✓
<b>Culture, Heritage &amp; Tourism</b> <i>New activities and opportunities for leisure-based tourism</i>	✓
<b>Business &amp; Infrastructure</b> <i>Strengthening local path network</i>	✓
<b>Natural &amp; Built Environment</b> <i>Supporting the local Green Network</i>	✓



Concept plan for Green Network connections around Selkirk and extending towards the Valleys. Further development of proposals and interventions would seek to shape a cohesive active travel network linking natural and open spaces as well as key destinations across the area.



# PROJECT 9: Town Centre Shopfronts, Facades & Dressing

*Building on the success of the Selkirk Conservation Area Regeneration Scheme (CARS) and previous Shopfront Scheme, this project would seek to renew and ‘refresh’ town centre shopfronts, street furniture and public realm. Such small-scale improvements and interventions can combine to improve the quality, local distinctiveness and appeal of Selkirk.*

Potential actions and activities include:

- Repair / renewal / restoration of historic buildings.
- Shopfront repair / renewal / restoration and hanging signs.
- Planting, window boxes, hanging baskets.
- Statue cleaning.
- Removal and rationalisation of external building services and cabling.
- Electronic notice boards and other town centre signage, wayfinding and communications.

It would be capable of delivery over multiple phases – involving some short-term early ‘quick wins’ and subject to funding and wider capacity may extend to medium-longer term timeframe.

## Outcomes & Benefits

- Enhancing the quality and character of Selkirk Conservation Area, its Listed Buildings, public realm and civic spaces.
- Improving town centre retail environment and supporting independent traders.
- Complementing wider projects and objectives for town centre revitalisation and investment.

## Delivery Constraints & Dependencies

- External funding support required.
- Collaborative project across a number of stakeholders and participants, including local businesses.
- Cost and programme uncertainty associated with works to historic and listed buildings.

## Responsibilities & Partners

The Project could be led by Selkirk Regeneration, working closely with town centre traders and other parties to lead a programme of works. Other key stakeholders may include:

- Selkirk Community Council.
- Local business owners / operators / shops.
- Scottish Borders Council.
- SoSE.
- HES.

## Next Steps

- Review potential funding sources with heritage and public realm focus which can support delivery.
- Establish working group / project steering group.
- Prepare initial proposals - define objectives and potential programme of actions / interventions – with High, Med, Low priority.



<b>People &amp; Wellbeing</b> <i>Improving local place quality</i>	✓
<b>Culture, Heritage &amp; Tourism</b> <i>Supporting Selkirk’s appeal and qualities as a historic town</i>	✓
<b>Business &amp; Infrastructure</b> <i>Supporting local traders on the high street</i>	✓
<b>Natural &amp; Built Environment</b> <i>Enhancing the character of the Conservation Area</i>	✓



# PROJECT 10: Connecting the Valleys: Cycle Routes

*Ettrick and Yarrow Valleys are renowned cycling destinations with a range of on-road and off-road routes which have become increasingly popular and host cycling events. As well as attracting visitors, cycling connections can strengthen safe accessibility between rural settlements, open spaces, and key services for the benefit of local people. This project seeks to facilitate enhancement and extension of the off-road cycle network across the Valleys to provide safer and more accessible circular and linear routes.*

The project would likely comprise a range of new off-road routes and enhancement to existing routes, which could be developed in phases to reflect priority needs, funding availability, and delivery capacity. A number of options have previously been identified and could be early interventions to be followed by wider active travel network enhancements over time:

- A circular route from the Haining to Oakwoodmill, across the footbridge to Gilkeekit and into Bowhill, looping back to Philiphaugh or continuing to Ettrickbridge and on to Yarrow via the Swire Road.
- Off-route cycle route from Bowhill up the Yarrow Valley on the south side of the River, potentially as far as the Gordon Arms via Yarrow Church Junction, and Yarrow School.
- A dedicated cycle link over the Minchmoor to connect to Innerleithen and encouraging cycling into the Yarrow Valley. Utilising and connecting to woodland paths and tracks at the back of Broadmeadows Farm and over the hill.

## Outcomes & Benefits

- Enhancing active travel connectivity and accessibility between settlements, extending travel choices for residents and local visitors aligned to national policy.
- Complementing and adding to Selkirk & The Valleys' appeal as a destination for cycling and enjoyment of the outdoors.
- Supporting wider 'destination development' and 'green network' initiatives.

## Constraints & Dependencies

- Collaboration and joint-working across a number of parties and interests – including landowners, historic estates, and natural environment assets.
- Potential external funding support required for physical works to improve paths.
- Partnership working with SBC and others to deliver.
- Planning permission potentially required depending on scale / extent of physical works.





# PROJECT 10: Connecting the Valleys: Cycle Routes continued...

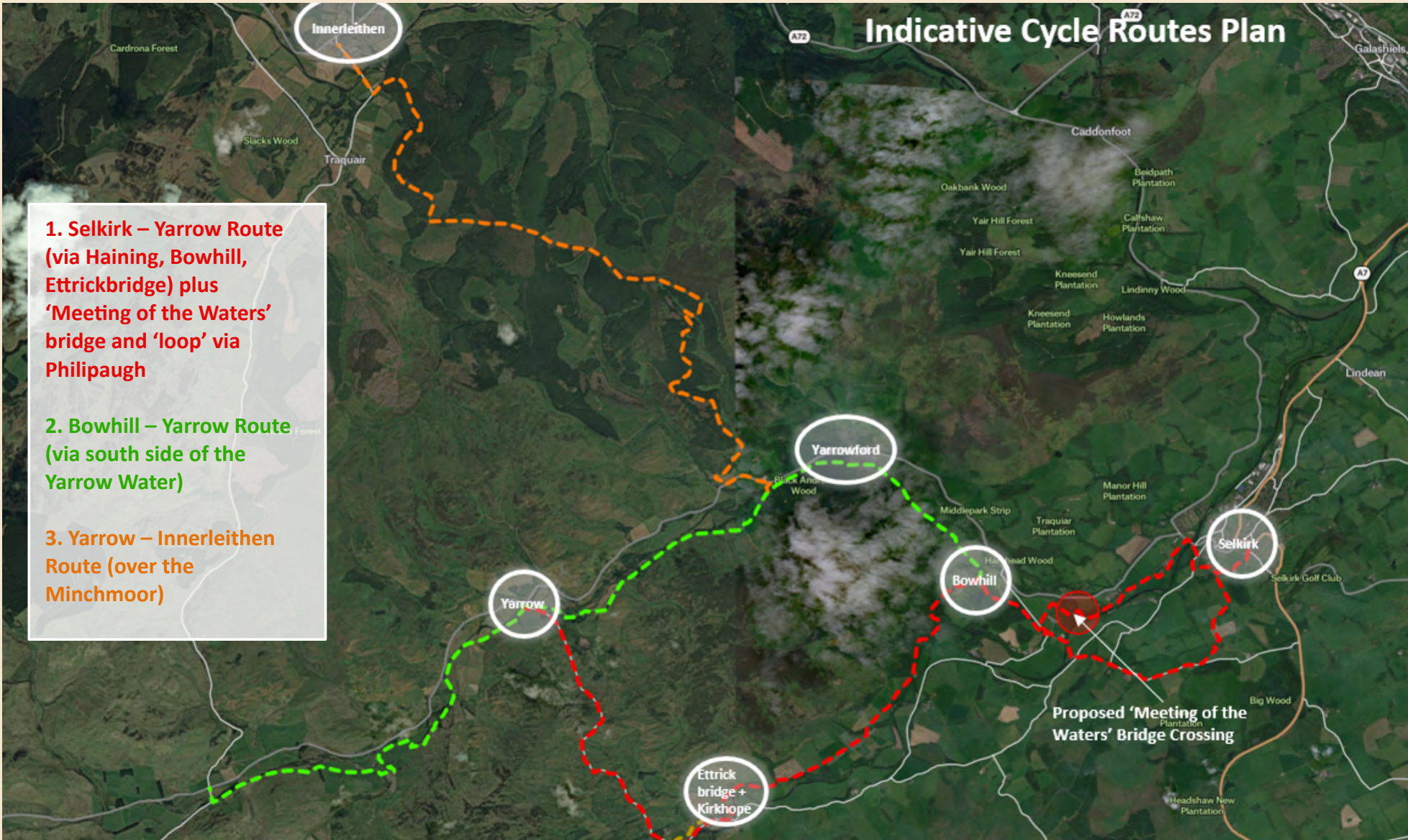
## Responsibilities & Partners

- Ettrick & Yarrow Community Development Company.
- Ettrick & Yarrow Tourism Association.
- Sustrans / Transport Scotland.
- Scottish Borders Council – Economic Development, Roads.
- Landowners / Others.

## Next Steps

- Refresh and review of previously scoped routes and costings and update Scottish Borders Council.
- Engagement with key landowners to establish principle of route development.
- Coordination and partnership with wider Local Place Plan initiatives to align priorities and support delivery.
- Monitoring and exploring funding routes for active travel and rural connectivity.

People & Wellbeing Enhancing local connectivity between settlements	✓
Culture, Heritage & Tourism New activities and opportunities for leisure-based tourism	✓
Business & Infrastructure Strengthening local path network	✓
Natural & Built Environment Supporting the local green network	✓





# PROJECT 11: Community Hub

*Community consultation highlighted strong interest in the provision of a multi-purpose community ‘Hub’ for Selkirk. While yet to be fully defined it is anticipated that this would:*

- Be used for different activities – including arts, heritage, visitor information and events and business space.
- Re-use an existing town centre building, ideally vacant, or as part of locally led regeneration.
- Evolve in scale and function over time to meet these different demands.
- Complement – not duplicate – established community-led initiatives such as the Tower Street Pop-Up Shop, Sustainable Borders and Community Shed, and visitor destinations such as Sir Walter Scott’s Courtroom and Halliwell’s Museum. Also recognising planned investment at Parish Church and capacity of Victoria Halls.
- Consider scope to expand over time to provide visitor accommodation facilities (e.g. bunkhouse) should demand exist.

This is likely to be advanced as a multi-stage, long-term project involving feasibility review and site identification, external funding support, planning & consenting, construction / delivery, and commercial / operational management arrangements.

## Outcomes & Benefits

- Community Wealth Building – supporting community capacity and (re)investment in local assets.
- New focus for Selkirk’s visitor economy and celebrating local heritage through community-led action.
- Re-use of town centre vacant building.
- Diversifying and adding to mix of uses within the town centre – adding vibrancy and new activity.

## Constraints & Dependencies

- Identifying suitable town centre site(s) – supported by Vacant Buildings Audit.
- Building condition / costs of repair and refurbishment.
- Developing a robust Business Case for investment - considering development costs, market demand, long-term operational management and responsibilities, community capacity, governance, and commercial arrangements.
- External funding support to facilitate delivery.

## Responsibilities & Partners

The Project is at a very early stage and will evolve in scope and requirements over time. Early stage activity could be led by Selkirk Regeneration though over time may require a purpose-formed body to lead planning, development, and operation. Key stakeholders to be involved in advancing the project include:

- Selkirk Regeneration and Community Council.
- SoSE.
- Scottish Borders Council.
- HES.
- Visit Scotland / SCOTO.
- South of Scotland Destination Allaince (SSDA).
- Local businesses / landowners.

## Next Steps

- Complete audit of existing vacant buildings (see Project 5) and identify potential / preferred location(s).
- Review and define objectives for Community Hub relative to other Local Place Plan projects.
- Consider operational / management plan and arrangements – as part of a Strategic Outline Case.
- Monitor and review potential funding opportunities.

*The Community Hub could be accommodated within a vacant site, and/or involve re-purposing and extension of existing buildings. A range of options will be considered and informed by further partnership working, project planning, and consultation.*



<b>People &amp; Wellbeing</b> <i>Delivering community-led projects meeting local need</i>	✓
<b>Culture, Heritage &amp; Tourism</b> <i>Celebrating heritage and strengthening destination appeal</i>	✓
<b>Business &amp; Infrastructure</b> <i>Opportunities for community-led investment and benefits</i>	✓
<b>Natural &amp; Built Environment</b> <i>Addressing buildings which detract from Conservation Area</i>	✓



# PROJECT 12: Selkirk Pump Track

*The proposal to provide a Pump Track is strongly supported by the local community - school children in particular. Pump tracks are designed to provide a fun, safe, inclusive space for all ages and abilities to enjoy BMX bikes, scooters, skateboards, and rollerblades. These combine rolling jumps and turns that use momentum, balance and speed to navigate – using your arms and legs to ‘pump’ your bike around the track.*

Location options include:

- **Pringle Park** – adjacent to the High School and forms part of a ‘cluster’ with football pitch and play park.
- **Bog Park** – currently under-used park space in need of renewal and investment.
- **Victoria Park** – adjacent to river in ‘low’ Selkirk. Add to Victoria Park facilities and renewal (see Project 4).

Potentially a **short-medium term** project – subject to establishing preferred site through further community consultation and collaboration with SBC on funding and delivery.

## Outcomes & Benefits

- Improving facilities for young people and providing a focus for outdoor leisure activity.
- Complementing improvements to local parks / greenspaces.
- Encouraging active travel and complementing wider appeal of Selkirk as a cycling destination.

## Constraints & Dependencies

- Local amenity considerations – proximity to housing and risk of noise and/or anti-social behaviour.
- Ensuring safe walking and cycling access to/from Pump Track and wider town (see Green Network – Project 8).
- Planning permission.
- External funding support.
- Partnership working with SBC to deliver.

## Responsibilities & Partners

- Selkirk Regeneration / Community Council.
- Scottish Borders Council.
- SportScotland.
- Local community / residents / park users.

## Next Steps

- Options appraisal around potential locations and further consultation.
- Joint-working with SBC / Partners around delivery model.
- Developing a funding support bid.

<b>People &amp; Wellbeing</b> <i>Leisure &amp; recreation facilities for young people</i>	✓
<b>Culture, Heritage &amp; Tourism</b>	
<b>Business &amp; Infrastructure</b>	
<b>Natural &amp; Built Environment</b> <i>Adding to the quality of local greenspace and parks</i>	✓



## Potential Pump Track Locations



Subject to further review and consultation.



# PROJECT 13: Community Renewable Energy

*This project seeks to support and deliver community-led renewable energy projects across Selkirk & The Valleys. A range of opportunities have been identified for small-scale renewable energy technologies to generate clean power for the benefit of local businesses and communities and provide a sustainable source of income to local groups.*

Selkirk & The Valleys benefits from rich natural resources with potential for solar power, hydro-power, and potentially wind energy development. Previous studies by Ettrick & Yarrow Community Development Company and Sustainable Borders, have highlighted opportunities for Active Network Management and new generation combined with flexible heat, electricity and transport loads in the area. A range of sites / locations have been considered but not yet advanced to project development stage due to a combination of constraints around funding, commercial viability, voltage rise (in the Valleys), and grid connection / off-take limitations.

Sustainable Borders, Selkirk Regeneration, and Ettrick & Yarrow Community Development Company will continue to explore and support opportunities for local renewable energy projects in appropriate locations which can integrate with existing land use and landscapes, and complement new residential, commercial, or mixed-use development. Potentially suitable locations in the Valleys were identified in a Community Energy Scotland Report (2018).

Renewable energy projects are potentially capable of being advanced in the short-medium term across a range of locations, though key dependencies around planning permission and grid connection / power off-take remain to be resolved.

### Outcomes & Benefits

- Potential for direct supply of renewable energy to local businesses around Selkirk & The Valleys.
- Link to Active Network Management and ‘smart’ energy systems within the Valleys.
- Contributing to net zero carbon emissions and addressing climate change.
- Generating sustainable income / return for Sustainable Borders or Ettrick & Yarrow Community Development Company to support further investment in community activities or future projects.

### Constraints & Dependencies

- Planning permission required for development.
- Preserving the natural landscapes and scenery of Selkirk & The Valleys.
- Securing grid connection from Scottish Power, and/or identifying direct private-wire connection.
- External funding support from Local Energy Scotland/Community and Renewable Energy Scheme (CARES).

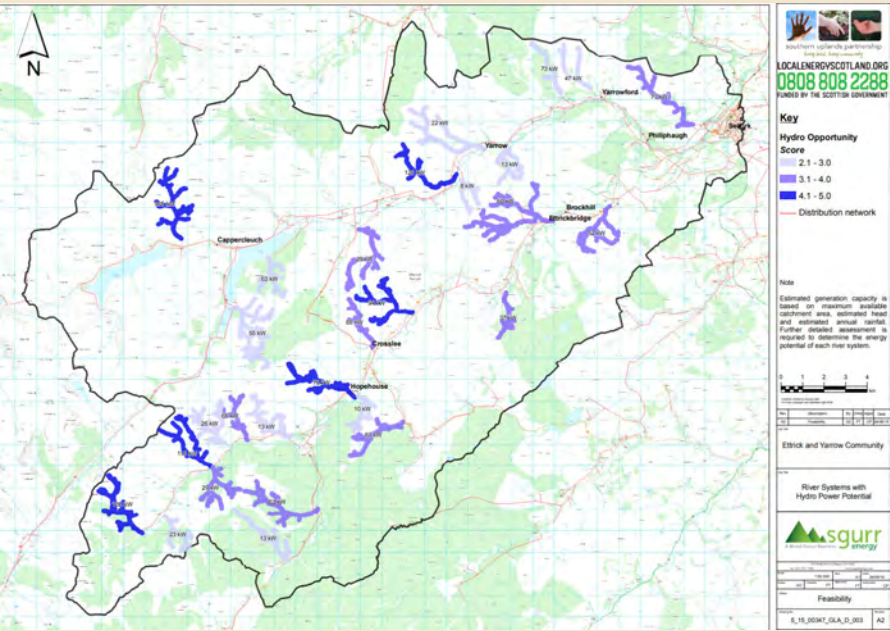
### Responsibilities & Partners

The project is being led by Sustainable Borders. Key partners and stakeholders in further advancement of the project will include:

- Sustainable Borders.
- Ettrick & Yarrow Community Development Company.
- Scottish Borders Council.
- SOSE.
- Local Energy Scotland / CARES.
- Scottish Power.
- Local businesses / operators.

### Next Steps

- Complete a detailed and costed plan based upon previous feasibility study findings and preferred site(s) including all necessary technical and environmental studies.
- Prepare funding application and confirm funding arrangements with CARES.
- Engagement with SBC around planning application requirements.
- Engagement with Scottish Power around connection / Active Network Management opportunities.



People & Wellbeing Renewable energy for local people & businesses	✓
Culture, Heritage & Tourism	
Business & Infrastructure Supporting de-carbonisation for local businesses	✓
Natural & Built Environment Locally-led action to combat climate change	✓



# PROJECT 14: 4G Sports Pitch

*Selkirk is a town with a strong sporting culture and well-used sport and recreation facilities. Consultation strongly supported opportunities to promote expansion and investment in local sports facilities. This project would deliver a new multi-use 4G sports pitch, suitable for multiple sports (football, rugby, hockey) and all-weather use.*

Location options include:

- Pringle Park – adjacent to High School – but existing pitch delivered in 2014/15 and may limit open space.
- Philiphaugh– as part of sports ‘cluster’ at Philiphaugh and in partnership with Sports clubs. However, in a less accessible location from High School and Town Centre.
- Victoria Park – replacing current informal rugby pitch. Add to Victoria Park facilities and renewal (see Project 4).

Potentially deliverable as a short-medium term project – subject to establishing preferred site through further community consultation and collaboration with SBC on funding/delivery.

## Outcomes & Benefits

- Improving quality of sports facilities, especially for young people, and providing a focus for outdoor leisure activity.
- Complementing improvements to local parks / greenspaces.
- Supporting local health & wellbeing.

## Constraints & Dependencies

- Partnership arrangements with sports clubs and Estate if situated at Philiphaugh, and potential flood risk issues.
- External funding support – considering ‘Business Case’ in context of existing pitch recently delivered at Pringle Park.
- Partnership working with SBC to deliver.
- Planning permission required.

## Responsibilities & Partners

- Selkirk Regeneration / Community Council.
- Scottish Borders Council.
- SportScotland.
- Local community / residents / park users.
- Local sports clubs.

## Next Steps

- Options appraisal / consult around potential locations.
- Joint-working with SBC / Partners around delivery model – including Sports Clubs and potential for shared use.
- Developing funding support bid.

<b>People &amp; Wellbeing</b> <i>Leisure &amp; recreation facilities for young people</i>	✓
<b>Culture, Heritage &amp; Tourism</b>	
<b>Business &amp; Infrastructure</b>	
<b>Natural &amp; Built Environment</b> <i>Adding to the quality of local greenspace and parks</i>	✓



Subject to further review and consultation.



# PROJECT 15: Riverside Renewal

*This project seeks to facilitate and accelerate renewal of under-utilised brownfield land and buildings within the Riverside. The area is a key ‘gateway’ into Selkirk & The Valleys, especially for visitors and many people’s first impression of the town. It is home to many successful businesses, as well as creative and craft organisations, with opportunity for further investment to develop vacant sites and create a stronger appeal as a leading mixed-use business & industrial and visitor location in the Scottish Borders.*

This multi-faceted project would seek to pro-actively coordinate investment and renewal at Riverside through a partnership-based approach – working with key agencies and authorities, landowners and businesses, and local interests. This could include:

- Formation of a Business Improvement District (or similar) to formally represent and promote interests of Riverside as a mixed-use business cluster, as well as related leisure and tourist functions.
- Targeted support / incentives to support redevelopment of land and buildings – developed in partnership with SBC or other external funders.
- Coordinated branding for ‘Selkirk Riverside’ as a diverse business, visitor and creative industries destination.
- Targeting growth in supply-chain and wider business services associated with planned Center Parcs development (and wider tourism sector growth) to locate at Riverside.
- Enhancing place qualities and appeal for Riverside – improving access, local amenities, and pedestrian & cycle links along the Riverside corridor as part of the wider Selkirk & Valleys path network.

### Outcomes & Benefits

- Redevelopment of vacant & derelict land.
- Enhancing perceptions of Selkirk at a key gateway location.

- Building on Selkirk’s strong industrial heritage and encouraging businesses to locate in the town.
- Retaining and strengthening the employment base within the town – and creating new employment opportunities.

### Constraints & Dependencies

- Planning policy provides strong protection for business & industrial use and may limit mixed-use development.
- Range of stakeholder interests and priorities to be balanced.
- Vacant buildings / land may be challenging to remediate and redevelop.
- Ownership / tenancy complexities can create a longer-term process of redevelopment or investment. Acquisition of derelict land & property would likely require fresh impetus and initiative from public sector to support.

### Responsibilities & Partners

- Selkirk Regeneration & Selkirk Community Council.
- Scottish Borders Council – Economic Development, Roads.
- SOSE.
- Landowners.
- Business & industrial operators in Riverside.
- Arts & creative operators in Riverside.

### Next Steps

- Formation of Working Group / Steering Group with responsibility to lead coordination of activities and develop an Action Plan between stakeholders.
- Engage interested parties including SBC, SOSE, and key landowners and operators present in the area.
- Identify current status of land / assets and priorities for enhancement of Riverside.



<b>People &amp; Wellbeing</b> <i>Facilitating opportunities Community-led projects</i>	✓
<b>Culture, Heritage &amp; Tourism</b> <i>Supporting visitor activity around textile production</i>	✓
<b>Business &amp; Infrastructure</b> <i>Facilitating opportunities fo rinvestment and development</i>	✓
<b>Natural &amp; Built Environment</b> <i>Addressing buildings which detract from Conservation Area</i>	✓



# PROJECT 16: Developing the Valleys Literary Heritage

*Selkirk & The Valleys have internationally recognised connections to some of Scotland’s finest writers, poets, balladists, musicians, artists, and designers. This includes Sir Walter Scott, James Hogg, Andrew Lang, W.H. Ogilvie, and many others. The literary and artistic heritage draws many visitors to the area, and there are opportunities to further celebrate this unique history as well as supporting today’s writers and creatives to be inspired by the area.*

This project would focus initially on Ettrick & Yarrow Community Development Company’s proposals to bring Hogg’s Old Farmhouse back into use as a creative writing centre. This would involve conversion of the steading into supporting offices and accommodation, with the house providing space for a range of creative and literary activities in a dedicated and supported environment. Initial proposals have been developed and discussions started with Buccleuch Estate around a long lease for the building.

Over time further opportunities to invest in and support celebration of the Valley’s Literary Heritage could be explored and include:

- Literary tours and ‘trails’ around Selkirk & The Valleys linking key destinations and historic points.
- Enhancement and investment in James Hogg exhibition (Project 7), and Sir Walter Scott’s Courtroom (Project 1).
- Hosting a ‘Book Event’ as part of Borders Book Festival.

## Outcomes & Benefits

- Renewal and productive re-use of historic buildings.
- Celebrating and building on the heritage of Selkirk & The Valleys.
- Increasing visitor spend within Selkirk & The Valleys.
- Diversifying range of activities and destinations in The Valleys.

## Constraints & Dependencies

- Potential planning permission required for restoration and conversion works.
- Agreement with local estate as owner of existing buildings.
- Operational management and ensuring sustainable business model for Creative Writing Centre.

## Responsibilities & Partners

- Ettrick & Yarrow Community Development Company
- Ettrick & Yarrow Tourism Association.
- Scottish Borders Council.
- SSDA / Visit Scotland.
- SOSE.
- Landowners (Buccleuch Estate).

## Next Steps

- Continued engagement with Buccleuch Estates.
- Developing Business Plan and operational management structure.
- Refinement and development of architectural options for building. restoration, followed by planning application.



People & Wellbeing <i>Promoting local employment opportunities</i>	✓
Culture, Heritage & Tourism <i>Building on literary heritage through new investment</i>	✓
Business & Infrastructure <i>Growing local tourism and visitor economy</i>	✓
Natural & Built Environment <i>Supporting redevelopment of vacant land and buildings</i>	✓



06



DELIVERY & NEXT STEPS



# Delivering the Local Place Plan

*Delivery of the projects identified across Selkirk & The Valleys will require a robust plan for delivery with clear coordination and partnership working– including stakeholder consultation, project management, funding support, and consents & approvals.*

## Roles & Responsibilities

Selkirk Regeneration has been established as a community-based charity with the aim of improving quality of life in and around Selkirk – and through its ‘Town Team’ has partnered and engaged with a range of local groups and organisations in the development of the Local Place Plan for Selkirk & The Valleys.

Selkirk Regeneration will continue to coordinate and promote implementation of the Selkirk & Valleys Local Place Plan and the priorities and projects therein. Individual projects within the Plan will primarily be managed and advanced by sub-groups and/or organisations and as relevant will seek to involve and partner with key external stakeholders necessary to enable delivery. A number of projects in the Valleys will be led by Ettrick & Yarrow Community Development Company, building on their successful delivery of development at Kirkhope Steading and Ettrick Marshes.

To meet the needs of specific projects and partners over time it may be appropriate for separate bodies to be purpose-created to oversee project development, delivery, and operational management.

External support and appointments may also be required to ensure that the necessary capacity, skills, and expertise are available to support efficient delivery of projects.

This will include drawing on capacity from public and private sectors, as well as other community groups.

Detailed governance and project management arrangements will continue and adapt from those already established, at all times seeking to ensure that reporting and decision-making on individual projects is regularly reviewed by Selkirk Regeneration and that key benefits and outcomes as defined in the Local Place Plan are realised.

## Partnerships & Collaboration

Primary roles and responsibilities for advancing individual projects have been provisionally identified within the Local Place Plan – as well as key potential partners and stakeholders that will be involved in further development of the projects.

Scottish Borders Council will be a key partner in the planning, funding, and delivery of all projects and Selkirk Regeneration will continue to pro-actively and positively engage with them as a priority stakeholder. This will include ongoing support and collaboration with the Council’s Economic Development officers, as well as wider officer groups including Built & Natural Heritage, Planning, Roads & Access, Housing, and other areas.

Scottish Borders Council and Live Borders strategic review of Sporting and Cultural Estate is ongoing, though recommendations have been made around closure of facilities in Selkirk & The Valleys. This includes sites identified and prioritised in this Plan such as Sir Walter Scott’s Courtroom and Victoria Park. Further consultation is anticipated in 2025, and Selkirk & The Valleys Town Team will engage positively and pro-actively through implementation of the LPP to ensure a sustainable future for these highly valued local assets.

Wherever possible, Selkirk Regeneration and others involved in LPP delivery will seek to align activities and complement projects led by SBC and Live Borders to ensure maximum local benefits.

Other key bodies with whom partnership and positive collaboration will be essential for delivery of LPP projects include:

- **Live Borders** – operation and management of local arts, culture and leisure assets, and addressing emerging proposals for closure and disposal of facilities.
- **SOSE** – promoting economic development and investment, and supporting project funding / delivery.
- **Community Councils** – ensuring local interests / views are represented and feed into ongoing project development and delivery.
- **Local Landowners** – facilitating and supporting sustainable development, land management and delivery of LPP Projects and aspirations.
- **Local Business Owners / Operators** – supporting local business growth and employment opportunities arising from LPP Projects.
- **Statutory Agencies (HES / NatureScot / SEPA)** – ensuring development proposals address key environmental issues and can be supported through consenting.

In addition – all projects will involve further participation and engagement with the local community as they are brought forward. Different forms and methods of engagement will be appropriate for the range of projects and at different stages in their development.



## Timescales

The Projects identified within the Local Place Plan represent proposals at various stages of development – with the potential for short-term ‘quick wins’ as well as more ambitious ideas which will require consultation, coordination, and delivery planning over a medium-long term timescale. An indicative delivery programme has been developed to highlight the mix of projects and potential timescales. Individual projects will be subject to further design review and optioneering, consultation, and in many cases dependent on external funding which may influence eventual delivery.

## Investment & Funding

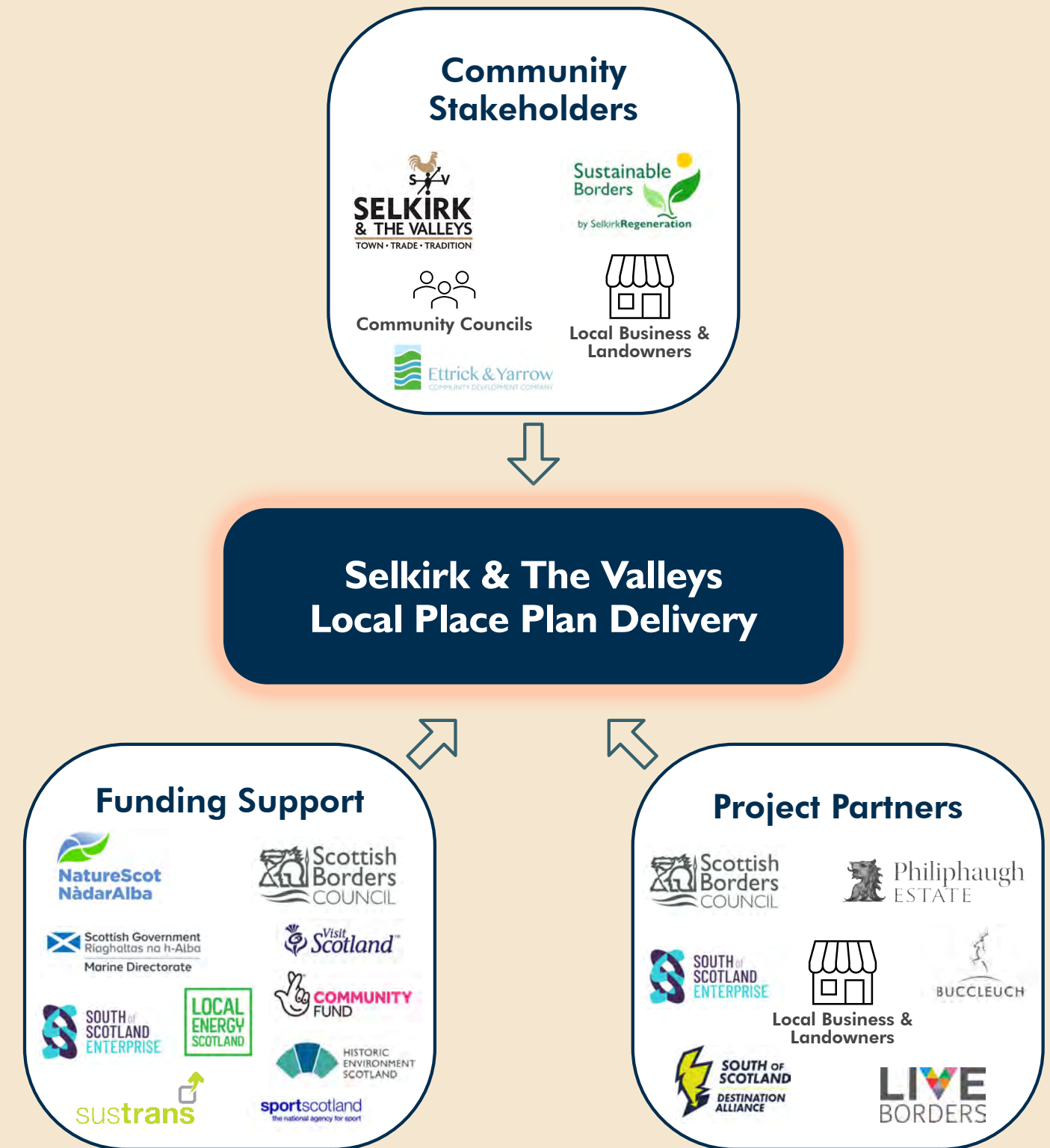
Many of the Projects within the Local Place Plan require capital investment to be fully deliverable and will require external funding support. A key function of the Local Place Plan is to provide a clear framework and strategic plan from which future funding bids can be prepared and delivery planning advanced.

The availability of public funds will be significantly constrained for the period 2025-2030 – and securing external funding support may be challenging or increasingly competitive.

The Local Place Plan provides a key first step in preparing high-quality funding bids which can demonstrate:

- Alignment with funder objectives / criteria and national, regional, and local policy.
- Support from key projects partners and stakeholders.
- Evidence of community and public support for project delivery.
- Place-based and local community benefits.
- Value-for-money and strong benefit-to-cost ratio.
- Accountable body to manage funds and delivery of the project.

The range of funds and investment support programmes that are available (or may become available) to Community Groups and Development Trusts are summarised overleaf. These demonstrate that the LPP Projects are well aligned to funding priorities around town centres, local economic development heritage, destination development, and the natural environment.





Local Place Plan Projects: Indicative Delivery Programme

Project	Short Term (0-2 years)	Medium Term (2-5 years)	Long Term (5+ years)
1. Sir Walter Scott’s Courtroom	<ul style="list-style-type: none"><li>• Further consultation / review to define scope and priorities.</li><li>• Approvals and funding</li><li>• Potential for short-term placemaking interventions.</li></ul>	<ul style="list-style-type: none"><li>• Project Delivery</li></ul>	<ul style="list-style-type: none"><li>• Potential consolidation and expansion</li></ul>
2. Gateway to the Valleys		<ul style="list-style-type: none"><li>• Promote new / enhanced facilities and physical infrastructure for visitor economy</li><li>• Maximise opportunities from Center Parcs development</li></ul>	<ul style="list-style-type: none"><li>• Consolidate and enhance Selkirk &amp; The Valleys offer as leading visitor destination.</li><li>• Build on success and address remaining shortfalls / gaps.</li></ul>
3. Victoria Park	<ul style="list-style-type: none"><li>• Mini-masterplan, Live Borders coordination, secure approvals and funding.</li></ul>	<ul style="list-style-type: none"><li>• Project Delivery</li></ul>	
4. St Mary’s Loch: Developing the Destination	<ul style="list-style-type: none"><li>• Existing operators / landowners / SBC engagement</li><li>• Shaping detailed proposals and securing necessary consents</li><li>• Identify potential funding opportunities</li></ul>	<ul style="list-style-type: none"><li>• Project Delivery</li></ul>	<ul style="list-style-type: none"><li>• Explore further opportunities for destination development and visitor infrastructure around St Mary’s Loch</li></ul>
5. Town Centre Vacant Buildings	<ul style="list-style-type: none"><li>• Gather data / engage key stakeholders</li><li>• Complete Audit and findings</li></ul>		
6. The Haining - Chicken Acre	<ul style="list-style-type: none"><li>• Confirm design proposals, secure approvals and funding</li></ul>	<ul style="list-style-type: none"><li>• Project Delivery</li></ul>	
7. Ettrick Hub	<ul style="list-style-type: none"><li>• Complete design proposals for Old School and secure necessary consents.</li><li>• Landowner engagement / development strategy for Ettrick Marshes expansion</li><li>• Partnership and funding support – SoSE &amp; Others</li></ul>	<ul style="list-style-type: none"><li>• Project Delivery</li></ul>	<ul style="list-style-type: none"><li>• Consolidate and enhance Ettrick Marshes and Old School as hub of nature-based and outdoor activity.</li></ul>
8. Connecting the Green Network	<ul style="list-style-type: none"><li>• Identify key ‘gaps’ and priorities for improving local Green Network</li><li>• Coordination and partnership working with SBC / Landowners / SUSTRANS</li><li>• ‘Quick win’ actions.</li></ul>	<ul style="list-style-type: none"><li>• Project Delivery</li></ul>	<ul style="list-style-type: none"><li>• Consolidate and enhance a cohesive active travel ‘Green Network’</li><li>• Build on success and address remaining shortfalls / gaps.</li></ul>
9. Town Centre Shopfronts & Dressing	<ul style="list-style-type: none"><li>• Establish partnership arrangements</li><li>• Secure funding and implement town-centre improvements.</li></ul>		
10. Connecting the Valleys: Cycle Network	<ul style="list-style-type: none"><li>• Scope and design of cycle routes</li><li>• Landowner / funding engagement and partnerships</li></ul>	<ul style="list-style-type: none"><li>• Project Delivery</li><li>•</li></ul>	<ul style="list-style-type: none"><li>• Explore further opportunities for enhancement and expansion of Valleys Cycle Network</li></ul>
11. Community Hub	<ul style="list-style-type: none"><li>• Concept review / definition</li><li>• Consultation &amp; engagement</li><li>• Site identification</li></ul>	<ul style="list-style-type: none"><li>• Design development</li><li>• Secure approvals and funding</li><li>• Business Case and operational management arrangements</li></ul>	<ul style="list-style-type: none"><li>• Project Delivery</li></ul>
12. Selkirk Pump Track	<ul style="list-style-type: none"><li>• Site identification</li><li>• Consultation &amp; engagement</li><li>• SBC / Key stakeholder review</li><li>• Secure approvals and funding</li></ul>	<ul style="list-style-type: none"><li>• Project Delivery</li></ul>	
13. Community Renewable Energy	<ul style="list-style-type: none"><li>• Secure approvals and funding for design concept</li><li>• Confirm grid connection / off-take route.</li></ul>	<ul style="list-style-type: none"><li>• Project Delivery</li></ul>	
14. 4G Sports Pitch	<ul style="list-style-type: none"><li>• Site identification</li><li>• Consultation &amp; engagement</li><li>• SBC / Key stakeholder review</li><li>• Secure approvals and funding</li></ul>	<ul style="list-style-type: none"><li>• Project Delivery</li></ul>	
15. Riverside Renewal	<ul style="list-style-type: none"><li>• Partnership arrangements and alignment of vision / objectives among key Riverside stakeholders.</li><li>• Develop ‘Action Plan’ incl. quick-win measures and longer-term opportunities</li></ul>	<ul style="list-style-type: none"><li>• Facilitate and enable redevelopment of vacant &amp; land buildings.</li><li>• Support to existing businesses and opportunities for expansion.</li></ul>	<ul style="list-style-type: none"><li>• Consolidate and enhance Riverside as leading business and creative industries cluster.</li></ul>
16. Developing The Valleys’ Literary Heritage	<ul style="list-style-type: none"><li>• Landowner engagement (Buccleuch Estates)</li><li>• Develop detailed proposals and Business Plan</li></ul>	<ul style="list-style-type: none"><li>• Project Delivery</li></ul>	<ul style="list-style-type: none"><li>• Further opportunities for develop and support celebration of Valleys literary heritage.</li></ul>



Local Place Plan: Funding Summary

Potential project eligibility and fit to funding priorities – subject to further review and project definition.

Fund / Programme	Organisation	Projects															
		1. Sir Walter Scott’s Courtroom	2. Gateway to the Valleys	3. Victoria Park	4. St Mary’s Loch	5. Town Centre Vacant Buildings	6. The Haining - Chicken Acre	7. Ettrick Hub	8. Connecting Green Network	9. Town Centre Shopfronts	10. Connecting the Vallesy	11. Community Hub	12. Selkirk Pump Track	13. Community Renewable Energy	14. 4G Sports Pitch	15. Riverside Renewal	16. Valleys’ Literary Heritage
Scottish Borders Council Capital Funding Programme	Council						•		•				•		•		
SBC Neighbourhood Support Fund	Council	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
SBC Common Good Fund	Council	•	•	•		•			•			•					
SBC Community Enhancement Trust	Council	•	•	•	•	•		•	•	•	•	•	•	•	•	•	•
SBC Community Welfare Trust	Council			•				•	•		•	•	•		•		
Community Ownership Fund	Council / Others		•	•				•				•				•	•
Investing in Communities Fund	S. Govt.		•	•				•	•		•	•	•	•	•	•	•
Vacant & Derelict land Fund (VDLF)	S.Govt/ SBC					•										•	
HES Grants Fund	HES	•					•			•		•					•
Heritage & Place Programme Fund	HES	•					•			•							•
Creative Scotland	CS	•										•				•	•
Culture & Business Scotland	CBS	•										•				•	•
Sustrans (TS) – Active Travel Programme	TransportScotland		•						•				•				
Transport Scotland – Network Support Grant	TransportScotland		•						•								
Sustrans ArtRoots Programme	Sustrans								•		•						
Paths for All Fund	Ian Findlay Fund		•						•		•						
Cycling Scotland: Access to Bikes	Cycling Scotland								•		•						
Sports Scotland	SportScotland										•		•		•		
Visit Scotland RTIF	VisitScotland	•	•		•		•	•	•		•	•					•
National lottery Awards for All (NL)	National Lottery	•	•	•	•		•	•	•	•	•	•	•		•		•
NL Community Led Projects	National Lottery	•	•	•	•		•	•	•	•	•	•	•		•		•
NL Climate Action Fund	National Lottery								•			•		•			
NL Scottish Land Fund	National Lottery	•		•				•				•					•
NL Young Start	National Lottery								•				•		•		
National Lottery – Heritage Fund	National Lottery	•					•					•					•
Water Environment Fund	SEPA			•					•							•	
Fallago Environment Fund		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Langhope Rig Community Benefit Fund		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Community and Renewable Energy Scheme	Local Energy Scotland													•			
NatureScot – Nature Restoration Fund	NatureScot		•	•				•	•								
Scottish Towns Partnership (STP)	STP	•				•				•		•					
Social Investment Fund (Loans)	SIF	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Social Enterprise Bridging Loan	SCF	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Co-op Local Community Fund	Co-Op		•						•	•			•		•		
AEB Charitable Trust	Turcan Connell	•	•				•	•	•		•	•				•	•
Esmee Fairbairn Foundation	EFF	•	•	•			•	•	•		•	•	•	•	•	•	•
Barcapel Foundation	Barscapel	•	•	•				•	•	•	•	•	•		•		•



