A Plan for Peebles

2024–2034



PEEBLES PLACEMAKING TEAM

Scottish Borders COUNCIL

New Practice

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What is ‘A Plan for Peebles’?

A Plan for Peebles is our Local Place Plan. It sets out non-spatial aspirations[1] and spatial proposals[2] which were developed together with the local community. The Place Plan considers the development and use of land and sets guidelines for the future direction of Peebles.

Local Place Plans have been introduced by the Scottish Government to give communities the opportunity to have a say on what development in their area could look like and to increase community participation in planning processes. A Local Place Plan supports communities to come together, develop a community identity and understand their priorities for their town, identifying key projects and initiatives. It is a document that communicates the community’s aspirations for their town, made for and with local people.

Once finalised and registered with the local planning authority, Local Place Plans are taken into account in the preparation of the Local Development Plan so that new developments consider the community’s aspirations.

The ‘Plan for Peebles’ is headed by the Peebles Placemaking Team, comprising members drawn from representative community groups including: the Peebles Community Trust; the Royal Burgh of Peebles and District Community Council; the Peebles Civic Society; and others.

1. Non-spatial aspirations
These are aspirations for the future of an area not normally considered as ‘development’ and include, for example, proposals that do not impact long-term land use, such as activities and events, or improvements to existing public transport services.

2. Spatial proposals
These proposals are considered as ‘development’ under the planning system, as they have a long-term impact on the use of land. For example, these could include locating sites for climate change adaptation, housing, active travel, or improvements to town.

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Foreword

*We are pleased to present **A Plan for Peebles** and its companion document the **Peebles Town Action Plan 2024–2034**.*

Peebles (and its surrounds) offers a great place to live, grow up, work and play. Spanning the Tweed, it boasts a vibrant town centre, rich heritage and traditional festivals. An hour's drive from Edinburgh, Peebles is home to the largest secondary school in the Borders, the Eastgate Theatre and Arts Centre, a substantial cluster of businesses, artists, musicians and digital creatives, and the internationally renowned Glentress mountain-biking centre.

The Royal Burgh of Peebles developed from an administrative centre and market county town serving a largely agricultural economy into a thriving mill town from the mid-19th century. A relatively stable period was followed by the closure of the railways and mills from the 1960s. Despite this social and economic setback, in the last 30 years Peebles has been the subject of rapid residential expansion, with a dramatic increase in population (from 7000 at the start of the 1990s to ~9000 today) and, since 2000, a 45%+ increase in its built footprint. In the 1990s and early 2000s, this expansion was accompanied by significant public sector investment in key physical infrastructure (e.g. schools, medical and sporting facilities) and establishment/ expansion of light industry and business estates. Latterly, whilst significant further investments in infrastructure have occurred (such as the waterworks, primary and high schools), there has been limited commensurate increase or improvement in economic and social infrastructure. Job opportunities have reduced and there has been a shift in the underlying economy from locally based to dependence on commuting.

These changes favour some but not all members of the community, as evidenced in growing inequalities in physical access, health, living standards and economic opportunities. These stresses are felt across the community, with minor but impactful changes in

standards of social behaviour (parking infringements, petty vandalism, substance abuse, etc) leading to growing concerns over safety. The community's feedback has been consistent over the 3 years these plans have been in development: it is time to realign development efforts to achieve a fairer balance in the layout and functioning of our town. Building on the town's feedback, ***A Plan for Peebles*** *presents a framework and blueprint for such realignment.*

A number of large infrastructure projects are planned, e.g. a second road bridge, a flood defence scheme and a new business park. While these projects have the potential to lay the foundations of a resilient and sustainable community, they will impact significantly on how the settlement functions. Projected benefits could be much reduced by unintended consequences and it requires care and foresight to manage their cumulative impact. The consequences of these and other developments are so far reaching that to take any one forward without considering cumulative impacts could easily exacerbate rather than redress current imbalances. Other proposals that need to be included in the mix are: roll out of in-town active travel infrastructure; redevelopment of the Chambers Institution complex and School Brae Hub; the reordering of the Victoria Park Day Centre, Greener Peebles and Baptist Church complex; strengthening of the Eastgate Theatre and its outreach footprint. Although unlikely to happen all at once, how these plans are taken forward and how the community and Planning Partners respond will determine the role and contribution of Peebles to regional and national goals for the next twenty, thirty or more years.

Added to this complexity is how the community responds. Peebles has a long tradition of volunteering and community initiative. The formation of the Peebles Community Trust was a community effort to build on and align these efforts. Drafting and successful implementation of the Peebles Town Action Plan 2016–2021 provided initial strategic direction. The current plans further develop and extend these efforts and signal how community projects can supplement and deepen plans to achieve resilience and sustainability.

Locating this in wider context, long-term strategies for the region have recently been developed in the form of the South of Scotland Regional Economic Strategy and the Indicative Regional Spatial Plan for the South of Scotland. Alongside these is a raft of policy initiatives and plans addressing: land use, nature and forestry; active travel, long-distance paths and twenty-minute neighbourhoods; placemaking, energy efficiency and a <u>just transition</u> to Net Zero. Peebles has an important role to play in these. ***A Plan for Peebles*** *and the* ***Peebles Town Action Plan 2024–2034*** *provide an evidenced and argued statement of community ambitions, and prioritisation and proposed sequencing of projects and initiatives. We look forward to working with Planning Partners and Funding Bodies to secure their general support for the programme, and their specific support for individual projects and initiatives.*

<u>Signed</u>
Chair, Peebles Community Trust

Chair, Royal Burgh of Peebles and District Community Council

Secretary, Peebles Civic Society



Executive summary

A "Plan for Peebles" identifies the aspirations and priorities of the people of Peebles in maintaining and further developing the settlement as a sustainable, resilient and fair community. These are brought together in a coherent programme of projects and initiatives to address identified challenges and opportunities, set in the context of a clear statement of plan rationale, and a strategic framework guiding plan design.

The Plan has been brought together by the Peebles Placemaking Team, a group of volunteers comprising representatives from a number of key community organisations headed by the Peebles Community Trust (PCT), the Royal Burgh of Peebles and District Community Council and the Peebles Civic Society.

In finalising the Plan support and assistance has been provided by architectural consultants New Practice. New Practice was contracted by the Placemaking Team to sense check and stress test the team's interpretation and prioritisation of engagement and survey outputs, to help refine and improve the formulation of the Plan, and to design and illustrate the presentation of the Plan in this current document "**A Plan for Peebles**".

This document provides a summary of the Plan and is presented in an easy to read, graphics-rich format. Greater detail is available in supporting documentation including the updated Peebles Town Action Plan 2024–2034 and a range of more focused research studies and reports. The full range of documents is available to view and download from the Peebles Community Council website: https://ccrbpeebles.co.uk/Place/

The Plan is the culmination of several years of community consultation and engagement undertaken by the Placemaking Team. It updates the Peebles Town Action Plan of 2016, embraces the refreshed national and regional policy focus on Placemaking, Community Led Local Development and Community Wealth Building, and incorporates the detail necessary for its formal adoption by SBC as Peebles' "Local Place Plan".

The Plan is centred around a suite of 17 initiatives. Implementation details are captured in the supporting Town Action Plan. These include two **Enabling Measures** to maintain momentum and overall focus and three **Horizontal Measures** to ensure that initiatives adhere to the community's wishes to "create a safer community", be mindful of "a focus on young people" and achieve "a just transition to Net Zero".

The needs and aspirations of the town, as voiced by the community, may be broadly grouped into **five key themes** that correspond with regional and national equivalents:

- **Empowerment**
- **Economy**
- **Environment**
- **Place**
- **Quality of Life.**

The focus and strategic framework of the plan is built around the outputs of community engagement and more specifically analysis and ordering of the many actions brought forward and prioritised by individual members of the community. These have been classified by intended outcome and type of action and aligned behind key initiatives designed to help bring about and support the desired changes in the ongoing evolution in the layout and functionality of the settlement.

Actions have been classified behind **four key strategic ambitions** identified for the town:

- **Reduce poverty and wealth disparity**
- **Provide work and housing for those less well off**
- **Improve wellbeing, particularly for those less well off**
- **Improve institutional empowerment capacity.**

These ambitions are in alignment with stated outcomes listed in the 2023–2033 Scottish Borders Community Plan.

These actions are presented in 17 clearly identifiable initiatives listed in four outcome streams:

- **Stream 1: Sustainable Growth**
- **Stream 2: Getting Around**
- **Stream 3: Open for Business**
- **Stream 4: A Fair Community.**

The 17 key initiatives are illustrated in the graphic in the following pages and pictorially on page 42.

Developing the capacity of the community to effect change is viewed as essential to successful implementation of the Town Action Plan and aligns with achieving a "strong, active, resilient and sustainable" community – a stated outcome of the Scottish Borders Community Plan. This is more to do with plan delivery than placemaking and is presented as an enabling measure in the Town Action Plan.

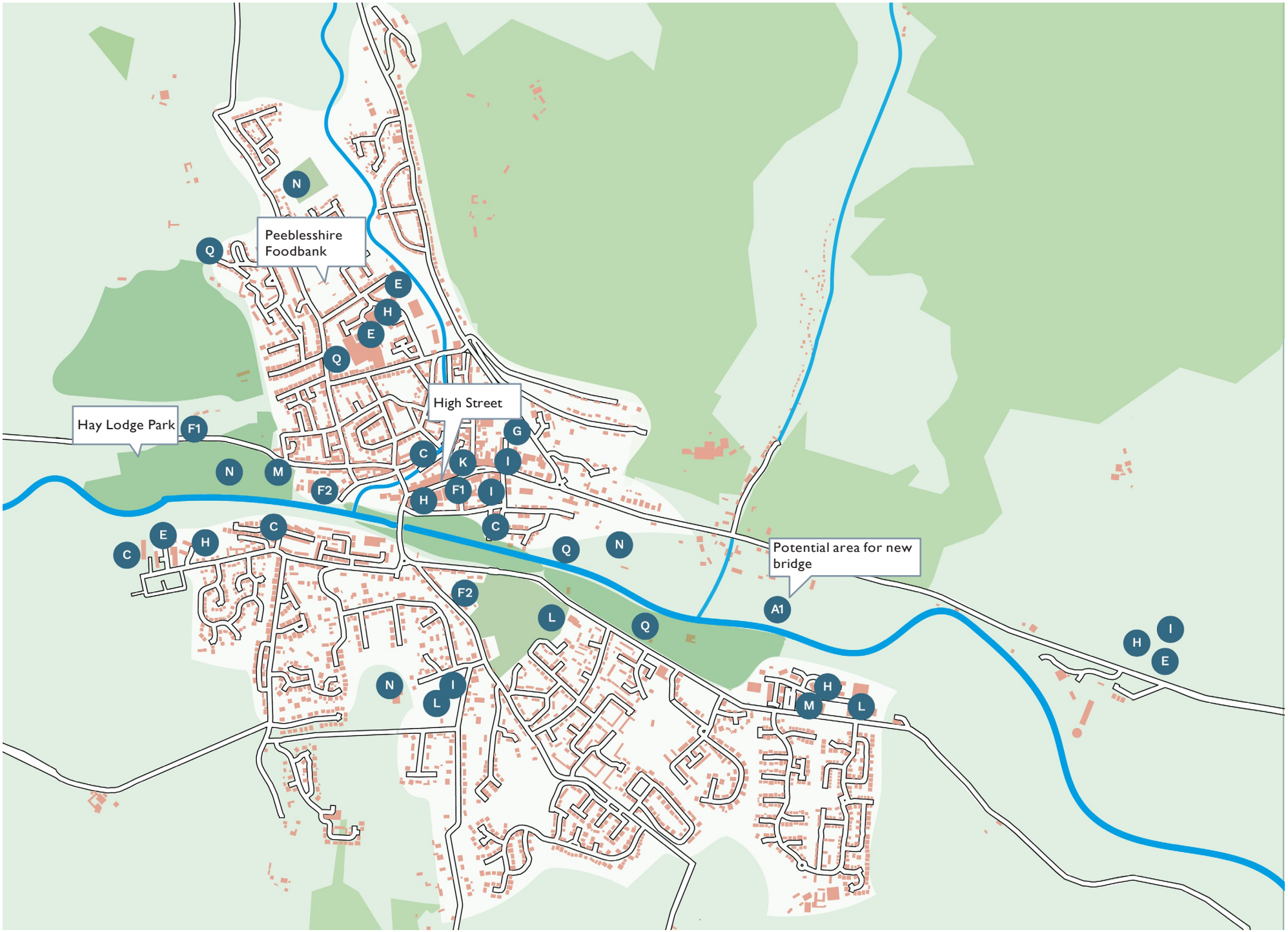
Likewise, a number of planned large infrastructure projects – a second road bridge, a flood defence scheme and a new business park, alongside further housing development – will have significant impact on the future development and functionality of the settlement. However, the cumulative impacts of these developments also need to be examined and management of synergies and mitigation of downsides proposed and acted upon. This is more a delivery issue, which has also been included in the Town Action Plan as a second enabling measure.

A Plan for Peebles combines the elements required for its recognition as a Local Place Plan, as well as capturing the core elements of the Peebles Town Action Plan 2024–2034 – the former focusing on the spatial (of particular relevance to the formal planning regime), and the latter on the actions that Planning Partners, community organisations, social enterprises and local businesses can take to generate the outputs and outcomes needed to implement the plan.

Proposed initiatives in Peebles

Key:

- A1 New road bridge
- B Housing for everyone (non-spatial)
- C Flood protection scheme
- D Energy efficiency (non-spatial)
- E Expand Peebles economic footprint
- F1 Everyday journeys
- F2 Destination journeys
- G1 Public transport (non-spatial)
- G2 Parking (non-spatial)
- H Local business boost
- I Creative industries cluster
- J Tourism (non-spatial)
- K Town centre regeneration
- L Improvements to South Peebles infrastructure
- M Community hospital
- N Field sport infrastructure upgrade
- O Review of public and community indoor space (non-spatial)
- P Life-long learning skills, development and training (non-spatial)
- Q Green and food security


Peeblesshire Foodbank
High Street
Hay Lodge Park
Potential area for new bridge
A1



Introduction

A Plan for Peebles has been developed by the Peebles Placemaking Team, based on research, survey outputs and meaningful and in-depth conversations with the local community.

Peebles is a vibrant community with a rich cultural heritage and a strong sense of local identity. A Plan for Peebles builds on these strengths, identifying initiatives and aspirations to promote a sustainable, inclusive and resilient town that meets the needs of all its community members.

The Local Place Plan for Peebles sits within a broader strategic context, aligning with national and regional development frameworks such as the Scottish Government's National Planning Framework 4 (NPF4) the Scottish Borders Council's Local Development Plan (LDP2) and the Tweeddale Locality Plan. For more details on the strategic context, refer to Appendix One - I. Policy Context.

These frameworks emphasise sustainable development, community wellbeing and environmental stewardship, guiding Peebles towards a future that is both socially and environmentally responsible. By integrating local priorities with these broader strategic goals, the plan ensures that Peebles of the future meets the needs of its residents.

Project Boundary

For the purposes of section 3(3) of The Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021, the boundaries of the Local Place Plan area are the same as set out for the Royal Burgh of Peebles and District Community Council, as identified by the Scottish Borders Council and as shown in the map to the right.

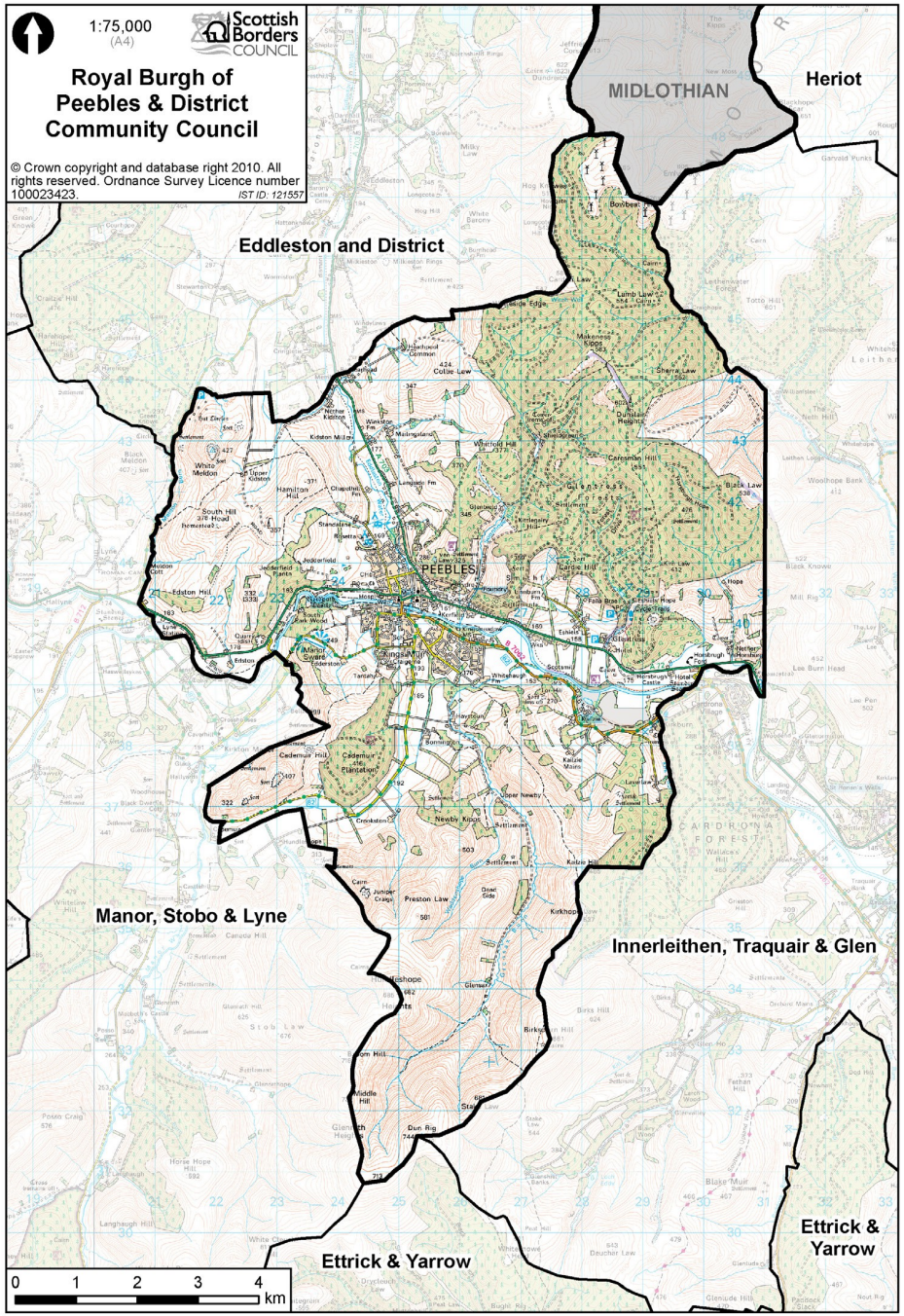


Image Source
Scottish Borders Council

Context

Peebles: a town with history

Like every settlement, Peebles is a product of its place in the landscape, evolving from a meeting place for farmers and traders in early times. The origin of the name Peebles is open to debate but it may have evolved from the Cumbric term 'pebyl' meaning a place where tents are pitched. Peebles was made a Royal Burgh in 1152 by David I (of Scotland).

The Burgh's importance was cemented when King William the Lion decreed that the chief courts of justice were to be held annually in either Edinburgh or Peebles. During the Wars of Independence, King Edward I of England visited Peebles in 1301 and 1306 and appointed his man – William de Dureme – sheriff in place of Sir Simon Fraser of Neidpath who had joined with William Wallace in his attempt to free Scotland.

In the 15th and 16th centuries many visits were made to the town by the monarchy; King James III in particular was a frequent visitor. Peebles was relatively untouched by the conflicts, both internal and external. that characterised life in the Borders at that time.

There were however three major events that left a mark on the town. In late 1549, Peebles was almost completely razed by the English and in April 1585 the population of the Borders was directed by King James VI to meet at Peebles in May in an attempt to halt the "crimes committed on the borders" (the reiving or cross border raids). From 1650–51, Cromwell's Army occupied the town.

The 18th century was not a good time for Peebles as poverty and hunger were common in the Burgh. In 1741, 1774 and again in 1783 the council found it necessary to purchase food for the inhabitants.

The 19th-century Industrial Revolution did not immediately affect Peebles and recovery from these dark years was slow. With the arrival of the railway in 1855, the town saw increased trade and industry, particularly the opening of five woollen tweed mills, the building of housing for their workers and the reopening of the Corn Exchange.

These activities supported Peebles' expansion into a once again prosperous regional market town, helping to create the architecture that is most evident along the High Street and allowing Peebles to grow into an important regional industrial, market and tourist town.

Across the 20th century, the biggest impact was the increase in car ownership – of particular significance given the largely Victorian and car-free layout of the town. Changed economic conditions in the second half of the century brought the closure of the town's two railway lines – in 1958 and 1962 – and closure of three out of its five mills. From the 1980s, the town no longer jumped to the sound of the factory klaxon.

Although all the mills in Peebles have now closed, there is still a successful textile merchants, which is the town's largest employer.

An art mural displaying the history of Peebles can be found in Pennel's Close, just off the High Street.

The artwork was painted by local artist and resident Michael Jessing and it was completed in 2015. A complementary interpretation panel informs viewers of the various scenes represented.





Pennel's Close, from Atlas Obscura

Peebles today

Peebles is located 23 miles south of Edinburgh, almost 19 miles west of Galashiels and is the principal town of Tweeddale (formerly the county of Peeblesshire), one of the five regions of the area administered by Scottish Borders Council. The settlement has a population of around 9000 people[1].

The third largest town in the Scottish Borders, Peebles is set amidst some of the finest scenery in southern Scotland. Surrounded by hills and with the River Tweed, it has retained its historic town centre and continues to live up to the old motto "Peebles for Pleasure" with a full calendar of entertainments and festivals. The settlement and its hinterland have high amenity value with mature woodland and spacious parkland, with substantial areas of green open space throughout the town and particularly along the water courses of the River Tweed and Eddleston Water. The Conservation Area covers a large part of Peebles, including parts of both the Old Town and the New Town, including the High Street with its rich assortment of commercial properties and churches.

Homes are spread across both sides of the River Tweed. The older houses to the north are a mix of terraced, semi-detached and villa style properties from the 19th and early 20th centuries. South of the Tweed, to the east and south of the Tweed Bridge, are 19th century villas and mansion style properties. Modern housing is generally outwith those areas, with the most recent developments at Whitehaugh and Kittlegairy on the southeast edge of the town, at Hamilton View on the western edge of the town south of the river and at Violet Bank and Standalane extending the northwestern boundary of the settlement. The result is a wide range of building types, styles and periods, reflecting the history, diversity and development of the town.

Socioeconomically, Peebles is generally affluent with good education standards and low unemployment[2]. It is a small town with a big heart, with more than 60 community groups, from mothers and toddlers through to the Peebles Burgh Silver Band and from the annual Agriculture Show to the Recollective, an inclusive choir for people living with dementia and other life-limiting conditions.

1. Refer to Scotland's Census (scotlandscensus.gov.uk) for detailed information.
2. Refer to Appendix One – II. Town Context for more information.

It supports a range of excellent organisations working with young people. Nevertheless, Peebles also faces challenges of growing inequality and poverty. The number of people relying on food banks and social services has increased[3] and there is a lack of variety in local job opportunities.

Housing affordability is an issue with rising property prices making it difficult for younger and lower-income individuals to buy homes. This has led to a strain on rental markets and increased housing insecurity. In addition, access to services such as healthcare and education can be uneven and difficult for those in more remote areas of the town and its surroundings. Overall, while Peebles retains a generally positive socioeconomic profile, these growing challenges highlight the need for targeted interventions to address inequalities and support vulnerable populations. In what is generally a compact settlement, its peripheral areas and particularly to the south and east, fall outside what could be termed a 15- or 20-minute neighbourhood.



3. From an interview with Peeblesshire Foodbank: "Last year the foodbank helped 1441 individuals in Peeblesshire, providing around 20,000 meals. This is an increase of 20% on the year before, but an increase of 500% from 2019. As well as providing emergency food, we now run a number of other projects, including breakfast clubs in schools, a packed lunch scheme for the summer holidays (feeding 170 children referred by schools), warm boxes, cooking lessons and more."

Peebles, current offer

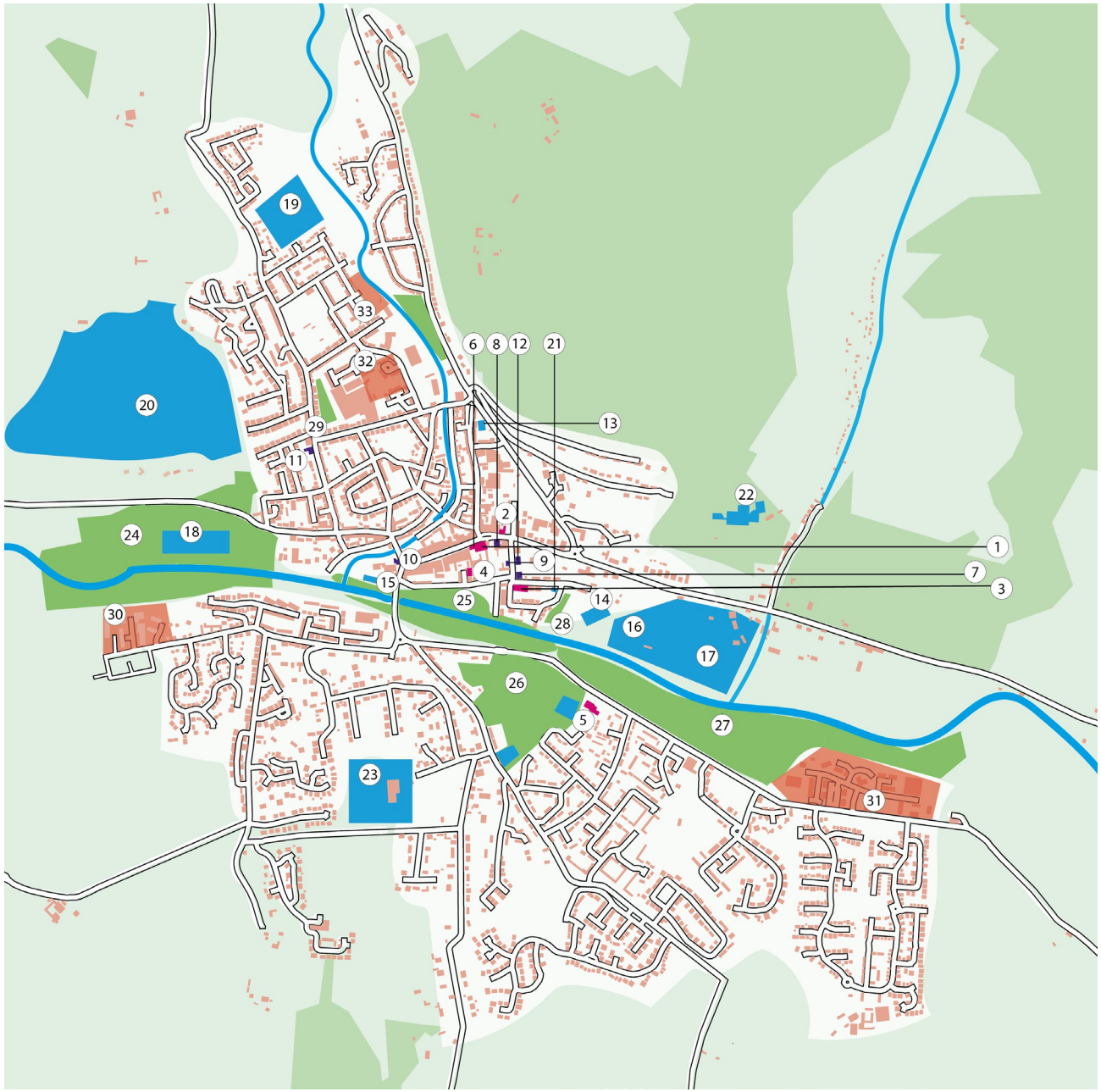
Community spaces
1. Chambers Institution including the Burgh Hall, Peebles Library and Museum
2. Eastgate Theatre
3. Drill Hall
4. School Brae Hub
5. Victoria Park Day Centre
6. Corn Exchange

Church halls and faith spaces
7. Peebles Evangelical Church
8. St. Peter's Church
9. Saint Andrews Leckie Parish Church and Bakehouse
10. Peebles Old Parish Church and McFarlane Hall
11. St. Joseph's Church and Hall
12. Kingdom Hall of Jehovah's Witness

Leisure and sport facilities
13. Peebles Scout Hall
14. Gytes Leisure Centre
15. Swimming Pool
16. Whitestone Park
17. Kerfield Park
18. Hay Lodge Park pitches
19. Violet Bank
20. Peebles Golf Club
21. Peebles Bowling Club
22. Peebles Hydro Hotel
23. Peebles High School

Green space
24. Hay Lodge Park
25. Tweed Green
26. Victoria Park
27. Kingsmeadows Woodlands
28. Gytes allotments
29. March Street Allotment

Business parks
30. South Park industrial estate
31. Cavalry Park business estate
32. Dovecot Road industrial estate
33. George Street



Tontine Hotel





Eastgate Theatre



Eastgate Theatre

Drill Hall





Hay Lodge Park

Place plan process

Introduction

Peebles has historic Community Action Plans that capture the community's aspirations and identify key actions to bring positive change to the town. Peebles Town Action Plan 2016–2021 comprised 18 key initiatives, seven of which were fully implemented during the plan period. Substantial progress was achieved in a further eight and limited progress in the remaining three. Plan implementation was deemed to provide substantial benefits to the town, a significant uptick in funding for community projects and proof of the value of such community-led planning.

The Peebles Town Action Plan 2024–2034 advances the community's commitment to the town, reflecting and responding to government initiatives to encourage greater community involvement in moulding future development within towns, villages and neighbourhoods. Its production has also embraced the newly legislated planning tool of community-led Local Place Plans.

A Plan for Peebles summarises these plans in a readily accessible form. Together with the separate document the Peebles Town Action Plan 2024–34, A Plan for Peebles constitutes the first Peebles Local Place Plan. This has been produced by the Peebles Placemaking Team with the support of the Scottish Borders Council Place Programme, which encourages Borders residents to develop action plans for their communities and consultants New Practice.

The community is mindful of the growth constraints imposed by the lack of a second river crossing in Peebles. In preparing this plan, we have followed the direction set by SBC in LDP 2024 Volume 1:

4.12 "Peebles remains an attractive area for prospective house builders partly due to its proximity to Edinburgh. However, potential flood risk and the need for a second bridge over the River Tweed prior to any new housing land allocations being released on the south side of the River Tweed, limit options at this point in time."

5.6 "Due to the ongoing uncertainty as to when or indeed if a new bridge will be built, any proposals identified to the southern side of the town can only be longer term options."

Community engagement

Process

The Place Making initiative was built on a foundation laid in 2021, to update the 2016 Town Action Plan. In 2022, the Peebles Placemaking Team started to collate all the visions and principles that should guide the future direction of Peebles. A range of engagement tools was used to capture the views of residents about concerns, challenges and opportunities for Peebles. The process continued throughout 2023. Thoughts collected through this first round of engagement were catalogued and divided into themes. These were then used to bring forward visions, principles and initial draft initiatives for the future of Peebles.

At the start of 2024, New Practice was appointed as an external consultant through the Place Programme initiative, funded by Scottish Borders Council, to provide support to the Peebles Placemaking Team, to stress test initial findings and identify strengths, challenges and possible room for improvement within the draft documents. New Practice was also tasked with reaching less well engaged groups, such as young people.

Engagement

Updating of the Peebles Town Action Plan 2016–2021 has been undertaken between January 2021 and July 2024. A range of engagement tools was used to capture the views of Peebles residents: principally the Scottish Government's Place Standard Tool – as an online, paper and interview survey tool – supplemented by streetside engagement, round table debates and open forum events. A number of other project-specific surveys and community engagement programmes were also been conducted to inform this process: Active Travel, Co-working, Skills Base, the Owning Our Future project, community ownership, etc.[4]

The formal Place Standard Tool Survey generated 285 comprehensive responses which scored town service provision and characteristics in 14 categories and, with additional feedback from other events, generated further insight and detail in well over 1000 written comments.

4. 2016 March St Mills community purchase survey;
2017 March St Mills community potential development survey;
2020 Summary of makeup of building stock of Peebles;
2020 Summary of Peebles experience with flooding;
2021 Owning Our Future project - Ideas Map of Peebles;
2022 Field Sports - Recreational Opportunities;
2023 Peebles Active Travel Study.

These scores and reflections have been used to generate revised needs and priorities for the town, mapped within a proposed strategic framework. This draft was then used as the basis for a further programme of round table debates, meetings with key community groups and an open forum to firm up the overall plan.

At the beginning of 2024, New Practice was contracted to assist the Peebles Placemaking Team to bring the work to a conclusion, hardening up and refining the plan and helping to draft an easy-to-access public-facing document "A Plan for Peebles".

Peebles Placemaking Team community engagement

- 285 responses to Place Standard Tool questionnaire survey
- 240+ attendees at 3 open forums
- 1000+ statements from residents on the town and its future development
- 48+ attendees at round table debates.

Peebles Placemaking Team Community engagement events

Sep	2020	Covid-emergency community response survey
Sep	2020	Active Travel community survey
Oct	2020	Active Travel High School survey
Oct	2020	School Brae Hub Arts & Crafts Skills Base survey
Jan–Apr	2021	Owning Our Future project – Ideas Map of Peebles
Mar	2021	Active Travel – community survey (76 responses)
Jun	2021	Active Travel – primary school hands-up survey (326 responses)
Jun/Sep	2021	Active Travel – Peebles High School survey (253 responses)
Jul/Aug	2021	Active Travel – suburbs survey (face to face plus 81 online)
Aug	2021	Active Travel – business survey, town centre and estates (39 responses)
Oct	2021	March Street Mills – revisiting community purchase
Oct	2021	Streetside Place Standard Tool community engagement events
Oct–Dec	2021	Place Standard Tool survey (285 responses)
Nov	2021	Active Travel drop-in sessions
Nov	2021	Open forum (about 100 attendees)
Feb	2022	Open forum (about 100 attendees)
Oct	2022	Place Plan and Greater Peebles engagement
Mar/Apr	2023	x4 Place Plan drop-in sessions
Mar/Apr	2023	x6 Place Plan round table debates (6 x 8)
Apr	2023	Open forum (about 40 attendees)

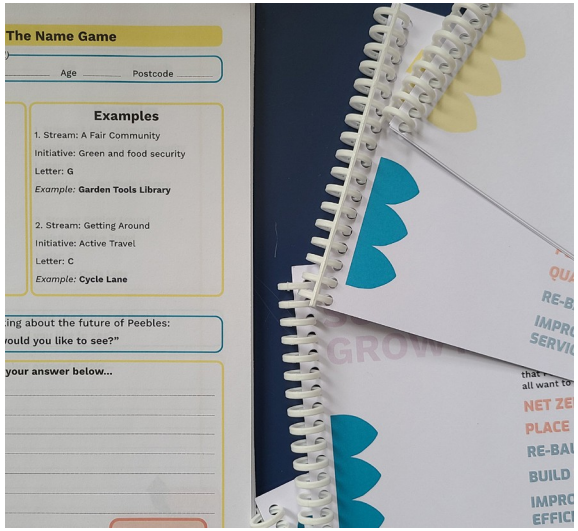
New Practice community engagement

› 70+ responses to online questionnaire
› 50+ conversations with adults from Peebles
› 50+ conversations with Peebles young people
› 10+ stakeholder interviews.

New Practice community engagement events

11th April 2024	Promotional walk into town Community Council meeting
29th April 2024	Youth engagement community drop-in
30th April 2024	Outdoor High Street pop-up community drop-in
1st May 2024	Outdoor Tesco pop-up Dovecot Court drop-in
16th May 2024	3 x High School workshop 1 x community workshop
18th May 2024	Outdoor High Street Pop-up community drop-in

Engagement materials: worksheets and booklets



Outdoor pop-up Tesco





Outdoor pop-up Tesco



Outdoor pop-up High Street

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Findings

Current situation

Based on wide engagement and surveys, conversations with key local stakeholders, use of additional data collecting tools, and based on the outcomes of in-person and digital engagement, the local community identified its aspirations and concerns. These can be summarised in key areas of concerns as follows:

Expansion

Historically, the town's centre of gravity has been on the northern bank of the River Tweed. However, recent housing developments have rapidly expanded to the south of the river. This expansion has not been accompanied by a proportionate increase in services and social infrastructure. The area has only one corner shop and lacks health services, meeting places, cafés and pubs. The uneven distribution of services and limited connectivity across the town puts significant stress on the existing road infrastructure. The absence of adequate pedestrian and cycling connections between key areas north and south of the river prevents the realisation of a local living concept, where all essential services are ideally located within a 20-minute radius of one's home.

Although the south of the river is well-served by a primary school, a high school and Victoria Park and surrounding facilities, such as the playground and Day Centre, the connections between these places and key services to the north of the river need improvement to ensure everyone has equal access to existing assets. According to the Local Development Plan (LDP2), the preferred area for long-term future expansion is southeast of Peebles. This expansion must be carefully planned to prevent further unbalanced access to services and avoid increasing inequalities within the community. Developments should be well thought through to promote the implementation of 20-minutes neighbourhood[5] principles.

Lack of housing for the local community

Public sector investment in key physical infrastructure – schools, healthcare, sporting facilities and establishment of light industry and business estates – has added to the attractiveness of Peebles. However, even though the town has witnessed an unprecedented increase in

5. The 20-minute neighbourhood concept aims to provide access to the majority of daily needs within a 20 minute walk, wheel or cycle. To provide improved local living has a positive impact on health and wellbeing, the climate and quality of life.

housing, with a more than a 45% increase in the built footprint of the settlement area since 2000[6], this has not resulted in the level of social, specialist or truly affordable housing that the town needs. Local residents that cannot afford to move into the newly built housing developments, or developments that are not eligible for mid-market housing, are facing lack of security for their future in Peebles.

What is needed is a range of housing for residents on lower incomes (whether upgraded older housing, or new-build housing); housing for those entering the workforce for the first time; housing for older people and those with mobility issues; sheltered housing and managed care facilities; and housing for older people looking to downsize and vacate large family homes to younger families. LDP2 identifies four sites for housing allocations, however measures should be taken to ensure that new housing developments are in line with community needs. Scottish Borders Council has published its Local Housing Strategy (LHS) 2023–2028[7], which sets out how SBC and partners plan to address housing and housing-related opportunities and challenges over the next five years. Encouraging and facilitating civic participation into decision-making processes is fundamental to ensure that the implementation of the LHS is tailored to the specific needs of Peebles and the surrounding area.

Accessibility, connectivity, safety

With main services and social activities located north of the river, the town finds itself in a position where vehicular traffic across the Tweed Bridge is at capacity, as it remains the town's only road bridge across the river.

Safety concerns around crossing heavily trafficked main roads are a barrier to the implementation of more sustainable modes of transport. The local community generally agrees that whilst Peebles is a human-scale town[8], it is not accessible for all. A lack of safe and welcoming paths makes walking, wheeling and cycling an unenjoyable activity. The lack of accessible infrastructure, such as wider paths, restricts access to services for people with mobility issues. For instance, the existing paths in the green spaces around

6. Refer to Appendix One – II. Town context for more information.
7. Local housing strategy 2023–2028 | Scottish Borders Council (scotborders.gov.uk).
8. Human-scale town: with this term we refer to a place designed to be comfortable and convenient for people to live, work and move around. Buildings and spaces are designed to be friendly and accessible, fostering a sense of community and wellbeing. Everything people need, like shops, parks and schools, is close by, so residents do not have to rely on cars all the time.

Peebles are too narrow for wheelchair users and people with prams to use comfortably. While there is a consensus that Peebles has strong active travel infrastructure leading to the town centre, the absence of bike locks and cycle paths within the town discourages everyday bicycle use. As a key tourist attraction for cyclists, and supporting the concept of the 20-minute neighbourhood, Peebles could benefit from improved connections for locals wishing to reach important destinations like schools, the medical centre and shops on the High Street. Enhancing these connections would make it easier for residents to incorporate cycling into their daily routines.

There is a general consensus that while the High Street is a vibrant destination for both locals and tourists, it lacks adequate connections to the surrounding streets and other areas of Peebles. The absence of accessible information and clear directions limits opportunities for exploration, thereby affecting local businesses. To enhance connectivity, both physical improvements and visual signage are essential for increasing visitor numbers and footfall.

Equally important is ensuring that information about assets and the full calendar of events is well displayed digitally to residents and visitors. A clear online marketing strategy for Peebles should be in place to connect assets and promote collaboration among businesses, ensuring the vibrancy of the High Street is maintained. Facebook pages are not accessible to everyone while the abundance of scattered information across the internet can be overwhelming and discouraging for some users.

Lack of variety in local employment

Local employment opportunities have contracted in recent years[9] and the majority of workers living in the town now commute some distance to work. However, this shift away from dependence on local employment to the situation where Peebles has become a dormitory town with a commuter economy, does not serve the town well. At the same time, a high number of small, local self-start businesses are faced with the challenges of finding affordable, or any, spaces to run their businesses and they are forced to

9. Refer to Appendix One – II. Town context for more information.
10. Refer to Appendix One – II. Town context for more information.

work from home whether this suits their emerging business or not[10].

Development of South Parks Industrial estate and Cavalry Park business estate has been very successful, but it has taken over 20 years to achieve that success, heavily reliant on slow-paced development under market forces with no supporting initiatives to encourage enterprise relocation or development at scale. As noted in the LDP2, nearby Eshiels has been designated for a new Class 4 Use business and industrial area for development. Future economic development of this area needs to include the provision of appropriate infrastructure to ensure ease of access by the Peebles local community.

In the short-term, provisions should be made to cater for the current business activities in Peebles, as well as supporting the creation of new job opportunities and spaces for upskilling locally.

Growing inequalities within the local population

Peebles is a very attractive place to live, work and play but with few local work opportunities and a lack of affordable housing options. This has resulted in increasing inequality in wealth and opportunity. People who suffer most from lack of and limited access to services are younger generations, the elderly, immigrants and those with additional needs.

With a growing and ageing population[11], access to healthcare and provision of care facilities is also a main concern within the local community. There is general consensus that the current Hay Lodge Health Centre is not providing a breadth of services that would better cater for the local community. Those more in need of accessible healthcare are not always able to travel far to find it.

Peebles is privileged with a wide range of public and community-owned indoor spaces available for hire. However, information on their availability is limited and/or not readily accessible, not all spaces meet the needs of particular groups and competition for access creates challenges. There are also a number of groups that need additional

10. Refer to Appendix One – II. Town context for more information.
11. Refer to Appendix One – II. Town Context for more information.

support for healthcare reasons, both for mental health and physical restrictions. A lack of funding and available space means these groups are competing for even fewer available and suitable resources.

Support for young people[12]

With ongoing concerns relating to antisocial behaviour, it is essential that the reasons behind this are understood and solutions are introduced to ensure that all generations in Peebles feel safe.

There is a general agreement that there could be better support for younger generations entering the workforce. Providing new facilities for young people, recognising their needs and taking steps to ensure they feel part of the community will, ultimately, have beneficial impacts, creating improved mental wellbeing and reducing antisocial behaviour.

A proportion of younger members of the community commented that there is no space in Peebles where they feel safe and welcomed. Supporting and encouraging intergenerational social cohesion is fundamental for the development of a resilient community. Difficulty finding suitable premises (and stop-start funding) is inconsistent with the requirement to support younger members of the community.

12. Refer to United Nations Convention on the Rights of the Child (UNCRC) https://www.cypcs.org.uk/rights/uncrc/articles/article-12/

Opportunities

Peebles is a vibrant rural settlement that takes pride in its rich history and proactive community. The focus locally is to improve existing assets and services to mitigate current imbalances within the town.

Key features of Peebles that the local community believes represent a strength for the future of the settlement can be grouped under the following headings.

Human-scale town

Promoting small-scale improvements can have a positive impact on the liveability of Peebles. Improving infrastructure for walking, wheeling and cycling would promote healthier lifestyles, reducing car reliance and making the town feel safer for everyone. Improving connections between existing assets and services would ensure that the small-town feel of Peebles is preserved and that active travel for short-distance journeys is facilitated.

Looking at existing assets and publicly available buildings to understand how their use can be optimised for economic, social and cultural purposes could reduce the need for long commutes and, ultimately, foster a greater sense of community.

In line with national, regional and local policies, creating compact neighbourhoods where residents can easily meet most of their daily needs by walking, wheeling or cycling would support the concept of local living and 20-minute neighbourhoods. This approach promotes healthy lifestyles and enhances wellbeing for local residents. Additionally, it would positively impact the natural environment and foster place-based interventions that address the needs of the community, providing a variety of high-quality, accessible spaces throughout the town.

Maximising the use and improved aesthetics of outdoor public spaces where people can gather, relax and socialise would positively impact community cohesion. This is especially important when considering the current available facilities for intergenerational social encounters. Providing spaces for all is key to ensuring future social sustainability and community resilience.

Attractive town centre

The town centre is well serviced by a series of independent shops and cultural assets. To preserve these and make them accessible to all is fundamental to maintain attractiveness and increase footfall.

Unlike many other towns in Scotland, where high streets are dominated by chain stores charity and tourist shops, Peebles offers a variety of unique boutiques, cafés and local businesses. This aspect should be preserved and celebrated, as it contributes to a welcoming atmosphere, making the town a unique visitor experience and destination in the Scottish Borders.

Preserving historical buildings, such as the Chambers Institution, is key for the future of Peebles. Improvements to streetscape and promotion of local events would positively contribute to the town, creating spaces where local makers/vendors can showcase their businesses.

Preservation of the vibrant nature of the High Street is vital and feedback from the community clearly reflects that this is one of the strong positives that Peebles enjoys. However, shops rely on drawing customers from other areas and on attracting tourists. These incoming customers depend on private and public transport. The former requires adequate car parking within easy walking distance of the High Street and an expanded facility for camper vans, etc. The latter requires integrated bus routes with user friendly timetables.

Vibrant community

Peebles is characterised by a vibrant and active community, with a variety of local groups that support social activities, arts, sports and charity. With a full calendar of events and activities, Peebles could nevertheless improve social cohesion, especially intergenerationally. There is an opportunity to explore how different generations can better coexist and support each other.

Supporting initiatives that cater for all ages would reduce antisocial behaviour and increase a sense of safety. It would support the building of a young workforce, boosting the economy and ensuring that equal opportunities are expanded for everyone.

Whilst Peebles hosts a variety of cultural events and activities, information can be hard to find and not easily accessible. There is the potential to develop a whole-town strategy for information sharing through one platform, with digital and physical presence, integrating community bodies, trade associations and tourist agencies.

An improved system to access information would support increased community involvement in decision-making, providing residents with a platform to access resources and find out about events, and giving them opportunities to have their say on developments and future plans.

Self-start and independent businesses

Peebles is home to a variety of self-start and independent businesses, skilled artisans, specialist consultancies, wellbeing practitioners and service providers in digital design and informatics, which positively affect the local economy and create a vibrant working atmosphere.

Supporting the existing businesses, by providing infrastructure that enables economic growth, would facilitate the creation of a favourable environment for entrepreneurs, boosting the local economy and creating job opportunities.

There is an opportunity to grow local business and businesses by exploring creative ways to build connections around key attractors: tourism, hospitality, retail, health and wellness, arts and crafts. This would encourage the development of an improved provision of services for the work-from-home community to grow out of home working as appropriate.

Key destination

Peebles is considered a key destination in the Scottish Borders. Its rich heritage, surrounding natural beauty and vibrant cultural scene contribute to an attractive town that is a popular destination for national and international visitors.

Sustainable, responsible tourism initiatives should be encouraged, positively impacting on the local economy.

Job opportunities

There are clear opportunities to create more local jobs, but this needs to strike a balance between encouraging new business to the town and creating an environment that can nurture and expand what already exists and support independent and self-trade businesses.

For the latter there is opportunity to grow these businesses by encouraging collaborations and networking between similar businesses, providing flexible workspace and mentoring support, and strengthening marketing and promotion. For the former, there is scope to promote Peebles as a welcoming and attractive location for small and medium-sized innovative, creative and high-tech businesses. Cavalry Park business estate and South Parks industrial estate are good examples of this, but they are at capacity with limited room for further expansion.

Young people

With an invested community and small-town dynamic, Peebles is well positioned to implement opportunities for the younger generation. However, this requires collaborative efforts involving institutions, education, local businesses and the wider community.

By focusing on learning opportunities, skills development and community engagement, Peebles can provide significant improvements in opportunities for its young people, making sure there are provisions in place to build a youth workforce in the town.

While Peebles offers services for the younger generation, the design of these spaces often does not feel welcoming or tailored to the needs of young people. Creating a sense of ownership among young people can encourage them to take care of and value these spaces, while involving them from the beginning can maximise these feelings. Co-designed workshops with tangible results can mix skill development with fun, hands-on projects, such as building a bench or developing a wayfinding strategy for Peebles.

Intergenerational projects, supported by local experts, can lead to beautiful results. For example, a historical trail in Peebles could feature the elderly

sharing their experiences, while the younger generation designs and builds the signs in after-school classes. Starting these projects early can inspire new career paths for young people.

There is an opportunity to develop new tailored spaces and activities that focus on skill and knowledge building, not just after-school hangouts. Many kids are unaware of available opportunities, such as how to start a business or develop start-up ideas.

Engaging youth clubs in marketing, digital presence, surveys and community-led initiatives can help bridge this gap and empower the younger generation.

A Plan for Peebles

2024–2034

A Plan for Peebles

Place plan focus

A Plan for Peebles looks at the next 10 years, spanning from 2024–2034, identifying key initiatives and aspirations which will guide future development of the settlement.
In response to the findings of the consultation process, the focus of the plan is to:

- **Directly address inequality, looking at opportunities to improve social cohesion**
- **Provide housing and local job opportunities for everyone, to maintain and increase the number of people living in the town**
- **Support the mental and physical wellbeing of the local community**
- **Improve community capacity to direct and manage change**

*These are areas of focus that capture key aspects or issues that are important for the community. Themes were used during the consultation to structure conversations, focussing discussions and feedback on specific areas of interest or concern. Themes ensure that topics which are important to the community have been addressed in the preparation of A Plan for Peebles.

Place Plan key themes*

Empowerment	› Strengthen community cohesion › Increase community assets › More skills and life-long learning
Economy	› More local job opportunities › Better support for work-from-home community › Better support for local businesses
Net zero (Environment)	› Improve energy efficiency › Mitigate climate change › Implement active travel › Biodiversity preservation
Place	› Improved infrastructure › Housing
Quality of life	› Improved wellbeing › Improved accessibility › Improved environment

*The strategic ambitions are specific, long-term goals the community aims to achieve through A Plan for Peebles and Town Action Plan. They are aligned with the themes, but are more focussed and actionable. The ambitions are based on the community-desired outcome of future developments and provide directions and guiding principles for the preparation of A Plan for Peebles and Town Action Plan.

Place Plan strategic ambitions*

Re-balance

- Resolve social/economic infrastructure issues
- Control the expansion of housing to balance infrastructure

Create local job opportunities

- Support small businesses
- Support work-from-home community
- Support creative industry
- Support young people entering the workforce

Improve access to services for all

- Improve accessibility to services
- Reduce physical barriers
- Promote healthy lifestyles
- Promote a safer, inclusive environment

Build housing for everyone

- Focus on affordable housing
- Preserve human-scale size of the town

Improve energy efficiency

- Optimise energy use
- Promote renewable generation
- Investigate community ownership

Reading the plan

A Plan for Peebles is formed by a series of initiatives that are grouped under four key 'streams':

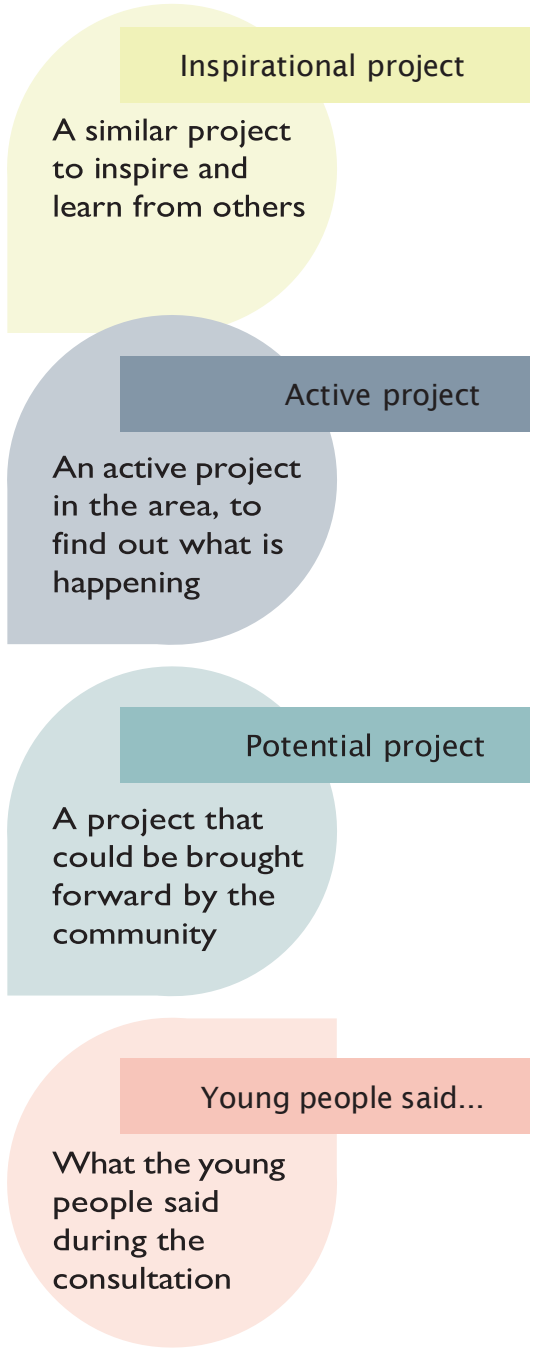
- **Sustainable Growth**
- **Getting Around**
- **Open for Business**
- **A Fair Community**

Each stream comprises the goals and a short description, then describes the initiatives, which are named alphabetically and not prioritised in any specific order. Where relevant, each contains illustrative inspirational projects, current active projects, potential projects and/or what young people in Peebles said during the consultation process. To facilitate navigation, these are colour-coded as shown on the right. Key quotes are shown in speech bubbles.

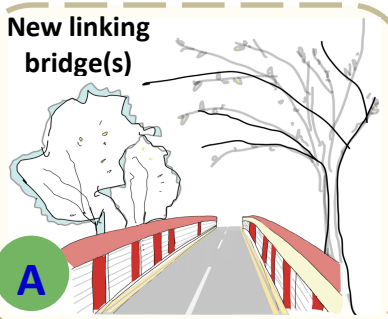
The Town Action Plan is summarised in tabular form at the end of this document, identifying predicted timeframe, potential funding streams and potential partners for the initiatives that form A Plan for Peebles.

A more elaborate development of the Peebles Town Action Plan, where streams and initiatives are linked to actions, indicative timelines and how these might be taken forward, is being used by the Peebles Placemaking Team and others to drive forward the Town Action Plan and monitor its progress.

A Plan for Peebles colour-coded legend



A



New linking bridge(s)

B



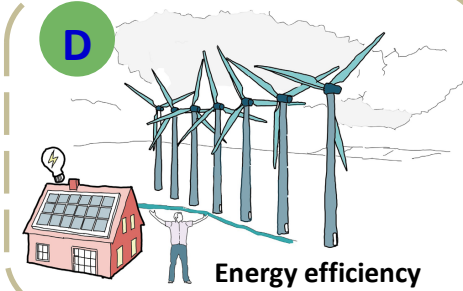
Affordable housing

Flood defence



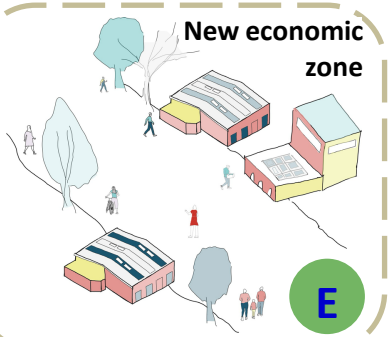
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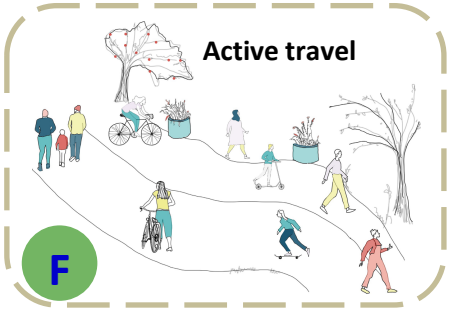


Energy efficiency

New economic zone



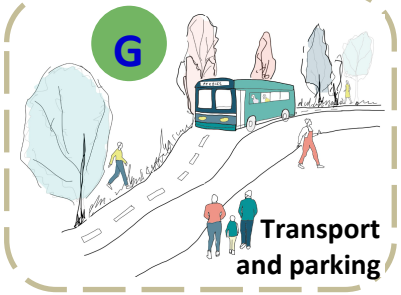
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Active travel

F

G



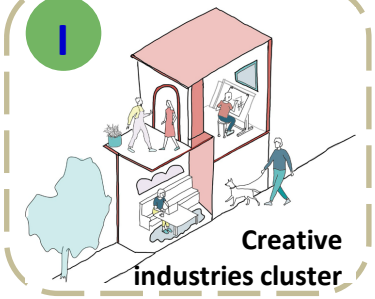
Transport and parking

Local business boost

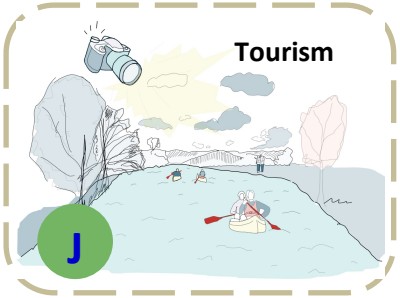


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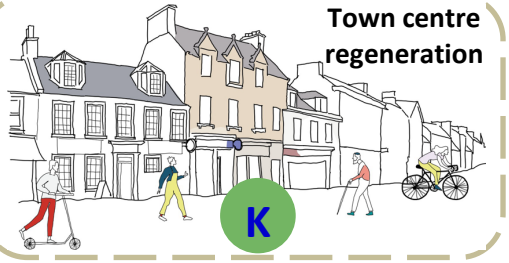


Creative industries cluster



Tourism

J



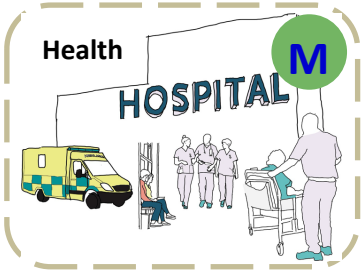
Town centre regeneration

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L



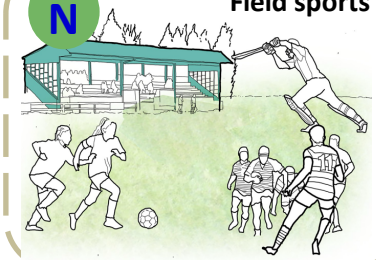
Infrastructure south of town



Health

M

N



Field sports



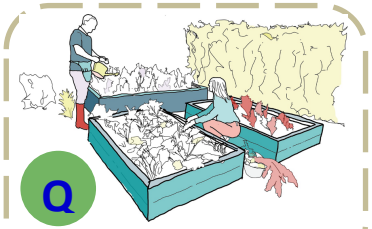
Public spaces

O



Life-long learning

P



Q

Green and food security

STREAM 1

Sustainable Growth

The overarching ambition for the future development of Peebles is to create a more resilient and more sustainable community. This necessarily involves both maintaining and adding to essential town physical infrastructures. Sustainable Growth focuses on the latter, with priority initiatives ranging from energy efficiency improvement to the built estate to construction of a second road bridge over the Tweed.

Each of these initiatives is included as a stand-alone project, with its own timeline and development trajectory – these aspects are accommodated within the Plan structure, proposed partnerships and likely timelines. While these projects have the potential to lay the foundations of a resilient and sustainable community, their scale will impact significantly on how the settlement functions. The cumulative impacts of these projects could, without clear foresight, result in unintended consequences and reduced overall benefits.

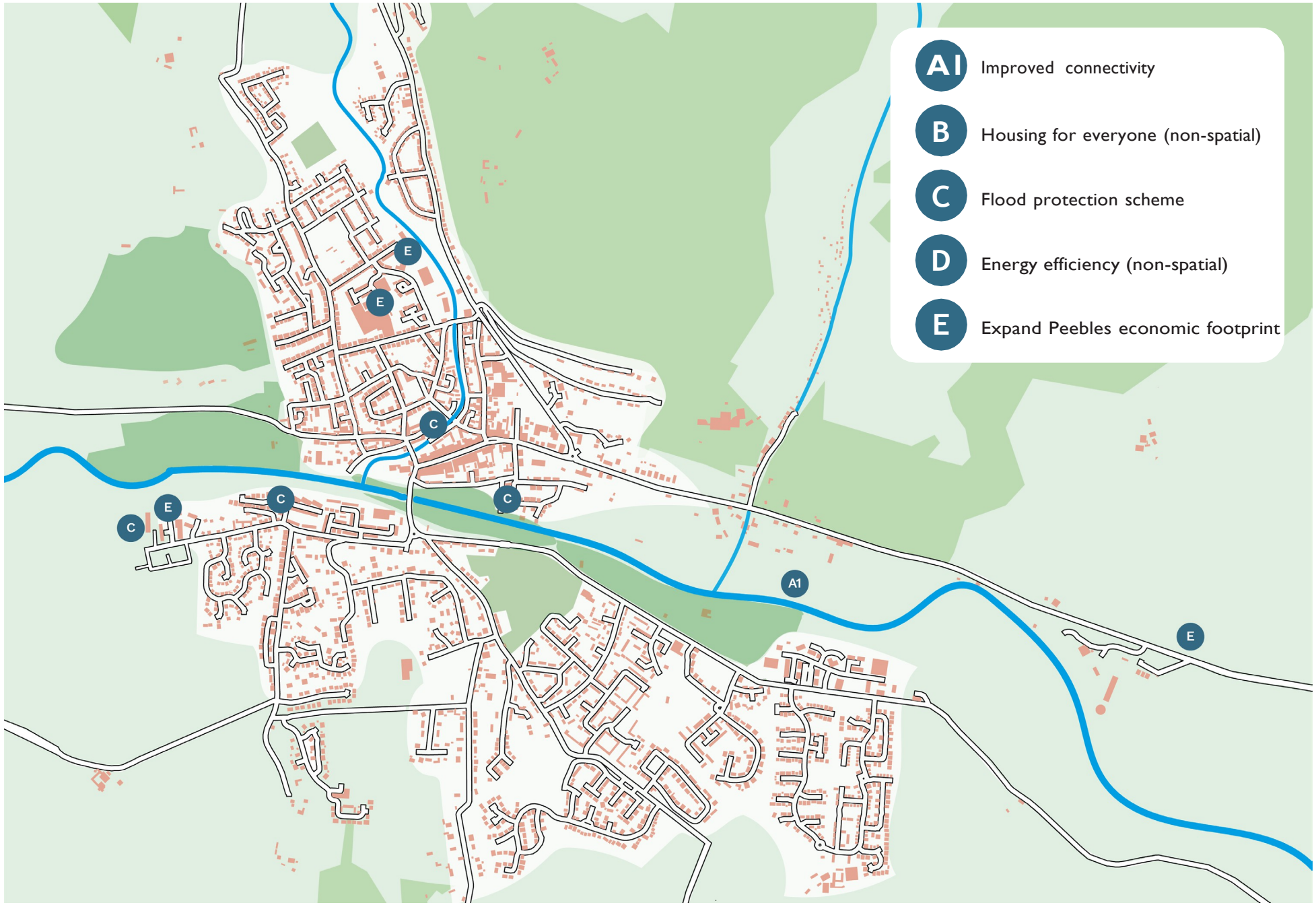
Accordingly, ahead of the delivery of any one of these projects, it is proposed that a specific piece of work needs to be undertaken to explore and plan in detail the potential cumulative impacts of the projects, including proposals that take advantage of synergies and those that mitigate the disadvantages arising from these major infrastructure projects. This work would explore potential cumulative impacts over a 20-year period. Details of this work are included in the Town Action Plan as an enabling measure.

The development of such a 20-year forward plan is to steer and direct Peebles' expansion such that capital projects and strategies, as outlined in the LDP2 and other national, regional and local planning frameworks, are led by a placemaking bottom-up approach[12].

The creation of this forward plan is to ensure that the expansion of Peebles is in line with the community's aspiration of maintaining the rural character of the town, whilst catering for the local community and services, creating more and better local jobs, and mitigating the effects of climate change and biodiversity loss, such that Peebles of the future is a place where we all want to live.

12. Placemaking with a bottom-up approach involves engaging the community in the planning and development of the built environment (public spaces, use of land, etc.). Instead of top-down decisions by authorities, this approach emphasises local input and collaboration. Community members, including residents, businesses and local organisations, actively participate in designing and shaping their environment. This method ensures that the spaces created reflect the needs, desires and culture of the people who use them, leading to more vibrant, resilient and sustainable communities.

Stream 1
Proposed initiatives



Initiative A
Improved connectivity

A1. New road bridge

Build a second bridge to reduce current traffic pressure on the High Street to secure improved connectivity between recent development to the southeast of the settlement and amenities in the town centre.

- The new road bridge should be built to meet the current needs of the town and to support the planned longer-term future expansion to the southeast of the town.
- Undertake feasibility and viability studies, including Business Case, prior to confirming the decisions to build a new bridge. This study will find suitable locations, analyse traffic capacity and ensure future growth resulting from its construction would not impact congestion.
- Explore measures to reduce car reliance and congestion within the town.

A2. New pedestrian and cycle bridge

Build pedestrian bridge(s) to improve connection to key destinations in Peebles, encouraging walking, wheeling and cycling, and reducing car use.

- Produce a feasibility study to explore the viability of building a pedestrian bridge instead of, or in addition to, a new vehicular bridge southeast of Peebles (Whitehaugh/ Hogbridge area), to provide improved connection to Cavalry Park and nearby residential estates that are currently outside the 20-minute neighbourhood.
- Ensure biodiversity preservation, enhancement of and access to woodlands through the building of pedestrian bridge(s) and undertake feasibility studies that explore active travel routes adjacent to woodlands rather than through them where there are no existing paths.
- Produce a feasibility study to explore the viability of widening the existing pedestrian Priorsford bridge, to facilitate walking, wheeling and cycling and support individual choices to move away from car reliance for short journeys.

The Claypits Local Nature Reserve, Glasgow

The project connects communities which have been historically divided by the physical barrier of the Forth & Clyde canal, through the design of water boardwalks, pathways, playing facilities and pedestrian bridges. The results of the project are improved social cohesion and restored natural habitat.





"A new car bridge and a new foot bridge, they are both needed"

"I agree there is an issue with traffic, but I fear a new bridge would bring more uncontrolled housing development"

"Infrastructure needs to be in place before expanding"

Initiative B
Housing for everyone

To overcome the lack of affordable housing in Peebles, supporting the provision of a mix of housing and accommodation that are accessible to all, to rebalance community wellbeing and to build a sustainable and resilient future for the people of Peebles.

- Community to be involved in decision-making processes to ensure new housing developments reflect the needs of the local community.
- Encourage planners to greater efforts to ensure the housing requirements of the community are satisfied in any future housing development.
- Collaborate with Housing Associations to ensure new developments are accessible and respond to people's needs.
- Explore viability of intergenerational co-housing models, to overcome the lack of affordable housing for young people entering the workforce and to provide care support to the elderly.
- Improve communication between SBC, Housing Associations, and enants in need of access housing. Transparent process in housing allocation is needed to fight social isolation and frustration of residents who are looking for a suitable accommodation and/or are in the homeless system.
- Future housing developments to clearly identify how they will support the 20-minute neighbourhood principles, avoiding physical and social isolation of residents, and facilitating living, working and playing locally.
- Assess the maximum capacity of the High Street and determine whether additional traffic load created by proposed new developments can be accommodated by current infrastructure.

Type of housing needed:

- Affordable housing
- Social housing
- Sheltered housing
- Managed care facilities and care homes, including assisted living
- Housing for young people entering the workforce
- Bungalows for retirees
- Mid-market rent

Inspirational project

Intergeneration Living
Homeshare UK

The program matches older adults who have a spare room with younger people in need of affordable accommodation. In exchange for reduced rent, the younger person provides companionship and helps with daily tasks. This arrangement benefits both parties.

"People who lived all their life in Peebles can no longer afford to live here!"

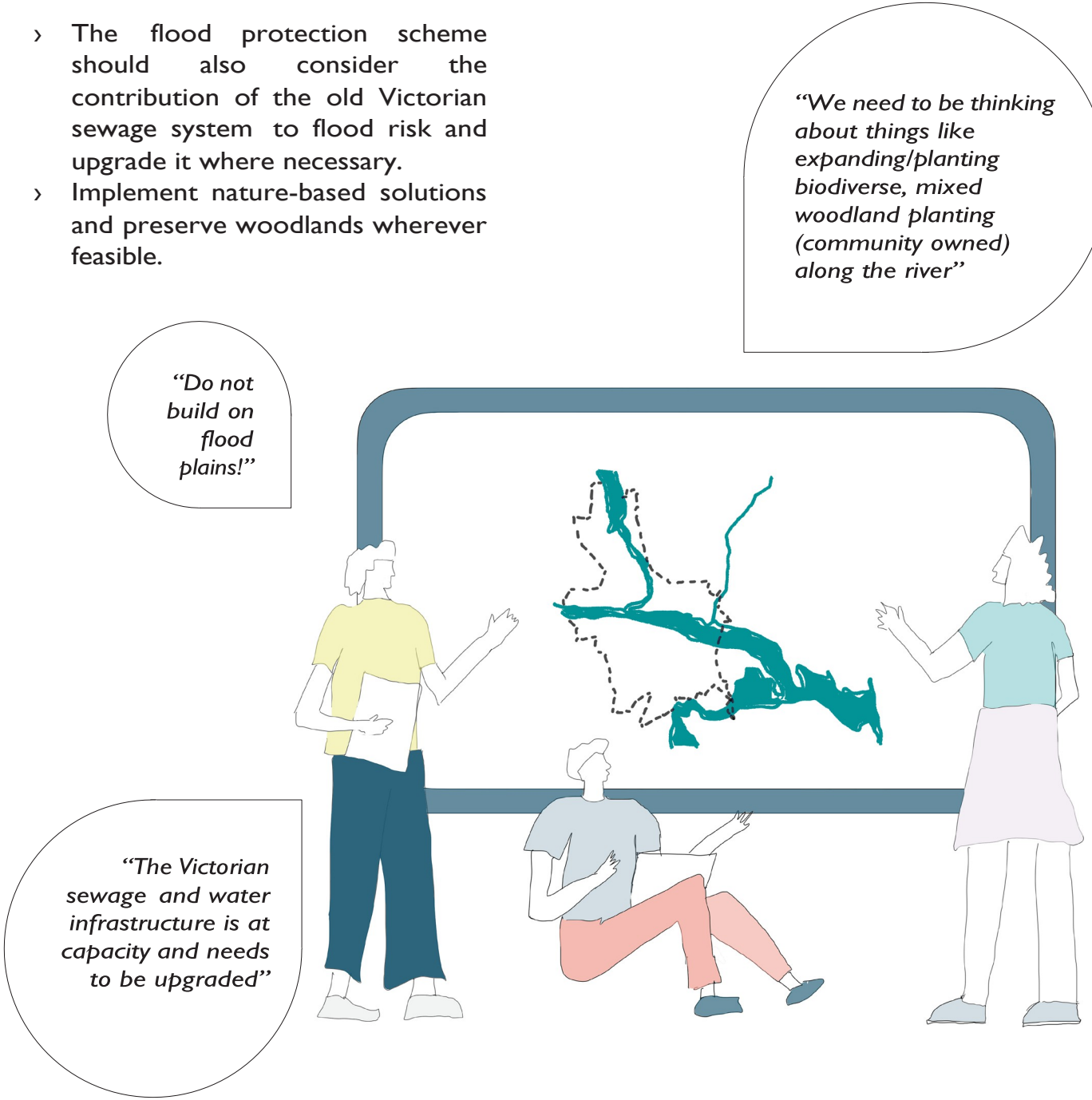


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Initiative C
Flood protection scheme

Further develop the new flood defence scheme to reduce the intensity of flooding events in Peebles, safeguarding the town's future, mitigating the effects of the climate crisis, while enhancing biodiversity.

- Further develop and implement the new flood protection scheme.
- Preserve active flood plains.
- Ensure Flood Risk Assessments are carried out for any new developments.
- Combine natural and engineered flood management measures to reduce flood risk and integrate the scheme with catchment-wide initiatives.
- Integrate the flood defence scheme into the wider placemaking regeneration and expansion planning for Peebles.
- Provide advice and support to owners/occupants of properties prone to flooding to increase their resilience to/reduce the impact of, flooding.
- The flood protection scheme should also consider the contribution of the old Victorian sewage system to flood risk and upgrade it where necessary.
- Implement nature-based solutions and preserve woodlands wherever feasible.



Initiative D
Energy efficiency

Reduce energy use, shift demand to clean energy and advance energy savings. Make a just transition by reducing fuel poverty, securing community benefits and achieving community owned energy generation.

- "Change Works in Peebles" diagnostic to be made publicly available.
- Develop a whole-town approach to energy savings and use those savings to eliminate fuel poverty
- Investigate and take forward options to bring older buildings up to EPC C rating.
- Explore the provision of opportunities for local residents to learn how to reduce their energy consumption.
- Provide training for tradespeople and reliable free advice to homeowners and renters.
- Explore community ownership of renewable energy generation through a business case, understanding benefits for the local community – wind turbines, hydro power.
- Secure community benefits from nearby wind farm developments.
- Expand the electric vehicle charging infrastructure to encourage adoption of electric vehicles and facilitate recharging.

Inspirational project

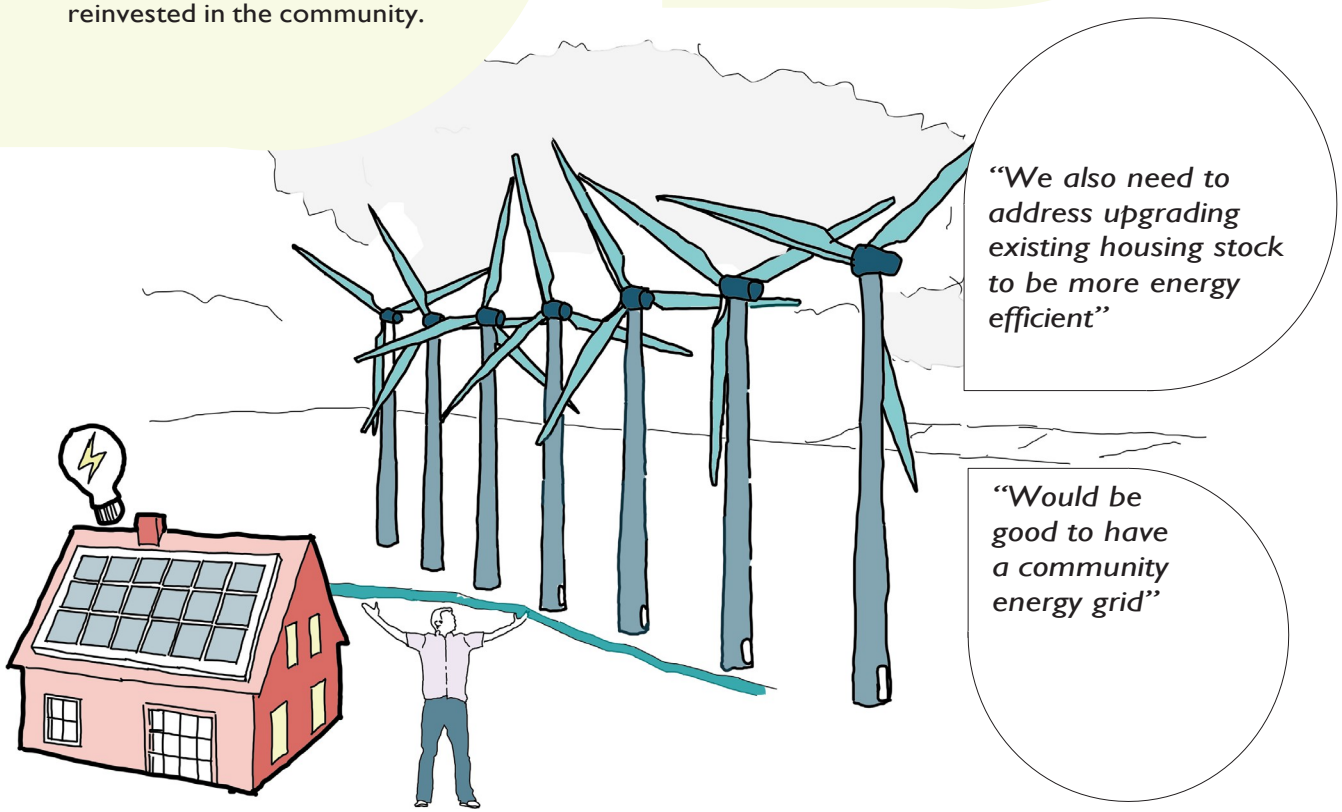
Kilbirnie Windfarm

ATTIX CIC has received over £5 million in investment for the Garnock Valley in North Ayrshire to build the first 100% community-owned onshore wind turbine. The 2.5MW capacity will generate 7.8 GWh of clean electricity, saving 3.3kt of carbon, with profits reinvested in the community.

Inspirational project

Burntisland Community Energy Masterplan, Fife

Fife Council worked closely with the community to find out which low carbon heat and electricity solutions would be most suitable to reduce their carbon footprint by 80%. The produced Masterplan will be used to inform the local planning process and will act as evidence for funding applications.

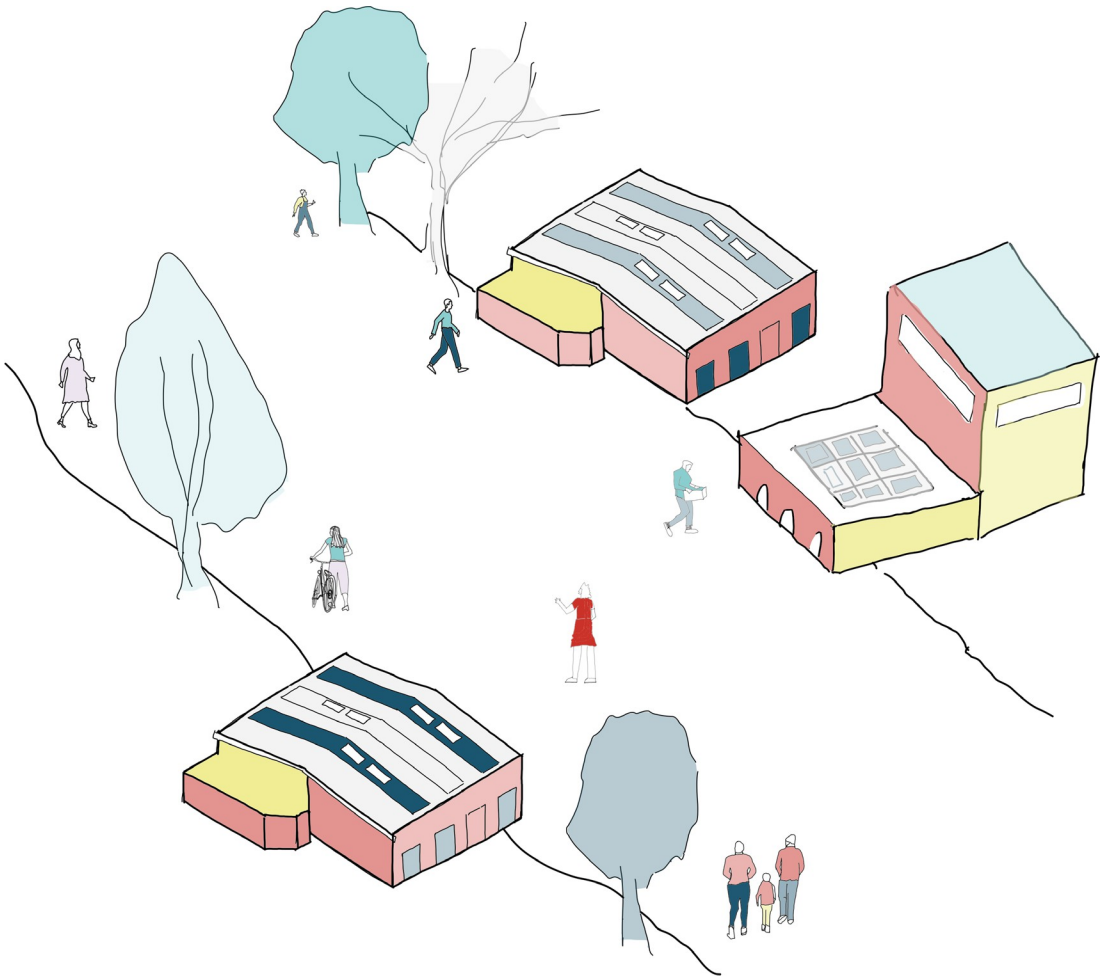


Initiative E

Expand Peebles economic footprint

Promote major investment in the economic infrastructure of Peebles, incorporating the newly proposed commercial business site in the Eshiels area and ensuring this is well serviced by the appropriate road and transport infrastructure.

› Undertake a feasibility study to identify potential new connections to and from the designated business site in the Eshiels area, focussing on active travel, 20-minute neighbourhoods and sustainable modes of transport. Feasibility study to integrate Eshiels site to wider long-term strategy for the development of Peebles.
› Engage the local community prior to the development of the Eshiels area, to ensure community aspirations are reflected in the new development.
› Promote the development of sites within the settlement boundary (Cavalry Park, South Parks, March Street Mill site, Dovecot Road, George Street) in terms of improving connections, outdoor surrounding space and general aesthetics, with a focus on greening and making spaces more accessible.
› Following audit of available public space (Initiative O), undertake feasibility studies to explore innovative shared patterns of use in existing buildings / facilities, accompanied by business cases to understand viability of projects.



STREAM 2

Getting Around

To create a safer, healthier town, improve connectivity and make it easier to get around.

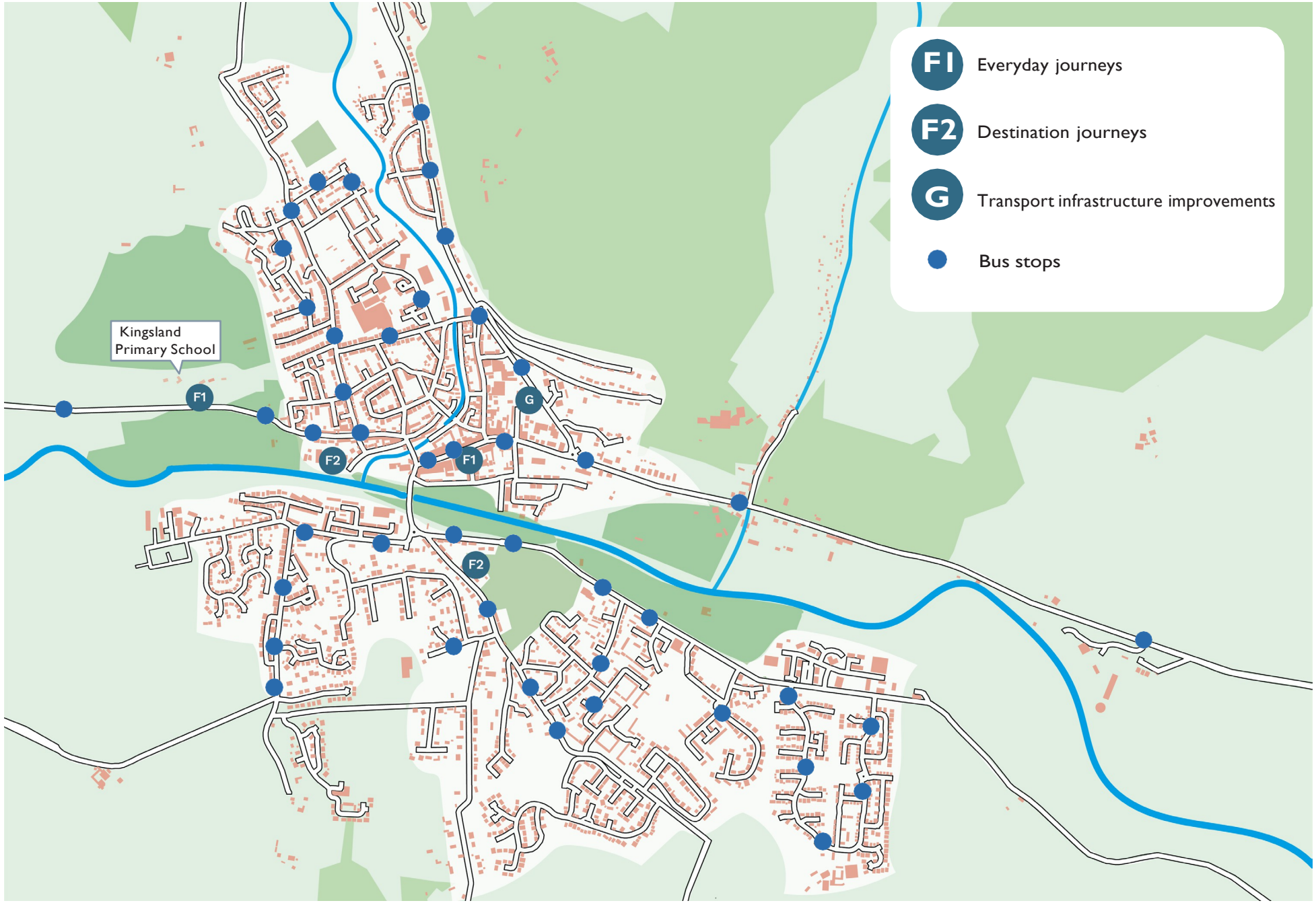
Under the core strategic ambition of improving access to services for all, it is fundamental that connectivity and accessibility are at the heart of any future development of Peebles.

To improve existing infrastructure, the Sustrans funded Peebles Active Travel Study provides evidenced proposals for making walking, wheeling and cycling a more enjoyable and safer activity across the settlement. This originates from and extends the ambition to link the Tweed Valley Railway Path to the Eddleston Water Path.

The initiatives within this stream focus on making short-distance journeys easier and safer, as well as providing alternative modes of transport to cars for longer journeys.

To ensure an equal and fair community, every member of the community must have equal opportunity to physically access services and facilities.

Stream 2
Proposed initiatives



Initiative F
Active travel improvements

F1. Everyday journeys

Continue to implement active travel infrastructure in Peebles, to make walking, wheeling and cycling a safer and more attractive experience for all.

- Improve routes to school, particularly from South Parks to Kingsland School.
- Improve south of river walking, wheeling and cycling infrastructure facilitated by a new pedestrian and cycle bridge (see Initiative A2).
- Improve safety by raising awareness of the Highway Code 'hierarchy of road users" to support safety of vulnerable road users, including those walking, wheeling, cycling or riding horses.
- Install more bike lock-ups in more locations around town.
- Link the Tweed Valley Railway Path to the Eddleston Water Path, to provide improved cycling infrastructure in the town centre.
- Upgrade the High Street looking at streetscape, including exploring opportunities for seating, greenery, cycling infrastructure and wider and better surfaces.
- Improve the High Street connection to the River Tweed

F2. Destination journeys

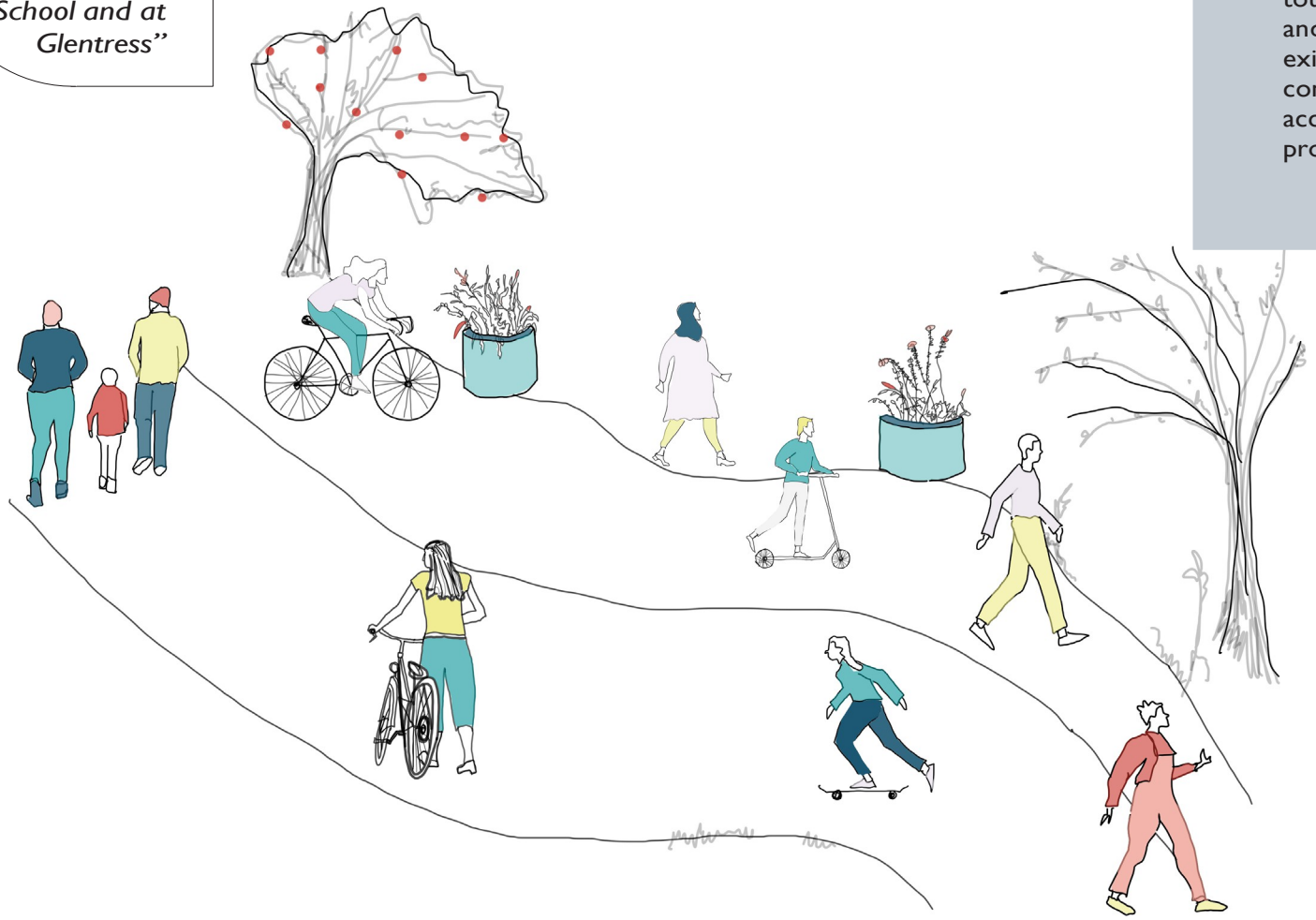
Improve active travel links between the town centre and the green corridor along both sides of the Tweed, upgrading existing paths and providing new routes, to enhance connection to the river Tweed.

- Improve accessibility to/from Tweed Green to Hay Lodge, Victoria, Whitestone and Kerfield Parks, making green spaces feel welcoming and inclusive to all.
- Install, upgrade and widen paths either side of river Tweed.
- Improve connection from Hay Lodge Park to Kingsland School to make safer crossing on Neidpath Road / A72.
- Level "the hump" at the rear of Hay Lodge House to make access to Hay Lodge Park easier for those with mobility issues and a more attractive off-road route for parents and children to and from schools.
- Look to improve active travel routes between southeast Peebles and the town centre.
- Continue collaboration with Tweeddale Access Panel to ensure holistic inclusive approach to the design of paths.
- Improve South Parks to Kingsland School transit route.

Destination Tweed

The project aim is to transform the River Tweed into a vibrant and sustainable tourism destination – including a cycling corridor along the length of the Tweed, linking settlements from Moffat to Berwick-on-Tweed. Within Peebles, this focuses on leisure, recreation, visitor experience and tourism, maximising the use of the riverside and Hay Lodge Park routes, improving existing connectivity and creating new connections where required, enhancing access whilst also ensuring biodiversity is protected.

"Safe road crossing at Kingsland School and at Glentress"



"Active travel can't just happen in parks, it needs to be a separate lane on the high street, all streets!"

Initiative G
Transport infrastructure improvements

G1. Public transport

Optimise the existing bus service to ensure it is most useful to local residents to achieve their journeys and improve access to services.

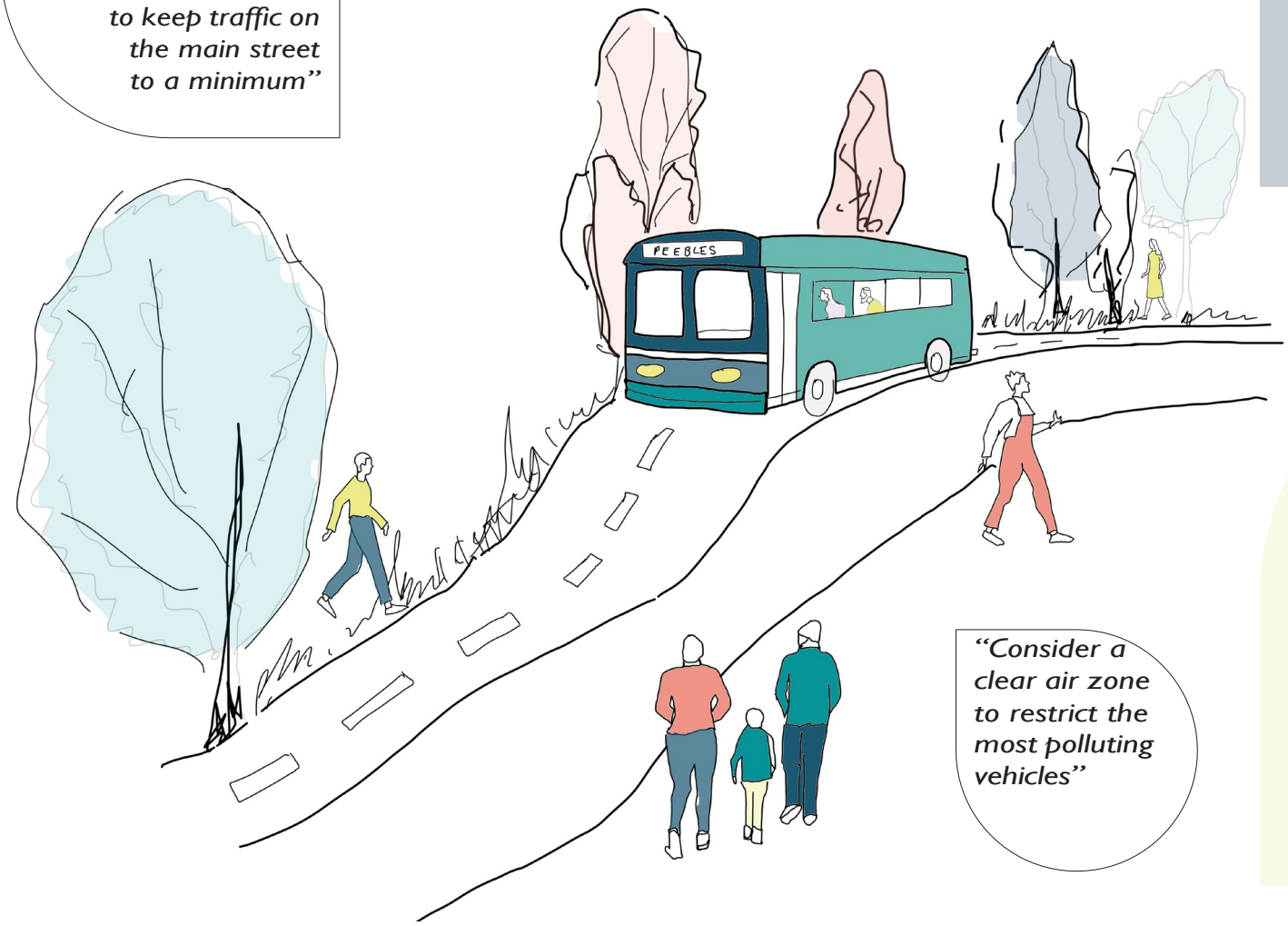
- Further optimise existing bus services to cater for the needs of local community.
- Ensure a practical timetable is provided for bus users.
- Explore viability to provide enhanced service in the evening and at night, to connect Peebles with surrounding communities and towns, facilities and services.
- Undertake an audit of bus stop locations, to explore potential relocations. This study should explore the effects of relocating the bus terminal from Eastgate to Edinburgh Road car park in conversation with key stakeholders and the communities of Peebles.
- Explore the possible use of a Pingo-type on-demand bus service as being trialled in Berwickshire.

G2. Parking

Reassess Peebles car parking strategy, ensuring that regulations are enforced, to alleviate traffic congestion on the High Street and improve traffic flows.

- Implement proposals to decriminalise parking enforcement in the Borders to facilitate the Council enforcing its own parking policies with respect to motorists breaching parking controls in specified areas.
- Ensure parking spaces for disabled users are provided at key locations.
- Maintain car parking for locals to ensure they have access to services.
- Explore viability of an outer town visitor parking site, to be complemented by local bus services, to minimise the tourists' parking impact on local residents, and to promote more pedestrian use of the High Street by visitors.
- Investigate additional spaces and improved facilities for camper vans and caravans.

"Park and walk is an excellent way to keep traffic on the main street to a minimum"



"Consider a clear air zone to restrict the most polluting vehicles"

Active project

Tweed Wheels

This is a community transport service operated by Borders Wheels, which provides accessible and affordable transport in the Tweeddale area. In Peebles, the Community Minibus is a specially adapted vehicle with a passenger lift that can be used by non-profit groups and local organisations.

Inspirational project

Pingo on-demand bus service

Pingo is an on-demand bus service being trialled by Borders Buses. Pingo allows customers to book a shared journey not served by an existing bus route. It operates within the Berwickshire area and is perfect for joining up journeys, integrating with the existing transport network and providing bus travel where a service doesn't exist.

STREAM 3

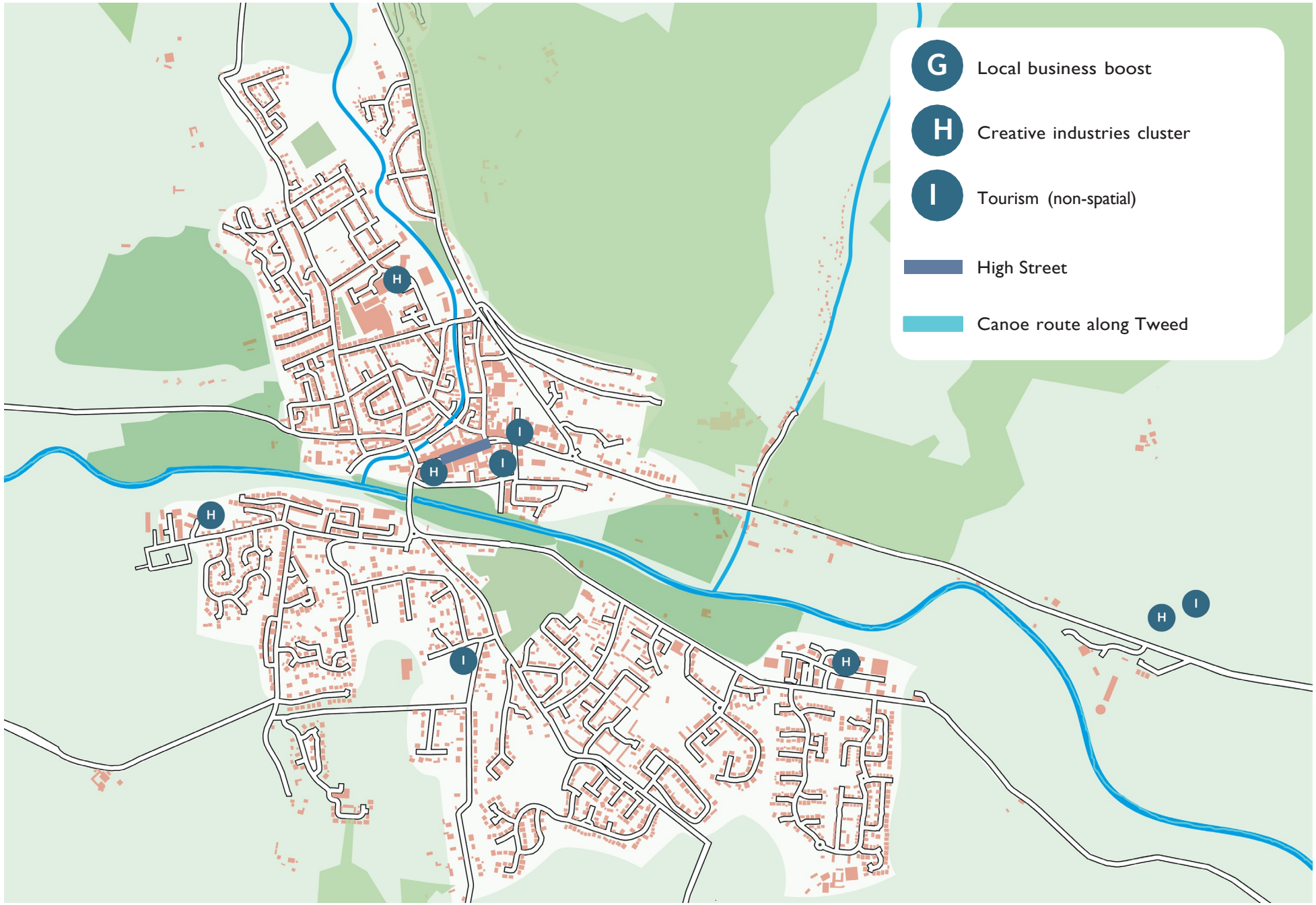
Open for Business

To support economic development across Peebles, through the creation of new infrastructure to support local businesses and encourage others to the town, as well as supporting innovation and building on the town's strengths in natural resources, high educational achievement and creative industries, thereby creating new opportunities for local people, and take some of the pressure off the need to commute out of town for work.

The focus of the stream is to improve the existing economic infrastructure, adding to the proposed economic development planned in the LDP2, and looking for interventions that would cater for the local community first, improving existing working conditions for locals, supporting innovation and growth, with a focus on expanding the application of digital technologies in media, design and the arts.

This also explores the viability of initiatives that would provide more local job opportunities and, ultimately, provide support to young people entering the workforce, including exploring alternatives to the current job offer.

Stream 3
Proposed initiatives



Initiative H
Local business boost

Cater for small local independent businesses, the work-from-home community and the small building trade businesses that are the backbone of Peebles' economy. Provide supporting infrastructure and spaces to encourage the creation of start-ups and the relocation of small (<30 staff) businesses to Peebles.

- Preserve active and vibrant shops on High Street, with a focus on independent businesses.
- Investment support to encourage development of rentable small business premises.
- Provide affordable, rentable units for small businesses to relocate from home into the Town Centre and business parks.
- Provide co-working spaces for small businesses.
- Create support for home working and small businesses.
- Provide sharing workshop spaces for small trade businesses.
- Promote local initiatives which look at implementing local workforce through learning opportunities, for example the Food Punk initiative by Tweeddale Youth Action.
- Support community-led developments that provide co-working spaces and improved economic infrastructure south of the river as well as in the town centre.
- Create a community-led marketing strategy to ensure any potential co-working space is successful.

Potential project

Youth-led interim use of vacant units on High Street

Promote development of start-up microenterprises, income generation and job offer through learning opportunities via a pilot scheme that would allow youth-led groups to pitch an idea for and run a pop-up business in vacant units in the town centre for a short period of time.

"Look to help existing businesses"

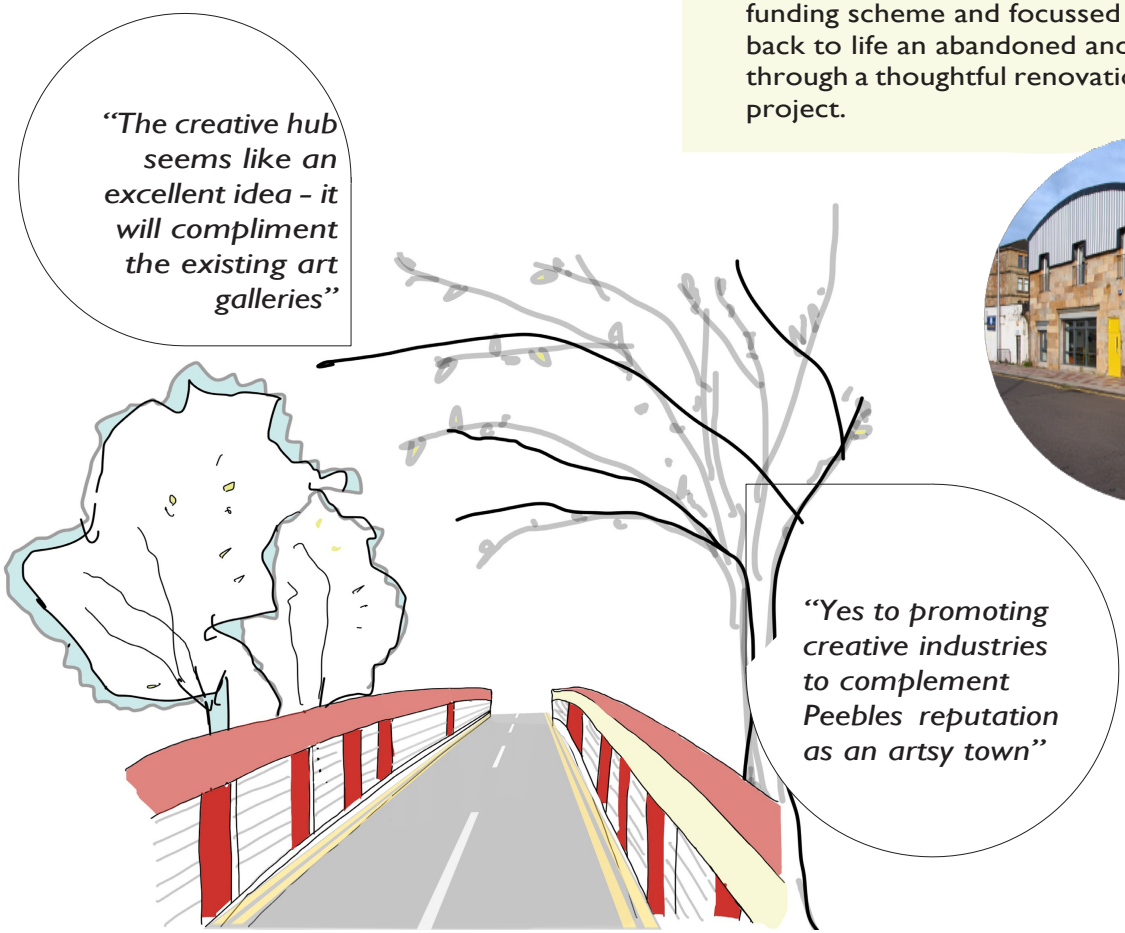


"Any focus on encouraging business needs to be sustainable and proportionate to the existing character of the town"

Initiative I
Creative industries cluster

Develop a creative industries cluster, to promote Peebles as a creative hub and to complement and expand on the existing cluster of people working in the creative arts.

- Explore opportunities to establish a creative industries cluster complementing its established reputation as a centre of creative and performing arts.
- Attract new job opportunities, with a focus on product design, digital technologies and creative arts.
- Establish links to the research, development and innovation and culture initiatives of the Edinburgh and South East Scotland City Region Deal and Screen Scotland.
- Embrace the opportunities presented in new business spaces that may be created at a new Eshiels Business Park and an expanded South Park light industry estate (see Initiative E).
- Support community-led initiatives north and south of the river to provide multifunctional spaces and community-led workspaces.
- to support work and creative industries/practice, including the Chambers Institution, School Brae Hub, Victoria Day Centre complex, original High School buildings and Eastgate Theatre outreach.
- Provide co-working, shared workshop and client meeting spaces.
- Explore viability of seasonal pop-up shops and/or market fairs to provide local creative community with more opportunities.



Inspirational project

Many Studios, Glasgow

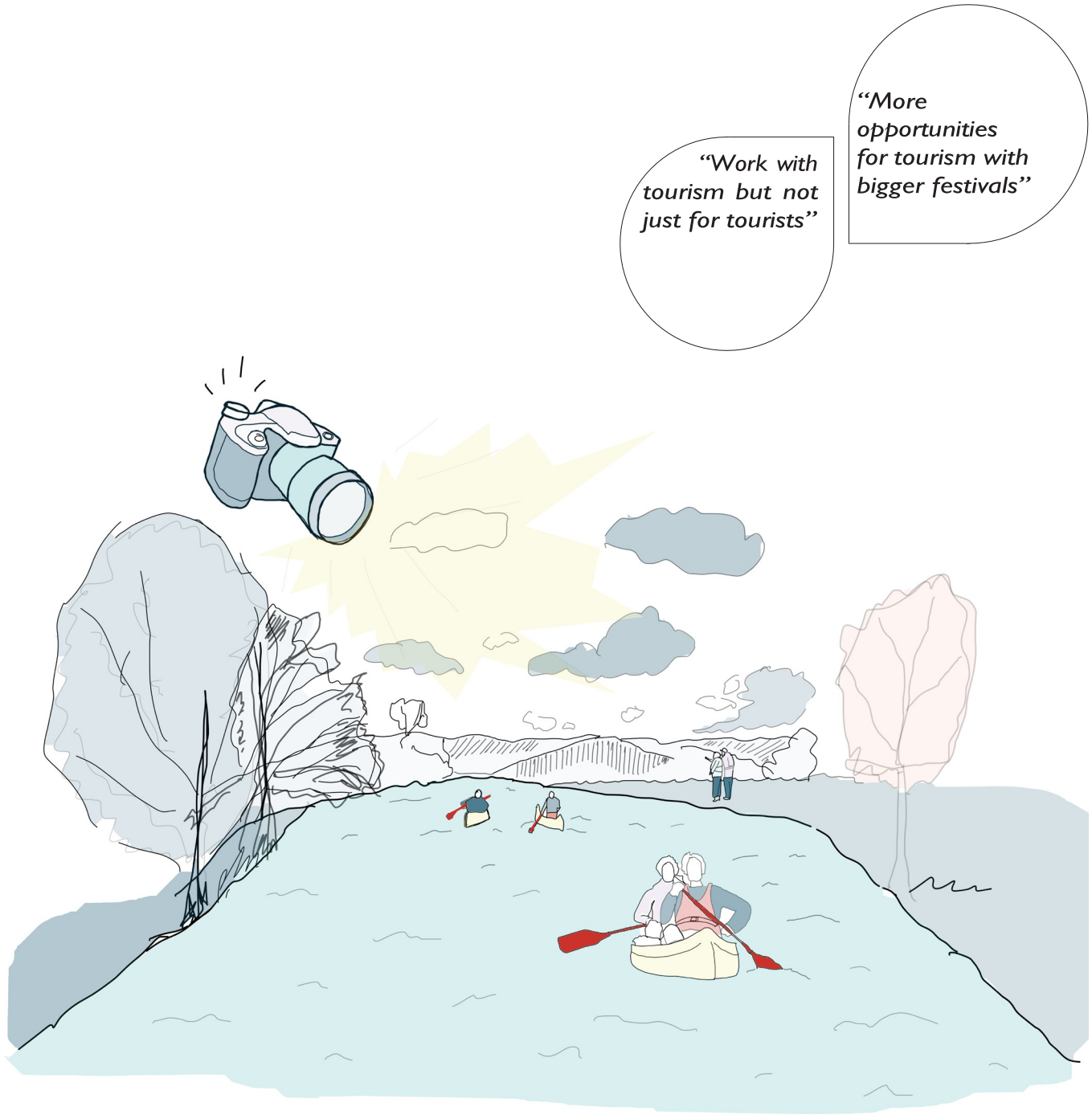
Many Studios is a creative hub, home to over 60 artists and creative practitioners, including architecture studios, industrial design, digital technologies and product development. The hub is located in the heart of Barras Market in Glasgow and functions as an incubator for new businesses and start-ups, providing studio rental as well as an event space for conferences and marketing events. The building was refurbished thanks to a local funding scheme and focussed on bringing back to life an abandoned and vacant unit through a thoughtful renovation project.



Initiative J
Tourism

Continue to market Peebles as a key tourist destination, supporting sustainable and responsible tourism, ensuring that the local community can benefit from it and providing the appropriate supporting infrastructure.

- Modernise the Peebles Museum and expand the exhibition space to allow more of the stored items to be exhibited.
- Encourage more art exhibitions in the Chambers Institution Galleries
- Support sustainable and responsible tourism, giving local visitors the opportunity to fully appreciate the local environment, culture and heritage.
- Develop a whole-town approach to wayfinding and signage, to facilitate navigation but also to educate and bring awareness about the local environment, culture and heritage. Wayfinding strategy to include improved signage to natural trails. Explore the viability of providing signage using common foreign languages to make the town more tourist-friendly.
- Improve connections to key attractions for both locals and tourists.
- Improve usage of River Tweed and adjacent green spaces, providing more spaces for seating and playing, as well as accessible water-points.
- Explore viability of providing supporting infrastructure for outdoor pursuits as part of a comprehensive visitor offer. For example, the growth of biking trails and links to leisure cycling: road, mountain and gravel; and, connections along the river to encourage initiatives like the Tweed Canoe Trail.
- Involve the local community in tourism planning and decision-making, to make sure that this is seen as an opportunity for the local economy.
- Encourage visitors to support local businesses, to stimulate the local economy and benefit the local community.
- Link local community members with training opportunities to learn about sustainable tourism and how they can get involved.



Active project

GoTweed Valley

As the public face of the Upper Tweed Valley Tourism Business Improvement District, GoTweed Valley focuses on promoting the Tweed Valley as a key destination for outdoor activities and sustainable tourism. It focuses on attracting visitors and boosting the local economy and it promotes a variety of outdoor, cultural and wellbeing activities to promote the area's natural and cultural assets and improve their connectivity

Active project

Glentress Masterplan

The Glentress Masterplan is a strategy to deliver a sustainable future for the forest and aims to deliver a world-class visitor experience for walkers and for mountain bikers – recreational and enthusiasts. It will create new recreation opportunities and holiday accommodation which will benefit the local community, visitors from around the world, local businesses and support regional tourism.

STREAM 4

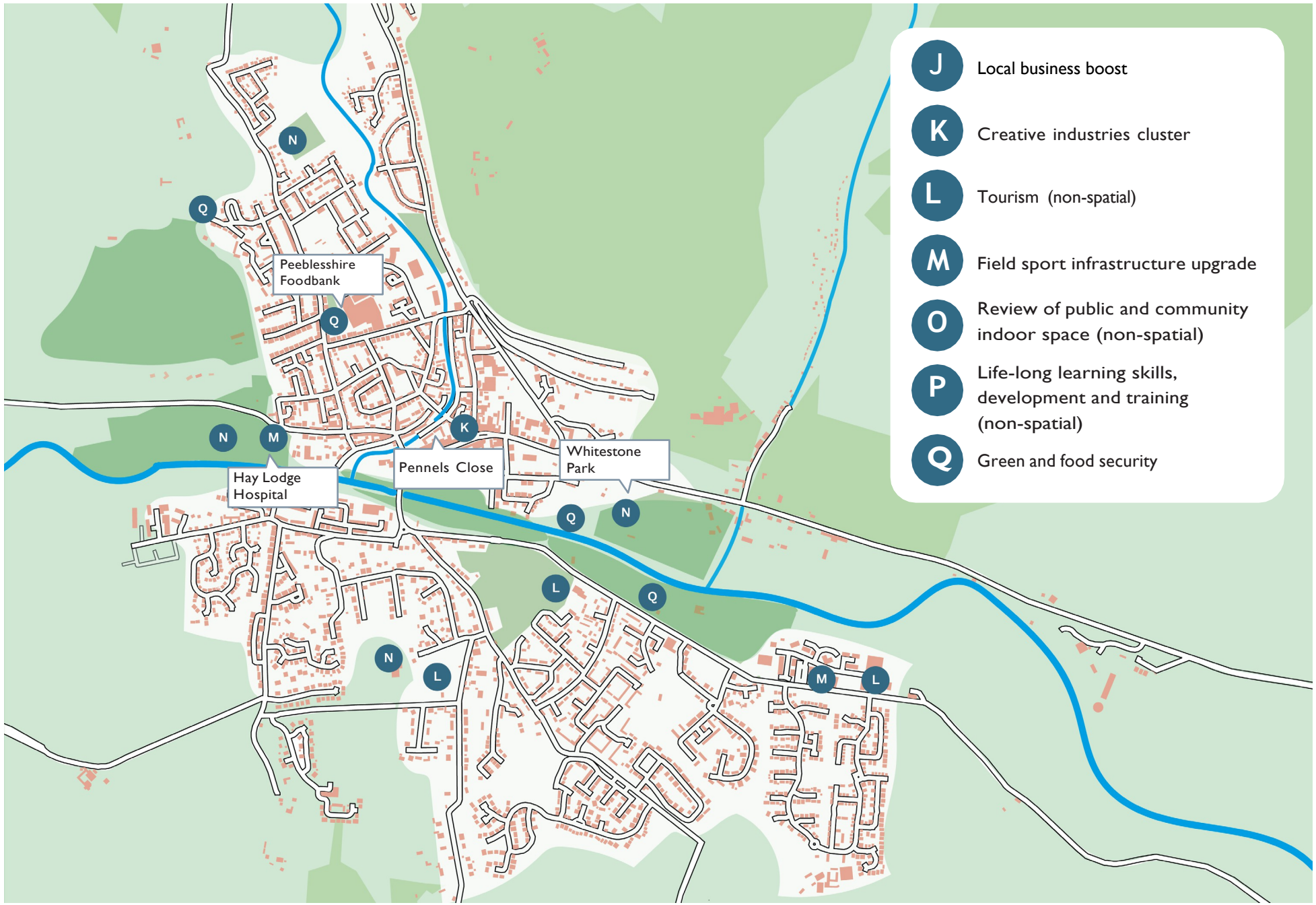
A Fair Community

To improve happiness and wellbeing in Peebles, both mental and physical, by promoting an equal, fair and resilient community.

The focus of this stream is to enhance access to a wide range of facilities, services and opportunities for all residents, improving use of existing assets to maximise local opportunities for socialising and becoming active citizens.

This includes ensuring access to health services, entertainment, social meeting places, cultural and heritage events and local shops. Additionally, the stream aims to preserve and improve green spaces and facilitate access to the great outdoors, ensuring that everyone in Peebles can enjoy a high quality of life and a strong sense of community.

Stream 4
Proposed initiatives



Initiative K
Town centre regeneration

Re-imagining Peebles town centre for everyone, regenerating public spaces, refurbishing and maximising the use of surrounding cultural and public buildings, improving accessibility and facilitating navigation and connectivity.

- Carry out assessment and develop strategic upgrade path for existing public buildings in centre of town.
- Continue the upgrade of the Chambers Institution.
- Further engage the community in decision-making on redevelopment of the School Brae Hub.
- Implement proposed active travel and landscaping improvements to the High Street, Northgate, School Brae and Tweed Green areas at the centre of the town.
- Support the relocation of the Re-use Hub.
- Upgrade existing outdoor public space in the centre of the town to provide seating, safer crossing and int-town greening.
- Provide free public toilets and changing places in the centre of town.
- Develop a wayfinding and signage strategy for the town centre, to ensure that the vibrancy and footfall of the High Street is also directed to surrounding streets and areas.
- Support Tweeddale Access Panel and Retailers Association in implementing the strategy to make every shop and facility in the town centre accessible, as far as is practical.
- Upgrade Pennels Close to make it a vibrant public space within the Town Centre, fully visible and accessible from the High Street
- Add additional water refuelling stations across town at key points.

"Pavements and roads not accessible"



More trees in public areas like the High Street"

Potential project

Youth-led co-design of riverfront facilities

Improve usage of riverfront for all ages, including a variety of furniture for relaxing, socialising and playing. Work with local youth to create a sense of ownership and improve social cohesion through the occupancy of shared spaces.

Young people said... Better connection with nature. Create vibrant, colourful, outdoor spaces. Connect to river through water sports. More refill water points.

Initiative L

Improvements to South Peebles infrastructure

To rebalance the expansion of Peebles, planning for improved access to services and for more provision of social and economic infrastructure south of the river, making it easier to get around and creating a social hub where all generations can meet and socialise.

- Explore options to optimise use of Victoria Park Day Centre, Greener Peebles gardens and stalled Baptist Church structure cluster and its integration with the surrounding area.

- Improve existing play facilities for all generations. Enhance the basketball court with fit-for-purpose surface.
- Create intergenerational meeting hub south of the river, to cater for the local community.
- Explore opportunities through co-design and feasibility study for the re-purposing of the original Victorian core of the High School to be retained in the current redevelopment of the High School, and retention of the adjacent former school assembly hall (not in the current redevelopment plan) involving the students in deciding the future of these premises.

Inspirational project

The Bowling Green, East Pollokshields, Glasgow

A community-led initiative that led to the creation of a community co-designed, owned and operated 'common' on the now derelict Kingston Bowling Green, created to overcome the lack of accessible green space in the area. The Bowling Green offers a safe and accessible place to all and is home to several projects that benefit the local community.

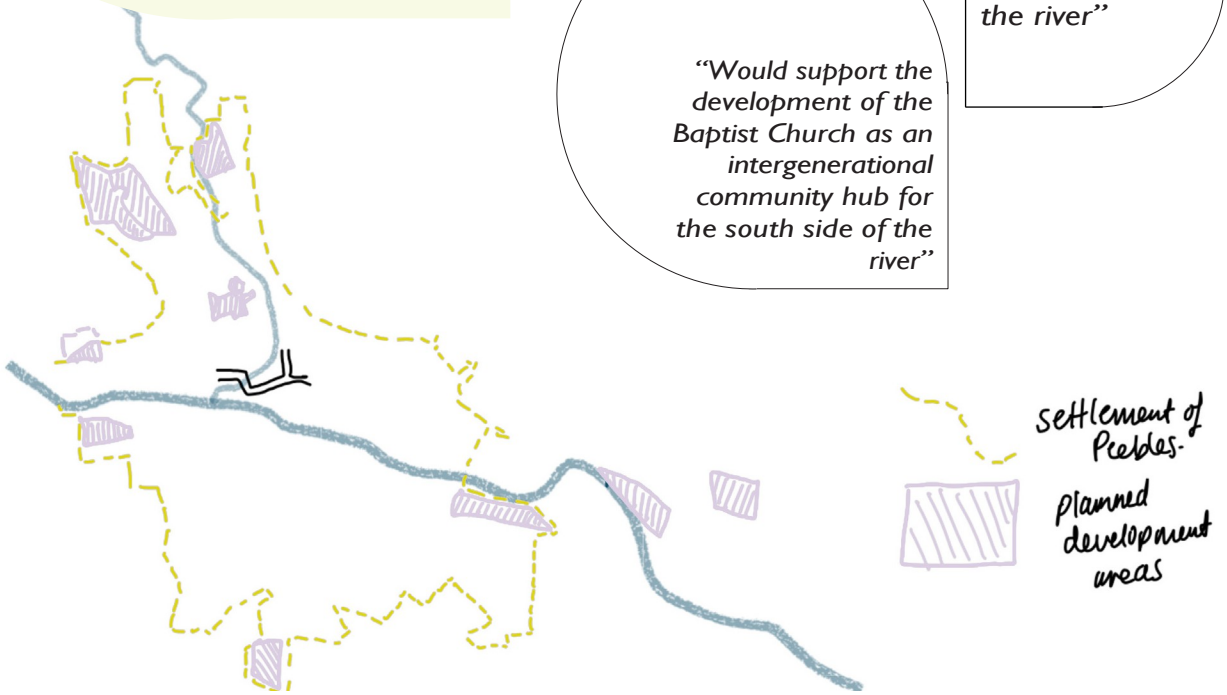
Inspirational project

Walk-up avenue, Craigmillar, Edinburgh

A meanwhile-project in a brownfield gap site in Craigmillar Town Centre transformed into a biodiverse public space for gathering, play, community uses and commerce. Temporary in nature, with a minimum life-span of 5 years, this project creates activity on sites and in buildings that might otherwise lie empty.

"Not enough services south of the river"

"Would support the development of the Baptist Church as an intergenerational community hub for the south side of the river"



Initiative M
Health and medical infrastructures

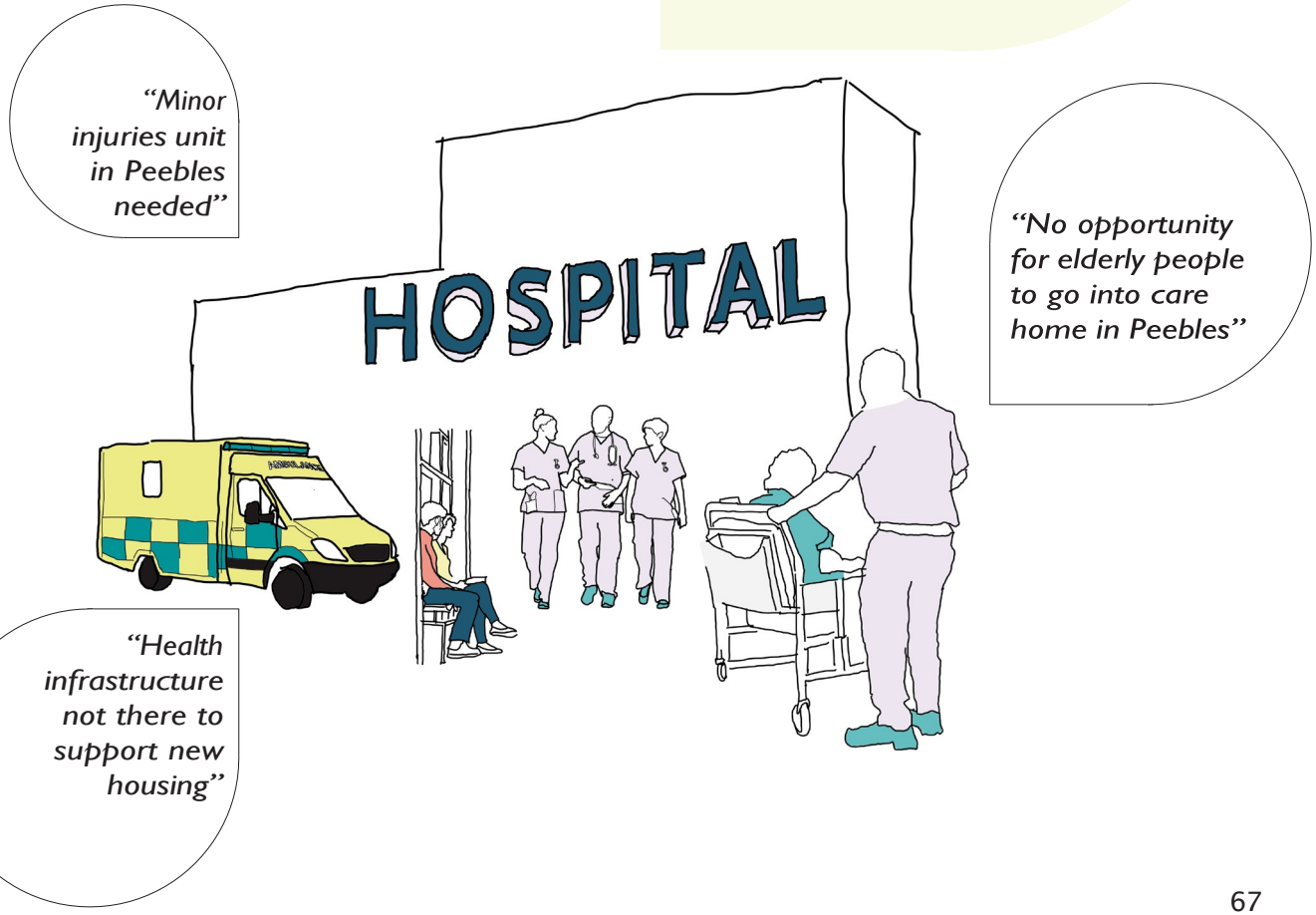
Create a strengthened and better integrated health and care infrastructure in the town around an enlarged Community Hospital at Hay Lodge hosting a range of medical, health and care services for the community and its immediate outskirts, as well as catering for an ageing and growing population.

- Carry out assessment of current service provision, to understand missing services and explore ancillary services to complement current healthcare offer.
- Explore viability to introduce minor injury facility.
- Support provision of assisted living for people with additional needs.
- Support provision of services for people with Alzheimer's/dementia.
- Explore the viability of providing health services (mobile or fixed) south of the river.
- Support the development of mental health support, working closest with social services.
- Explore opportunities to cater for end-of-life treatment in Peebles, to provide support to local community.

Inspirational project

Girvan Community Hospital

Girvan Community Hospital is a 26-bed hospital with minor injuries service, diagnostic facilities, rehabilitation suite, day service and outpatient department. It is staffed by local GPs supported by other professions. The Scottish Ambulance Service, Police Scotland and a pharmacy are based on site.



Initiative N
Fields sport infrastructure upgrade

To maximise the use of existing amenities in Peebles and upgrade sports facilities at Whitestone and Kerfield Parks and explore relocation of the Peebles Cricket Club to Violet Bank, to enhance the experience for visitors and athletes, to further increase community participation and add to the local economy.

- Upgrade of supporting facilities – expansion of changing facilities in support of rugby in Peebles; expansion of the spectator and hospitality offer at The Gytes; improved equipment storage facilities for Peebles Football Club; upgrading of existing Tweeddale Rovers Club Pavilion and adjacent team dugouts; and establishment of new fully fenced Peebles Rovers Club football pitch, changing facilities and viewing stand at Whitestone Park.
- Engage with the local community at Violet Bank to develop an integrated approach to relocation of the Cricket Club to this site, with improved equipment storage and practice facilities, to ensure that any proposed changes do not limit access to green space for residents but integrate with community use.
- Bring pitches and facilities up to modern standard.
- Look to integrate this upgraded infrastructure with other sports and recreational facilities in the town, including sports facilities at the High School, at Hay Lodge Park, and those for tennis, badminton, crown bowls, golf, swimming, cycling, horse riding, etc.
- Improve connectivity and access to existing sport facilities, including improved active travel infrastructure and provision for visitors.
- Strengthen the branding of Peebles as an all-round sporting and activity centre offering modern facilities with complementing training and hospitality opportunities.

Active project

Upgrade of field sport infrastructure

Scoping, outline design and costing studies have been completed and community consultation undertaken. All pitches will be retained as natural grass playing surfaces, with most of the project focusing on upgrading supporting infrastructures. This will enhance both player and visitor experience, bringing facilities up to modern standards.

"Would be good to upgrade sports infrastructure"



Initiative O

Review of public and community indoor space

To develop a vision for the reuse and refurbishment of existing and development of new buildings, so that valued sporting, cultural and third sector activities continue to thrive and develop. Foster collaboration, so that investment decisions are better informed and avoid duplication.

- Audit the availability and occupancy rates of community space in Peebles and assess these against current and future demand. Make results public to better evidence and provide strategic context to investment decision-making.
- Facilitate wide community access to local news, events and services. Currently this is shared via existing online resources, e.g. Peeblesshire W4, which are predominantly hosted on non-neutral platforms (such as Facebook/Meta). Explore the viability of creating neutral and accessible online and physical spaces, where community members and groups can get together to share and gather.
- Develop a co-ordinated community space booking system and include this as an online community resource.
- Develop a whole-town approach to the programming of cultural activities, promoting coordination between local people and groups.

"Coordination of spaces and inventory of available spaces would be good"



"Allow the people of community to have complete access to communal resources"

"There is a lack of communal spaces"

Inspirational project

ONECarluke

The ONECarluke community website was established in response to local aspiration to have a central online community resource, where community groups can share their activities to reach out to a larger audience and facilitate community access to information.

Initiative P
Life-long learning, skills development and training

To provide the community with opportunities to train and upskill in multiple disciplines, which could lead to improved employability and to provide local groups and individuals with learning opportunities to build capacity and improve mental health.

- Promote life-long learning opportunities for all ages.
- Support both the development of new initiatives and the existing work being undertaken by third sector organisations to support the extra-curricular education and upskilling for young people, especially the ones focussing on learning through doing, to improve youth wellbeing and future opportunities.
- Support skill, vocational and business training for young people
- Promote interest in and the development of environmental jobs (vocational and professional) through the creation of educational space at Kingsmeadows, Eshiels Community Wood and similar locations, to facilitate learning about natural environment, biodiversity, conservation and sustainability.
- Explore intergenerational learning opportunities.
- Explore further connection with Borders College and the Borders Construction Forum to facilitate apprenticeships programmes and outreach.
- Explore potential for collaborative projects between Borders College, Peebles High School and local industry.



Inspirational projects

New Spin intergenerational project
Leith, Edinburgh

A project to improve intergenerational understanding and relationships. The project aimed at reducing the social isolation of older people whilst also increasing the confidence of younger people, enabling them to communicate with adults in a supportive environment where they could feel listened to and respected.

Young people said... Vocational skill learning, pottery, painting, eco-club, trades, facilitate learning of skills that would allow people who do not want to progress academic career to stay in Peebles.

Initiative Q
Green and food security

Preserve and enhance existing green space in Peebles and surrounding natural habitat. Work closely with and support local community groups in maintaining in-town greenery and allotment spaces. Support community growing projects with a focus on tackling food poverty and biodiversity loss whilst supporting conservation efforts.

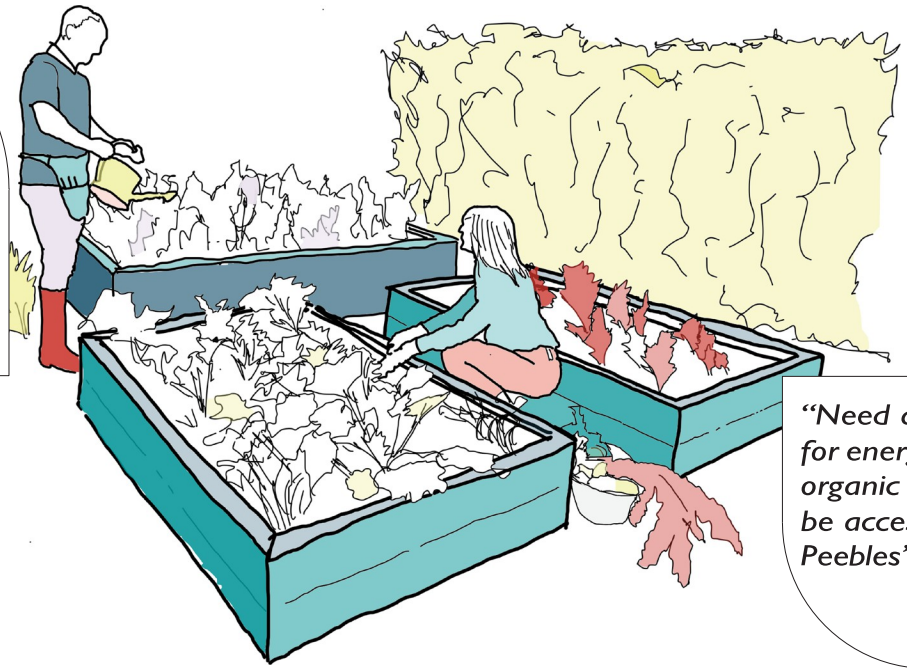
- Support the Food Bank in securing their future to ensure food security for the local community.
- Support the continued use of local farming land for food production with supportive infrastructure and making connections between workforces in different sectors, including routes into rural jobs.
- Promote local food production and initiatives that support local farmers and producers.
- Support initiatives to reduce food waste.
- Explore opportunities to maximise town greening, providing additional planters, trees, raised beds and allotment spaces at key locations.
- Encourage 'wilding' projects such as wildflower meadows, community woodlands and riparian woodland planting as part of wider town commitments to a green future.
- Support the creation of a network of community conservation groups – existing and new – that focus on protecting the natural environment.
- Achieve community ownership of Kingsmeadows woodland.
- Expand existing network of nature and wildlife corridors around Peebles.
- Work with SBC to enhance biodiversity on public land wherever possible, including exploring expanding the existing network of nature and wildlife corridors around Peebles.

Active project

The Big Field
Peeblesshire Food Bank

The Food Bank has been offered a field directly adjacent to the town, to grow food to be used in food boxes and be bought by the local community. It would create training and employment opportunities as well as involvement from local schools, support groups, environmental groups and other interested parties.

"Local food network should be prioritised- link up with local farmers"



"Need a way for energy and organic farming to be accessible in Peebles"

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Town Action Plan summary

The table below summarises the initiatives which form A Plan for Peebles, with key information for their implementation.

Please refer to the Peebles Town Action Plan for more details and an up to date view of actions and potential paths for implementation.

Legend

Policy context
Identifies policies related to the initiative as per the Local Development Plan 2

Cost
Predicted cost for implementation
£ = predicted to be a lower cost project
££ = predicted to be a medium cost project
£££ = predicted to be a higher cost project

Timescale
Predicted time for implementation

Status

- work required to get the initiative close to a deliverable stage
- Some parts of the initiative have started, but further work is required to bring the initiative to a deliverable stage
- The initiative is close to a deliverable stage

	Project	Policy Context	Cost	Timescale 1-3 = short [1 = <12months] 4-6 = medium [5 = 3-5 years] 7-10 = long [10 = 10+ years]	Status	Key Players / Potential Partners	Potential Funding	Further community engagement required [Yes / No]
Stream One - Sustainable Growth								
A	Improved connectivity					Scottish Borders Council	Capital investment project	Yes
A1	*New Road Bridge*	LDP2: HD3	*£££*	1 2 3 4 5 6 7 8 9 10		Scottish Borders Council	Capital investment project	Yes
A2	*New Pedestrian Bridge*	LDP2: HD3	*££*	1 2 3 4 5 6 7 8 9 10		Scottish Borders Council	Capital investment project	Yes
B	Housing for everyone	LDP2: HD1, HD5, HD6, IS8	*£££*	1 2 3 4 5 6 7 8 9 10		Scottish Borders Council Eildon Housing Association Scottish Borders Housing Association	Capital investment project	Yes
C	Flood protection scheme	LDP2: IS8, IS9	*£££*	1 2 3 4 5 6 7 8 9 10		Scottish Borders Council	Capital investment project	No
D	Energy	LDP2: ED9	*££*	1 2 3 4 5 6 7 8 9 10		Scottish Borders Council	- SSE Renewables Sustainable Development Fund - Scottish Power Renewables Community Benefit Fund - Social Investment Scotland - Scottish Government's CARES Scheme - SSE Renewable Skills Fund	Yes
E	Expanded Peebles economic footprint	LDP2: ED1	*££*	1 2 3 4 5 6 7 8 9 10		Scottish Borders Council	- SOSE Grant funding - Edinburgh & South East Scotland City Region Deal - Borderlands Inclusive Growth Deal	Yes

	Project	Policy Context	Cost	Timescale 1-3 = short [1 = <12months] 4-6 = medium [5 = 3-5 years] 7-10 = long [10 = 10+ years]	Status	Key Players / Potential Partners	Potential Funding	Further community engagement required [Yes / No]
Stream Two - Getting Around								
F	Active Travel improvements	LDP2: EP4, EP6, EP12	££	1 2 3 4 5 6 7 8 9 10				Yes
F1	*Everyday Journeys*		££	1 2 3 4 5 6 7 8 9 10		Sustrans Transport Scotland Regional Transport Partnerships Scottish Borders Council	- Active Travel Transformation Fund (granted) - Sustrans Places for Everyone - Sustrans Pocket Places	Yes
F2	*Destination Journeys*		££	1 2 3 4 5 6 7 8 9 10		Destination Tweed	- Connecting Threads - Borderlands Inclusive Growth Deal (granted) - Parks4Life Community Fund	On-going
G	Transport infrastructure improvements	LDP2: EP4						
G1	*Public transport*		£	1 2 3 4 5 6 7 8 9 10		Scottish Borders Council Borders Buses	- Sustrans Places for Everyone - Sustrans Pocket Places	Yes
G2	*Parking*	LDP2: IS7	£	1 2 3 4 5 6 7 8 9 10		Scottish Borders Council Local Councillors	- Sustrans Places for Everyone - Sustrans Pocket Places	Yes
Stream Three - Open for Business								
H	Local Businesses Boost	LDP2: ED3, ED4, ED5	££	1 2 3 4 5 6 7 8 9 10		Scottish Borders Council	SOSE Grant funding	No
I	Creative Industries Cluster	LDP2: ED7	£	1 2 3 4 5 6 7 8 9 10		Scottish Borders Council Creative Arts Business Network	- SOSE Grant funding - Creative Scotland - Edinburgh & South East Scotland City Region Deal – Research, Development and Innovation threads	No
J	Tourism	LDP2: ED7, EP4, EP8, EP12	££	1 2 3 4 5 6 7 8 9 10		South East Scotland Transport Partnership Go Tweed Valley	- SOSE Grant funding - HES	No
Stream Four - A Fair Community								
K	Town Centre Regeneration	LDP2: EP9	££	1 2 3 4 5 6 7 8 9 10		Scottish Borders Council Local Councillors Retailers Association Tweeddale Access Panel	- SBC - The Shared Prosperity Fund - Sustrans Places for Everyone - Sustrans Pocket Places - HES - SBC - Neighbourhood Support Fund - Parks4Life Community Fund	Yes
L	South Peebles	LDP2: ED5	££	1 2 3 4 5 6 7 8 9 10		Scottish Borders Council Peebles Community Trust	SBC - The Shared Prosperity Fund	Yes
M	Community Hospital	LDP2: PMD1, PMD2	£££	1 2 3 4 5 6 7 8 9 10		NHS Borders SBC Health & Social Care Partnership	- NHS Borders - SBC – the Shared Prosperity Fund	No
N	Field Sports Infrastructure Upgrade	n/a	££	1 2 3 4 5 6 7 8 9 10		Peebles Rugby Club Peebles Football Club Peebles Rovers Club Tweeddale Rovers Club Peebles County Cricket Club	- ClubSport - SportScotland	Yes
O	Review of public and community indoor space	n/a	£	1 2 3 4 5 6 7 8 9 10		Scottish Borders Council Local Councillors		No
P	Life-long learning skills, development and training	n/a	£	1 2 3 4 5 6 7 8 9 10		Scottish Borders Council Borders TSI Skills Development Scotland Borders College	- SBC - The Shared Prosperity Fund - SSE Renewable Skills Fund - SBC - Neighbourhood Support Fund	No
Q	Green and food security	LDP2: ED7, EP11, EP13, EP17	£	1 2 3 4 5 6 7 8 9 10		The Food Bank SOSE SBC (Growing Champion and Communities team) Greener Peebles Tweeddale Youth Action Peeblesshire Youth Trust	- SBC - The Shared Prosperity Fund - SBC - Neighbourhood Support Fund	No

Please note that these are predictions and further investigation is required to identify exact cost and timescale for implementation of initiatives.

Conclusion

A Plan for Peebles envisions a sustainable, resilient and inclusive community that celebrates its rural context and rich culture while embracing future opportunities.

Key initiatives focusing on sustainable development, improved infrastructure and enriched community and economic services will ensure that Peebles remains a vibrant and attractive place to live, work and visit. Community wellbeing is at the forefront, with commitments to expanding recreational facilities, fostering cultural activities and ensuring equal access for everyone to essential services.

Whilst the document covers a period of 10 years, it is fundamental that community members, stakeholders, potential partners and local authority work together to bring positive changes to Peebles, in line with the community's aspirations identified in this document. Through continuous engagement and feedback, A Plan for Peebles will adapt to meet emerging needs and opportunities, ensuring that Peebles' growth is managed thoughtfully and inclusively.

For more information refer to the following:

Appendix One – Strategic Context

I. Policy context
II. Town context
III. Community engagement
IV. Consultation outcomes

Peebles Town Action Plan

Thanks to everyone who contributed their thoughts, inputs, insights and time to the development of this Community-Led Local Place Plan.

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A Plan for Peebles

PEEBLES PLACEMAKING TEAM

Scottish Borders COUNCIL

New Practice

[Back Cover]