



# **GLENCAIRN LOCAL PLACE PLAN 2025-2030**

Prepared by the Glencairn Community Council and Moniaive Initiative  
for the people of the Glencairn Community Council area



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Thornhill  
A 702  
Dumfries  
(B 729)

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# FOREWORD

We are pleased to present the Glencairn Local Place Plan. This document has been developed with the help of a steering group (consisting of representatives from Moniaive Initiative, Glencairn Community Council and interested residents), local residents, community organisations, and businesses within the community of Glencairn.

Glencairn is a creative, supportive and resourceful community and this plan documents what we value most about our community and sets out our vision for a better future. This is a working document that can be added to or amended at any time. It can be used by an individual or a local community group looking to provide or demonstrate evidence of need within the community for a project or provision of a service.

Kate MacPhee  
Chair  
Moniaive Initiative





Cairnhead Byre & Striding Arch



Bardennoch Cottage



Dalwhat Glen



Rowan in the Rock, Shancastle



Bobby's Loch



Moniaive



Glencairn Churchyard



Kirkland



Glencairn from Dardarroch Hill



Wallaceton

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# Glencairn Local Place Plan: Area Boundary

Glencairn outlined in red, Neighbouring Community Council areas outlined in dashed blue and named

0 2.5 5 km



MAP 1

# ACTION PLAN SUMMARY

The overarching goal of this Plan is to map out how Glencairn can build on its natural, social and cultural assets to sustain itself as a creative, supportive and resourceful community.

The Action Plan identifies three sets of projects: Community-led projects, Further project aspirations, and Sites with development potential. These are summarised below.

<b>COMMUNITY-LED PROJECTS</b>	<b>PROPOSED LOCATION</b>
Community Food Growing	Bottom Park
River and Wetland Project	One or more of the following: Field across the river by Bottom Park, Craigdarroch Water from confluence with Castlefairn Water to Kilneiss, Castlefairn Water from confluence with Craigdarroch Water to Craignee, Dalwhat Water from High Street to Caitloch, Field behind Dalwhat Garage.
Heritage Provision	Possible sites: The Old Railway Station, St Ninian's Church, The Paterson Rooms, The Masonic Hall, Glencairn Memorial Institute, The Craigdarroch Arms.
Footpath Improvements	Possible sites include riverbanks and the Old Railway Line.
Bench Restoration, Replacement or Additions	A number of benches around Glencairn.

*continued on next page*

<b>FURTHER PROJECT ASPIRATIONS</b>	<b>POSSIBLE LOCATIONS</b>
Glencairn Heritage Centre	The Old Railway Station, St Ninian's Church, The Paterson Rooms, The Masonic Hall, Glencairn Memorial Institute, The Craighdarroch Arms.
Moniaive to Dumfries Cycle Path	Cairn Valley Light Railway Line
Management of land for flood mitigation	Potential riverside options identified around Moniaive
Outdoor shelter	Macara Park, Bottom Park, Broomfield Woods
Community woodland	Broomfield Woods, Jarbruck Woods, Bankhead/Straith Woods
Bunkhouse/Community-led camp site/ Aires	Gaups Mill, The Craighdarroch Arms
Improved pedestrianisation, traffic calming and car parking	Ayr Street, Chapel Street/Old Railway Station. Pull-offs at the main approaches to Moniaive for visitors
Solar energy pilot scheme	Commercial/retail/communal rooftops in Moniaive
Micro-hydroelectric scheme	Bardennoch Burn
<b>SITES WITH DEVELOPMENT POTENTIAL</b>	<b>POSSIBLE LOCATIONS</b>
Affordable housing - led by community organisations	Small or individual plots around Moniaive/Wallaceton.
Other types of development: <ul style="list-style-type: none"> <li>• Affordable business units</li> <li>• Growing scheme</li> <li>• Allotments</li> <li>• Artist studios</li> <li>• Performance/rehearsal/recording spaces</li> </ul>	<ul style="list-style-type: none"> <li>• Old Post Office, Craighdarroch Arms/Coach House</li> <li>• Bottom Park</li> <li>• Bottom Park</li> <li>• Old Playcare Building, Craighdarroch Arms/Coach House</li> <li>• Craighdarroch Arms</li> </ul>

# PART 1: INTRODUCTION

This Local Place Plan sets out the aspirations of the community of Glencairn in Dumfries & Galloway (see Map 1). Based around the village of Moniaive and the smaller settlements of Wallaceston and Kirkland, Glencairn has a strong sense of identity, many active community organisations with a track record of planning and project delivery, and a lively arts and music scene. All set in outstanding scenery between the Galloway and Lowther Hills.

However, like so much of rural Scotland, Glencairn is challenged by the outward migration of younger people, an ageing population and a higher than average proportion of retired, self-employed, part-time and unskilled workers. Public transport is limited, there is a shortage of housing stock available either to buy or rent, and local services struggle to remain viable. Although Glencairn's rivers contribute to its beauty, they cause repeated flooding in Moniaive. Climate

change will increase the flood risk, along with more unpredictable and extreme weather.

We must continue to attract new families to work in, use and support the local businesses, amenities and services, and to attract more people as visitors. Famous for the festivals which have long sat at the heart of Moniaive's identity and economy, the community is determined to diversify and build on its natural and cultural assets to ensure that Glencairn remains socially and economically resilient.

This Plan is central to achieving this vision, through setting out what the community would like to see change, and what it wishes to retain and preserve. It will:

- guide future actions across the community towards agreed needs and aspirations
- represent the community's needs and aspirations within the statutory planning process
- support community projects and proposals in funding bids and project development planning.

## UNDERLYING PRINCIPLES

This Plan is underpinned by principles which guide our approach and how we expect others to engage with Glencairn.

***Our place - our community - our voices:*** Local people will be involved as partners in the decisions that affect our community. The views of the community, expressed by the community and its representatives, and set out in the Community Action Plan and this Plan, will be taken into account in all development and change.

***Every opinion counts:*** All voices will be heard and given equal weight in discussion and planning.

***Better together - community strength through community action:*** Glencairn's vibrant and active community will be sustained and nurtured by every initiative. Plans and projects will strengthen the community's capacity to reach shared goals, and will not control actions or deflate the energy that groups and individuals bring to them.

***Getting there and back - transport poverty and accessibility:*** All change proposals will seek to increase access to services and loosen dependency on private cars by improving transport and mobility or bringing services closer to the community.

***Take and give - local needs first:*** Activities which take value from the land or the community will give value back; negative impacts will be countered by designing in lasting and sustainable benefits. Proposals will be assessed for cumu-

lative impacts as well as on an individual basis.

***Resilience through a circular economy:*** Developments will seek to create resilience through a more circular and self-reliant economy and society.

***Weather watch - resilience in the face of climate change:*** New buildings and infrastructure will be future-proof and energy efficient. New development will contribute in appropriate ways to adapting to and/or mitigating the climate change.

***Valuing diversity in the land and nature:*** Glencairn's beautiful and productive environment, shaped by humans over millennia, will remain central to the local economy, culture and identity as it faces new demands. Developments will create a diversity in land uses, balancing economic, social and environmental benefits; achieving this will come from respectful dialogue.

## THE LOCAL PLACE PLAN AND OTHER PLANS

This LPP builds on a great deal of previous planning work by the Glencairn community. Led by Moniaive Initiative, the community has drawn up two Community Action Plans (CAPs), covering the periods 2016-21 and 2022-27. These involved widespread and detailed consultation with the community, including the use of the Place Standard Tool (see page 22).

This Local Place Plan has a broader scope than the CAPs, which are plans for and by the community. Its purpose

is to influence as much as possible of what goes on in Glencairn, to align it with the community's expressed needs. It therefore looks beyond the community's own capacity to include development coming from outside the area (e.g. from local authorities, land use managers, housing developers and so on), and also gives a more spatial and policy-focused expression to the current CAP.

Moniaive Initiative has been central to developing this Plan, ensuring it complements and reinforces the Community Action Plans. Going forward, we aim to align the two kinds of plans and coordinate them with the preparation of future versions of Dumfries & Galloway (D&G) Council's Local Development Plan (LDP) process in the late 2030s.

The LPP formally sits within the council's planning system: once it is formally recognised by the council it will be a 'material consideration' which has to be taken into account in planning decisions. It shares the LDP's overarching purpose of supporting the Scottish Government's aim of sustainable economic growth, and gives local detail to the LDP's objective of supporting development which achieves a 'viable rural economy and community' and 'vibrant villages'.<sup>1</sup> Because of this connection to local authority planning, we have included 'community policy proposals' for topics such as housing (see page 47). Some are quite specific

suggestions for planning policies relevant to the forthcoming LDP3, while others are more general statements of the community's wishes with respect to how externally driven development is managed.

National policy and priorities have shifted a bit since the current LDP was adopted in 2019. Reflecting this, our community policies relating to forestry and land use are intended to bring development more into line with the South of Scotland's Regional Land Use Framework and the 2024 UK Forestry Standard, in particular emphasising biodiversity and climate change objectives.

Glencairn is in UNESCO's Galloway & Southern Ayrshire Biosphere (GSAB). This recognises the region's significance for biodiversity, its unique landscapes, wildlife, cultural heritage, and the opportunities it provides for learning and experiencing a sustainable way of life. Moniaive is accredited by GSAB as a 'Biosphere Community'. Being part of the Biosphere places the community within a larger area which pays particular attention to promoting a balanced relationship between people and the natural environment, and emphasises community participation and collaboration. GSAB is a valuable resource for taking forward some elements of this Plan, as it provides funding for community-led climate action projects, supports sustainable businesses through a quality certification scheme, and works with communities to develop management plans for ecosystem restoration.

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<sup>1</sup>D&G Local Development Plan 2, p. 11.

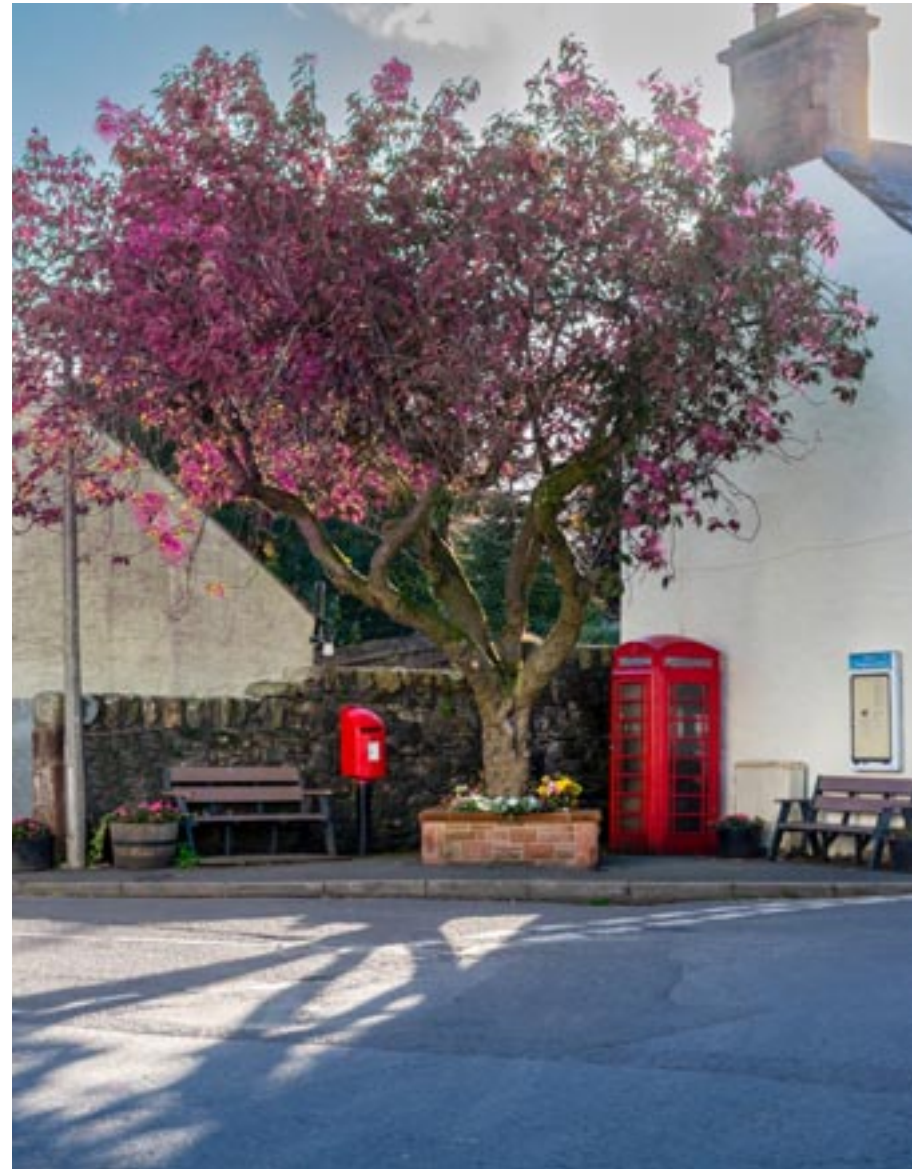
## HOW THIS PLAN WAS PREPARED

A steering group comprising representatives from the Glencairn Community Council, Moniaive Initiative (the area's development trust), South of Scotland Community Housing, and interested residents guided the preparation of this Plan. It was drawn up by a planning consultant, using financial support provided by D&G Council. The Council's planning officers also provided guidance on ensuring that the Plan could be formally recognised by the local authority and play a role in future planning decisions.

The Plan has been developed from widespread consultation and engagement across the community, and reflects widely shared views on what matters and what should be done. It draws heavily on the consultation carried out for the current (2022-27) Community Action Plan, as well as more recent engagement with the community around specific topics (such as sustainable transport and access to land) and a number of meetings carried out specifically for this Plan. Details of this process are given in Appendix A.

These consultations involved all groups in the community, including children and young people. Although different groups face specific challenges, these mainly arise from the same causes - problems with access, limited service provision etc. – and so could be supported by similar actions. This is why there are few mentions of specific groups in this Plan: it is not because any demographic has been overlooked!

Many important issues (such as flood risk manage-



ment, tourism and transport) are connected across community council areas. Neighbouring community councils have been consulted on this Plan, and discussions on shared challenges and opportunities were held with the following organisations: Kier, Penpont & Tynron Development Trust; Old School Thornhill; Nith Valley Leaf Trust (Closeburn); Sanquhar Enterprise Company; and Kirkconnell & Kelloholm Development Trust.

## **STRUCTURE OF THE LPP**

After this introduction, Part 2 introduces the area and its community, Part 3 describes the assets the community has which can support development, Part 4 presents the challenges and opportunities for sustainable rural development. It sets out what the community would like to see in the future, with some broad Goals for development, followed by detailed Objectives organised by the themes:

- Community
- Economy
- Environment: Biodiversity; Land & Access; Landscape & Treasured Places; Water
- Health & Wellbeing
- Heritage & Culture
- Housing
- Low Carbon Technologies
- Transport & Travel

These are mainly aligned with Dumfries & Galloway Council's principal policy areas. They are a helpful way of organising and presenting our ideas, and are also intended to make it easier for these ideas to be taken up by the local authority.

Part 5 presents an Action Plan which sets out projects for implementation in the immediate and longer term. The longer-term projects are aspirational: they are developments we would like to see at some point, if and when resources can be found. We also include here a set of potential development sites which have a range of possible uses. These will need to be the subject of investigation and consultation (after the completion of this Plan) to determine what is feasible and would meet the community's needs.

We have included Community Policy Proposals on Housing, Forestry, Land use change, Land management, Renewable energy, Transport and travel and Home working. These set out our positions on important issues which are largely beyond the control of the community and which we would like to guide others' policy and decision making.

Finally the three Appendices at the end are as follows:

Appendix A - a description of the community consultation processes.

Appendix B - details of the community benefit funds available from local windfarms which can be accessed by groups in Glencairn.

Appendix C - links to the key documents referenced in this Plan.

# PART 2: THE GLENCAIRN AREA AND COMMUNITY

## **GEOGRAPHY**

The community of Glencairn lies in the Dumfries & Galloway Council ward of Mid and Upper Nithsdale. It is spread over almost 50 square miles and stretches some 14 miles from NW to SE. The area is hilly, reaching just under 2000 feet on Colt Hill. Three rivers - the Castlefairn, Craigdarroch and Dalwhat Waters - converge just outside Moniaive to flow southeast as the Cairn Water. The main settlements are the village of Moniaive and the hamlets of Kirkland and Wallace-ton (classified by D&G Council as 'small building groups'), with scattered farms and clusters of homes throughout the valleys. The land outside the settlements is mainly used for farming and forestry.

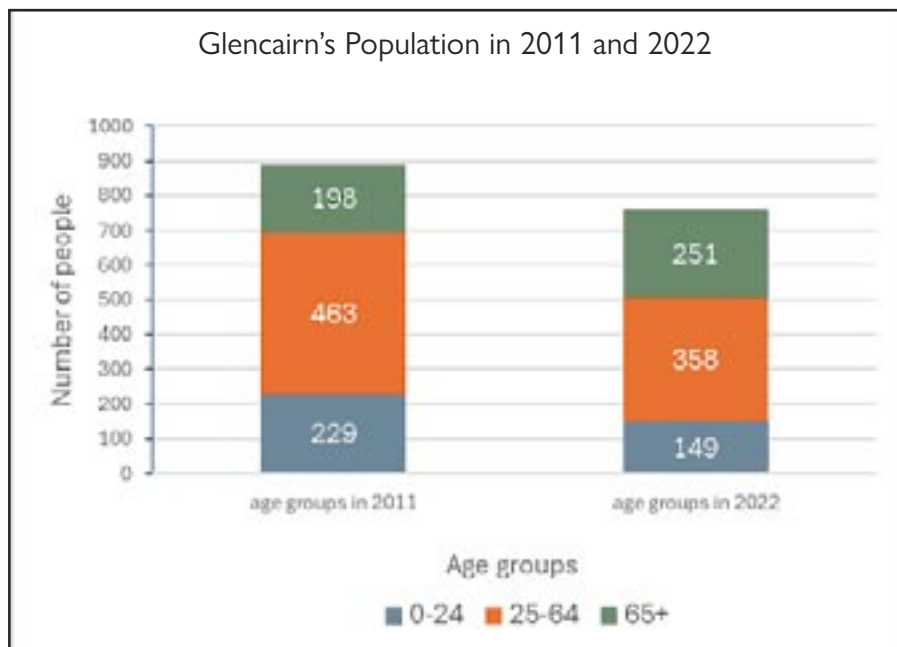
The nearest settlements providing significant additional services are Dumfries, 16 miles from Moniaive, and the smaller Thornhill, nine miles away. The community as a whole is clas-

sified as 'rural' by the Scottish Government, while the valleys upstream of Moniaive are classified as 'remote rural' as they are more than half an hour from any major settlement (in this case Dumfries) and key services.

## **POPULATION**

The total population of Glencairn recorded in Scotland's Census 2022 was 758, living in 370 households. 20% of these were below the age of 25, 47% aged between 25 and 64, and 33% were 65 years and older. There was a small majority of women (52%) over men (48%).

There have been significant changes since the last Census in 2011. While the total population has fallen by 15%, the proportion of people aged 65 and over has increased by a half, and of young people has fallen by nearly a quarter (23%). In



the Census period before that (2001-2011) the population rose very slightly, but the age structure changed little - the big changes have come in the past 10 years.

## EMPLOYMENT AND ECONOMY

Reflecting this ageing population, the proportion of retired people has also risen, from 13% of the population in 2001 to 30% in 2022. Employment has remained fairly constant, with 20% in full time employment and 9% part time. The number of self-employed has risen from 11% to 16%: working

from home has become more important in Glencairn's economy. For comparison, in 2022 30% of Scotland's population were in full time employment, 10% part time, 6% self-employed and 19% retired.

At both censuses the top three employment sectors were agriculture/forestry, health/social services and education. These were 19%, 16% and 11% respectively in 2001, and are now 13%, 15%, and 11%, showing how the land is no longer the main source of employment in Glencairn, though it remains important. The economy has diversified significantly: worth noting is the 6% employed in the 'arts, entertainment and recreation' category in 2022, reflecting the importance of creative people in the population. (Scotland has only 1.3% in the same category.)

### **Wind Farm Community Benefit**

An important direct source of income for the community is the 'community benefit' funds flowing from wind farms on the surrounding hills. This gives community organisations opportunities for funding which are controlled locally, and are more flexible and accessible than most other (national) funding sources. There is also funding available to support individuals' education and training. (See Appendix B for details.)

The amount of community benefit funding available locally is likely to grow during the lifetime of this Plan (2025-30), as new wind farms are constructed. Glencairn

Community Council seeks to retain the decision making in Windfarm Community Benefit Funds. However, anticipated Scottish and UK government policy changes may affect this, and the community will have to respond to ensure that new funds support the community's priorities, and in particular the aspirations set out here and in the Community Action Plan.

Map 3 on page 15 shows the locations of existing and proposed wind farms within and adjacent to Glencairn. It only includes proposed farms with planning consent, since the others (in pre-planning consultation or simply mooted) have uncertain futures, given the current (winter 2025-26) fluidity of energy policy.

## **WEALTH, POVERTY AND DEPRIVATION**

Glencairn is a fairly comfortable Scottish community in terms of overall deprivation, as assessed through the Scottish Index of Multiple Deprivation (SIMD), which takes into account Income, Employment, Education, Health, Geographic Access to Services, Crime, and Housing. Its overall rank according to the 2020 Index was a bit better than the Scottish average (59% of the way up the scale, at 4120th out of the 6976 'data zones') and had remained roughly constant since 2012 (58%). Income deprivation was just worse than the Scottish average (48%), however, and had worsened since 2012, when Glenc-

airn was ranked at 62%. (The SIMD figures, inconveniently, do not include Wallaceston, but this is unlikely to affect the overall picture.)

The standout negative figure, however, is for 'access deprivation' in terms of the ease (or otherwise!) of reaching essential services, considering both public transport and drive times. On this measure Glencairn is in the worst 20% of areas in Scotland. However, this is a substantial improvement on its 'worst 7%' position in 2012. In contrast, Glencairn also stands out for its education score, which puts it in the least deprived 20% of the country.

These averages obscure pockets of poverty. When the figures were gathered in 2020 there were 88 people (one in nine of the total population) considered to be 'income deprived'. Worryingly, only 26 of these were 'employment deprived', suggesting that for some in the community employment is no guarantee of a decent living. Since 2020 the situation must have worsened, following the sharp rise in fuel prices and the general cost of living. Anecdotally, we know that this has hit people hard, particularly because many houses are poorly insulated and have oil-fired heating: fuel poverty is an increasing problem. Similarly, the access problems shown up by the SIMD are severe for the poorest members of the community. In 2022, 12% of Glencairn's households were without a car, a slight improvement from 13% in 2001.

## HOUSING

Housing is a major and complex problem in the area. There is a lack of affordable housing, both to buy and to rent, which the community sees as significantly affecting the area’s ability to attract and retain younger people and families – with knock-on effects on the vitality of the community. The census data shows a decline in people renting in the past 15 years, despite the consensus that there is very significant demand for rental properties:

	2011	PERCENT	2022	PERCENT	PERCENT CHANGE
Population of Glencairn	889		757		
Living in private rented accommodation	206	23%	148	20%	13% Fall
Living in social rental accommodation (NB there is no local authority provision)	85	10%	61	8%	20% Fall
Home ownership	553	62%	524	69%	11% Rise

Much of the housing stock is also in poor condition, badly insulated and relying on expensive (and high carbon) oil for heating. This impacts both the area’s carbon footprint and many people’s health and wellbeing.

## HEALTHCARE AND OTHER SOCIAL SERVICES

Cairn Valley Medical Practice runs a dispensing GP surgery in

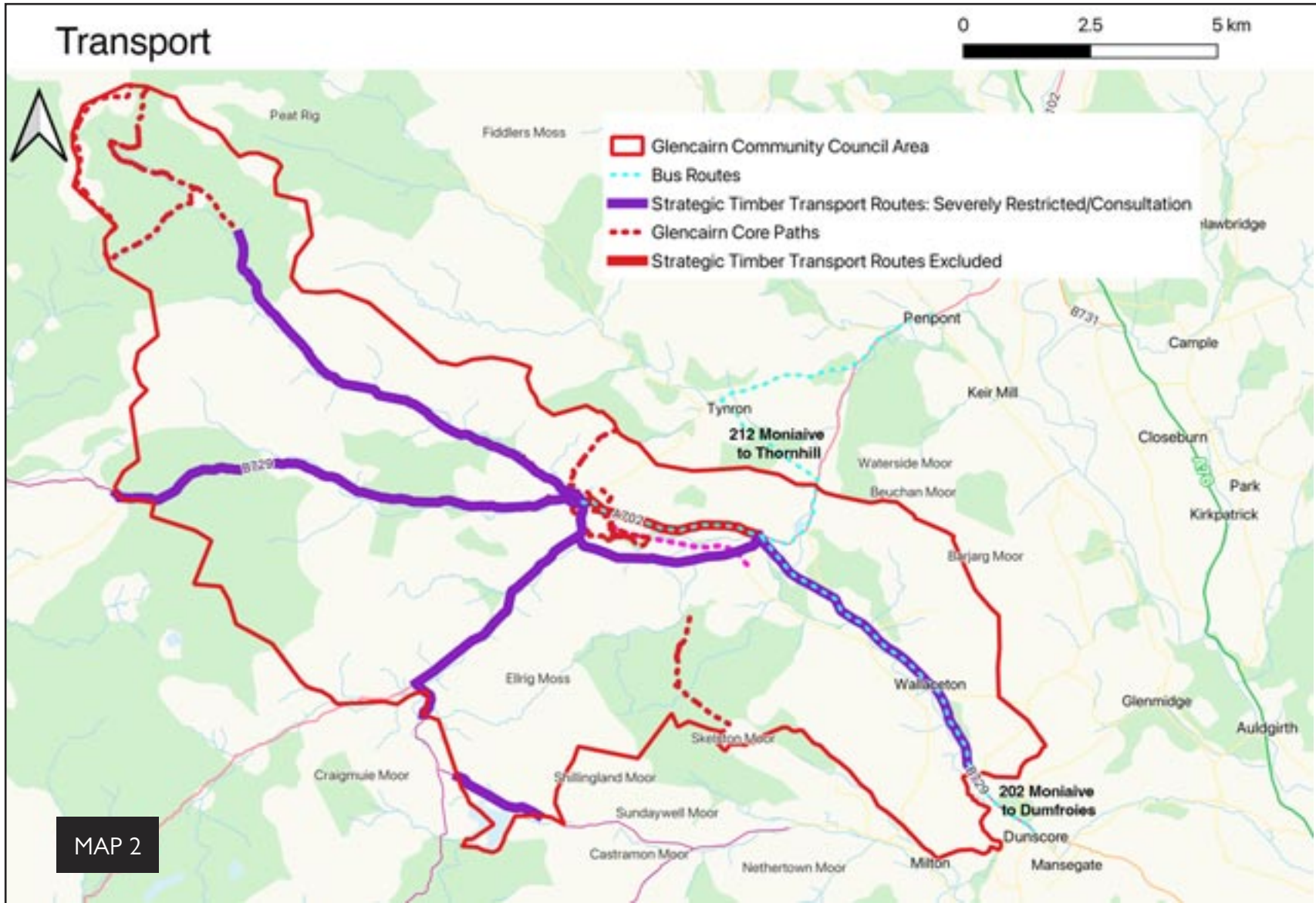
Moniaive, and a larger health centre eight miles away in the neighbouring community council area of Dunscore. Glencairn residents use both, but the Moniaive facility is important to residents with limited mobility or transport.

Dumfries has a regional hospital (Dumfries & Galloway Royal Infirmary) and other health facilities, including an ambulance service. Thornhill has two ambulances, and the area is covered by a charitable air ambulance service based in the north of England.

Dental services are available in Thornhill and Dumfries, but due to a lack of NHS dentistry provision, many residents now travel much further afield, including out of the county altogether.

## EDUCATION

Moniaive has its own primary school, partnered with Dunscore primary, with the two schools sharing a Headteacher. Currently (2024-25) the school has 37 pupils in two classes. Secondary age children travel to Wallace Hall Academy in Thornhill. Moniaive also has a community-owned and led play-care facility (Moniaive Playcare) which offers nursery provision for the under-fives. Numbers fluctuate yearly: the current (2024/25) roll is 16, expected to fall to 9 in 2025/26. The community is seriously concerned over falling numbers of school and pre-school children and the risk of school closure, with the knock-on impacts this would have on the community’s ability to retain and attract working-aged families.



## **PRIVATE/COMMERCIAL SERVICES**

Moniaive has a combined shop and Post Office (which also provides a number of non-revenue generating services to the community), a hairdresser, a pub, a garage/petrol station, a café and a restaurant. The restaurant, in particular, attracts people from outside Glencairn. The pub and café are important both to the local community and to supporting tourism in the area.

A wider range of services is available in Dumfries.

## **TRANSPORT**

The area has daily commercial bus services to Dumfries and Thornhill. Cairn Valley Community Transport, based in Moniaive, is a voluntary organisation providing services across Glencairn, Dunscore and Tynron community council areas. It provides a fortnightly minibus service between Moniaive and Castle Douglas, a programme of excursions, and a hire facility for community organisations.

There are railway stations in Dumfries (16 miles from Moniaive) and Sanquhar (20 miles). Lockerbie (29 miles) is the nearest mainline station.

The A702 and B729 roads cross the area, both running through Moniaive. The former is the Edinburgh road, and connects Glencairn to Thornhill (and the main road to Glasgow). The B729 is the principal route to Dumfries.

There are also a limited number of minor roads. There is a Strategic Timber Route crossing Glencairn, using sections of the B729 and A702. The community has negotiated time restrictions on timber lorry transit to avoid school drop-off and pick-up times. It is worth noting that this is a Consultation Route (ie, requiring additional Local Authority consultation before use) as the roads in the area do NOT meet the agreed standard for timber haulage. The A702 in Dunreggan is an Excluded Route. In general, the road network in Glencairn, which also carries large agricultural vehicles, windfarm and other through traffic, is poorly maintained and in many places inadequate (with a number of bridges which are Grades B and C listed) for the size and volume of traffic it carries. Within Moniaive in particular the roads are narrow and lacking pedestrian pavements in parts. While it is recognised that there are no feasible alternative routes, large vehicles cause congestion and create safety concerns.

## **ENVIRONMENT**

### ***Biodiversity***

**Biodiversity** is potentially very rich, with habitats ranging from alluvial meadows along the water courses to patches of broadleaved woodland, upland unimproved grasslands, and the heather and grass moorlands. However, this is challenged by agricultural practices such as drainage and grassland im-

improvements, and by commercial forestry, with particular concerns over impacts on ground nesting birds (curlew, lapwing etc.), pollution of waterways and lack of diversity. Fragmentation of habitats is a further concern.

**Priority** habitats include every water course in the area, which should be protected from grazing and forestry and provide continuity of habitats for wildlife. Native trees such as willow and alder should thrive along these corridors. Other priorities include the protection and renewal of broad-leaf woodlands. Priority species include lapwings and curlews, adders, otters, red squirrels, and brown trout along with other legally protected species. Specific sites of importance for biodiversity include: Caitloch, Maxwellton, Shaw Wood and Shinnell for red squirrels, Willow Carr for willow tits and Bankhead Woods with its ancient oaks, hazel stools, woodcock and badgers.

Map 3 on page 15 identifies the locations of particular priority habitats in Glencairn. Some of these are small remnants remaining from the impact of agriculture and forestry, but which are nevertheless important at the local level, and could provide footholds for ecological restoration and 'nature networks'.<sup>2</sup>

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<sup>2</sup> See <https://www.nature.scot/professional-advice/protected-areas-and-species/30-30-and-nature-networks>.

## **Land & Access**

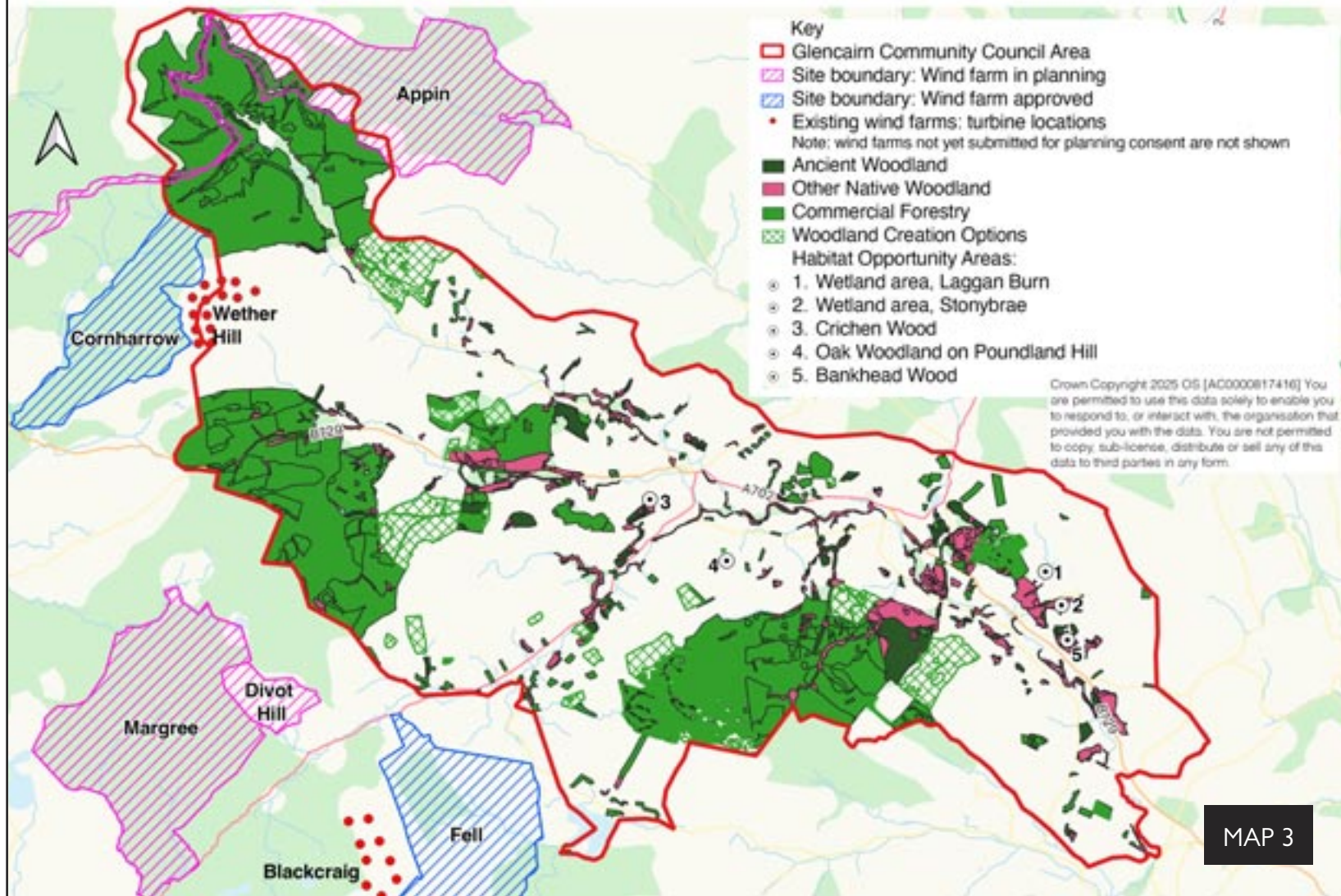
**Land use** is dominated by farming and forestry. Most of the valley bottom land is capable of producing a narrow range of crops, primarily grasses (land capability classes 4.1 and 4.2) and is mainly used for grazing sheep and cattle. Some higher land is capable of supporting improved grassland (class 5), but the highest areas are suitable only for rough grazing (class 6) and forestry.

**Agricultural land ownership** is dominated by large estates with tenanted farms, though independent farm businesses also represent significant land holdings.

**Forestry and woodlands** covers roughly a quarter of Glencairn's area. Most is commercial conifer plantation that is important for timber production and supporting some local jobs, but does little to enhance biodiversity or amenity value. The large forest areas at Dalnacallan and Cairnhead are owned by the Scottish Government (managed by Forestry and Land Scotland), while significant areas around the head of Craigdarroch glen are owned by Gresham House Plc (a specialist investment and asset management company). There are many smaller privately owned plantations. Much smaller areas of broadleaved woodland exist, and are important for biodiversity and amenity, including several of the community's 'treasured places' (see Map 7 on page 27). The forest roads provide opportunities for developing walking and mountain biking routes.

**Publicly owned land** outside the forest areas is limited

# Renewables, Forestry and Woodland, Habitat opportunity areas



to the Dumfries and Galloway Council-owned Macara Park and Bottom Park in Moniaive, and Glencairn Churchyard at Kirkland. The council has approached Glencairn Community Council about taking over ownership of the two parks, but currently community ownership is limited to the buildings in Moniaive listed as ‘community assets’ below (see Page 23).

**Public access to land** for recreation is anchored by the core paths established by agreements between land-owners and Dumfries & Galloway Council. There are also unofficial walking routes throughout Glencairn.

### **Landscape**

Most of Glencairn is included in the Thornhill Uplands Regional Scenic Area, a planning designation aimed at safeguarding ‘areas of special scenic interest which form our most cherished landscapes’ and encouraging the provision of visitor facilities in those areas.<sup>3</sup> The designation includes the Dalwhat, Craigdarroch and Castlefairn glacial valleys, and encompasses varied and contrasting upland and pastoral valley scenery. There are also designated ‘designed landscapes’ at Maxwellton Castle and Crawfordton House (see Map 3) which have to be taken into account in any planning decision which might affect them.

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<sup>3</sup> See Dumfries & Galloway Council: *Regional Scenic Areas and Nature-Scot: Review 94 - Dumfries and Galloway landscape character assessment*.

Most of Moniaive has Conservation Area status, intended to preserve its character through constraining development. There are also many listed buildings within Moniaive and scattered throughout Glencairn.<sup>4</sup>

### **Water**

Water is central to Glencairn’s life and land. It contributes positively to the beauty of the landscape and underpins the area’s biodiversity, and has enormous cultural significance: many of the community’s ‘treasured places’ are in and around the rivers. However, the valleys are subject to repeated floods, and the outlying dwellings which rely on private water supplies increasingly suffer water shortages. Loss of wetlands not only has a negative impact on wildlife, but is a contributory factor, along with climate change, in the actual and predicted increase in flooding events (see Map 4, based on SEPA’s ‘future flood’ maps.) Additionally, water quality is under threat from the combination of climate change and land use. High temperatures, acidification due to forestry, along with pollution from agricultural and residential sources, affect aquatic life, potentially with disastrous consequences for fish stocks.

Moniaive is particularly vulnerable to flooding, most re-

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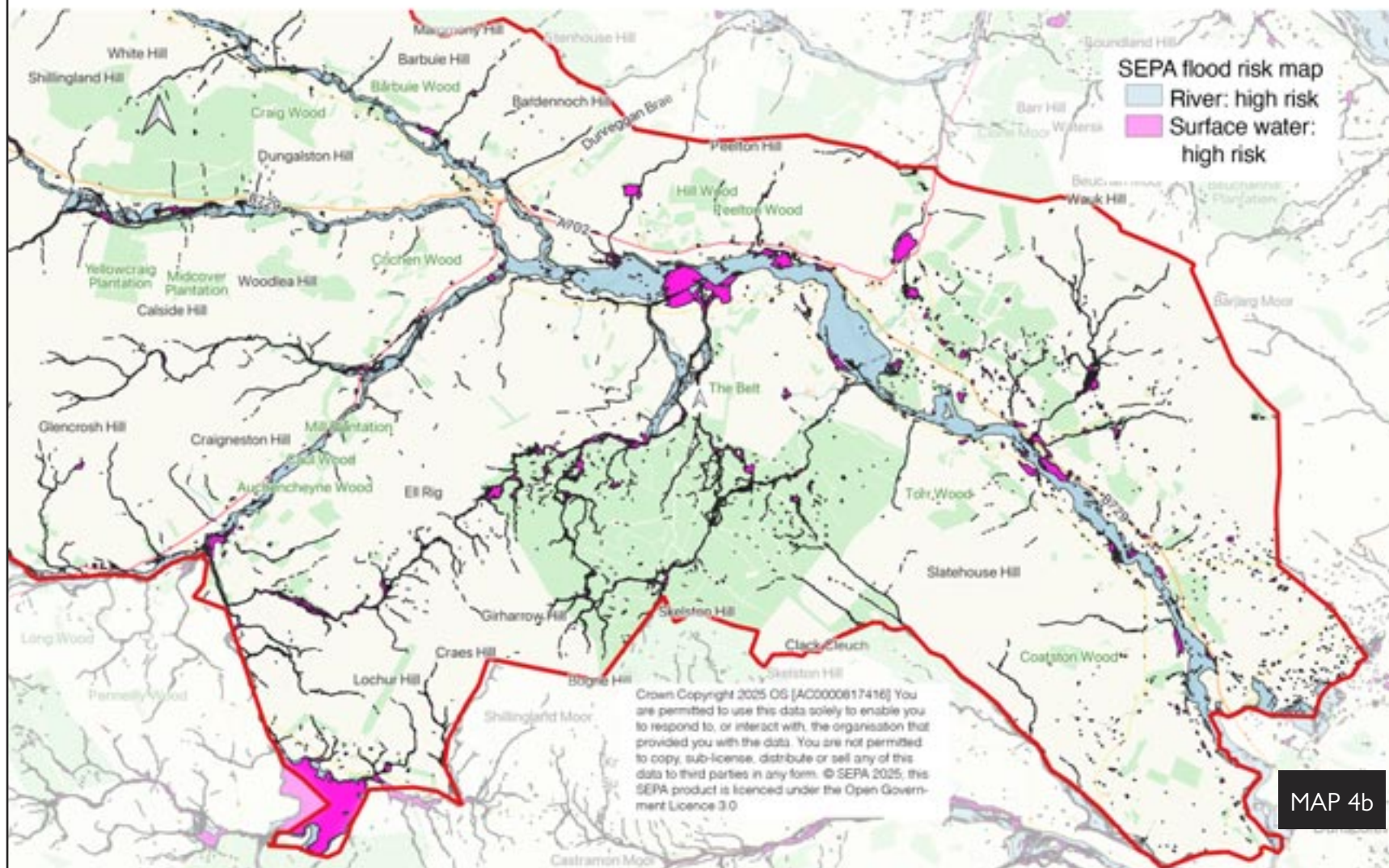
<sup>4</sup> See Historic Environment Scotland’s new (2025) site, <https://www.trove.scot/> and LDP2.

# River and surface water potential flooding

0 100 200 m



# River and surface water potential flooding



cently in 2013, 2015 and 2022. An impact survey of the 58 dwellings and businesses affected in 2022 indicates the primary source of flooding to be overtopping of river banks, particularly upstream of the A702 bridge over the Dalwhat Water. Surface water run-off compounded the problems, making the main road impassable, and lack of capacity in the aged drainage system allowed water to feed back into homes through drains and toilets. Ten households were severely impacted, with properties left uninhabitable for up to a year.

Outside Moniaive, flooding also occurred in the forecourt/parking area of the Albert's Yard development in Wallaceston in December 2022. Widespread flooding of floodplain pastures along the glens caused some damage where breached embankments carried soil and rubble out in the grassland.

Following the 2015 flood, Dumfries & Galloway Council published the Moniaive Flood Study, which concluded that the only economically viable option for flood risk management was maintenance of the existing defences. It also showed that the crucial embankment upstream of the A702 bridge was in poor condition, and without maintenance would result in a predicted 10 year flood return period, rather than the target 100-200 year risk. In February 2019 the Solway District Flood Risk Management Interim Plan identified Moniaive as a 'Potentially Vulnerable Area' and reiterated that maintenance of existing defences was the only viable approach. To the best of the com-

munity's knowledge, no such maintenance has been carried out.

The community responded after the 2015 flood by forming a local Resilience Group. This has taken a leading role in the response to subsequent flood events, and in the installation of river level monitoring equipment, surveying the course of the Dalwhat, repairing damaged culverts and drain covers, and liaising with Dumfries & Galloway Council on bigger repair issues.

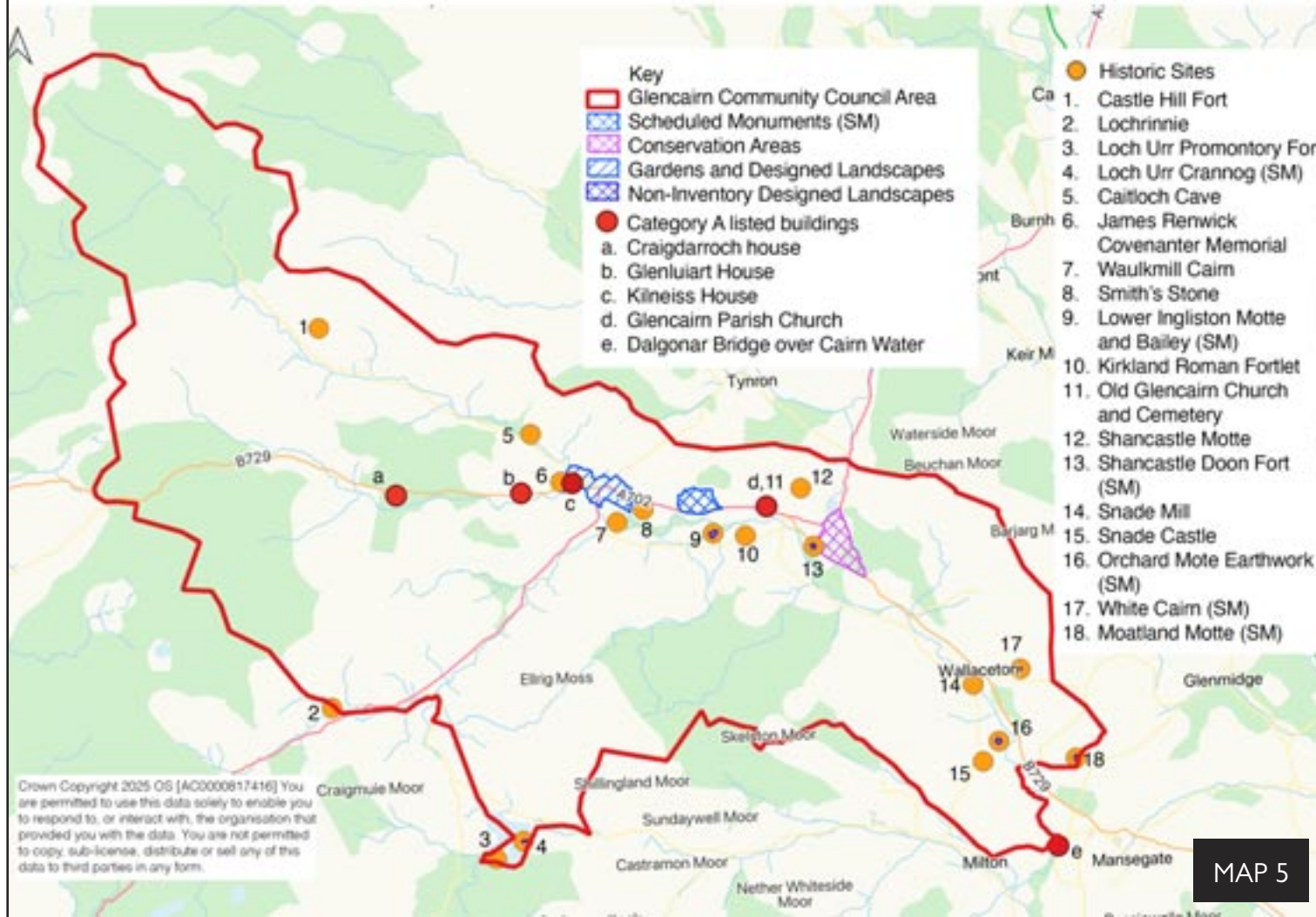
Neither the post-2015 Study nor the Interim Plan considered or made recommendations for natural flood management. In line with current government approaches to flood risk, this Local Place Plan encourages and supports habitat/biodiversity land management that could also mitigate flooding through water retention and flow moderation. In the 2021 Village Survey, 76% of respondents said they would support the lease or purchase of land to manage flood prevention. Some community-led work has already been carried out to extend riparian tree cover. Further tree planting and working with natural processes could enable water meadows, bogs and wetlands to form, to support the existing flood defence scheme.

## **GLENCAIRN'S HISTORY**

Settlement in Glencairn reaches back at least 6,000 years. The area was settled by the Celtic Selgovae in pre-Roman times, and Moniaive itself developed from the 10th century onwards. In the

# Heritage sites and designations

0 2.5 5km



17th century the village became a 'Burgh of Barony' with the right to hold a weekly market. Although it remained a largely self-reliant burgh until after the First World War, with shops and trades servicing a rural hinterland of independent farms and large estates, major changes had started in the 19th century as people moved to the area to work in agriculture, textile industries and other trades. The Glencairn Light Railway, opened in 1902, was built on the rationale of developing Moniaive as an 'inland spa'. While this was unsuccessful, the arrival of Glasgow Boy artist James Paterson in 1884 marked the beginning of Moniaive's enduring association with the creative world. Incomers continued to arrive and Glencairn today is a mix of old farming families, artists and musicians and retired people attracted by the landscape and vibrant ambience. Religion has been important throughout Glencairn's history. The settlements at Kirkland and Moniaive developed on the pilgrimage route between Edinburgh and Whit-horn, and the area was later a stronghold of the Covenanters.

This history has left many physical traces, ranging from prehistoric cairns and burnt mounds to Iron Age forts, medieval defensive sites, and places associated with the Covenanters. Map 5 shows the most important sites, including the area's three Grade A listed buildings and six Scheduled Ancient Monuments, though many more exist.<sup>5</sup>

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<sup>5</sup>See [www.trove.scot](http://www.trove.scot)

## CREATIVITY AND CULTURE

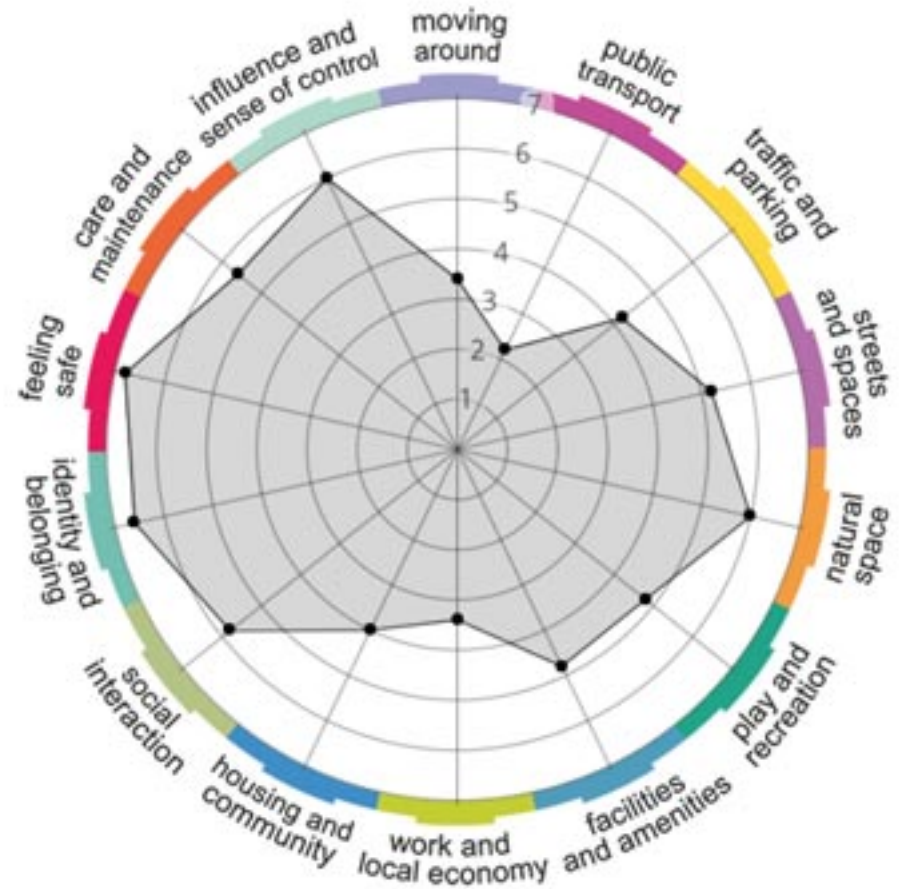
Glencairn has long been a vibrant community with a rich and diverse cultural life. Moniaive Flower Show is one of the longest-established such events in the Scottish Calendar, and the annual Gala continues to be a much-anticipated community celebration. The village also hosts an annual Horse Show, and the less regular Glencairn Sheep-dog Trials.

Moniaive has a particular, ongoing association with the arts through links with James Paterson, who lived and worked in the village from 1884 to 1905. Part of Paterson's legacy was that Glencairn began to be perceived as a creative community, and since his time many painters, writers and musicians have chosen to live and work here.

Glencairn's 'Maxwelton Braes' were made famous in the traditional Scottish Ballad 'Annie Laurie'. Music festivals have been particularly important both culturally and economically since the first Folk Festival was staged in the wake of the 2001 foot and mouth disease epidemic, as a way to attract visitors and inject money into the local economy. A three-year programme of enhanced creative activity across the community, funded by Creative Scotland in 2015, laid the foundations for a huge range of enduring organisations and events. (See the list of community organisations in Part 3, page 29.)

## WHAT GLENCAIRN IS LIKE: THE COMMUNITY'S PERSPECTIVE

In 2021 - in the middle of the Covid-19 pandemic - Moniaive Initiative conducted a survey using the Place Standard Tool (<https://www.ourplace.scot/tool>). This captures the perceptions of the community about the area, drawn together in the graphic below. Glencairn is felt to be a safe and sociable place, with a strong sense of identity and belonging. Its natural setting is valued, along with its facilities. However, housing and the economy are seen as problematic, along with a set of issues to do with mobility: getting around, public transport, traffic and parking. These perceptions echo and reinforce other consultation results, and form an important input into this Plan.



ABOVE: The Place Standard Tool results from the 2021 survey conducted by Moniaive Initiative.

LEFT: A workshop at the Midsummer Gathering.

# PART 3: THE COMMUNITY'S ASSETS

Glencairn is rich in assets, both natural and those created by people. Some are physical things and places, others are intangible, like the cultural heritage and identity of the communities. All need nurturing; many could be developed further; some are under threat and need both protection and investment.

The paragraphs below list the most important of the assets, and Map 6 shows the locations of these and other physical assets.

## **BUILDINGS**

In Moniaive the following buildings are in community ownership and have multiple uses:

- **The Bowls Pavilion and Green**, owned and run by Glencairn Bowling Club. It hosts regular matches and is also increasingly used as a venue by other groups for social events, talks and meetings.

- **'Corrie Doon'** cottage is owned by Moniaive Play-care, a community-led charity providing a pre-school nursery, a breakfast club and an after school club. They also own the neighbouring cottage, which is currently (2025) leased to Moniaive Initiative for a weekly pop-up shop.

- **The Hive** is owned and run by Moniaive Initiative. It has a community shop, library and gallery with year-round exhibitions. A commercial hairdressing salon operates from the building.

- **The Glencairn Memorial Institute** is owned and run by a registered charity. It is a vital hub in the village, providing a sports facility for the primary school and other sports activities. It is regularly used by Cairn Chorus, the Repair Café, and for yoga, keep fit and the Brownies. It has a snooker room, meeting room and a pottery club with a kiln. It serves as the village Resilience Centre during emergencies.

- **The Masonic Hall** (formally, 'Nithsdale St Paul

# Settlement and Asset Map



- 1. Macara Park
- 2. St Ninian's Church
- 3. Clock Tower
- 4. Paterson Rooms
- 5. Public Toilets
- 6. Stockyard Museum
- 7. Market Cross, Phone Box
- 8. Cherry Tree
- 9. Watson's Store
- 10. Glencairn Memorial Institute
- 11. GP Surgery
- 12. Moniaive Primary School
- 13. Old Playschool Pop-up Shop
- 14. Playcare
- 15. Coach House
- 16. Craigdarroch Arms
- 17. The Hive
- 18. Dalwhat Garage
- 19. Masonic Hall
- 20. The George Hotel
- 21. Community Garden
- 22. Car Park
- 23. Bowls Club
- 24. John Corrie Wildlife Garden
- 25. Bottom Park

- Open Spaces
- Community Buildings
- Business Premises
- Public Services
- Other



MAP 6

Masonic Lodge’) is used for Lodge meetings and is available for hire by community groups. It has been used regularly for art exhibitions, concerts and parties.

Unfortunately, no single building is completely fit for purpose as a 21st century community centre. The largest space (in the Glencairn Memorial Institute) is upstairs and difficult to access for those with limited mobility. Welfare facilities and environmental conditions in many of the buildings are poor. Although some have been improved in recent years, most require further improvement and take considerable upkeep. On the positive side, there is a ‘make-do’ mentality in the use of what is available.

The following buildings are not in community ownership or management, but are important assets for the community:

- **Moniaive Primary School** (owned and managed by D&G Council) is used occasionally as a community space
- **St. Ninian’s Church**, belonging to the Church of Scotland serves a congregation from across the area, and is also used regularly for talks, exhibitions and concerts.
- **The Paterson Rooms** is owned by the Church of Scotland, and has rooms available to hire.
- **The George Hotel** and **Watson’s Store** are commercially owned and managed, but provide important venues for community activities.
- **The Craigdarroch Arms** closed during the LPP preparation period. It is privately owned, and has provided impor-

tant venues for community activities, The free-standing Coach House is an important asset as a venue in its own right. Its future is now uncertain. The community would prefer it to remain a pub/hotel business. (A number of ideas for its future use have been suggested by the community: see the Action Plan below.)

The settlements outside Moniaive have no functioning community buildings.

## **SPACES AND PLACES**

The principal ‘public’ spaces (not all in public ownership) in Moniaive are:

- **Macara Park**, in the centre of Moniaive, with a children’s playground. It hosts the annual Flower Show and the Gala.
- **‘Bottom Park’** consists of a football pitch (not currently used for football) and is used by the primary school for sports and is the setting for the annual village bonfire. It leads to a footbridge over the Dalwhat Water which gives access to a circular village walk and provides an important off-road route to the primary school. Bottom Park adjoins the John Corrie Wildlife Garden.
- **The John Corrie Wildlife Garden** is an important community space in private ownership. This garden is based on a unique environmental and cultural Glencairn asset: John Corrie’s comprehensive historic record of local flora and fauna from 1910.
- The field behind the south side of the High Street and east side of Chapel Street is in agricultural use but is important

as a camping field for village festivals.

- The council-owned car park at the foot of Dunreggan Brae is vital for visitors as well as residents of Dunreggan, where street parking is restricted. It is currently used as an informal overnight campervan stop. A community garden has been established in the picnic area at the top of the car park by Moniaive Initiative.

- The Ayr Street Garages, bus turning point and lay-up for the timber trucks.

- The centre of the village, with its cherry tree, seating and Market Cross, is an important amenity and meeting place.

Outside Moniaive there are many places which are assets for the community for recreation and leisure. The most significant of these are:

- The grounds around Maxwelton Chapel.
- The cemetery at Glencairn Church in Kirkland.
- Cairn Pool on the river, and the associated circular

core path.

- Bobby's Loch, which is used for leisure and bird watching.

- The east side of Loch Urr is accessed informally for swimming and picnicking.

- The circular walk from Wallaceton over the suspension footbridge and along the upstream riverside path - created and still maintained by a local farmer - and back along

the railway trackbed, is well used.

- At the south end of Glencairn, the Craigs/Auchenferdick and Bankhead Woods are popular amenities and important for their ecology and archaeology.

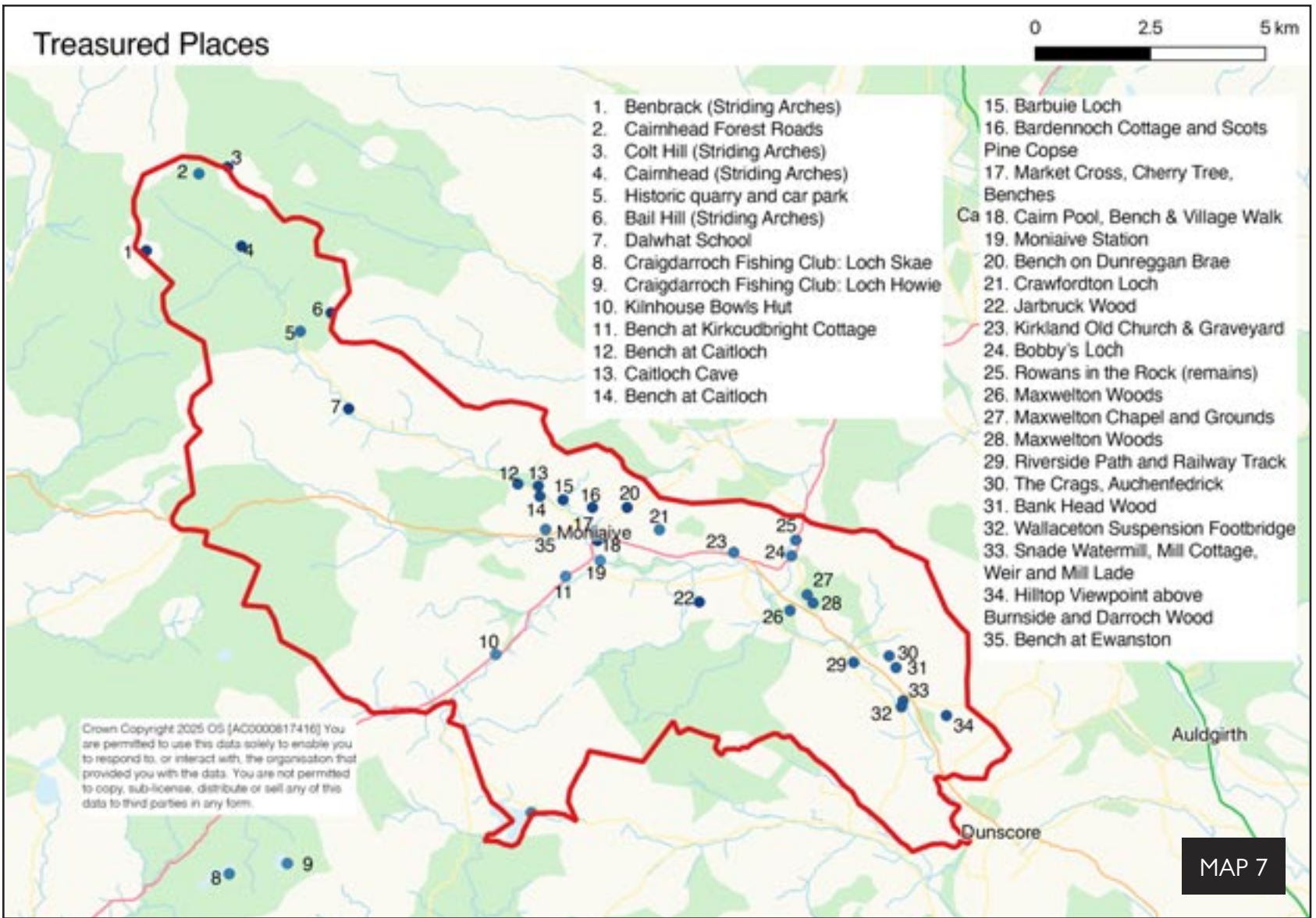
- Moniaive-based Craigdarroch Fishing Club has the use of two waters, Loch Howie (coarse fishing) and Loch Skae (fly fishing). Whilst these are located beyond the western boundary of Glencairn, they provide an important recreation resource for local residents.

Of particular note, as an artistic asset of international importance, are the Striding Arches by acclaimed land artist Andy Goldsworthy.

Whilst many of these are on private land, local use is well established, backed by the legal right of responsible access to land.

## **TREASURED PLACES**

All of the places listed above, together with many small features such as benches, are landscapes and features particularly valued for their contribution to community wellbeing, identity and sense of place. Everyone will have their own treasured places: we've mapped those that many seem to favour (see Map 7). Protecting these 'treasured places' is a vital aspect of planning and development from the perspective of the local community. They are therefore included here to ensure that people's place attachment is given due weight when changes are proposed.



## SOME TREASURED PLACES



*Moniaive village centre with cherry tree and benches.*



*Cairn Pool.*



*Kilnhouse Bowls Hut.*



*Bench on Dunreggan Brae.*



*Maxwelton Chapel.*



*Wallaceton Bridge.*

The bench on Dunreggan Brae (see photo on the left on the previous page) is one of several on the roads out of Moniaive, around a half mile from the village, provided by the community council, to enable people to walk, rest and enjoy the view. As the photo shows, some are in poor condition.

## **COMMUNITY ORGANISATIONS**

Two organisations are particularly important in the governance and development of the area:

- The Glencairn Community Council (GCC) is the most local tier of government, with elected community representatives. At the time of preparation of this Plan there are six community councillors. The Community Council makes decisions about some of the community benefit funds flowing from local windfarms. The GCC also heads the Resilience Group, which provides rapid, local response in times of emergency, such as floods, storms or power cuts.

- Moniaive Initiative was formed in 2013 to deliver legacy projects for Moniaive and Glencairn as a whole. It is a registered development trust and Scottish Charitable Incorporated Organisation (SCIO), with the aims of advancing sustainable community development, relieving rural disadvantage, and encouraging wider participation in all aspects of community life. It acts as an ‘anchor organisation’

to support existing community activity and to encourage, facilitate and develop new activities. Moniaive Initiative is currently working on a small portfolio of projects to meet targets set by the community in the second community action plan (GMAP 2022-27) (see the Current Activities section, page 33).

A host of other community organisations support a wide range of social and cultural interests and activities.

Glencairn also has a significant, though not formally organised, asset of a large number of community members who support ideas of enhancing environmental value, protecting and improving biodiversity, reducing carbon emissions etc. Included in this group are people with a high level of relevant expertise and professional experience.

## **SERVICES**

Public and private services are important assets for the community, and deficiencies in these pose significant challenges. All Glencairn’s services are in Moniaive, although facilities and services in neighbouring communities are important for Glencairn residents. Links with Dunscore and Thornhill are particularly strong.

Details are given above in Part 2: The Glencairn Area and Community.

## GLENCAIRN'S SOCIAL/CULTURAL ORGANISATIONS

### ENVIRONMENT

- Glencairn and Tynron Horticultural Society – stages the annual Moniaive Flower Show.
- Glencairn Land & Woods Trust (formerly the Cairnhead Community Forest Trust)
- John Corrie Wildlife Garden Group – maintains and organises events in the John Corrie Garden.

**HISTORY** • Glencairn History Group – organises talks on local and wider historical interest, and excursions.

### PERFORMANCE AND CREATIVE ARTS

- Cairn Chorus - community choir with performances across the region.
- Gallery at the Hive - year-round rolling programme of art exhibitions.
- Moniaive Drama Group - performances of plays and pantomimes.
- Moniaive Folk Festival - a major event and a significant contributor to the local economy.
- Moniaive Poetry Workshop - workshops, performance and publishing.
- Pottery Club – pottery-making sessions.
- Quilting Group - making sessions and exhibitions.

### SPORT AND ACTIVE RECREATION

- Craigdarroch Fishing Club - offering fly and coarse fishing on two lochs in Balmaclellan (neighbouring Glencairn).
- Glencairn Bowls Club - active bowls club with short mat bowls during the winter season in the GMI.
- Glencairn Curling Club - one of the oldest sports clubs in the region (1860s), which plays in Dumfries.
- Kilnhouse Carpet Bowling Club - indoor carpet bowling club.
- Moniaive Walking Works - lunchtime walks from the Cherry Tree.
- Table Tennis Club - a Moniaive Initiative Health and Wellbeing Project.

### SOCIAL CLUBS

- The Evergreens
- Glencairn Lassies

## **TRANSPORT AND ACTIVE TRAVEL**

As well as the public and community transport services noted in Part 2, the area also has assets supporting active travel for both daily life and leisure.

There are a number of short, designated and sign-posted, core paths, concentrated around Moniaive (see Map 2). Longer paths link to neighbouring valleys, and others form a network in the forests at the head of the Dalwhat valley. These link with a national long distance path, the Southern Upland Way, which runs along about three miles of the north-western boundary of the area, but does not descend into the valleys. (It is thus a rather marginal 'asset' for Glencairn, though with potential for development.) There are also many unofficial walking routes throughout Glencairn, but the statutory right of responsible public access is often limited in practice by fences and locked gates. Some parts of the former track bed of the Cairn Valley Light Railway are used for walking, but this is not accessible as a continuous route.

Three suspension footbridges over the Cairn Water are maintained by Dumfries & Galloway Council. They are important recreation and everyday assets, which allow access to riverside paths, the primary school, and scheduled bus services.

Some of the roads in the area are designated by Dumfries & Galloway Council as cycle 'byways', though no National

Cycle Network routes, nor the South of Scotland 'coast to coast' route, cross Glencairn.

## **HISTORICAL AND CULTURAL ASSETS**

The area has a rich history, as described above. This has created the present day landscape, and left both tangible traces and shapes intangible aspects of the area's identity and culture. The former are shown on Map 5; the latter include the rich social history which includes the Covenanters, agricultural and textile workers and cattle drovers, the Norwegians who arrived during WWII, a Cold War Observation Post, a wealth of folk tales and music, as well as individual family histories.

## **THE CREATIVE COMMUNITY AS AN ASSET**

Creativity is central to Glencairn's identity, culture and economy. The community has a massive asset in its creative people, with their experience (including in the organisation and management of events), networks and, in some cases, visibility and fame outside the community. This asset is drawn on by the range of organisations and events listed above, and provides a key resource for future development.

Cultural and leisure facilities in neighbouring Tynron, Thornhill, Dunscore, Dalry and New Galloway are all well-used by Glencairn folk. Access is constrained, particularly in

winter, by poor transport links, especially to the west.

### **NATURAL ASSETS: AMENITY AND BIODIVERSITY**

Glencairn is rich in natural assets (described in more detail in Part 2, see p. 13). Most of the area is productive farmland or forestry, of significant importance for direct employment and supporting other businesses, and there are a number of other important habitats. The natural environment is important for biodiversity, though the combination of commercial forestry and intensification of farming has had negative effects on the upland and river habitats in the past decades. This biodiversity, and the habitats, are also an economic asset, as attractions for sensitive tourism. The open land and rivers are also an important amenity for the wider community, providing opportunities for walking and cycling at every scale of length and difficulty, as well as fishing. As with biodiversity these are also assets which could be extremely important economically, through bringing in visitors to the area. Access is thus a crucial issue: these places are only 'assets' if they are accessible, and this is currently problematic over much of Glencairn.

### **CURRENT ACTIVITIES ARE COMMUNITY ASSETS**

The community's assets include a great deal of ongoing activity, much of which is listed above in the 'community organisations' section, along with projects directly related to the

community's Action Plan. This activity creates assets not just in terms of outcomes, but also in the increased capacities of local people, and opportunities in terms of taking work forward. However, all this activity can also be a constraint, in that community volunteers are already extremely busy, and have limited time and energy to develop new work. An overarching challenge, therefore, is to draw new people into organising community activities.

Current projects being led within Glencairn by Moniaive Initiative are set out on the next page.



## CURRENT MONIAIVE INITIATIVE PROJECTS

PROJECT	RELEVANT THEME(S)	PARTNER ORGANISATION(S)
The Hive - supporting: circular economy, waste reduction, small businesses, volunteering	Community, Economy	
Community Garden and Food Growing	Health & Wellbeing, Economy, Land & Access	
Repair Café	Health & Wellbeing, Economy	
Development of community and cultural heritage provision	Land & Access	Glencairn History Group Galloway & South Ayrshire Biosphere
Land Acquisition & Biodiversity improvements	Land & Access, Water, Transport	Glencairn Land and Woods Trust
N76 Sustainable Transport - supporting community transport, advocating for public transport, developing EV and low carbon opportunities	Transport, Low Carbon Technologies	Community Energy Scotland Cairn Valley Community Transport DG3 Development Trusts
Active Travel Paths - improvements to existing and creation of new paths	Transport, Land & Access, Health & Wellbeing	Glencairn Land and Woods Trust

# PART 4: CHALLENGES AND OPPORTUNITIES

The community of Glencairn has identified significant challenges to its wellbeing, but also has resources and assets and ideas which provide many opportunities for positive development in the coming years. The table on the next pages sets out some of the most important of these. There is an overarching challenge in a lack of resources: tackling the challenges and realising most of the opportunities requires funding.

## **RISING CHALLENGES**

Two overarching challenges increasingly face the community, reinforcing existing trends and introducing new problems which must be tackled if Glencairn is to thrive.

### ***1: Climate change – a stormier future***

The Climate Emergency is already experienced in the in-

creasing severity of storms causing damage to property and the loss of trees, often resulting in short term road closures and power outages. Regular flooding is of huge concern in Moniaive, as described above. Predicted changes also include warmer and wetter winters, hotter and drier summers, and increased occurrences of intense rainfall and other extreme weather. As this plan was being prepared in Spring 2025 the region was experiencing its hottest, driest spring for 60 years, with severe risks of forest fires, impacts on livestock, and damage to wetland habitats and biodiversity.

Glencairn must therefore develop its resilience to a range of emergencies and stresses - flood, fire, water shortage, storm damage – and also the challenges to its land-based economy, including nature-based tourism.

## CHALLENGES AND OPPORTUNITIES

THEME	CHALLENGES	OPPORTUNITIES
Community	<p>Demographic/economic changes risk loss of local education facilities (especially the Mon-iaive primary school)</p> <p>A lack of a central focus - a place and/or activities through which to capitalise on the community's assets.</p> <p>Existing buildings not entirely fit for their purposes.</p> <p>Current Resilience Centre needs upgrading to make it fit for purpose</p> <p>Volunteer and staff burnout.</p>	<p>A community building as:</p> <ul style="list-style-type: none"> <li>• A heritage centre</li> <li>• A resilience centre</li> <li>• A hub for community organisations.</li> </ul> <p>Coordination and collective planning, to make best use of available resources and develop new initiatives.</p> <p>Community buildings management committees' enthusiasm for upgrading and multiple uses.</p> <p>Increasing applications for wind farm community benefit funds and support from GSAB.</p>
Economy	<p>Marginal profitability of farming.</p> <p>Lack of year-round high demand for hospitality (resulting in reliance of some businesses on income from festivals).</p> <p>Declining/insufficient workforce.</p> <p>Limited customer base for existing services.</p> <p>Weakness of the current tourism 'offer'.</p> <p>Poor transport (and see below).</p> <p>Poor state of the High Street.</p>	<p>Sustainable 'green' tourism, both day and overnight visitors.</p> <p>New facilities that could benefit residents, businesses and visitors alike.</p> <p>Potential for natural capital based investment.</p> <p>The interdependence of the businesses in the micro-economic ecosystem of the village: improvements can create a virtuous circle.</p> <p>Potential for expansion of home-based working in the growing digital economy and using shifts in working practices, post-Covid-19.</p> <p>Restoring number/range of festivals to pre-Covid levels.</p>

<b>THEME</b>	<b>CHALLENGES</b>	<b>OPPORTUNITIES</b>
Environment: Biodiversity	Commercial land uses (intensive farming, forestry) challenging biodiversity objectives. Climate change leading to higher water temperatures, fires etc.	More diverse woodland (potentially tied into economic activity) could be developed. Strategic linkage of existing fragmented habitats into corridors. Support (from GSAB, NatureScot etc.) for restoration of peatland (Cairn Hill), wetland (e.g. Laggan Burn at Craig Plantation), upland oak woodlands (e.g. Crichen Wood, Poundland Hill, Bankhead/Straith Wood), riparian woodland. <sup>6</sup>
Environment: Land & Access	Lack of access to land for community lease/purchase and for recreation. Poor linkage of paths and roads inhibits access for leisure. Lack of access to information for visitors. Tensions over access between land managers and others.	Community ownership/leasing of land to enable: food growing, active travel, increased amenity, biodiversity improvements, flood mitigation, water management. Better access to private and state land to support tourism development as well as improve residents' quality of life. State ownership of substantial areas of forest should facilitate access improvements
Environment: Landscape & Treasured Places	Loss of landscape value and access to treasured places through commercial forestry and wind farm expansion.	The high quality existing landscape and environment supports many other opportunities: protection of these is essential. Landscape-based tourism. Community responsibility for managing treasured places, in return for better access.
Environment: Water	Increasing flood risk, worsened by lack of funding for flood risk management. Inadequate drainage, contributing to flooding. Inadequate water availability in outlying areas. Quality challenges from land management practices.	Natural flood management through woodland and wetland creation and management, combining water management with biodiversity and amenity objectives. Changing the narrative from 'flood mitigation' to 'water management', emphasising the positive, multiple benefits of active, nature-based management.

<sup>6</sup> For more detail, see *GSA Biosphere Priority Habitats and Species – Natural Heritage Management Plan 2018*.

<b>THEME</b>	<b>CHALLENGES</b>	<b>OPPORTUNITIES</b>
Health & Wellbeing	Remoteness and low population density creates challenges for accessing healthcare, social opportunities, education, sport and recreation and other healthy living options. Loneliness and isolation. Poor access for people with mobility challenges.	Active community groups/organisations already exist promoting H&W activities: potential for achieving more through increased use of community benefit funds.
Heritage & Culture	Very little current heritage provision. No building suitable for a museum/heritage centre; high volunteer input needed to staff one.	Rich history and creativity provide opportunities for events, festivals, tourism, and community activities. Improved access and interpretation and publicity for historic and cultural landmarks. Existing organisations and recent events provide a sound basis for development. 'Interpretative' events can offer an alternative/complement to a fixed museum/heritage centre. Relatively easy, low-cost provision could be made online and at information points and heritage/art benches.
Housing	Lack of affordable housing, due to lack of building sites, competition from incoming residents and second homes/short-term rentals. Poor quality housing challenges health and wellbeing and environmental sustainability. Reliance on fossil fuel and wood-fired heating is expensive and high carbon.	Small sites and disused farm buildings exist which could accommodate new housing. Community-led housing for affordable and sustainable homes. Renovation/retrofit of existing housing stock to improve wellbeing and environmental performance. Environmentally aware residents prepared to trial alternative housing options, which could include woodland crofts.

THEME	CHALLENGES	OPPORTUNITIES
Low Carbon Technologies	<p>Lack of availability of suitably located land for wind, solar, hydropower.</p> <p>Conservation Area status limits possibilities in Moniaive.</p> <p>High capital costs for power generation, and retrofitting (insulating) existing buildings.</p>	<p>Strong local interest in community-led and/or individual solar and hydro-electric projects.</p> <p>Community ownership (possibly with other DG3 Development Trusts) and/or shared ownership of wind farm developments.</p>
Transport and Travel	<p>Poor public transport, in particular evenings and weekends. Current provision does not support travel by public transport to/from work or further education.</p> <p>Over-reliance on car ownership, and access/mobility deprivation.</p> <p>Poor condition of roads discourages cycling and walking, damages vehicles. This:</p> <ul style="list-style-type: none"> <li>• impacts possibilities for active travel</li> <li>• imposes additional costs on residents</li> <li>• restricts tourism development through limiting access and discouraging visitors, especially in winter.</li> </ul> <p>Roads are inadequate for the size of timber and agricultural vehicles, but alternative routes are unavailable.</p> <p>Heavy traffic through the settlements, especially in Moniaive, creates dangerous conditions for pedestrians.</p>	<p>More active travel with signed and publicised walking/cycle paths could support tourism development and contribute to resident health and wellbeing. There is strong local interest and support for maintaining and improving existing core paths. New paths and cycleways should be linked into the existing footpath/cycle network.</p> <p>Additional provision could include, for example, (e.g. gravel biking in the FLS forests, links to the Southern Upland Way, repurposing the disused Dumfries/Moniaive railway line).</p> <p>Glencairn is relatively easily accessible (by private car) from major through routes and could capitalise on its location as a gateway to the Galloway Forest/Dark Sky Park.</p> <p>Improved public transport could better support local employment and green tourism. With appropriate support, Community Transport could supplement public transport provision.</p>

## **2: Demographic change – an ageing future**

The population of Glencairn is ageing and decreasing in numbers. While the influx of early-retired people brings some benefits in terms of relative wealth and a valuable combination of time and energy to contribute to community activities, there are inter-linked, negative impacts of the overall demographic shift:

- increasing demands on health and social services.
- a decreasing workforce, crucial both for the local economy and to provide services for ageing residents.

- decreasing numbers of families, which puts the schools and other services at risk of closure, undermining many aspects of community life and making it harder to attract new families to the area.

The influx of retired people has also been one factor driving rising property prices, making housing unaffordable for many people earning in the local economy. If unchecked these trends would seriously undermine the viability of the Glencairn community as a whole.



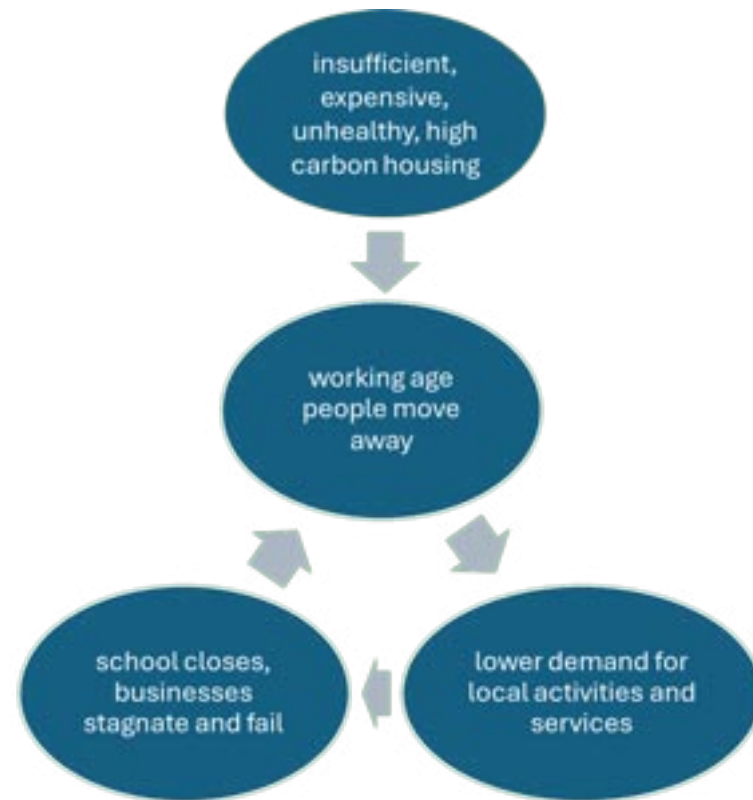
# PART 5: THE ACTION PLAN

## EVERYTHING IS INTERCONNECTED...

In order to describe Glencairn and plan effectively, we have broken this Plan down by themes of importance to the community. In reality all the issues are interconnected. Different problems reinforce each other in vicious cycles of economic and social decline.

Creating a vibrant and thriving community needs us to take action on multiple fronts, and also to make changes which will break and reverse these cycles and create virtuous circles instead.

There are many complicated links beyond those shown in these diagrams. The Action Plan focuses on these links, identifying projects that work across themes and towards multiple objectives. We make no apology for not lining up each project with a single objective or classifying them under single themes! In the following pages we set out the community's overall Goals, a set of specific Objectives, and an Action Plan to guide achievement of the Objectives.



*Cycle of economic and social decline.*



*Cycle of economic and social improvement.*

## OUR GOALS

The overarching goal of this Plan is to map out how Glencairn can build on its natural, social and cultural assets to sustain itself as a creative, vibrant and resourceful community. Each theme has a goal, which drives the proposed and hoped-for actions:

<b>Community</b>	A vibrant, active community which supports everyone, attracts new residents and enables its young people and elderly to stay.
<b>Economy</b>	A more resilient, circular and sustainable economy, based on community wealth-building principles.
<b>Environment (Biodiversity)</b>	More diverse range of habitats, in good ecological condition.
<b>Environment (Land &amp; Access)</b>	More access to land, both for recreation use and community ownership.
<b>Environment (Landscape &amp; Treasured Places)</b>	Glencairn's beauty and the community's sense of place preserved.
<b>Environment (Water)</b>	A more beneficent water system, with reduced flood risk and better water supply.
<b>Health &amp; Wellbeing</b>	A community healthy in body and mind.
<b>Heritage &amp; Culture</b>	The community's heritage and culture recognised, valued and used to support the economy.
<b>Housing</b>	People living and working in the area have access to affordable, healthy, energy-efficient, high quality housing.
<b>Low Carbon Technologies</b>	Carbon emissions are reduced through either/both changes to supply or demand.
<b>Transport</b>	Everyone has access to adequate transport (public and private) to meet their needs, and to safe, active travel opportunities, for leisure and work.

## OUR OBJECTIVES

To attain these broad goals, we seek to achieve (or at least make significant progress on) the following specific, measurable/assessable objectives during the lifetime of this Plan.

THEME	OBJECTIVES
<b>Community</b>	<p>Increase communication and coordination between organisations.</p> <p>Increase efficiency of local organisations to make most use of assets and resources.</p> <p>Ensure community spaces are adequately supported and resourced.</p> <p>Develop an effective crisis management system ('resilience').</p> <p>Develop an annual calendar of community events.</p> <p>Develop a community education programme.</p>
<b>Economy</b>	<p>Diversify the economic base to provide more continuous income streams, less dependant on intermittent events.</p> <p>Support existing businesses to survive, thrive and grow.</p> <p>Create opportunities for new business ventures.</p> <p>Develop a circular economy.</p> <p>Develop day visitor and community-led sustainable tourism (in through a new day visitor strategy).</p> <p>Improve access to education and training opportunities</p> <p>Increase Glencairn's income from community benefit funds.</p>

<b>Environment: Biodiversity</b>	<p>Create wildlife corridors.</p> <p>Improve ecological quality of watercourses.</p> <p>Create more diverse woodland and wetland areas.</p> <p>Limit loss of unimproved grassland.</p> <p>Preserve and enhance high-priority habitats and species.</p> <p>Raise awareness of biodiversity and its challenges with residents and visitors.</p>
<b>Environment: Land &amp; Access</b>	<p>Increase community ownership/management of land for food production and other economic activity.</p> <p>Increase community and visitor access to land for recreation.</p> <p>Create an outdoor meeting space/shelter in Moniaive.</p>
<b>Environment: Landscape and Treasured Places</b>	<p>Conserve and enhance the landscape and ensure that the community's treasured places are preserved and remain accessible.</p> <p>Promote responsible access to private land for leisure.</p> <p>Encourage everyone to take responsibility for our most treasured places.</p> <p>Support positive relations between land-owners and other members of the community.</p>
<b>Environment: Water</b>	<p>Improved water management at all scales from household to landscape, including:</p> <ul style="list-style-type: none"> <li>• flood risk reduction through natural measures (headwater planting, wetland/storage areas) and maintaining hard defences (especially the key Dalwhat Water embankment upstream of the A702).</li> <li>• improved water supply to spring-fed households.</li> <li>• adequate stormwater and sewage drainage within existing and new settlements.</li> </ul>

<b>Health &amp; Wellbeing</b>	<p>Increase access to Health &amp; Wellbeing facilities and activities, such as digital support, sports and exercise classes.</p> <p>Organise events and activities to reduce social and rural isolation.</p> <p>Improve access to facilities and services for our most vulnerable community members.</p>
<b>Heritage &amp; Culture</b>	<p>Widen cultural and heritage provision through promotional materials and events, including online.</p> <p>Improve access to sites of historical/cultural interest.</p> <p>Create a central heritage 'hub' in Moniaive.</p> <p>Establish a community heritage strategy.</p>
<b>Housing</b>	<p>Create or attract development of affordable housing for target groups (families, local workers).</p> <p>Make the housing stock low-carbon.</p> <p>Make the housing stock healthy.</p> <p>Bring empty homes into use.</p>
<b>Low Carbon Technologies</b>	<p>Support households through energy audits &amp; advice.</p> <p>Create community-owned renewable energy sources.</p> <p>Establish a local energy plan.</p>
<b>Transport &amp; Travel</b>	<p>Increase access to sustainable transport options.</p> <p>Improve road safety.</p> <p>Facilitate active travel - create safe paths/cycleways, make roads safer/more accessible for walking and cycling.</p> <p>Improve parking provision.</p> <p>Support public and community transport provision.</p>

## OUR ACTION PLAN

The Action Plan identifies three sets of projects and also presents issues and aspirations for buildings owned and managed by groups in the community.

### *Community-led projects*

These are concrete proposals, mainly from the Community Action Plan with further ideas from consultation on this Plan. Community organisations will lead on the development and delivery of these.

### *Further project aspirations*

These are proposals for significant developments, identified during the consultation, which are beyond the remit or current capacity of community organisations to deliver, but which would contribute to the community's goals. They are included here to stimulate, support and steer discussions with outside bodies about how to realise these projects.

### *Sites with development potential*

The Plan consultation identified several sites which *could* be developed for the benefit of the community. No firm proposals are put forward, and in some cases different ideas exist

within the community for what the best use of sites might be. They are included here to prompt progress on making use of these potential assets. NB For the housing sites in particular, their inclusion here *in no way* indicates support (or otherwise)

for any existing proposals.

**Community buildings: possible developments**

These are ideas contributed by the management committees of the community buildings for how these might be developed.

**COMMUNITY-LED PROJECTS**

<b>PROJECT NAME</b>	<b>LEAD ORGANISATION</b>	<b>PARTNERS</b>	<b>RESOURCE NEEDS</b>	<b>PROPOSED LOCATION(S)</b>	<b>THEME(S)</b>	<b>COMMUNITY OBJECTIVES</b>
COMMUNITY FOOD GROWING	Moniaive Initiative		Access to additional land to extend current provision.	<ul style="list-style-type: none"> <li>• Bottom Park.</li> </ul>	Environment: Land & Access	Increase community ownership /management of land for food production.
RIVER & WETLAND PROJECT	Moniaive Initiative	Galloway & Southern Ayrshire Biosphere/ Glencairn Land & Woods Trust	Access to land, development funding.	<ul style="list-style-type: none"> <li>• Dalwhat Water from High Street Bridge to Caitloch.</li> <li>• Field behind Dalwhat Garage.</li> <li>• Craigdarroch Water from confluence with Castlefairn Water to Kilneiss.</li> <li>• Field across the river from the Bottom Park.</li> <li>• Castlefairn Water from confluence with Craigdarroch Water to Craignee.</li> </ul>	Environment: Water	Preserve and enhance high-priority habitat and species. Improve ecological quality of water-courses. Maximise flood mitigation potential.

### COMMUNITY-LED PROJECTS (CONT.)

<b>PROJECT NAME</b>	<b>LEAD ORGANISATION</b>	<b>PARTNERS</b>	<b>RESOURCE NEEDS</b>	<b>PROPOSED LOCATION(S)</b>	<b>THEME(S)</b>	<b>COMMUNITY OBJECTIVES</b>
HERITAGE PROVISION	Moniaive Initiative	Glencairn History Group	Funding for project development and heritage events.	The Old Railway Station, St Ninian's Church, The Paterson Rooms, The Masonic Hall, Glencairn Memorial Institute, The Craigdarroch Arms plus non-site-specific options.	Heritage & Culture	Establish a community heritage strategy. Widen cultural and heritage provision. Improve access to sites of historic/cultural interest.
FOOTPATH IMPROVEMENTS	Moniaive Initiative	Glencairn Land & Woods Trust	Landowner agreement, funding for infrastructure improvements.	Various, including riverbanks and the Old Railway Line.	Transport & travel	Create safe paths. Increase access to sustainable transport options. Increase community and visitor access to land for recreation.
BENCH RESTORATION, REPLACEMENT, OR ADDITIONS	Glencairn Community Council		Funding	Replace bench on Dunreggan Brae. Check and repair/renew as needed other benches on roads out of Moniaive. New benches as determined through consultation.	Transport & travel	Facilitate active transport. Increase access to sustainable transport options. Improve access to facilities and services for our most vulnerable community members.

## FURTHER PROJECT ASPIRATIONS

POTENTIAL PROJECT	POTENTIAL SITE(S)	BARRIERS	COMMUNITY OBJECTIVES
GLENCAIRN HERITAGE CENTRE	<ul style="list-style-type: none"> <li>• Old Railway Station</li> <li>• St Ninians Church</li> <li>• Paterson Rooms</li> <li>• Masonic Hall</li> <li>• Glencairn Memorial Institute</li> <li>• The Craighdarroch Arms<sup>7</sup></li> </ul>	Funding for project development, land acquisition, infrastructure. Need for significant volunteer input.	Develop day visitor and community-led sustainable tourism. Widen cultural and heritage provision.
MONIAIVE TO DUMFRIES CYCLE PATH	Cairn Valley Light Railway Line	Funding for project development, land acquisition, infrastructure.	Create safe paths and cycleways. Increase access to sustainable transport options.
MANAGEMENT OF LAND FOR FLOOD MITIGATION PURPOSES	Potential riverside options identified around Moniaive.	Funding for project development, land acquisition, infrastructure.	Flood risk reduction through natural flood risk management measures (headwater planting, wetland/storage areas) and hard defences.
OUTDOOR SHELTER	<ul style="list-style-type: none"> <li>• Macara Park</li> <li>• Bottom Park</li> <li>• Broomfield Woods</li> </ul>	Availability of land. Funding for project development and construction.	Increase community and visitor access to land for recreation. Create an outdoor meeting space/shelter in Moniaive.
COMMUNITY WOODLAND	<ul style="list-style-type: none"> <li>• Broomfield Woods</li> <li>• Jarbruck Woods</li> <li>• Bankhead/Straith Woods</li> </ul>	Availability of land. Funding for project development, land acquisition, infrastructure (including car parking).	Increase community and visitor access to land for recreation. Preserve and enhance high-priority habitat and species. Create more diverse woodland and wetland areas.

<sup>7</sup> The Craighdarroch Arms was on the open market as the LPP was completed.

## FURTHER PROJECT ASPIRATIONS (CONT.)

POTENTIAL PROJECT	POTENTIAL SITE(S)	BARRIERS	COMMUNITY OBJECTIVES
BUNKHOUSE/COMMUNITY-LED CAMP SITE/AIRES (MOTOR-HOME/CAMPERVAN STOPOVER AREAS)	Gaups Mill The Craigdarroch Arms	Availability of land. Funding for project development, land acquisition, infrastructure.	Diversify the economic base. Support existing businesses to survive, thrive and grow. Create opportunities for new business ventures.
IMPROVED PEDESTRIANISATION, TRAFFIC CALMING AND CAR PARKING	Ayr Street, Chapel Street/Old Railway Station. Pull-offs at the main approaches to Moniaive for visitor parking.	Availability of land. Funding for project development, land acquisition, infrastructure.	Improve parking provision. Create safe paths/cycleways. Improve road safety. Provision of charging spaces for decarbonised vehicles.
SOLAR ENERGY PILOT SCHEME	Commercial/retail/communal building rooftops in Moniaive.	Funding for project development and infrastructure.	Greater access to locally produced renewable energy. Improved local energy resilience.
MICRO-HYDROELECTRIC SCHEME	Bardennoch Burn.	Funding for land purchase/lease, project development and infrastructure.	Greater access to locally produced renewable energy. Improved local energy resilience.

## SITES WITH DEVELOPMENT POTENTIAL

POTENTIAL DEVELOPMENT	POTENTIAL SITE(S)	BARRIERS	COMMUNITY OBJECTIVES
AFFORDABLE HOUSING – LED BY COMMUNITY ORGANISATIONS	Old Station Yard Field behind Ayr Street Paddock, North Street Broomfield Wallaceton The Craigdarroch Arms	Availability of land Funding for land acquisition and project development.	Create housing for target groups, such as families, youngsters and local workers. Make the housing stock low carbon and healthy.

POTENTIAL DEVELOPMENT	POTENTIAL SITE(S)	BARRIERS	COMMUNITY OBJECTIVES
OTHER TYPES OF DEVELOPMENT: • AFFORDABLE BUSINESS UNITS • GROWING SCHEME • ALLOTMENTS • ARTISTS' STUDIOS	Old Post Office Bottom Park Bottom Park Old Playcare building Craigdarroch Arms/Coach House	Availability of sites/buildings. Funding for acquisition and project development.	Diversify the economic base. Support existing businesses to thrive and grow. Create opportunities for new business ventures. Bring empty buildings back into use.

## COMMUNITY BUILDINGS: POSSIBLE DEVELOPMENTS

### Introduction

The community's objectives for community buildings are:

- to ensure community spaces are safeguarded and adequately supported and resourced, whilst acting on any opportunities to upgrade existing buildings and facilities or secure replacement facilities should they arise
- to support health and wellbeing by improving access to facilities and to appropriate activities for vulnerable community members, including providing events and activities to reduce social and rural isolation
- to widen cultural and heritage provision through promotional materials and events, and improve access to sites of historical/cultural interest (whether these are the buildings themselves, or through their use as information points).

The community aspires to create a modern community

centre which can provide adequate space and facilities for a wider range of services. This might be a renovated existing building or a purpose-built one. This would provide a focal point for community organisations, currently spread across different locations, supporting better coordination and synergy between them. It could also function as a physical heritage centre, as the focus for community activities and identity, and as a visitor attraction. The right building could also act as the Resilience Centre.

Several organisations which manage community buildings are interested in broadening their 'offer', with the potential for becoming such a community centre. Developing synergies and reconciling potential tensions in these aspirations is beyond the scope of the LPP process. As a community we are aware of the issues and will be working through them as and when resources become available for significant building development.

The following paragraphs are based on notes from

meetings with the various management committees, and are intended to faithfully reflect their stated positions.

### ***Glencairn Memorial Institute (GMI)***

*Management organisation:* a Registered Charity / SCIO with a Board of Trustees and a Management Committee.

*Challenges:* GMI is the community's primary meeting and events space. Its historic layout and architectural style, with the main hall upstairs, have limited the scope for modifications. It also suffers from rising damp and poor energy efficiency. Upgrading of the ground floor toilets and the platform lift providing access for people with limited mobility and transport of equipment and furniture to the first floor is required, as a minimum.

*Aspirations:* The GMI Committee worked during 2025 to formalise the building's role as a Resilience Centre. Linked to this it has plans to provide showers, as well as to upgrade the toilets and improve energy efficiency. It also has plans to provide small business support amenities.

*Issues going forward:* all improvements and developments will require funding. GMI is located within the Moniaive Conservation Area - this may affect consents required for future developments.

### ***Glencairn Bowling Club Pavilion and Bowling Green***

*Management organisation:* Glencairn Bowling Club Management Committee.

*Challenges:* The bowling green itself is a well-maintained and satisfactory facility. However, the Pavilion building is a basic structure that, whilst meeting the current needs of the club, suffers from damp and poor energy efficiency, and is inadequate in terms of flexible spaces to satisfactorily accommodate indoor activities such as short mat bowling and other community uses (increasingly in demand).

*Aspirations:* The Club is seeking to redevelop the existing clubhouse/Pavilion. The aspiration is to deal with the structural problems of the existing building and provide a modern, sustainable pavilion to the bowling green; and to provide a building that can accommodate other indoor activities with high quality facilities.

Three tiers of potential development are considered:

- Redevelopment within the footprint of the existing site – the most practical possibility whilst acknowledging that funding would be a significant challenge. Initial plans for the redevelopment of the pavilion within the existing footprint have been drawn up.
- Redevelopment largely within the existing site whilst exploring the possibility of reformatting the adjacent playing field, owned by Dumfries & Galloway Council, to provide car-parking for the Bowls Club (likely to be a requirement for planning permission for redevelopment) whilst retaining the football pitch, wildlife garden and use for community events like the village bonfire.

- The long-term ideal: a new community centre building that could accommodate a range of community activities, with existing buildings repurposed.

*Issues going forward:* The main barriers to the above aspirations are funding and wider community support for the second and third options. The more ambitious tiers of development would require coordination with other community organisations to avoid duplication and provide an optimal community-wide solution.

### **St. Ninian's Church (Glencairn Parish Church)**

*Management Organisation:* Church of Scotland.

*Challenges:* Currently the largest, and acoustically the best, public space in Glencairn for large events, St. Ninian's is in the second year of a 5 year period of monitoring congregation numbers (currently rising), with a decision on its future as a church to be made in 2028. If church activities are then concentrated in Dunscore it will be important to seek the continued availability of St. Ninian's and the Paterson Rooms (see below) for secular purposes.

*Aspirations:* Many improvements have been made, including a new kitchen and toilets, and sound and projection technology. Planned further improvements include installation of air source heating and solar panels to reduce carbon emissions, continued updating of sound and vision technology; and possibly roof replacement. Some form of facility

within the church or Paterson Rooms has been part of conversations about the development of a Heritage Centre in Moniaive (see above).

*Issues going forward:* as with other community buildings, the key issue in achieving the aspirations for the future is funding. This is compounded by the need to maintain and increase congregation numbers, to secure the future of the building for both faith and secular usage. Some of the desired improvements may require planning or conservation area consent, though the church itself is not a listed building.

### **Paterson Rooms**

*Management Organisation:* Glencairn Parish Church (see above). Used for small church and local community group meetings.

*Challenges:* the building has been improved and is in good condition. Future challenges, if any, are linked to the challenges for St. Ninian's highlighted above, and securing the continued availability of the facility for the community.

*Aspirations:* simply to maintain the building and continue to make it available to both the church and the wider community. There are no development or improvement plans at present.

*Issues going forward:* as above, any possible issues are linked to the issues concerning the church building itself.

### **Moniaive Masonic Lodge**

*Management Organisation:* Nithsdale St. Paul 1115 Masonic Lodge, which meets fortnightly.

### **The Hive**

*Management Organisation:* owned and managed by Moniaive Initiative (MI), a two-tier SCIO with a Board of Trustees responsible to its members. Membership is open to all residents of Glencairn. MI is a Development Trust and a member of the Development Trusts Association of Scotland.

*Challenges:* The Hive is an older building on the High Street, and suffers from poor energy efficiency. The heating system needs to be replaced. The back room in the building, currently given over to storage, requires upgrading to allow more flexible use of all the available spaces. There is a flat above the Hive with access via the close between it and the neighbouring building, and this access needs to be kept clear at all times. The rear fire escape route opens onto the flat's private garden, and also provides access to the oil fuel tank, which ideally should be relocated.

*Aspirations:* The Hive is satisfactory for MI's current day-to-day needs, but any future expansions of activities will require more space. MI is monitoring vacant neighbouring buildings for potential and affordability should they become available. It

has a short lease on the former Playcare building in Chapel Street to accommodate a weekly 'pop-up' shop selling donated items.

*Issues going forward:* as always, funding is the key issue for upgrading the existing building, securing additional accommodation for MI's activities and for future social housing provision.

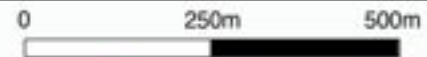
## **COMMUNITY POLICY PROPOSALS**

The following 'community policy proposals' set out our positions on important issues which are important for achieving these goals and objectives, but which are largely beyond the remit of the community. They are intended to guide others' policy and decision making, and are aligned with national policy, in particular with respect to planning (i.e. the current National Planning Framework 4). A core component across all of these is the expectation that external bodies will respect and confirm to the Underlying Principles and the community's Goals, as set out in this Plan.

### **Housing**

There is a shortage of affordable, high quality housing for people working in the area, particularly for families. The following principles should guide housing development:

# Moniaive Proposals Map



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- Green dots:
  - Community-led projects
  - 1. Community food growing
    - 1a. Bottom Park
    - 1b. Car Park Picnic Area
  - 2. River and Wetland Project: potential locations
    - 2a. Dalwhat Water
    - 2b. Behind Dalwhat Garage
    - 2c. Craigharroch Water
    - 2d. Field across river from Bottom Park
    - 2e. Castlefarm Water
  - 3. Heritage Provision: non site specific or to be identified
  - 4. Footpath improvements Various locations including old railway
  - 5. Bench renewal Dunreggan Brae and potentially other roadside benches
- Yellow Dots: Community Buildings with potential improvement/development plans
  - 17a. Glencairn Memorial Institute
  - 17b. Glencairn Bowls Club
  - 17c. St Ninian's Church
  - 17d. Paterson Rooms
  - 17e. Masonic Lodge
  - 17f. The Hive

- Blue Dots: Further Project Aspirations
- 6. Glencairn Heritage Centre – possible locations:
  - 6a. Old Railway Station
  - 6b. St Ninian's Church
  - 6c. Paterson Rooms
  - 6d. Masonic Hall
  - 6e. Memorial Institute
  - 6f. Old Playcare
- 7. Moniaive to Dumfries Cycle Route
- 8. Flood mitigation measures – various locations and projects
- 9. Outdoor Shelter
  - 9a. Macara Park
  - 9b. Bottom Park
  - 9c. Broomfield Wood
- 10. Community Woodland
  - 10a. Broomfield Wood
- 11. Bunkhouse, campsite and/or aires – Gaups Mill
- 12. Improved pedestrian provision / traffic calming / car parking – various locations
- 13. Solar energy pilot – business and community buildings, no specific location
- 14. Micro-Hydro Project – Bardennoch Burn
- Red Dots – Sites with Development Potential
- 15. Community-led social housing development – potential locations
  - 15b. Old Station Yard
  - 15c. Field behind Ayr Street
  - 15d. Paddock, North Street
  - 15e. Broomfield Wood
- 16. Other types of development
  - 16a. Old Post Office: business units
  - 16b/c. Bottom Park: food growing and allotments
  - 16d. Old Playcare Building – artists' studios
  - 18. Craigharroch Arms/Coach House – multiple possible uses

NB: these sites are included here to prompt progress being made on potential assets. Their inclusion here in any way indicates support (or otherwise) for any existing proposals

MAP 8

*For new builds:*

- priority should be given to proposals for social rented housing, developed by local community organisations or local housing associations.
- there should be a presumption in favour of small housing developments, both in settlements (i.e. Moniaive) and ‘small building groups’ (i.e. Wallaceton and Kirkland). We would like to extend current LDP policy by easing restrictions on developments immediately outside (but adjacent to) the settlement boundary (currently constrained by Policy H4 (*Housing Development Immediately Outside Settlement Boundaries*)). The community also wishes to restrict current LDP policy by revising the Supplementary Guidance to Policy H3 (*Housing in the Countryside*) to set an upper limit of 3 houses for any development in a ‘small building group’ (SPG §§2.12 ff.). The community also notes that there are no services outwith Moniaive, and this should be taken into consideration when approving proposals for housing elsewhere in Glencairn.

*For existing properties, the community would like to see the local authority and other bodies make every effort to:*

- raise all existing homes to legal dwelling and environmental standards.
- bring empty homes back into use, with priority for local connection (if market) or social rented.

- adopt as policy a presumption against building conversion or renovation for short term holiday lets, or for second homes.

We are inspired by South of Scotland Community Housing’s development at Closeburn: similar developments of socially rented, high-environmental specification housing are what we would like to see in Glencairn.

All new housing should be made as resilient as possible to flooding (through siting decisions and design). New and existing housing should be adequately provided with both stormwater and foul water drainage, and new development should not worsen the existing surface water flood risk.

### **Forestry**

The community expects to be treated as a partner and legitimate stakeholder when forest proposals are brought forward, with full transparency and early, constructive engagement in the design process.

The community expects forest owners/managers to comply at all times with the current UK Forestry Standard, in particular with respect to species diversity, forest design, felling and replanting, hydrology (in particular the impact of forest roads and felling operations), traffic, and amenity/recreation use.

We encourage forest managers, and in particular FLS, to engage constructively with the community to develop strategic path/gravel road networks to support active travel and the tourist economy.

### ***Land use change***

The community wishes to see a diversity of land uses, which recognises and respects the potentially competing demands of commercial viability, community access and biodiversity improvement, in the face of the impacts of climate change.

It encourages land owners and managers to inform and consult with the community when significant changes are proposed, especially when large parcels of land are to come on the market. In particular it encourages land managers to consider the value of landscapes and habitats in their decision making, to go above and beyond statutory requirements to preserve and enhance priority habitats, and not to disrupt or prevent access to the community's treasured places.

The community specifically encourages landowners to consider:

- selling, or otherwise making available to the community, suitable land for food growing and land-based businesses (e.g. forestry-based)
- selling small parcels of land for housing (see above), ideally to the community or a social landlord.

### ***Land management***

Within the constraints of the commercial requirements of land management, the community would like to see managers and owners exceed policy/regulations/guidance in managing their land to support landscape and biodiversity objectives, particularly in the face of the twin climate and biodiversity

emergencies. Specifically:

- Buffers should be left along watercourse banks, free from disturbance and potential pollution from agriculture and forestry. Native broadleaf planting is encouraged along water courses and elsewhere to reinforce a mosaic of habitats and reduce water temperatures.
- The community supports the restoration of peatland, notably the area of bog at Cairn Hill, at the head of the Dalwhat catchment, identified by NatureScot.
- Protection of oak woodlands is urged, with suitable grazing control to allow saplings to become established. Oak woods identified include Crichen Wood, Poundland Hill south of Three Glens House, Bankhead/Straith Wood and various riparian woodlands.
- The planting of specimen trees in fields is encouraged, with larger species like oak and disease-resistant elm favoured. In due course they will provide shelter and food for livestock and wildlife, and enhance the landscape. There are some notable trees in the area, and they should be considered for protection with tree preservation orders.

### ***Renewable energy***

Small-scale, community-led renewable energy. There are currently constraints on the development of renewable energy within Moniaive due to its Conservation Area designation, despite the overarching need to contribute to the government's net zero target.

a) The community encourages the inclusion in the revised Local Development Plan of a presumption in favour of the installation of solar panels (both photovoltaic and hot water), which would apply even in the Conservation Area, provided they meet criteria relating to impact on the appearance of a building etc.. The Peak District National Park's Low Carbon and Renewable Energy Policy (Policy CC2) provides an example of how this can be done in a highly protected landscape.

More generally, there should be a presumption in favour of small-scale renewable energy (in particular hydroelectric and solar), where this is led by either community organisations or local residents, for local supply/benefit.

b) Large-scale, wind energy development. The community is opposed to wind energy development within 5km of settlements, and in particular where these are highly visible from a large number of residences. (This applies, for example, to the proposed Dalnacallan wind farm.) The community is not, in principle, opposed to further wind energy development on the high ground on and towards the western edge of Glencairn, but is mindful of the cumulative impact of such development, which it would like taken into account in planning decisions.

### ***Transport and travel***

Within this rural community, and especially in its remoter parts, public and community transport provision is crucial for people without private vehicles in order for them to access

services. This particularly affects young people, and those who are less mobile and/or poorer. The community would therefore like to see an improvement to public transport provision, particularly at weekends and evenings. However, recognising that significant public investment in expanding bus services is unlikely, community transport should be enabled to play a greater role. However, the expansion of community transport is hampered by the availability of drivers, which is constrained by the need for Class D1 permission. Acquiring this for drivers with licenses dated after 1st January 1997 and for those over 70 involves expensive training and medical checks. The Glencairn community urges policy makers to address this issue.

The community notes the value added by regional-level, strategic linages of community transport, and would like to see this supported.

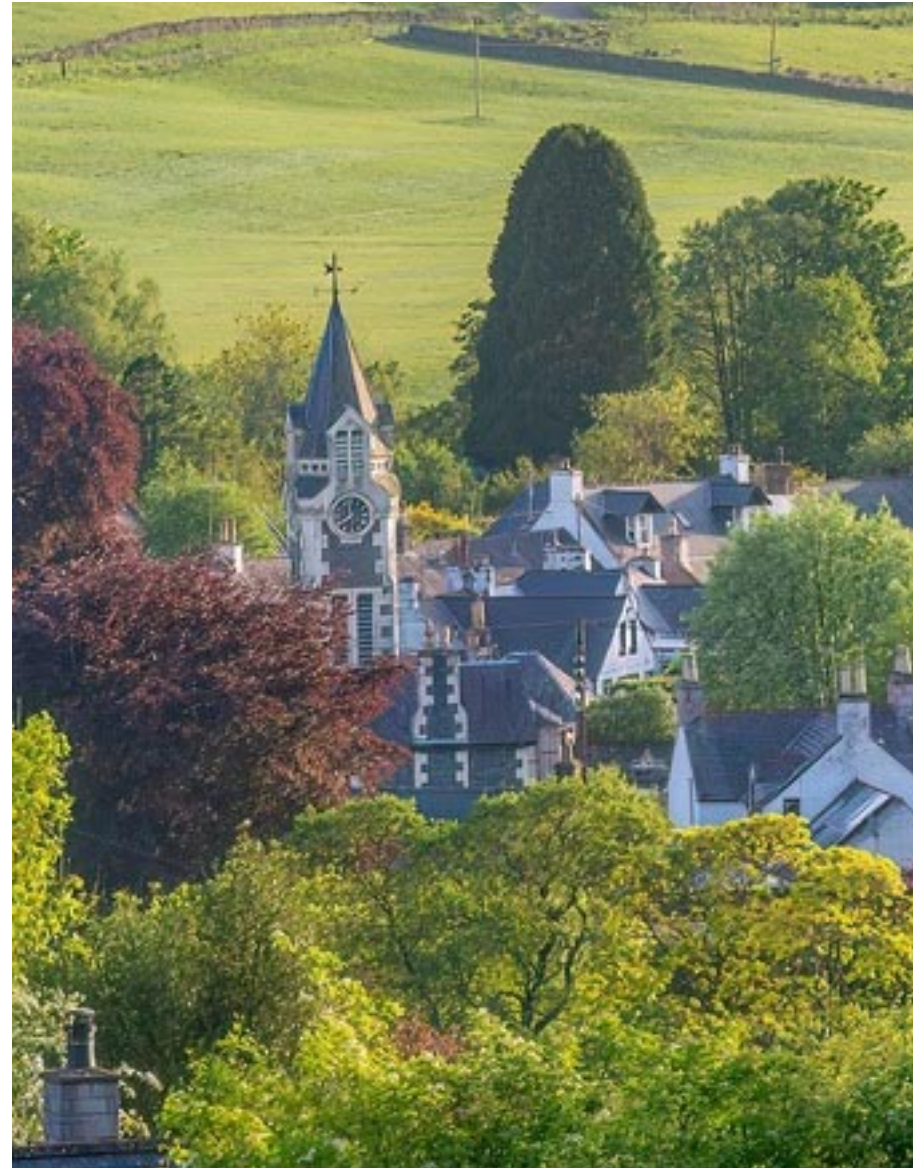
Road condition is important for access after dark to activities and services (especially those at significant distance e.g. in Dumfries or Thornhill), and for reaching Moniaive from the outlying dwellings, given the risk of damage to vehicles from poorly maintained roads. In particular this is a serious constraint in winter on young people's ability to access after school activities. The community therefore would like to see commitment from D&G Council to maintaining key routes linking Glencairn to service centres, and to keeping all roads in the area at a standard passable without risk by ordinary road vehicles.

### ***Home working***

The many businesses run from homes that may not serve residents directly as customers, are nevertheless of vital importance to the local economy and social life. They enable a diverse range of people to continue to live in Glencairn and support the high street businesses, the school, public transport and contribute to the vibrant life of the community.

The viability of home working depends on services like WiFi and mobile signals. Parts of the plan area have poor or no service, and this LPP urges providers to continue to improve services to all parts of Glencairn. The retention of the Post Office counter and the various other high street services also contribute to the sustainability of home-based businesses.

The LPP also urges the local planning authority to adopt a positive stance on any proposals linked to home working that may push at the boundaries of planning policy but would not result in material harm to other interests. (For example, a proposal to establish a small workshop adjacent to a residential building, or a showroom within a house intended to attract visitors.)



## ACKNOWLEDGEMENTS

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## ACRONYMS USED IN THE TEXT

ACRONYM	MEANING
CAP	Community Action Plan
CES	Community Energy Scotland
D&G	Dumfries and Galloway
FLS	Forestry and Land Scotland
GCC	Glencairn Community Council
GLWT	Glencairn Land and Woods Trust
GMAP	Glencairn and Moniaive Action Plan
GMI	Glencairn Memorial Institute
GSAB	Galloway and South Ayrshire Biosphere

ACRONYM	MEANING
LDP	Local Development Plan
LPP	Local Place Plan
MI	Moniaive Initiative
SCIO	Scottish Charitable Incorporated Organisation
SIMD	Scottish Index of Multiple Deprivation



# APPENDICES

## APPENDIX A: COMMUNITY CONSULTATIONS LEADING TO THIS PLAN

Engagement with the community for this Plan effectively started in early 2020, when Moniaive Initiative started to prepare the second Glencairn & Moniaive Action Plan.

### *The GMAP 2022-27 process*

*2020:* Moniaive Initiative held meetings with representatives of key groups and organisations, including local businesses, service providers, primary and secondary school pupils and interest clubs.

From this, a list of seven new themes to structure the Action Plan was drafted (see diagram).

*2020/21:* Work moved online during the pandemic. Digital focus groups were used to create a list of questions to put to the wider community.

*2021:* A community-wide survey, using the Place Standard Tool, was distributed by MI to approximately 360 households across Glencairn (out of the total of c. 380). 147 completed ques-



tionnaires were returned – 41% of those distributed (39% of the total number of households). Results from all demographics were given equal weighting. Analysis of the results generated a list of potential actions and target outputs for each of the seven themes, which were deemed to potentially impact all age groups.

GMAP 2022-27 was published and made available across the community.

### ***Ongoing consultation 2022-24***

2022-2024: MI followed up and built on the GMAP proposals and actions through ongoing, small-scale engagement across all their active areas of work. More structured consultation also took place:

In 2022 MI carried out a Transport Survey, used to inform the Glencairn Sustainable Transport Plan (as part of the N76 Energy in Motion project.) With MI support, the Parent Council of Moniaive Primary School also consulted on active travel to/from school.

MI carried out informal consultation on paths at the Midsummer Gathering in June 2023, followed by an organised Paths Mapping Workshop in October 2023. Further feedback on Paths and Land Access issues was gathered during 2024 at the MI's Ramblers Presentation, a Glencairn Land & Woods Trust film night and the Midsummer Gathering.

MI carried out a consultation to support a Heritage Strategy in 2023. The consultation was based around the questions “what makes a good story?” and “how could we share that?”.

Results from all this work provided the basis for the identification of assets, opportunities, challenges and potential actions for this Local Place Plan.

### ***The Local Place Plan 2025-32 consultation process***

The development of the draft plan was steered by a group comprising members of the GCC and MI along with individual residents, ensuring that the LPP was informed by the engagement described above and the community's priorities. Community views were also sought through meetings with:

- the management organisations of the main community buildings
- the proprietors of premises-based businesses in Moniaive, to discuss issues, plans and aspirations. (Many other businesses are active in Glencairn, of course, but the focus of this set of meetings was on the issues faced by businesses with a physical presence and stake in the built environment in Moniaive.)

After approval by the steering group, the draft plan was then published for the statutory 28 day consultation period. Two drop-in sessions were held at the GMI, at which members of the community could view the Plan, give their feedback and suggestions, and ask questions of representatives of MI and the planning consultant.

Following this consultation, the draft Plan was revised, and submitted for recognition by Dumfries & Galloway Council.

## APPENDIX B: WINDFARM COMMUNITY BENEFIT FUNDS ACCESSIBLE TO GLENCAIRN

Glencairn Community Council receives £53,000 p.a. to distribute in larger grants (i.e. over £500) and a further £6,000

p.a., to distribute in smaller grants. Local organisations and individuals are also able to apply for funds to much larger, sub-regional funds (Glenkens & District to the west, Annandale & Nithsdale to the east). The currently available (2025) community benefit funds are summarised below.

WIND FARM	ANNUAL VALUE	END DATE	FUNDING DECISION MAKER	COMMENTS
Wether Hill	£35k	2032	Glencairn Community Council	
Windy Rigg	£18k	2047	Glencairn Community Council	
Harestanes	£4k	2039	Glencairn Community Council	Small grants up to £500
Harestanes	£300k	2039	Annandale & Nithsdale Community Benefit	Glencairn organisations can submit proposals to ANCBC, along with 41 other community council areas.
Blackcraig	£2k	2043	Glencairn Community Council	Small grants up to £500
Blackcraig	£250k	2043	Glenkens & District Trust	Glencairn organisations can submit proposals to GDT, along with nine other community council areas. Individuals can apply for up to £1000 for education and training support.

## APPENDIX C: KEY DOCUMENTS REFERENCED

**Dumfries & Galloway Council:** *Local Development Plan (LDP):* The current LDP 2 is at [https://www.dumfriesandgalloway.gov.uk/sites/default/files/2024-07/Adopted\\_LDP2\\_OCTOBER\\_2019\\_web\\_version.pdf](https://www.dumfriesandgalloway.gov.uk/sites/default/files/2024-07/Adopted_LDP2_OCTOBER_2019_web_version.pdf). This is currently under revision – material on the forthcoming LDP3 is at <https://www.dumfriesandgalloway.gov.uk/planning-building/planning/planning-policy/local-development-plan/local-development-plan-3-ldp3>

**Dumfries & Galloway Council:** *Regional Scenic Areas, LDP2 Technical Paper, January 2018* at [https://www.dumfriesandgalloway.gov.uk/sites/default/files/2024-08/Regional\\_Scenic\\_Areas\\_Technical\\_Paper.pdf](https://www.dumfriesandgalloway.gov.uk/sites/default/files/2024-08/Regional_Scenic_Areas_Technical_Paper.pdf)

**Galloway and South Ayrshire Biosphere:** *Priority Habitats & Species – Natural Heritage Management Plan 2018* at <https://www.gsabiosphere.org.uk/wp-content/uploads/2022/05/Galloway-and-Southern-Ayrshire-UNESCO-Biosphere-Natural-Heritage-Management-Plan-Sept-2018-1.pdf>

**John Corrie:** *Glencairn (Dumfriesshire): The Annals of an Inland Parish* – a comprehensive record of local flora and fauna from 1910: at [www.stanwardine.com/genepic/glencairn\\_annals\\_john\\_corrie.pdf](http://www.stanwardine.com/genepic/glencairn_annals_john_corrie.pdf)

*National Planning Framework 4* at <https://www.gov.scot/binaries/content/documents/govscot-publications/strategy-plan/2023/02/national-planning-framework-4/documents/national-planning-framework-4-revised-draft/national-planning-framework-4-revised-draft/govscot%3Adocument/national-planning-framework-4.pdf>

**NatureScot:** *Review 94 - Dumfries and Galloway landscape character assessment* at <https://www.nature.scot/sites/default/files/2021-08/NatureScot%20LCA%20Review%20-%20DUMFRIES%20AND%20GALLOWAY%20-%20LANDSCAPE%20EVOLUTION%20AND%20INFLUENCES%20-%20pdf%20-%20July%202021%20%28A3509785%29.pdf>

**Peak District National Park:** *Local Development Framework Core Strategy* – contains the Low Carbon and Renewable Energy Policy (Policy CC2): at [https://www.peakdistrict.gov.uk/\\_\\_data/assets/pdf\\_file/0032/67748/LDF-CoreStrategyFinal.pdf](https://www.peakdistrict.gov.uk/__data/assets/pdf_file/0032/67748/LDF-CoreStrategyFinal.pdf) (p. 83 for CC2)

*Solway District Flood Risk Management Interim Plan* at [https://www.dumfriesandgalloway.gov.uk/sites/default/files/2024-12/Solway\\_Local\\_Flood\\_Risk\\_Management\\_Plan\\_Interim\\_Report.pdf](https://www.dumfriesandgalloway.gov.uk/sites/default/files/2024-12/Solway_Local_Flood_Risk_Management_Plan_Interim_Report.pdf)

*South of Scotland Regional Land Use Framework* at [https://www.southofscotlandrep.com/media/kpsbxf2b/rluf\\_v1\\_240919.pdf](https://www.southofscotlandrep.com/media/kpsbxf2b/rluf_v1_240919.pdf)

*UK Forestry Standard* (5th edition, 2024) at <https://www.gov.uk/government/publications/the-uk-forestry-standard>

