

Glencairn Local Place Plan 2025-2030

SUPPORTING STATEMENT

INTRODUCTION

Glencairn is a rural settlement based around the village of Moniaive and the smaller settlements of Wallaceston and Kirkland in the Dumfries and Galloway ward of Mid and Upper Nithsdale. The plan was prepared by a steering group comprising representatives from Moniaive Initiative (the community development trust), Glencairn Community Council, South of Scotland Community Housing and interested residents. The plan was drafted by Stephen Connelly, a planning consultant, with financial support from 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.

AIM

This Statement aims to support our Expression of Interest to register our Local Place Plan for Glencairn. The Place Plan and this statement have been prepared in accordance with:

- Government legislation: Town & Country Planning (Local Place Plans) (Scotland) Regulations 2021
- Scottish Government's Planning Circular 1/2022: Local Place Plans (LPP)
- Dumfries & Galloway Council's LPP Overview of Requirements.

To meet statutory requirements for Local Place Planning, this Statement confirms the following:

Governance

The submission is made jointly by Glencairn Community Council and by Moniaive Initiative on behalf of the residents of Glencairn. Moniaive Initiative is a Scottish Charitable Incorporated Organisation, registered number SC044760. It is governed by a Board of Trustees. A written copy of Moniaive Initiatives' constitution is included with the submission of this statement to demonstrate that it is a community-controlled body as defined by the Community Empowerment (Scotland) Act 2015.

Strategic Context

The Glencairn Local Place Plan was developed having regard to the National Planning Framework, Local Development Plan and Locality Plan. In preparing the Place Plan the following documents were taken into account:

- Dumfries & Galloway Council: *Local Development Plan 2*
- Dumfries & Galloway Council: *Regional Scenic Areas, LDP2 Technical Paper, January 2018*
- Galloway & South Ayrshire Biosphere: *Priority Habitats & Species – Natural Heritage Management Plan 2018*
- John Corrie: *Glencairn (Dumfriesshire): The Annals of an Inland Parish*
- *National Planning Framework 4*
- NatureScot: *Review 94 – Dumfries and Galloway Landscape Character Assessment*
- Peak District National Park: *Local Development Framework Core Strategy*
- *Solway District Flood Risk Management Interim Plan*
- *South of Scotland Regional Land Use Framework*
- *UK Forestry Standard (5th edition, 2024)*
- Historic Environment Scotland www.truve.scot

Community Engagement

Engagement with the community for this Plan began in early 2020, when Moniaive Initiative began preparing the second Glencairn & Moniaive Action Plan (GMAP).

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

- **2020/2021:** Work moved online during the pandemic. The Place Standard Tool was used to help digital focus groups create a list of questions to put to the wider community.
- **2021:** A community-wide survey was distributed by MI to approximately 360 households across Glencairn (out of the total c 380 households). 147 completed questionnaires were returned – 41% of those distributed (39% of the total number of households). Analysis of the results generated a list of potential actions and target outputs for seven themes (Community Land & Access, Economic Regeneration, Flooding & Resilience, Heritage & Culture, Housing, Renewable Energy, Sustainable Transport)
- **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.
- **2022:** MI carried out a Transport Survey, used to inform the Glencairn Sustainable Transport Plan. With MI support, the Parent Council of Moniaive Primary School also consulted on active travel to and from school.
- **2023:** MI carried out an informal consultation on paths at the Midsummer Gathering in June 2023. MI also carried out a consultation to support a Heritage Strategy. The consultation was based on the questions “What makes a good story?” and “How could we share that?”
- **2024:** 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.
- **2025:** The draft LPP was informed by the engagement described above, and community views were also sought through meetings with:
 - The management organisations of the main community buildings
 - The proprietors of premises-based businesses in Moniaive. There are many other businesses active in Glencairn, 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 of Moniaive.

After approval by the steering group, the draft plan was then published for the statutory 28-day consultation period from Saturday, 1st November to Sunday, 30th November 2025, which was led by Glencairn Community Council.

The plan was available to be downloaded from or viewed online on the Moniaive Initiative website and paper copies were available at the Repair Cafe (Saturday 1st November, 10am-1pm, Glencairn Memorial Institute) and in The Hive Community Shop and Watsons Grocery Store in Moniaive. There were two ‘drop in’ events held in the Glencairn Memorial Institute during the month of November (Tuesday 18th and Thursday 20th November). The community

engagement process resulted in 14 written comments and 14 attendees at the two 'drop in' events. The comments included corrections to maps (spelling mistakes and adding some treasured places), amending the wording regarding festivals (from "Declining Vitality of festivals" to "Recent loss of some festivals and risk of losing community events"), amending the wording for the resilience centre (from "No suitable building to act as a Resilience Centre" with "No community building meets all the criteria to operate as a Resilience Centre"), adding a sentence to the housing section: "Older residents lack opportunities to down-size, and so larger properties are not released for use by families". We also added a sentence to the Renewable Energy section: "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 Dalmacallan wind farm.)". There was also concern about the accuracy of the population and household numbers from the 2022 Census. We believe the actual figures are significantly higher and will endeavour to obtain more accurate figures for the next LPP.

A copy of the Local Place Plan was also sent to local councillors and neighbouring communities, as follows:

List of Councillors to whom the proposed Local Place Plan was sent:

- Councillor Tony Berretti
- Councillor Jim Dempster
- Councillor Andrew Wood

List of Community Councils to whom the proposed Local Place Plan was sent:

- Keir Community Council
- Tynron Community Council
- Dunscore Community Council
- Corsock and Kirkpatrick Durham Community Council
- Dalry Community Council
- Carsphairn Community Council
- Balmaclellan Community Council

In their January 2026 meeting Glencairn Community Council voted to carry out further community consultation. The responses to the various themes were

very much in line with those received during the previous consultations, with a strong emphasis on providing family housing and supporting Playcare, to attract new families to the village. There were many positive responses to the document, praising its quality. The key points raised were:

a) the level of concern over windfarm development, and the impact that will have on both the local environment and the local economy.

b) the concern over depopulation and the effect that will have on economic sustainability.

c) the concern over lack of social care/accommodation for the elderly. It should be noted that no suitable site which could accommodate such a facility has been identified yet.

A further 28-day period of consultation was carried out from 1st July to 28th July 2026. One letter was received from a member of the community but no further alterations were made to the LPP.

Moniaive Initiative and Glencairn Community Council are satisfied that the LPP reflects the views of the Glencairn community. It has been created from information gathered from the community, with 40% of households responding to a detailed questionnaire, comments via email and letter, and many community engagement events and meetings with community groups and businesses.

Glencairn Community Council and Moniaive Initiative have approved the final draft LPP and have submitted it to D&G Council for registration.

DEVELOPMENT PROPOSALS

Our consultation process resulted in the following proposed community-led projects:

- Community Food Growing
- River & Wetland Project
- Heritage Provision
- Footpath Improvements
- Bench Restoration

Further project aspirations – to be led by Community organisations:

- Glencairn Heritage Centre
- Moniaive to Dumfries Cycle Path
- Management of land for Flood mitigation purposes
- Outdoor Shelter
- Community Woodland
- Bunkhouse/Community-led Camp Site/Aires
- Improved Pedestrianisation, Traffic Calming and Car Parking
- Solar Energy Pilot Scheme
- Micro-Hydroelectric Scheme

IMPACT ON THE LOCAL DEVELOPMENT PLAN

The plan asks Dumfries and Galloway Council to consider a number of proposals for the review of LDP2 in terms of planning objectives for the settlement of Glencairn in relation to affordable housing provision as well as setting out several specific policy considerations for relevant council service areas (eg. in relation to the retention of the primary school as a vital community asset and the improvement of public transport). The LPP contains an Action Plan which sets out in a little more detail how the priority projects identified by the Glencairn community should be carried out and by whom.

CONCLUSION

Our Local Place Plan lists out the goals and aspirations of the Glencairn Community. Achieving our goals will require collaboration between Moniaive Initiative, Glencairn Community Council, local groups, businesses, landowners, farmers, and the community as a whole. This will ensure a comprehensive and diverse input towards achieving our goals. Our vision for the future is one that meets the changing needs of the ageing community whilst remaining a place where education, employment, affordable housing, improved transport, and community are paramount. We ask that D&G Council take into consideration the wishes of the Glencairn Community in the development of the LDP3.

Gill Dykes
Chair
Glencairn Community Council

Kate MacPhee
Chair
Moniaive Initiative