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# I Policy Context

Peebles is the main town in the Tweeddale area, with a population of over 9,000. Located in the Scottish Borders, Peebles' strategic context embraces its natural environment, cultural heritage, economic activities, and regional planning policies.

The Plan for Peebles aligns with key objectives and aspirations set by policy frameworks at national, regional, and local levels, ensuring that these are driven by community visions and requirements.

The Plan for Peebles sets out guidelines to ensure that future developments in Peebles contribute positively to the broader regional and national objectives, whilst catering for the needs of the local community.

## Planning Frameworks

### Global context

- › UN Sustainable Development Goals

### National Context

- › National Planning Framework 4
- › Scottish Planning Policy
- › National Performance Framework

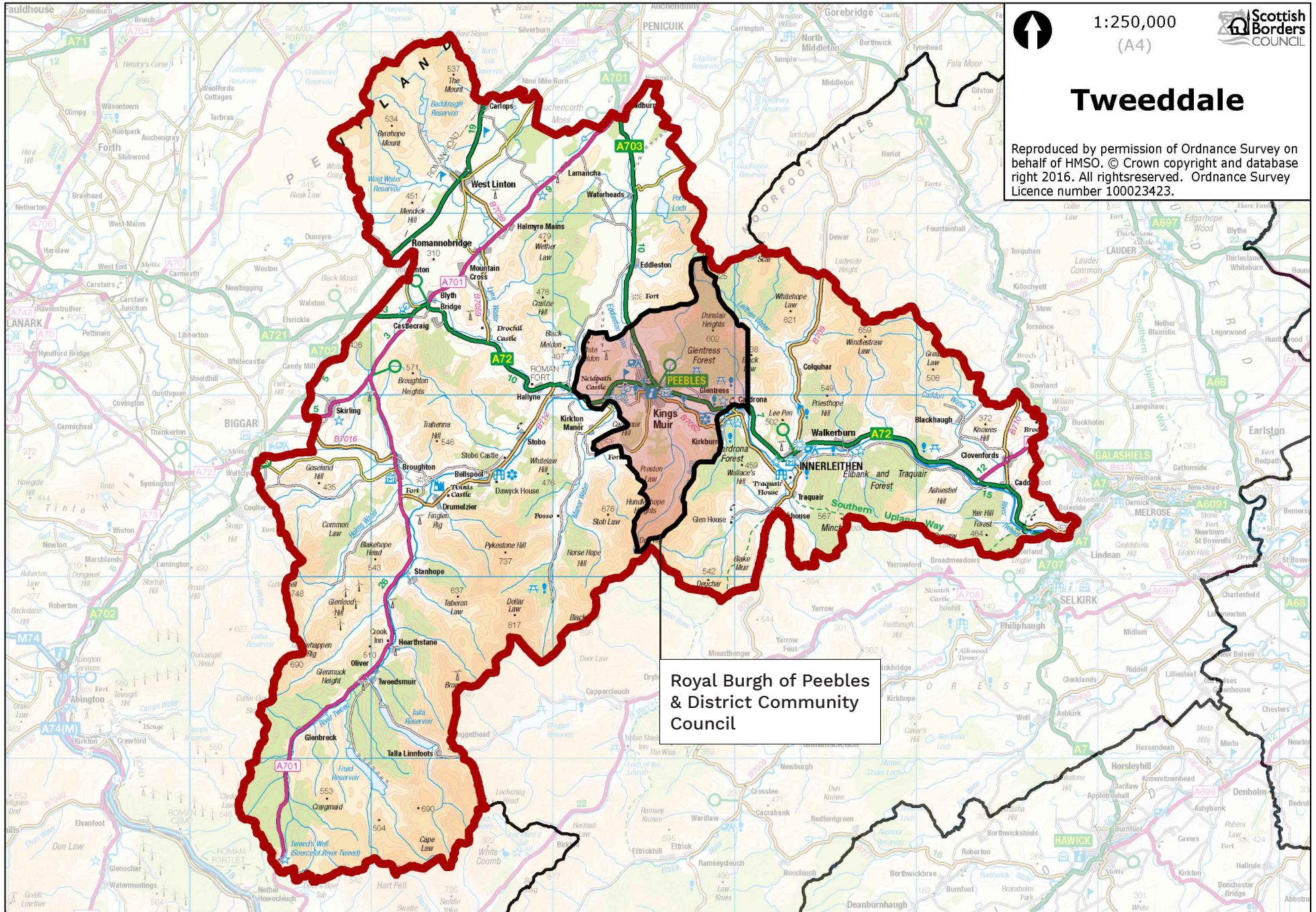
### Regional Context

- › South of Scotland Regional Economic Strategy
- › Edinburgh & South East Scotland City Region Deal
- › Borderlands Inclusive Growth Deal
- › South of Scotland indicative Regional Spatial Strategy (iRSS)

### Local Context

- › Scottish Borders Local Development Plan 2
- › Scottish Borders Community Plan 2023/2033
- › Tweeddale Locality Plan





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(A4)



# Tweeddale

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Royal Burgh of Peebles  
& District Community  
Council



## National Planning Framework 4

The National Planning Framework 4 (NPF4) is a strategic document issued by the Scottish Government and adopted in 2023. It sets out national policies and priorities for land use in Scotland. NPF4 integrates planning policies with climate and environmental considerations, aiming to promote sustainable and inclusive growth, and supports Scotland's commitment to achieving net-zero carbon emissions by 2045.

The NPF4 is relevant when writing the Plan for Peebles as it provides a comprehensive policy framework that must be aligned with local development strategies.

Key aspects of NPF4 that were considered in the Plan for Peebles include:

### Sustainable Places

Emphasis should be put on supporting the creation of sustainable places, which tackle the climate and natural crises through climate mitigation and adaptation initiatives. In Peebles, sustainable developments should address the implementation of measures to promote active travel and sustainable transport, and improve energy efficiency of existing building stocks. Additionally, focus should be put on natural assets, how to maximise their use in terms of visitor attractions whilst ensuring biodiversity preservation. For example, forest regeneration projects, outdoor recreational projects, and new windfarm projects could benefit the local community and align with NPF4 principles.

### Liveable Places

To ensure the future of Peebles is positively impacting local wellbeing, local communities should be encouraged to actively participate in planning processes, ensuring that the needs and aspirations of Peebles residents are reflected. Skills, learning and training opportunities should be promoted to empower the local community to advocate for the

alignment of new development with the NPF4 principles of facilitating 20 minutes neighbourhood, providing access to services for all, delivering quality affordable housing, ensuring new developments are served by appropriate social and service infrastructure, improving green infrastructure, and providing opportunities for play, recreation and sport.

### Productive Places

Promote community wealth building and empower resilience through initiatives that support economic growth and create new job opportunities locally. Peebles is recognised for its significant natural assets, which overall support the national goal to reduce carbon emissions, whilst also attracting a number of visitors to the area. To promote sustainable tourism, and to diversify the economy, would support the promotion of Peebles as a place to live, work and visit.

## Local Development Plan 2

The Local Development Plan 2 (LDP2) of the Scottish Borders Council outlines the strategic vision and policies for land use and development within the Scottish Borders region for the next decade. It sets out how the area will grow and develop, aiming to balance economic growth, housing needs, environmental protection, and community well-being.

Key features of LDP2 are:

- › **Economic growth**  
Support local economic growth by allocating land for business and industry, and encouraging tourism and rural development.
- › **Housing**  
Identify areas for new housing developments to meet the growing population's needs while ensuring affordability and quality.

- › **Sustainable development**  
Emphasise sustainable growth, prioritising developments that contribute positively to the environment and local communities.
- › **Environment and Heritage**  
Protect natural and cultural heritage sites, promoting green spaces and biodiversity.
- › **Community Facilities**  
Ensure the provision of necessary community facilities such as schools, healthcare, and recreational areas.

In relation to Peebles, the LDP2 *provides four housing allocations, two safeguarded business and industrial sites, one business and industrial site located at South Parks, as well as two mixed use sites at Rosetta Road and at March Street Mill; there are also three redevelopment sites located at Dovecot Road, George Street and Tweedbridge Court. The Plan also identifies a number of key greenspaces within the settlement, which provide the Peebles community with many important recreation opportunities.*

The Plan also notes that without a second bridge on the river Tweed, there is limited capacity for new developments - *“longer term development in the town will be required to contribute towards a second river crossing based on projected costs”.*

The Plan for Peebles provides a detailed, localised set of guidelines for the development and improvement of Peebles, reflecting the specific needs and aspirations of its residents. The Plan for Peebles aligns with the overarching goals of LDP2 and focuses on detailing initiatives which address specific issues and opportunities within Peebles.



## **Tweeddale Locality Plan 2020**

Peebles is located within the Tweeddale Area Partnership, one of five community planning partnerships covering the Borders. The focus of the partnership is to create a space where the communities can share their aspirations and ideas and strengthen their influence on planning decisions. The five Locality Plans contribute to and align with the SBC Community Plan.

In 2020, the Tweeddale Area Partnership issued the Locality Plan, which outlines the priorities of the area with a focus on reducing inequalities to improve the area for those who live, work and visit.

The Plan for Peebles expands on the strategic vision outlined in the Tweeddale Locality Plan by focusing on detailed interventions for the future development of Peebles. It

provides a detailed, community-driven roadmap for development, ensuring that local aspirations are integrated into regional planning efforts and contributing to a balanced and sustainable future for the entire Tweeddale area.

The Tweeddale Locality Plan focuses on four identified priorities:

### **Our Economy, Skills & Learning**

This looks at improving connectivity, digital and physical, within the Tweeddale area, with a focus on developing opportunities for local businesses, enhanced tourism offer, and increased training opportunities. The Plan for Peebles expands upon these priorities, identifying local initiatives that would support the development of a wider approach to economic infrastructure. The initiatives reflect the priorities of the Locality Plan, and support improvements at a wider scale.

### **Our Health, Care & Wellbeing**

The Tweeddale community priority of improving access to services and community facilities for rural communities, as well as increasing housing options to enable residents to stay within their communities,

aligns with the overarching goal of the Plan for Peebles, which aims to enhance access to services for all and counter social isolation.

### **Safer Communities**

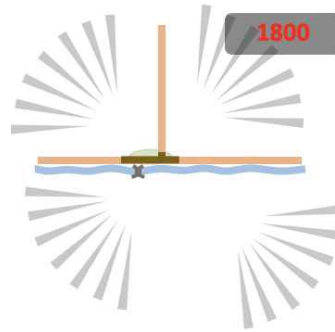
The Plan for Peebles advocates initiatives aimed at reducing anti-social behaviour and promoting social cohesion. Similarly, the broader Tweeddale community aims to foster a safer, more resilient and well-connected community. This can be achieved through a coordinated, area-wide approach involving the sharing of information, resources, and activities throughout Tweeddale.

### **Our Environment & Place**

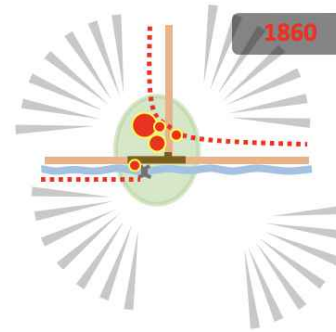
It is a priority for the community that every resident in the Tweeddale area has access to appropriate housing, and that the environment is clean, safe and preserved. The Plan for Peebles also prioritises the development of a variety of housing typologies, which would better cater for the needs of the local community. In both plans, there is a focus on sustainability, and implementing actions to improve energy efficiency, tackle fuel poverty, and improve access to green spaces and local produce.

# **II Town Context**

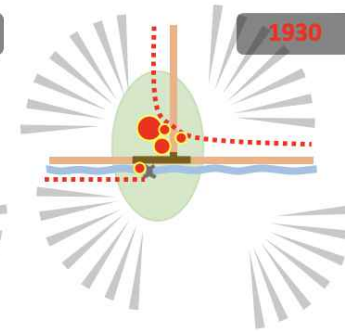
# Evolution of Peebles



settlement lies east west along the ridge to the north of the Tweed beside a traditional drover crossing point; location of regular market; settlement lies enclosed by rolling hills; road to the north towards Edinburgh



wool mills come to town, followed by railways – Edinburgh to Galashiels; Glasgow to Peebles; Peebles has two rail stations until 1960; settlement expands – workers in north-west quarter; owners / managers to north-east and south of the river

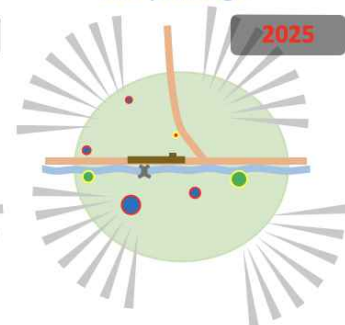
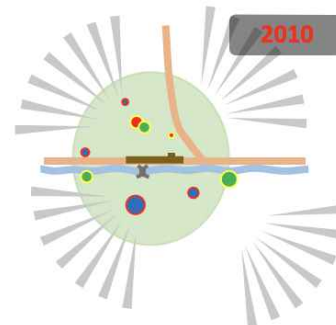
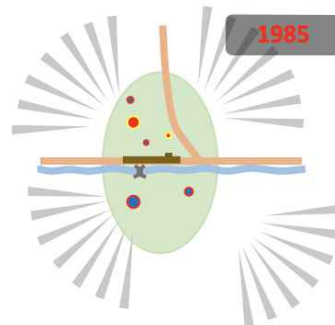


labour shortages following WW1 prompt further expansion of settlement with construction of workers' / artisans' housing north and south of river

further expansion of workers' housing after WW2, particularly south of river – but too late; woollen mills in decline, railways close; some development of alternate light industry, but more dependent on jobs outside Peebles; three primary schools, plus High School

further expansion of housing to create fully formed commuter town; town centre a popular day trip destination; two small light industry estates and one business park; schools / services expanded and at full capacity; no retail or leisure facilities south of the river

planned further expansion of settlement unsustainable without doubling up of core physical and social infrastructures, and remodelling of connectivity and in-town economic opportunities; the retail and leisure hub of the town centre remains as it stood 200 years ago



## Demographics

- › Peebles has a diverse age distribution, with a mix of young families, middle-aged residents and retirees, with a predominately white British population
- › It supports the largest secondary school in the Borders, but has below average representation of 20 to 40 year olds
- › Peebles was known for its textile industry, but this focus had reduced over time and the economy has diversified with current common occupations including retail, healthcare, buildings trade, education and tourism-related jobs
- › A high proportion of residents commute to nearby urban centres for work, higher education or specialised training.

- › The data in figure 1 shows that there are fewer community members in the 20-29 and 30-39 age groups, and that this is lower than the Scottish average. This may be due to the younger generation moving out of Peebles to pursue career opportunities that are not available locally.

- › This trend is similar to other settlements in nearby datazone, as shown in figure 2. However, Peebles shows in some areas a higher percentage of residents over 70s.

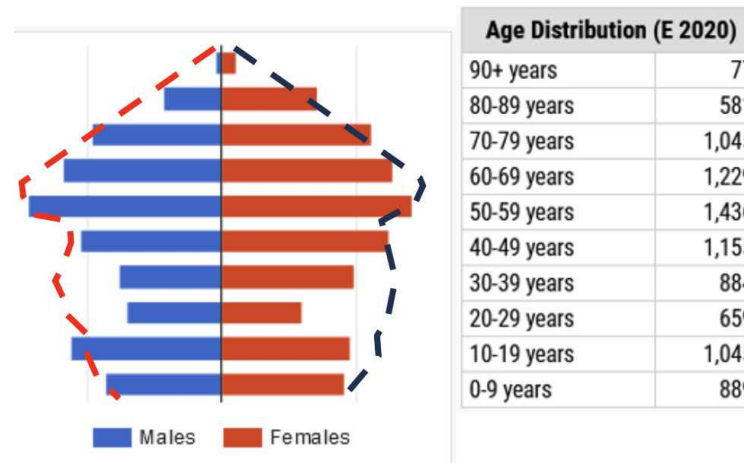


Fig. 1

Note: dashed lines indicate the average for all of Scotland

Image source: National Records of Scotland – Peebles est. 2020; Scotland est. 2022

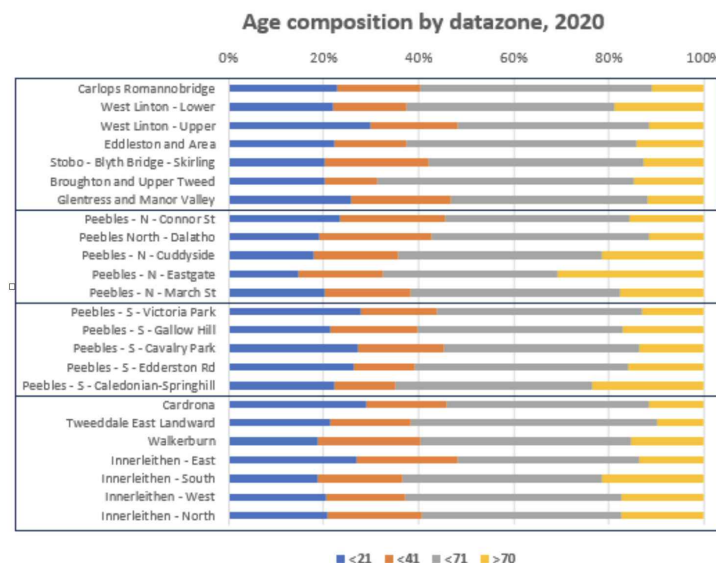


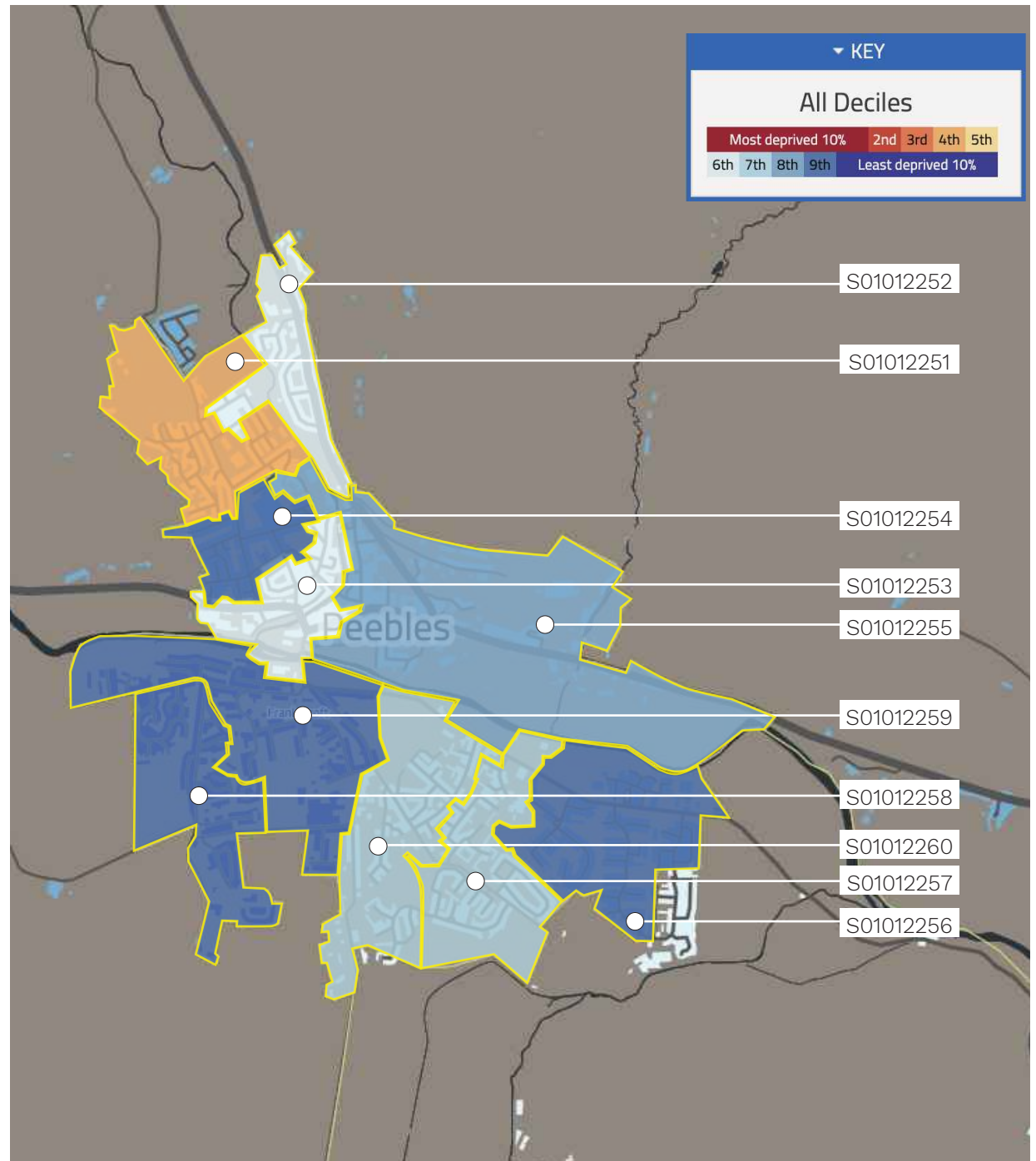
Fig. 2

Image source: National Records of Scotland – mid-year small area population estimates

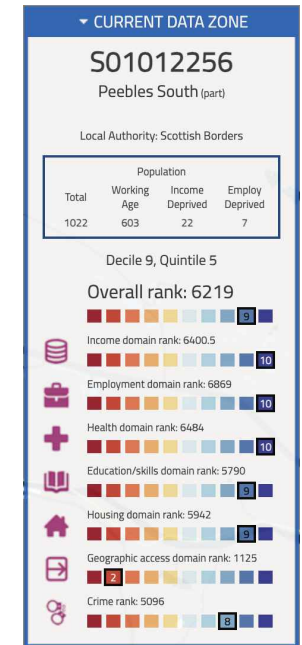
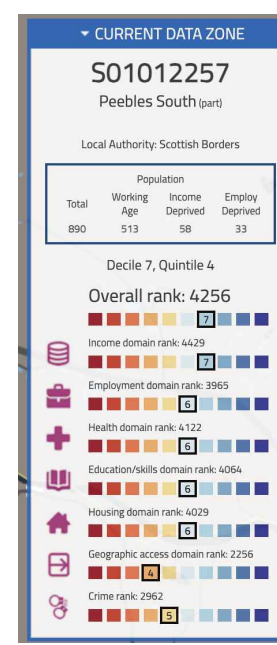
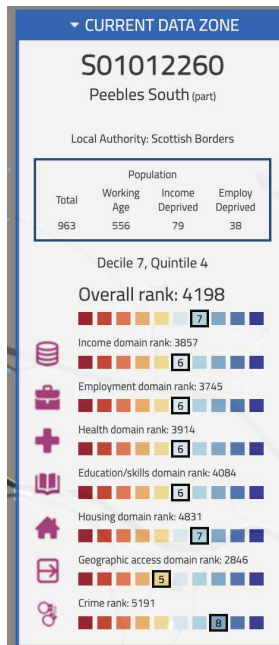
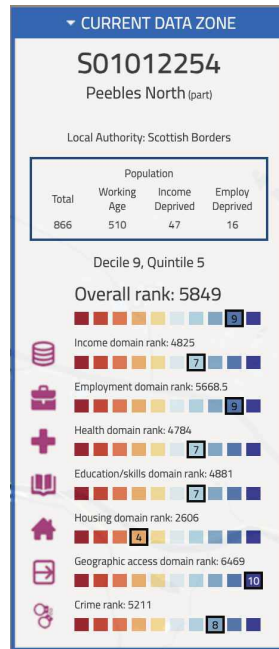
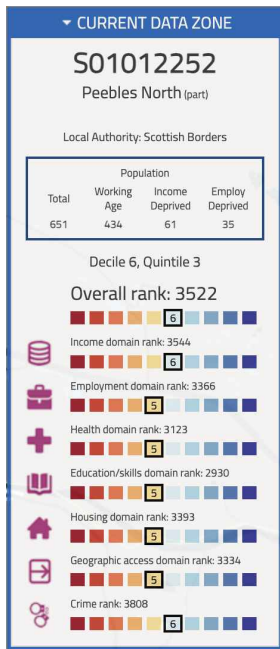


The Scottish Index of Multiple Deprivation (SIMD) is a tool used by the Scottish Government to identify areas where people are experiencing disadvantage across multiple dimensions. As shown in the following page, Peebles SIMD scores show substantial differences across neighbourhoods, indicating areas where people are facing challenges in income, employment, education, or health.

Whilst one of the relatively less deprived areas in the Scottish Borders, Peebles North has a higher than average deprivation score within the Council boundaries (shown orange), and the southeast of the settlement showing little deprivation (shown dark blue). In addition, mixed populations within individual data zones mask the extent of deprivation in some areas.



Images sourced from SIMD



## Education

- › Based on SIMD data 2020, Peebles has generally a good ranking in terms of population with a high level of education, and this is also demonstrated by the graphic to the right which shows that Peebles has an above average attainment of the highest level of qualification for school leavers when compared to the rest of Scotland.

### Participation in Positive Destinations – latest statistics, all Scottish Borders Intermediate Zones

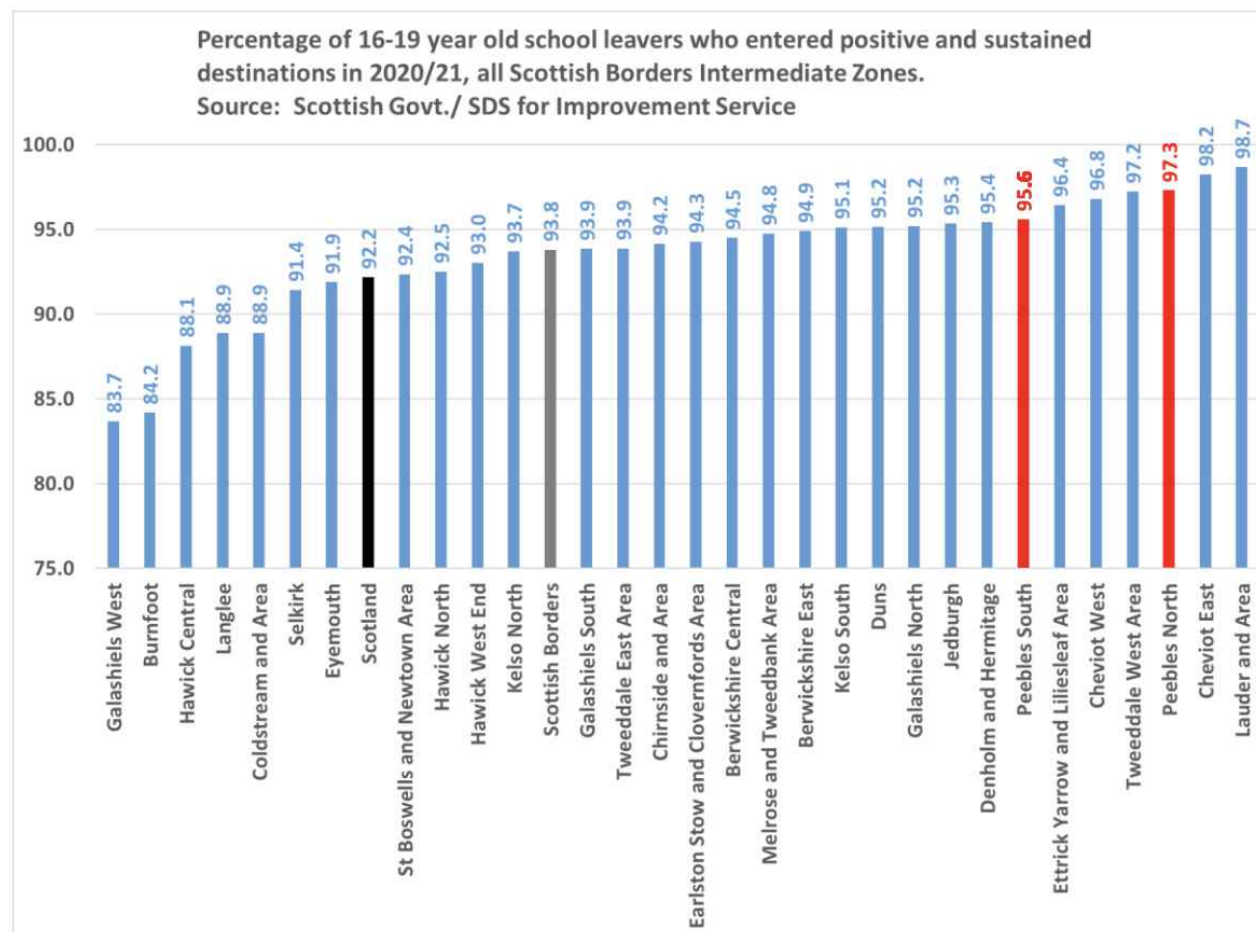


Image source: Socio-demographic profile of Peebles North, 2022

## Employment

Figures specific to Peebles are not readily available, but those for the Scottish Borders as a whole are indicative of conditions. Although unemployment rates in the Scottish Borders are relatively better than national averages, there are no signs that unemployment will fall back to pre-recession levels.

Youth unemployment is a concern – across the Borders there are currently 620 claimants in the 18-24 age cohort, which although the level has fallen significantly from peaks in 2011 and 2012 of 800, it is still 13% above the average figure for the last 25 years.

Long term unemployment is growing significantly. Across the Borders there are 535 people that have been actively seeking work for more than 12 months, up 57% from January 2011 and up almost 800% from January 2008. These data are reflective of fewer jobs in the economy.

Public sector recruitment changes and redundancies in the private sector are contributing, and as more

people become available to work, younger, less experienced and unemployed people become further removed from the labour market. These groups, in a less diversified economy, are more exposed when key local sectors experience a downturn.

Peebles scores quite high when compared to the rest of Scotland in terms of employment rates, however, there are significant differences between the populations as shown in SIMD data, with Peebles North scoring the lowest rank in terms of local employment. This results also in a lower income when compared to other areas of Peebles. Peebles South shows the highest scores in all categories classified by SIMD.

## Economy

Peebles has a diverse and resilient local economy, though it is not immune from broader regional and national economic trends. Key economic sectors in Peebles are:

- › Tourism
- › Retail and Hospitality
- › Building Trades

- › Agricultural
- › Creative and Cultural Industries

Employment opportunities are spread across various sectors, with significant contributions from tourism, retail, hospitality, and public services. The town has a vibrant retail sector, with a mix of independent shops and national chains. In addition to hospitality, which plays an important role in supporting the local economy, surrounding rural areas support

### Example of rental differences, Peebles compared to Edinburgh.

Peebles Rent:

Space of 850 sq ft - £21.18 / sq ft

<https://orinsen.com/74-high-street-peebles-eh45-8sw/>

Edinburgh Rent:

Space of 689 sq ft - £21.04 / sq ft

[https://www.zoopla.co.uk/to-rent/commercial/details/62864800/?-search\\_identifier=3c3e8e7f8d4bedfe-b823a5187ce5ac89](https://www.zoopla.co.uk/to-rent/commercial/details/62864800/?-search_identifier=3c3e8e7f8d4bedfe-b823a5187ce5ac89)



agricultural activities. Many residents are engaged in local businesses or commuting to nearby towns and cities for work.

While the town faces some economic challenges, particularly related to its rural nature and reliance on tourism, ongoing local initiatives and investments aim to support sustainable economic development and community well-being.

In terms of the town's High Street, according to data collected by SBC, Peebles has consistently recorded a lower-than-average unit vacancy rate, which rose to 4% in the winter 2022 audit and remains at 4% for the summer 2023 audit; though still well below the Scottish Borders average of 12%. Peebles town centre is still considered to be performing well (data available at Scottish Borders Council Town Centre & Retail Survey).

The town has seen strong retailer demand, which could have resulted in high prices for unit rental on High Street. Below is a comparison between a rental unit in Peebles and one in Edinburgh - please note that this is only an example, and further

investigation should be provided to compare market prices of rental units of Peebles compared to surrounding towns.

*rented sector. Scottish Borders has a higher level of owner-occupied housing, a lower level of social rented accommodation but a higher proportion of private rented housing, than is the case nationally."*

## **Housing**

According to online source Rightmove, *"Properties in Peebles had an overall average price of £261,562 over the last year. Overall, sold prices in Peebles over the last year were 10% down on the previous year and similar to the 2021 peak of £258,980."*

According to SBC sources, *"Some 63% of dwellings are estimated to be owner occupied, 23% social rented sector and 14% private*

# Tourism

The quality of life and the living environment is clearly one of the Scottish Borders' strengths and attractions for residents, visitors and businesses alike. The area is predominantly rural, has attractive countryside and offers a broad variety of leisure attractions.

Tourism in the Borders is worth some £176m of expenditure from just over 1.9m tourists or 3.7m visitor days annually, ranging from outdoor activities such as mountain biking, cycling, walking or fishing to museums and stately homes to marine based activity in the coastal region of the Borders.

Within this spend, an estimated £65m is spent on accommodation and food and drink sectors. The focus needs to be on attracting more people to stay longer in the area.

The town need to strengthen its current offer in order to retain and attract back households from their traditional catchment areas. But this alone is not sufficient to sustain retail, and businesses will need to attract new footfall, primarily from additional visitors spending longer

in the area and returning for more visits.

There is a key link between vibrant towns of the Scottish Borders, the overall tourism offer, and a stunning natural environment with easy access to a range of popular leisure pursuits.

## Historical and cultural attractions

- › Neidpath Castle
- › High Street
- › John Buchan Story Museum

## Outdoor activities

- › Glentress Forest
- › River Tweed
- › Kailzie Gardens
- › Dawyck Botanic Garden

## Festivals and Events

- › Beltane Festival
- › TweedLove Bike Festival
- › Peebles Arts Festival
- › The Three Bridges races
- › Highland Games
- › Agricultural Show





## New Developments

Whilst the LDP2 identifies areas for long-term developments, currently there are not many active or planned local developments in Peebles.

### March Street Mills

At the moment of writing the report, a planning application was approved for the development of the March Street Mills site to deliver 50 residential units and 14 affordable housing units, including two, three and four bedroom homes. A key focus of the approved proposal includes the preservation of key greenspace for community allotment use.

### Flood management

The Flood Risk Management Plan - Tweed Local Plan District has been published by SEPA (Scottish Environment Protection Agency) and shows how flooding will be managed in the Tweed, Solway and Forth Estuary area. It includes potential flood protection projects which could be progressed where funding is made available.



Image sourced from Scottish Housing News

Details on the March Street Mills development can be accessed via the Scottish Borders Council Planning portal at: <https://eplanning.scotborders.gov.uk/online-applications/applicationDetails.do?activeTab=summary&key-Val=RVZ00CNTJ5L00>

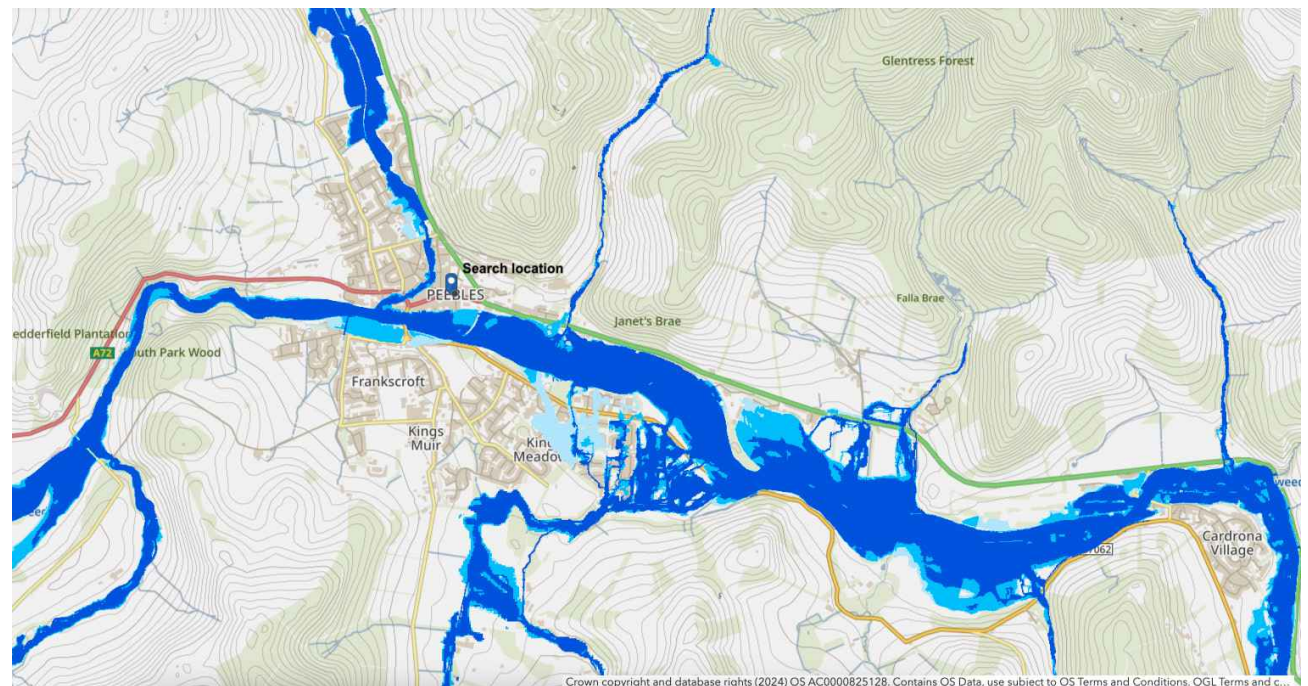


Image sourced from SEPA Flood Maps

Details on the Flood Risk Management Plan - Tweed Local Plan District can be found on the SEPA website.



## Public Transport

The region's bus service operator is Border Buses which links all the major towns within the Borders. It operates a frequent limited stop service linking the town to Galashiels and Edinburgh and all settlements in between. Buses on this service have spaces for bikes, encouraging cyclists to take public transport when visiting Peebles.

Two in-town services offer links to and from the residential areas of the towns – six times a day to the south of the High Street, and five times a day to the north of the High Street.

Two less frequent services operate between Peebles and Biggar and Peebles and West Linton.

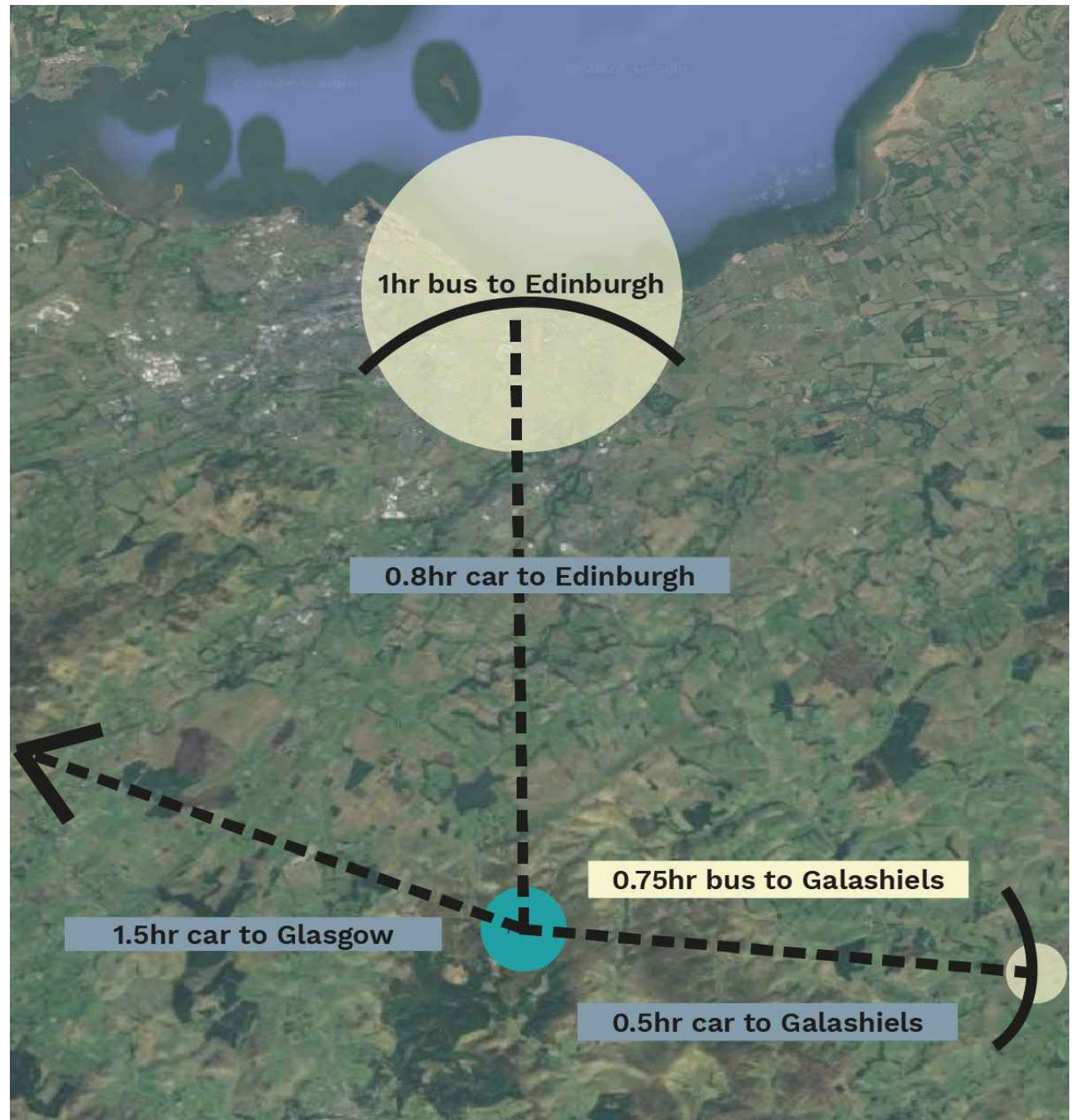


Image base sourced from  
google earth



## Active Travel Routes

### Walking and cycling routes

Peebles sits at a natural and strategic cross-roads where routes from the east, west and north meet the River Tweed, and routes to the south rise to the Upper Tweeddale National Scenic Area and the Southern Uplands – hence its status as the former county town and natural centre of Tweeddale.

The Peebles Civic Society has developed a range of in-town walking loops that guide visitors and residents around the various cultural, historic and natural sites of the town. Alongside this the Council has developed a number of 2 to 6 miles walking loops that explore the immediate natural surroundings of the town – along the rivers, into the forests and up the lower slopes of the hills surrounding Peebles, including routes along the old railway lines. The local Tweed Valley tourism group ([www.gotweedvalley.co.uk](http://www.gotweedvalley.co.uk)) has details of these and a range of cycling loops.

Over the last decade two multi-use off-road low incline paths have been constructed that closely align to the routes of the former railway.

The Tweed Valley Railway Path runs to the east of Peebles and links to the settlements of Cardrona, Innerleithen, Walkerburn and Caddonfoot. The Eddleston Water Path runs to the north of Peebles, linking to Eddleston village, and onwards – in due course hopefully linking to Edinburgh.

To the west of Peebles a level walking route runs along the side of the river Tweed to Lyne and beyond, and a more developed multi-use route has been prospected to extend this path, but remains on the drawing board. But this is not the only route. The John Buchan Way starts in Peebles and runs up the lower slopes of the Manor Hills and links to Lyne and Stobo and ends at Broughton, the former home of author, historian and diplomat John Buchan.

Still longer distance walking paths are exemplified by the ancient drove roads (once used to move cattle and sheep to market – not just in Scotland but to destinations in England as far south as London), one of which routes through Peebles up over the Manor Hills to St Mary's Loch, and crosses the main east west long-distance route of the Southern Uplands Way. The drover

road is also part of a northwards route leading to the Highlands as far north as Ullapool.

From 1994 roughly every couple of years a week-long Borders community walking festival is organised based around a different Borders town or area, attracting visitors from all over the world.

The mountain biking trails of Glentress and Innerleithen attract visitors from all over the world, and are host to a year-round programme of international, national and local events.

**III**

**Community  
Engagement**

## **Peebles Placemaking Team Engagement**

The Peebles Placemaking Team, headed by the Peebles Community Trust (PCT), was responsible for development and publication in 2016 of the Peebles Town Action Plan and the first stage Whole Town Master Plan (a diagnostic document establishing standards and thresholds for the future development of the town).

In subsequent years the Team and the PCT have implemented those elements of the Action Plan within their scope to do so. This has necessarily involved ongoing community consultation, survey and research exercises (summarised below) with responses from upwards of 1500 residents of Peebles (more than 15% of settlement population). The outputs of this have been used to inform development of the 2024-2034 Town Action Plan.

Some engagement has been project focused, some more specifically focused on updating the Town Action Plan; all has contributed to capturing community views.

### **Co-working and training centre**

In 2017, 18 & 19 the PCT headed up public engagement exercises in support of the potential purchase by the community of all or part of the 5.5 acre site of the former March Street Mills. Information gathered was used to inform the application for registration of a Community Right to Buy (CRTB) under the Land Reform (Scotland) Act, predicated on development of part of the site as a community owned Co-working space and training centre, and retention on the site of the former mill workers allotments, alongside housing development and other economic use. The application was supported by 900 signatories. The decision by the Scottish Government to support the PCT application was successfully challenged in the courts by the site owner, and the application was controversially withdrawn from the register by the Government in mid-2022, and the site sold to a developer.

### **Community woodland**

The PCT commissioned community engagement supporting an application for purchase of the 17 acre Eshiels Community Wood by

the community as a biodiversity asset and education and training facility. Purchase from Forestry and Land Scotland, with the support of the Scottish Land Fund and Forestry and Land Scotland, was completed in 2019, and the wood has been run as a community asset ever since.

### **Community Hub**

In early 2019 the PCT headed up community engagement to purchase the former Ex-Servicemen's Club for re-purposing as a Community Hub. The Ex-Servicemen's Club had entered into administration in August 2018 and, with the support of the members of the Club, the PCT with funding from the Scottish Land Fund completed this purchase in late 2019. At its AGM of that year the purchase was unanimously approved by the 210 PCT members attending. In subsequent years the PCT has undertaken a number of related further engagement exercises to inform plans for community use, refurbishment and development of the Hub.

### **Multi-use off-road path**

From 2019 the PCT headed up, with support from Sustrans, preparatory

research and design work for the development of the 7km Eddleston Water Multi-use Path, contracting specialist consultants and undertaking community engagement and survey work associated with the project. Funding of £2.2m was secured, and the path constructed over 2022 and early 2023 by SBC Contracts, and opened in April 2023.

### **Active Travel Study**

In autumn 2020 the PCT headed up a study, funded by Sustrans, to pathfind a connection through Peebles between the Tweed Valley Railway Path and the Eddleston Water Path. During 2021 this project was expanded, responding to changed national policy priorities, to embrace a review of Active Travel opportunities across the whole settlement of Peebles. The PCT managed consultants and took responsibility for undertaking community engagement. The final study report was completed in November 2022. Engagement comprised a wide range of forms – online surveys, surveys of High School children, primary school children, parents of school children, Peebles businesses, exhibition and drop-in sessions, workshops, neighbourhood streetside surveys, and High Street and supermarket engagement events. Responses were collated from over 1,000 Peebles residents.

### **Imagining the future project**

In late 2020 and the first quarter of 2021 the PCT collaborated in an initiative of Community Land Scotland to locate creative practitioners in

six communities across Scotland to explore different approaches to community engagement relating to community ownership and placemaking. Graphic designer Jess Parker worked with Peebles youth groups and families with children to envision better presentation and use of space across Peebles, resulting in innovative feedback, and the development of the Imagining the Future Map: Ideas for a Better Peebles – a mechanism for prompting debate amongst young people, and capturing their ideas. This formed part of the report “In Our Hands” produced by Community Land Scotland<sup>14</sup>.

### **Open Forum events**

Post the Covid-emergency the Peebles Placemaking Team continued its programme of Open Forums, with events held in November 2021, February 2022 and April 2023 at which poster presentations were made updating residents on changed policies, strategies and developments, wide-ranging discussions held on matters of current concern, and data collated on issues to be captured and addressed within the updated Town Action Plan. Attendance was 100, 100 and

#### **Footnotes**

<sup>14</sup> <https://www.communitylandscotland.org.uk/resources/in-our-hands-community-ownership-in-the-south-of-scotland/>

40. Throughout this period the PCT, Royal Burgh of Peebles and District Community Council and the Peebles Civic Society have regularly posted information articles in the monthly Peebles Life magazine (delivered to over 4,000 Peebles households) and other local print and social media.

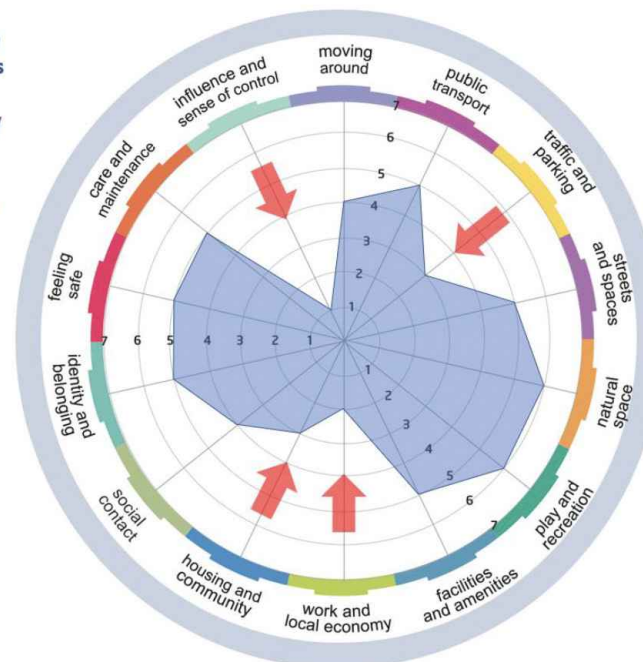
### Place Standard Tool survey <sup>15</sup>

Running from December 2021 to February 2022 the Peebles Placemaking Team surveyed public opinion using the Place Standard Tool as an online, paper and interview survey tool, and undertaking associated streetside engagement, and round table debates. At the core of this the survey generated 285 comprehensive responses from householders shown to be geographically representative of the community. Together with comments and responses received during the Open Forums and other engagement events these also generated over 1,000

written comments on Peebles and its future. Based on analysis of survey, together with research and interview data, the Peebles Placemaking Team was able to prioritise concerns, challenges and opportunities, leading to identification of about 150 actions prioritised by the community.

A summary of key findings is represented below - greater analysis of these datasets is provided in Appendix Two - Annex C.

**Indicative composite scoring for Peebles as a whole – derived from 275 community responses to the Place Standard Tool survey conducted in early 2022**



### Footnotes

<sup>15</sup> The Place Standard Tool survey scores 14 reflections of town services and characteristics on a scale of 1 to 7, with a score of 7 indicating that things are near perfect (for example town amenities) and a score of 1 reflecting the need for huge improvement.





Thoughts collected through this first round of engagement were catalogued and divided into themes. These were then used to bring forward visions, principles and initial draft initiatives for the future of Peebles.

Refer to Appendix Two for more details about the Peebles Placemaking Team engagement process.

### **Structuring the Town Action Plan**

The 150 identified priority actions were grouped by type and intended outcome, and this information used as the basis for discussions on how to incorporate these into a productive plan structure that addressed community needs whilst also linking to Tweeddale and Scottish Borders Locality Plans and development priorities, and higher-level strategies (such as NPF3/NPF4, the South of Scotland Regional Economic Strategy, the South of Scotland indicative Regional Spatial Plan, and LDP2). Exploration of possible plan structures was taken forward in five round table debates conducted over March and April 2023, each involving between 6 and 10 community representatives and individuals.

Outputs from these activities were used to create a plan structure in five areas of focus (Capacity; Accessibility; Health & Wellness; Jobs & Economy; Just Transition to Net Zero), grouped in four outcome categories (shown below – with numbers of priority actions in brackets, and identifying where a small number of sub-headings are duplicated under different outcome headings), and brought together under 18 catch-all initiatives / projects.

### **Reduce poverty & disparity in wealth**

- › More and better paid jobs (16)
- › More affordable housing (11 dup)
- › Improved energy efficiency (4)
- › Improved accessibility (15 dup)
- › Improved life-time opportunities (4)

### **Provide work & housing for those less well off**

- › More and better paid jobs (15)
- › More skills development & life-long learning (4)
- › More affordable housing (11 dup)

### **Improve well-being – particularly for those less well off**

- › Better access to health care and services (13)
- › Make Peebles a safer place (4)
- › Improved active travel (16)
- › Improved accessibility (15 dup)
- › Improved environment (10)

### **Improve institutional empowerment capacity**

- › Strengthened community institutions (15)

## New Practice Engagement

At the start of 2024, New Practice was appointed as an external consultant to provide support to the Peebles Placemaking Team in finalising the Plan, to stress-test initial findings, and identify strengths, challenges and possible room for improvement within the draft documents.

Working closely with the client team, New Practice implemented an engagement strategy aimed at providing the local community with a variety of opportunities to engage with the project. In parallel with this a communication programme was run to ensure information about the project and how to get involved was circulated to all members of the public. A variety of engagement tools were designed to empower participants into sharing their thoughts.

Questions on the online survey, and conversations held in-person were all centred around the findings and work carried out by the Peebles Placemaking Team. This helped the New Practice team to conclude their findings in an efficient way, ensuring

that people were able to give their thoughts and opinions, whilst also providing quantitative consultation data.

A range of engagement activities was conducted over the second quarter of 2024 comprising:

- › Establishment of a web-based project information platform
- › Promotion through print and social media
- › Outdoor pop-ups on the High Street & at supermarkets
- › A programme of phone and face-to-face stakeholder interviews
- › An online survey
- › Community drop-in sessions
- › A community workshop – multiple round-table discussions
- › Youth workshops – multiple round-table discussions.

70+ responses to the online survey were received, 50+ conversations held with adults from Peebles and 50+ conversations with Peebles young people, plus 10+ focused stakeholder interviews. Drop-ins and workshops were well attended and elicited informed debate on plan priorities and proposed interventions, and provided perspective on the

range of views held within the town. The four workshops held with young people (one with Oor Space Youthy, three with the High School), proved particularly engaging and inciteful, yielding a range of ideas and innovations.

### Engagement Tools

#### › Promotional Tools

Digital promotion through META adverts and physical distribution of posters and flyers available at key locations across town. Local stakeholders and groups were also asked to share the events on their social media pages.

#### › Web landing page

A bespoke web landing page where the local community could access key information about the project and find out more on how to get involved.

#### › Online Questionnaire

A quick online survey was developed to provide an accessible form of engagement. This was released prior to the in-person events, to give people the opportunity to familiarise themselves with the draft action plan prior to meeting the New Practice

team to further discuss their priorities.

› **Information Boards**

A series of engagement boards were positioned at in-person events to provide attendees with key background information about the project, explaining what Local Place Plans are and providing participants with in-depth information before engaging the New Practice team in conversations.

› **Booklet**

To facilitate in-person conversations, a booklet was developed which outlined the key initiatives, their goals, and potential projects which could be part of the Plan for Peebles.

› **The ‘Name Game’**

This consisted of a gamified way for people of all ages to interact with the project and leave feedback in a more informal way. Participants were asked to pick a stream at random from one box, and then to pick a letter from a second box. They were then asked to answer the following question by drawing / writing / saying out loud: ‘Based on the stream you picked, what is that thing starting with the letter you chose that cannot be missed when planning for the future of Peebles?’

Following the launch of a web landing page and online questionnaire, New Practice hosted a variety of in-person events to collect community thoughts on the initial draft. This was an opportunity to raise awareness locally about the work done to date by the client team. The team also focussed on engaging groups that had not been previously involved with community conversations, such as the younger people, between 12-24 years old, those that are not actively involved with decision-making processes or community groups, and those who did not input into previous engagement projects.

**Type of Events**

**Outdoor Pop-ups**

Outdoor pop-ups are informal sessions for the public to attend at any point within the given time. These sessions allowed the New Practice team to stop passers-by to raise awareness about the project. They give the aspect of a ‘chance encounter’, and allow people to be made more aware of the project, even if they are unable to stop and tell team members their views. By choosing different locations, the team were able to reach a different

audience in the town, and many of those who visit the high street are tourists.

**Indoor Drop-ins**

Drop-ins are informal sessions for the public to attend at any point within the given time. For these sessions, New Practice based themselves at two different locations on four different occasions - at the Drill Hall and the School Brae Hub. This allowed team members to listen to people’s thoughts on the initiatives, and talking people through the process so far and the work that has been done to date by the client team. The Drop-in session which had the most number of participants was the 3rd session, with 15 people in total. In total, 40 people were able to attend the drop-ins and spoke to us about their priorities.

Additionally, the team also hosted a drop-in session at the Dovecot Court, the accessible residency managed by Eildon Housing Association, where residents are provided with care and support they need.

## **Community Workshop**

This focus-group session aimed at stress-testing the work done to date by the Peebles Placemaking Team, gain consensus from the public, and identify strengths and room for improvements of the draft proposed initiatives. Participants were divided in three groups, where they had the opportunity to dig deeper into each stream and initiative with the facilitators. Topics of discussion were presented back to the room.

Generally, the workshop was a good opportunity to find out more about the current situation of Peebles, and if there were any on-going initiatives and/or opportunities which should be included in the Plan for Peebles. Findings have been incorporated in the plan, together with the outcomes of other engagement events.

## **Youth Engagement**

The scope of these sessions was to bring youth voices into the decision-making process, identify key wants, and to collect ideas around draft initiatives.

The most common topics could be summarised as follows:

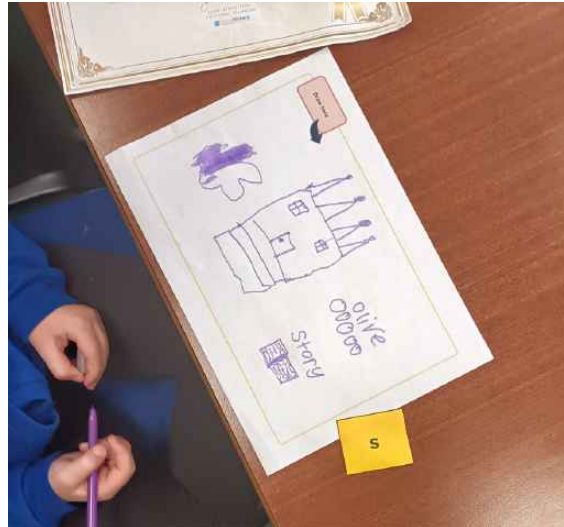
- › Maximise use of riverfront, improve public space aesthetics, and improve outdoor facilities for all ages - cinema, skate park, sport, urban furnitures
- › Provide a safe indoor serviced space, with supervision, where they can be free to hang out
- › Mental health support
- › Improve access to existing facilities
- › Improve cycling infrastructure
- › Provide more vocational skill and learning opportunities



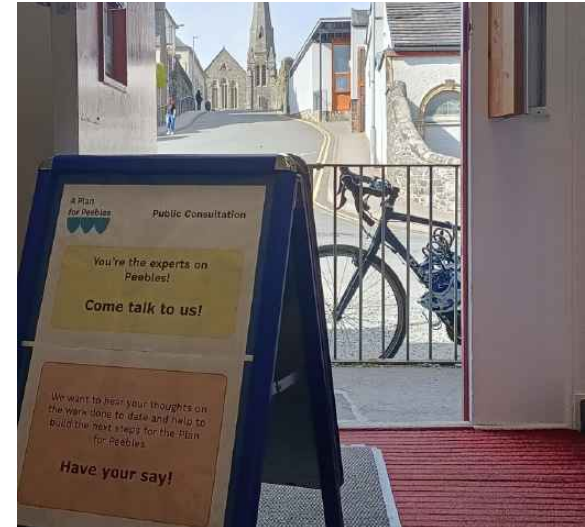
Outdoor Pop - up High Street



Drawn image, School's Out workshop



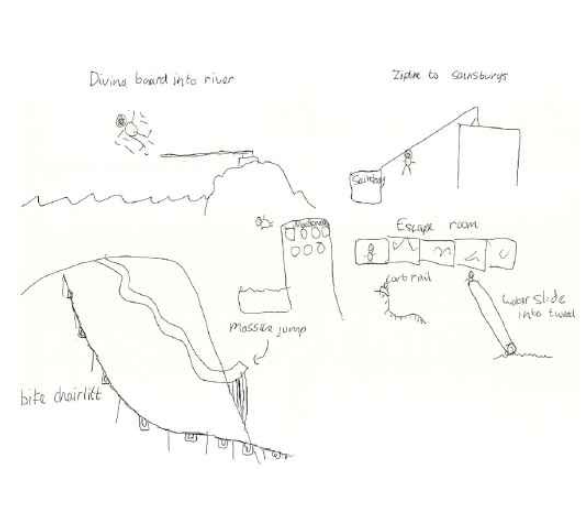
Indoor Drop-In, Drill Hall



Dovecot Court

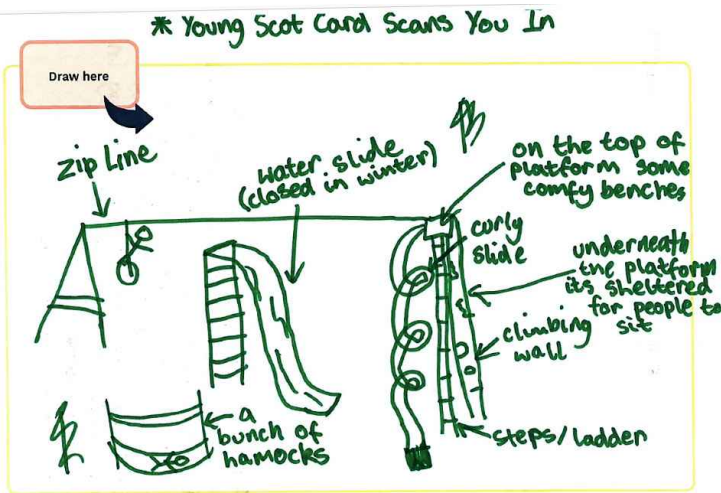


Outdoor Pop-up, High Street



High School Workshop Outcome

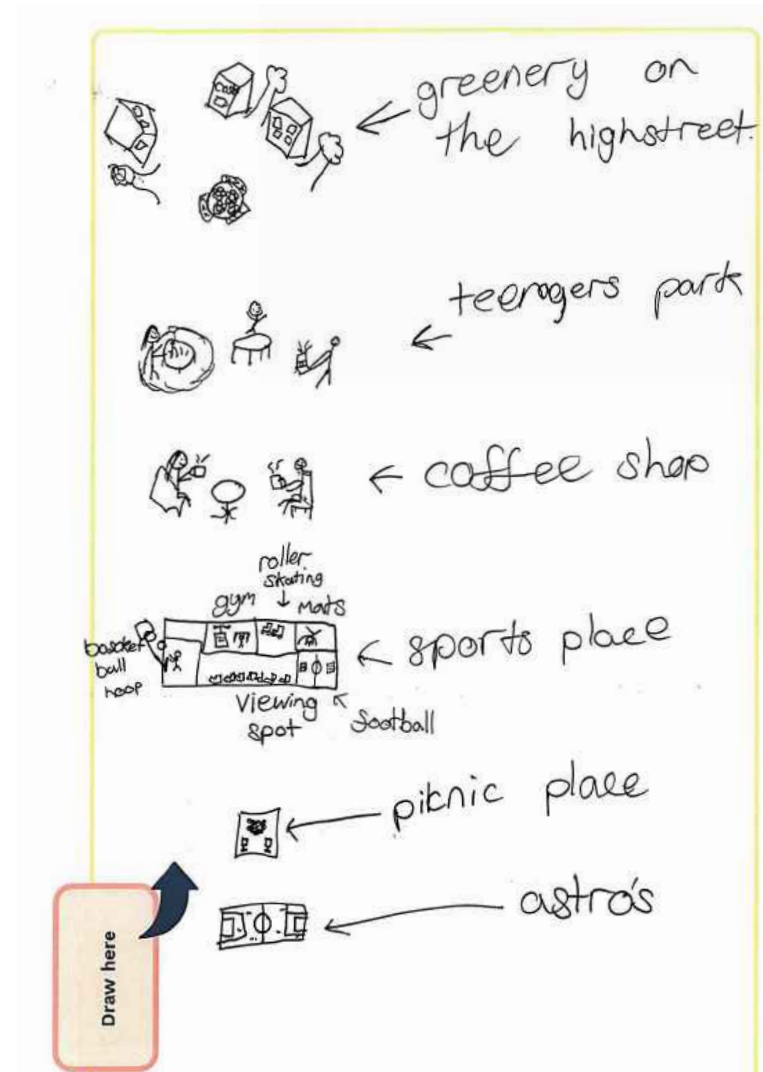
High School Workshop Outcome



High School Workshop Outcome



High School Workshop Outcome



## Stakeholders Interview

New Practice carried out a series of one-to-one interviews, either in-person or online, to discuss with key stakeholders\* the draft plan as prepared by the Peebles Placemaking Team.

Most of the groups interviewed were aware of the work done to date by the Peebles Placemaking Team, and were happy to have the opportunity to share their thoughts and how their work and area of concerns could feed into the Plan for Peebles. The stakeholders understood the role of New Practice as external consultant to be stress-testing the work done to date to support the team in the delivery of a cohesive document.

*\*The term stakeholder refers to anyone that has an interest in the future development of their area, from the point of view of any organisation they represent. For instance, this could be local businesses, development trusts or associations. They hold the interest of the group or business they belong to.*

## Oor Space Youthy

On 11th April 2024, New Practice met with Oor Space Youthy to introduce ourselves, introduce the consultation programme, and to find out about their work in Peebles.

The discussion focussed on understanding and exploring schemes and activities available for young people in Peebles, in particular the ones run by Oor Space Youthy. Initiatives like the 'Youth Cafe' and the 'School's Out', based in the Drill Hall, are valuable and well attended activities for the young people in Peebles. However, it is recognised that not every young person in the town is interested in joining clubs and local groups - how do we cater for these young people?

The discussion was important to understand challenges young people and families are facing in Peebles. It also allowed the team to plan its engagement strategy around existing events, and to join during the sessions at the Drill Hall, to engage with the young participants of Oor Space Youthy activities.

## Peebles Youth Voice

On 14th May 2024, New Practice met with the chairperson of Peebles Youth Voice. This allowed the team to find out more about the work they carry out in Peebles, and to discuss the outcomes of their recent survey carried out in Peebles High School.

Peebles has a lot of offering for young people, but not everyone is able to access these for different reasons, such as financial constraints.

It was noted how if there are spaces created for young people, it is important to make sure that these are developed in response to needs and requirements coming from the young people themselves. These spaces should be designed with young people and not imposed on them, to ensure that they will be used.

It would be nice if Peebles could be known as the 'youth-friendly town' for tourists, for example, if Peebles would have something specific to young people, that would also attract younger people from other towns to visit.



## **Cllr. Robin Tatler**

On 2nd May 2024, New Practice met with Councillor Robin Tatler to discuss the Plan for Peebles.

The discussion touched upon all initiatives, focusing in particular on the ones the Councillor has been directly involved with. Talking about the Review of indoor spaces, it was noted that even though there are many spaces available for community use, some groups still don't have a fixed space they could call their 'home'. The proposal to carry out an audit of available spaces in Peebles, and to reassign these based on groups' needs and requirements was welcomed by the Councillor.

Despite there being many indoor spaces, it was discussed how Peebles could have more outdoor public spaces, especially around the high street. This was also a popular opinion amongst many members of the public throughout public engagement. The Councillor was involved with the Peebles mural at the Pennels' Close, and would like this space to be thriving, well-known, and available for

the community as an outdoor space however, there are some constraints due to land ownership. Wayfinding and signage around town could also be improved, to direct people to key places in Peebles.

Another theme discussed was the lack of opportunity for young people to learn skills, and that it would be good to have a connection between the Borders College, Galashiels and Peebles High School.

When discussing the 'Getting Around' stream, it was noted how the public transport timetables could be made more efficient, with a revised timetable in order to encourage people to use the bus services more often. Active travel routes in Peebles exist, but there are ways they could be made safer, and link with existing pathways. Car parking was also touched upon as a topic, with the Councillor noting that there was an on-going consultation around parking provision at the moment of the interview taking place.

## **Destination Tweed**

Key to the interviews with stakeholders, was getting to know more about on-going projects in and around Peebles, which will have an impact on the local community. The wider Destination Tweed project, which is currently working on the delivery of active travel improvements in Hay Lodge Park, started in 2022, with project completion planned for 2028.

Following a presentation of the project, which at the time of the interview was about to go out for consultation, the discussion focussed on wayfinding and signage, and how this is an important element for the Destination Tweed project, as it facilitates navigation whilst also including elements of storytelling to raise awareness about local culture and heritage. Opportunities of improving wayfinding and signage across Peebles were discussed, and how it could link up with active travel paths. Key to the project is also to ensure everyone has access to and can safely use the new paths.



## **Tweeddale Access Panel**

On 2nd May 2024, New Practice met with the chairperson of Tweeddale Access Panel, to discuss topics which concern the organisation, their involvement in many active projects in Peebles, and their aspirations for the future.

The Tweeddale Access Panel has been working closely with the Retailers Association in Peebles on creating maps to help those with specific accessibility needs to navigate Peebles. This has received great feedback, from both locals and tourists alike. Shops that are fully accessible are signposted on the map, to facilitate navigation. The aim is to encourage other businesses to install accessible entrances to their shops however, it is difficult to get funding for projects similar to this, despite being a registered charity.

Tweeddale Access Panel has also been involved with the plans for the Destination Tweed active travel path, to inform the design and widening of paths.

There is a lack of accessible housing in Peebles, particularly for those who are in a wheelchair. It was emphasised how there have been housing developments with plans to have accessible facilities, and then the plans were changed in order to maximise profits. Wheelchair accessible housing needs specific designing of interior elements, such as space for carers to live in, or ceiling hoists. More flexible housing needed, that could accommodate future needs of accessibility and this in turn could also help those whose needs change over time.

## **Tweeddale Youth Action**

Tweeddale Youth Action supports young people to develop skills, providing a safe space where they can access advice and help with personal development. Through their initiatives, such as the most recent Food Punk initiative which was about to be launched at the time of writing the report, Tweeddale Youth Action aims to be self-sustainable whilst supporting the creation of micro-organisations and small enterprises. Through this work, it is able to engage young people in all sides of business management, providing support to learn skills which would be valuable for their future when entering the workforce.

Main point of concern is the lack of opportunities for young people that do not take an academic path. The Plan for Peebles should offer options for young people to stay in Peebles. There is a lack of housing for young people entering the workforce, and this pushes people away from the town as they can't afford to live and work in Peebles.

## **GoTweed Valley**

GoTweed Valley, with a focus to promote the Tweed Valley as a key tourist destination for national and international tourism, is keen to partner with potential projects in the area which focus on sustainable and responsible tourism.

Destination management, active travel, and responsible and sustainable tourism are at the core of GoTweed Valley work. They noted that ‘tourism’ was not one of the initiatives of the initial draft plan, and expressed concern that lack of focus on tourism would not provide the local community with the necessary tools to deal with the impact of tourism on the town. As with many others during the consultation, they believe the community should be equipped to accommodate additional people, so that tourism becomes an opportunity and can positively impact the local community, the town economy, and the environment.

## **Cleland Site Initiative Committee**

Formed by six members of the local community, this group is exploring the opportunity to develop the site on Cleland Avenue (currently offered for sale) to benefit the local community. Key topic of discussion was the lack of community facilities South of the river, and the need for social spaces that could benefit all ages. As with other people engaged throughout this second phase of consultation, they believe the unused site owned by the Baptist Church could be an opportunity for the community to take ownership of a currently vacant space, and give it back for communal use. There was an understanding that, prior to start with the process, it would be necessary to understand who the end users of the building would be, to ensure this could provide the required services. The lack of co-working spaces, as well as the lack of multigenerational hubs were discussed during the meeting. It was recognised that the site is in a key location due to its proximity to Victoria Day Park Centre, and due to potential partnerships with local groups who are active nearby.

## **Peeblesshire FoodBank**

Following on from the placemaking team’s interview in March 2024, the New Practice team had the opportunity to engage in a variety of discussions with the Peeblesshire Food Bank. Through these informal conversations, the team was able to identify key areas of concern for the FoodBank and its users. It was noted that there has been an increase in demand for FoodBank services in Peebles, due to lack of access to equal opportunities within the community. Talking with the FoodBank was also valuable as it allowed the team to find out about their on-going project The Big Field, which is looking at securing land for the production of local food for the community.

In addition, the team also had a conversation with clients from the FoodBank, to understand their main areas of concern. The conversation focussed on the lack of transparent and clear communication from Housing Associations and Scottish Borders Council with the people that are struggling with housing situations. This conversation has informed the findings as well as the final preparation of the initiatives.

***Thanks to everyone else  
who came along to the New  
Practice in-person events,  
shared their thoughts with the  
team, and helped in sharing  
the consultation project with  
the community.***

Greener Peebles

Bonnie Peebles

Peebles Gutterbluids

Dementia Friendly Peebles

Dementia Tweeddale

Retailers Associations

Cllr. Julie Pirone

Peebles Community Trust

Peebles Community Council

Cycling Without Age

Peebles High School

Eildon Housing Association

Scottish Borders Housing Association

Creative Arts Business Network,

Scottish Borders (CABN)

Save Kingsmeadows Woodland

Peeblesshire News

Borders in Recovery

...and to all the members of the  
community who took time to talk to  
us!!

# **IV**

## **Consultation**

### **Outcomes**



## Online questionnaire

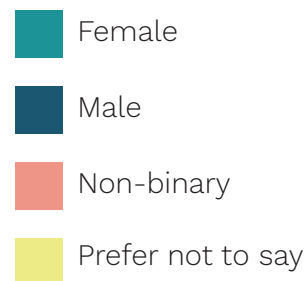
The online questionnaire was structured in a way that allowed people to comment on and 'rate' the initiatives from their respective stream. People were able to 'click in' to each stream, and answer those that interested them the most, or were the most appealing to them, if they didn't want to complete all of the questions in the survey. This helped to mitigate survey fatigue, and to increase the number of respondents.

People could also click into each stream to fill in the initiative ratings and comments for all of the streams. As part of the online survey, there was a separate 'About you & Final thoughts' tab, which allowed the New Practice team to gather demographic information, as well as providing an opportunity for a longer comment answer, separate to the streams.

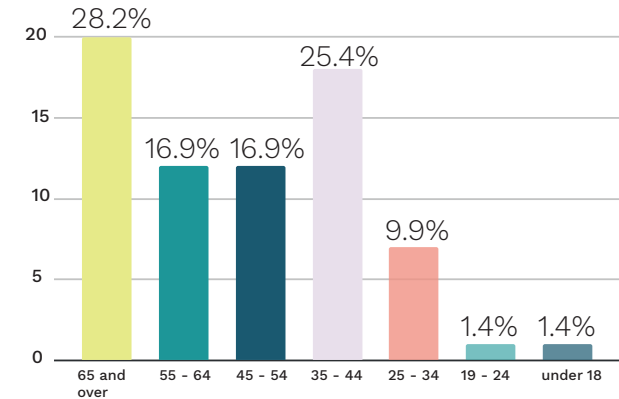
***Please note that the names of streams and initiatives used during the consultation period differ from those in the final Plan for Peebles. This change was solely based on formatting and is not related to their importance or prioritisation.***

## Data collected from 72 respondents

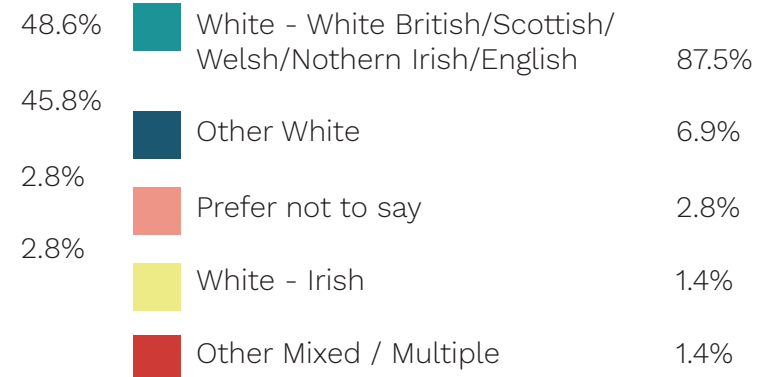
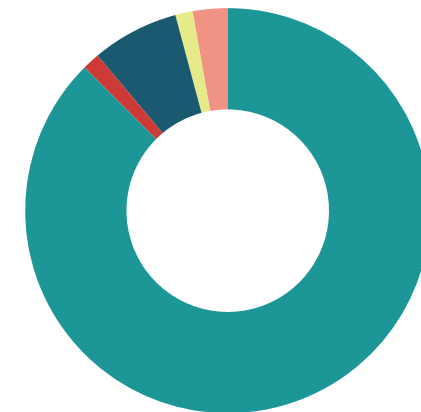
What best describes your gender?



What is your age?



What is your ethnic group?



Do you have any comments you would like to share with us?

*[A selection of comments, chosen to illustrate proportional trends in relation to the most frequently recurring themes]*

***“A second bridge must not be used to justify even more unlimited growth in the future.”***

***“More social housing needed to cut the housing lists....larger social homes are definitely needed in Peebles.”***

***“Nurture young enterprise, working class enterprises more, trades etc”***

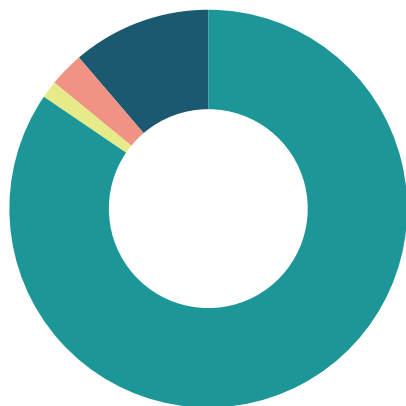
***“With mobility issues, I am currently unable to access Peebles library, museum and gallery”***

***“I’m hoping that the towns traffic problem can be solved, improving the high street for pedestrians”***

***“Protecting the town from future flooding and the effects of climate change should be included in ‘a plan for Peebles”***

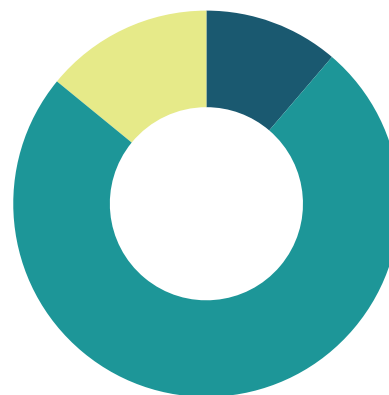
***“There need to be more playspaces across town”***

What best describes your sexual orientation?



- Straight / Heterosexual
- Prefer not to say
- Gay or Lesbian
- Bisexual

Do you have any physical or mental health conditions or illnesses lasting or expected to last 12 months or more?



- No
- Prefer not to say
- Yes

## A Fair Community

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

A. How well do you think **Initiative A - Town Centre regeneration** improves happiness and wellbeing and helps build an equal and fair community?



*(averaged across 44 results)*

---

B. How well do you think **Initiative B - Fields Sport Infrastructure Upgrade** improves happiness and wellbeing and helps build an equal and fair community?



*(averaged across 44 results)*

---

C. How well do you think **Initiative C - South Peebles social and economic infrastructure** improves happiness and wellbeing and helps build an equal and fair community?



*(averaged across 44 results)*

---

D. How well do you think **Initiative D - Peebles Community Hospital** improves happiness and wellbeing and helps build an equal and fair community?



*(averaged across 44 results)*

---

E. How well do you think **Initiative E - Life-long learning skills development and training** improves happiness and wellbeing and helps build an equal and fair community?



*(averaged across 44 results)*

---

F. How well do you think **Initiative F - Green and food security** improves happiness and wellbeing and helps build an equal and fair community?



*(averaged across 44 results)*

---

G. How well do you think **Initiative G - Review of public and community indoor space** improves happiness and wellbeing and helps build an equal and fair community?



*(averaged across 44 results)*

Do you have any comments you would like to share with us?

*[A selection of comments, chosen to illustrate proportional trends in relation to the most frequently recurring themes]*

***“Support groups currently offering services - community garden, dementia friendly Tweedale, youth workers”***

***“I personally think sustainability should be the overriding theme in any initiative.”***

***“It is vital that spending is prioritised and therefore reviewing & revising the use of existing public assets (not only buildings but staffing as well) is vital”***

***“Increased provision for a publicly owned care home and integrated care facilities for a large elderly community”***

***“Investment in accessible paths, in tourism & signage, in the Eastgate theatre & arts centre”***

***“One regular and reliable bus that connects the north and south of Peebles, especially Cavalry Park for work and leisure, starting before 8am and finishing after 9pm”***



## Sustainable Growth

**Goal:** The development of a 20 year plan to steer and direct Peebles' continued expansion, mitigating the effects of climate change and biodiversity loss, so that Peebles of the future is a place we all want to live.

H.  
How well do you think **Initiative H - Low cost, low rent housing** manages Peebles' expansion, addresses climate change & biodiversity loss and creates a Peebles of the future you want to live in?



*(averaged across 20 results)*

---

I.  
How well do you think **Initiative I - Energy generation, reducing demand and energy efficiency** manages Peebles' expansion, addresses climate change & biodiversity loss and creates a Peebles of the future you want to live in?



*(averaged across 20 results)*

---

J.  
How well do you think **Initiative J - Peebles second bridge** manages Peebles' expansion, addresses climate change & biodiversity loss and creates a Peebles of the future you want to live in?



*(averaged across 20 results)*

---

K.  
How well do you think **Initiative K - Flood defence** scheme manages Peebles' expansion, addresses climate change & biodiversity loss and creates a Peebles of the future you want to live in?



*(averaged across 20 results)*

---

Do you have any comments you would like to share with us?

*[A selection of comments, chosen to illustrate proportional trends in relation to the most frequently recurring themes]*

***“Leave verges uncut as far as possible to increase wildflowers for pollinators”***

***“Fair financial return to the local community for wind farms etc is only just and fair.”***

***“Flood defence showed focus on causes not symptoms, less bare hills and sheep grazing, more forestry, more upstream slowing of the river, not big barriers in town”***

***“A bridge should not be there for considerate growth of Peebles, it should be there to support the current size as it's inadequate.”***

***“We don't want to become another commuter town and I'm sure we are moving in that direction”***

***“Greater promotion and provision of co-ordinated town reduce waste schemes (particularly plastic) and recycling schemes.”***

## Getting Around

**Goal:** To create a safer, healthier town, improving connectivity and making it easier to get around.

L.  
How well do you think Initiative **L - Active travel improvements** makes Peebles safer, healthier, better connected and easier to get around?



*(averaged across 20 results)*

---

M.  
How well do you think Initiative **M - Hay Lodge Park / riverside active travel** makes Peebles safer, healthier, better connected and easier to get around?



*(averaged across 20 results)*

---

Do you have any comments you would like to share with us?

*[A selection of comments, chosen to illustrate proportional trends in relation to the most frequently recurring themes]*

***“I am very supportive of plans to enable children to walk safely to school, as this would lead to a reduction in traffic”***

***“Enforcement/reinforcement of the 20mph speed limit - and even reduction to 15mph on the High Street, for example”***

***“Additional adaptations for wheelchair access across the town”***

***“Some express bus services to Edinburgh and reinstatement of a direct bus service to the Borders General Hospital.”***

***“Further promoting active travel and less reliance on cars should be an absolute focus for any plan”***

***“Peebles could capitalise on its existing renown for cycling with some real innovative and decisive action on less cars and more active travel”***

## Open for Business

**Goal: To support economic development through the creation of new enabling infrastructure, assisting local people to participate and benefit.**

N.  
How well do you think **Initiative N - Expand Peebles economic footprint** supports economic development and assists local people to participate & benefit?



*(averaged across 16 results)*

---

O.  
How well do you think **Initiative O - Open for Business** supports economic development and assists local people to participate & benefit?



*(averaged across 16 results)*

---

P.  
How well do you think **Initiative P - Peebles Creative Industries Cluster** supports economic development and assists local people to participate & benefit?



*(averaged across 16 results)*

Do you have any comments you would like to share with us?

*[A selection of comments, chosen to illustrate proportional trends in relation to the most frequently recurring themes]*

*“It is a worry that investment in shiny new projects (Eshiels etc) might come at the expense of existing, underdeveloped projects, simply eating away further at the natural habitats that surround Peebles and make it so special.”*

*“There is a genuine vacuum of care facilities in Peebles, yet a large population of the community are elderly.”*

*“Too much development risks changing the character of Peebles”*

*“Peebles does not need major economic investment - ‘major’ implies large businesses that will take up land area and not have meaningful links to the community.”*

*“The plan should be lazer focussed on making Peebles more attractive to tourists”*

## Analysis of Findings

Based on the findings from the in-person conversations, stakeholder interviews, and the responses to the online questionnaire, it is clear that the members of Peebles' community generally are in agreement with the initial assumptions and initiatives drafted by the Peebles Placemaking Team in their First Draft Town Action Plan [subsequently updated; see Appendix Two].

Some initiatives gained more consensus than others, and this consultation also enabled an understanding of where the community thought there was some room for improvement and where community members thought initiatives could be expanded upon.

As a result, the initiatives drafted by the Peebles Placemaking Team have all been brought forward in this Plan for Peebles.

Following the analysis of the findings, initiatives have been re-named and re-ordered. This change is solely based on formatting and is not related to their importance or prioritisation. In response to the conversations

and topics of discussions some initiatives have been added to the Plan for Peebles which were not fully developed in the initial draft document, namely:

### **Initiative A2**

New pedestrian and cycle bridge

### **Initiative G**

Transport infrastructure improvements

### **Initiative H**

Local Business Boost

### **Initiative J**

Tourism

**For further information on the findings of the Peebles Placemaking Team, please refer to Appendix TWO - Annex A**

