

**Supporting Statement  
for  
Coldstream  
Local Place Plan**

COLDSTREAM COMMUNITY TOWN TEAM

31<sup>st</sup> January 2024

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## Introduction

This Supporting Statement forms part of the Local Place Plan submission to Scottish Borders Council and is accompanying the Coldstream Local Place Plan dated 08 11 2024

The Coldstream Place Plan has been developed by the community, through the Town Team, and supported by Scottish Borders Council and The Paul Hogarth Company. It sets out a vision and priorities for change over the next ten years. The Plan sets out an ambition to address the needs and challenges faced by the community and is centred around six key priorities and ten projects, the realisation of which will benefit the community, both businesses, residents and visitors.

Guided by the Town Team, the Place Plan has been developed through a series of engagements from mid-2023 through to 2024. While rooted in the community's aspirations, the Place Plan reflects both national and regions policy aims of creating more sustainable, liveable and productive places.

The projects included in the Place Plan are the result from engagement with stakeholders and the community. Importantly, it is the town's plan, written for the community through a highly collaborative process.

## Contact details

Anne Brydon - Chair, Coldstream Community Town Team [REDACTED]

Ali Sim - Secretary Coldstream Community Town Team [ccttsecretary@gmail.com](mailto:ccttsecretary@gmail.com)

Joy Thomson - Chair, Coldstream & District Community Council [Chair.coldstreamcc@gmail.com](mailto:Chair.coldstreamcc@gmail.com)

## **Regard given to the Local Development Plan**

The Coldstream Local Place Plan pays due regard to the Scottish Borders Council Local Development Plan 2024.

The Local Development Plan sets out land use proposals and planning policies which are intended to guide development and inform planning decisions within the Scottish Borders.

Coldstream is recognised as being an important gateway into the Borders and within the settlement profile there are five housing allocations, one business and industrial allocation and two redevelopment allocations.

Policies of particular relevance within the LDP, include but are not limited to, those within the Placemaking and Design Chapter, such as Policy PDM2: Quality Standards, and those within Environmental Promotion and Protection Chapter.

The Placemaking and Design Supplementary Guidance has been taken into regard, acknowledging how good design is at the heart of sustainable communities.

## **Regard given to the National Planning Framework**

The Coldstream Local Place Plan pays due regard to National Planning Framework 4 (NPF4). NPF4 sets out the long-term spatial strategy and a comprehensive set of national planning policies. The Framework sets out 6 overarching spatial principles, which include:

- Just transition
- Conserving and recycling assets
- Local living
- Compact urban growth
- Rebalanced development
- Rural revitalisation

It highlights the South of Scotland as being strategically important, with towns being well places to be models of sustainable living and sets out priorities and aims for the area to:

- Protect environmental assets and stimulate investment in natural and engineered solutions to climate change and nature restoration, whilst decarbonising transport and building resilient physical and digital connections.
- Increase the population by improving local liveability, create a low carbon network of towns and supporting sustainable and rural development.
- Support local economic development whilst making sustainable use of the area's world-class environmental assets to innovate and lead greener growth.

## Regard given to the Locality Plan

The Coldstream Local Place Plan pays due regard to the Berwickshire Locality Plan. The Locality Plan outlines the priorities of the Berwickshire area with a focus on reducing inequalities to improve the areas for those who live, work and visit the area.

Structured around 4 themes (Our Economy, Skills & Learning, Our Health, Care & Wellbeing, Our Quality of Life, and Our Environment & Place) the Locality Plan builds on the Scottish Borders Community Plan, setting out:

- The priorities for improving the area over the next five years, and
- The commitment to work in partnership and use shared resources in the most effective way to reduce inequality.

The Coldstream Local Place Plan aligns with the Locality Plan as highlighted below:

Berwickshire Locality Plan 2020	Coldstream Place Plan Priorities	Coldstream Place Plan Projects
<i>“Support the area in managing the economic and social impact of current and future demographic changes (i.e. increasing older population, young people moving away)”</i>	<ul style="list-style-type: none"> <li>• Community Life</li> <li>• Youthful, Active and Healthy</li> </ul>	<ul style="list-style-type: none"> <li>a. Park Masterplan</li> <li>e. Childcare Facilities</li> </ul>
<i>“Invest in and create community facilities/spaces (for all ages/intergenerational).”</i>	<ul style="list-style-type: none"> <li>• Community Life</li> <li>• Youthful, Active and Healthy</li> </ul>	<ul style="list-style-type: none"> <li>d. Market Square</li> <li>j. Community Centre</li> </ul>
<i>“Encourage leisure/cultural facilities to be as accessible as possible (convenient, affordable, time of day)”</i>	<ul style="list-style-type: none"> <li>• Community Life</li> <li>• Youthful, Active and Healthy</li> </ul>	<ul style="list-style-type: none"> <li>a. Park Masterplan</li> </ul>
<i>“Work with local communities on regenerating and reimagining their local places (town centres, village halls, play areas etc.)”</i>	<ul style="list-style-type: none"> <li>• Community Life</li> <li>• Vibrancy &amp; Buzz</li> <li>• Stories, History &amp; Identity</li> <li>• Youthful, Active &amp; Healthy</li> <li>• Accessible &amp; Connected</li> <li>• Landscape &amp; Environment</li> </ul>	<ul style="list-style-type: none"> <li>a. Park Masterplan</li> <li>b. The High Street</li> <li>c. Vacant Buildings</li> <li>d. Market Square</li> <li>e. Childcare Facilities</li> <li>f. Nun’s Walk and the River Landscape</li> <li>g. Walking, Wheeling, Cycling &amp; Parking Strategy</li> <li>h. Trails &amp; Wayfinding</li> <li>i. Interpretation &amp; Storytelling</li> <li>j. Community Centre</li> </ul>

## **Reasons for amendments being sought to the Local Development Plan**

The Coldstream Local Place Plan does not set out definitive allocations (new or amended), nor definitive policy changes, to the Local Development Plan (LDP). However, the Coldstream Local Place Plan should be taken into account during the forthcoming LDP process once registered as a Local Place Plan. The Coldstream Local Place Plan sets out several projects and proposals for the development or use of land and reuse of buildings, supported by the community, which are to be implemented over time. The projects and proposals, in principle, are complementary of the LDP rather than competing, conflicting, or opposing, and set out how the community would like to see these developed.

The projects and proposals are presented on pages 30 to 51 of the Coldstream Local Place Plan.

## **Community support for the Local Place Plan**

The Place Plan provides an opportunity for the community to voice their opinions on the town, as well as setting out what changes they'd like to see. To do that, conversations and engagement were needed to tease out issues, priorities and a vision for Coldstream, through surveys, workshops, a drop-in event and targeted conversations with schools.

Workshops began in 2023, facilitated by Scottish Futures Trust, setting out that and why a Place Plan is needed and starting to identify what makes Coldstream special. Two workshops were carried out with the community during April and June 2023. Primary school children were also involved during the workshops, providing ideas for the future of the town.

The Town Team developed and carried out a questionnaire in Spring 2024, asking the community a series of focused questions. Published in the Community News, the survey had a large response with a total of 428 responses.

A Business Survey was carried out in June 2024, targeting the local businesses based within the town centre, and in particular along the High Street. Businesses answered a number of questions about business conditions in Coldstream and what they would like to see for the future.

Local organisations and clubs were invited to provide their ideas and priorities after writing to them with information about the Place Plan.

The emerging ideas for the Place Plan were presented to the public for their feedback during August and September 2024. Through the consultation and a facilitated workshop with high school pupils a total of 258 surveys were completed. When asked how supportive the community were of the draft Place Plan, the majority at just over 82% responded with either 'very supportive' or 'supportive'. The community were asked for any other ideas they might have, identifying the opportunity to strengthen the Place Plan with the feedback collected.

## Evidence of compliance with Regulation 4

The proposed Local Place Plan was sent on 11<sup>th</sup> December 2024

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

- JOHN Greenwell
- DONALD Moffatt
- MARK Rowley

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

- BIRGHAM, ECCLES & LEITHAM
- SWINTON
- CORNHILL ON TWEED

## Links

The following links are referred to with the Coldstream Local Place Plan:

- Coldstream Regeneration Strategy and Action Plan in 2005 – *Note not available on-line*
- [Coldstream Community Action Plan 2018](#)
- [Climate Change \(Scotland\) Act 2009](#)
- [Climate Change Plan](#)
- [Climate Ready Scotland: Second Scottish Climate Change Adaptation Programme](#)
- [National Transport Strategy 2](#)
- [Community Empowerment \(Scotland\) Act](#)
- [South of Scotland Regional Economic Strategy](#)
- [Scotland Starts Here: A Responsible Tourism Strategy for the South of Scotland](#)

## Appendix