

APPENDICES DOCUMENT

Southdean Local Place Plan

2025 - 2035

Setting The Future Path for Southdean

Southdean Community Council



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1. Introduction

Thanks to all who helped formulate and contributed to the Southdean Place Plan, which gives a clear vision of where the community would like to be in 2035. It brings out the strong Natural Capital and Heritage attributes and the strong community spirit that already exists.

This document supplements the Local Place Plan Document and details all the referenced appendices.

2. Appendices

1 Demographics

This demographic report provides a summary of key data on the community in Southdean and the surrounding area.

Notes on boundaries and availability of data

The community council area for Southdean is situated in Scottish Borders and is a hamlet. The red outline in the image below shows the Southdean Community Council boundary. As Census data is not published for community council areas, we have gathered data from the closest fitting Output Areas. Output Areas are the smallest area for which Census data is published. Each one consists of several postcodes with a maximum population of 60. The areas highlighted in yellow show the closest fitting Output Areas to the Southdean Community Council boundary. It is important to note that some Output Areas have not been selected because although some of the households within them are within the Community Council boundary, they also contain many households outside the boundary.

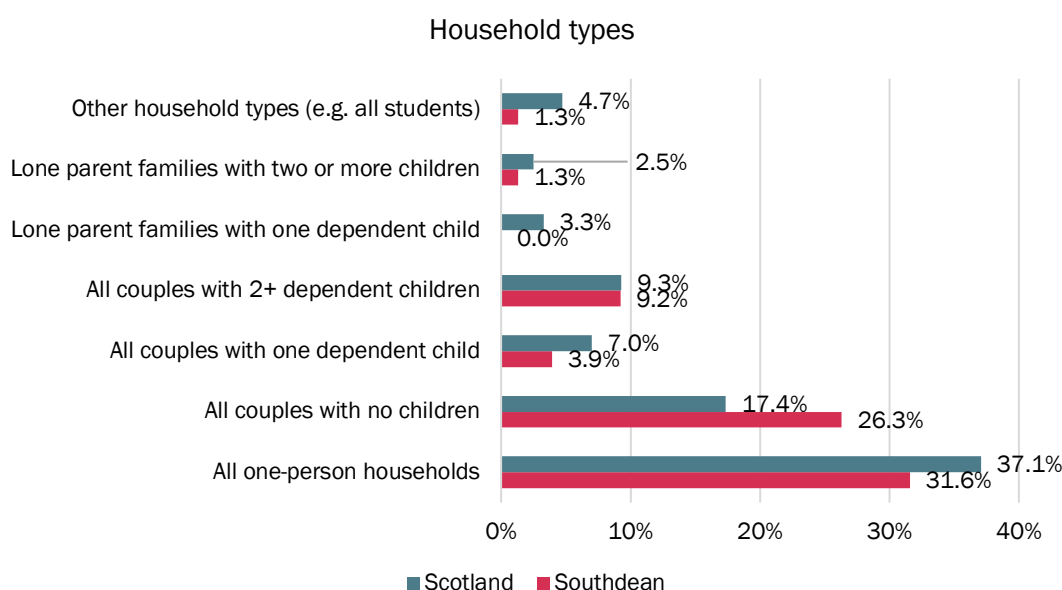


Unless otherwise noted, the data presented in this report is from the 2022 Census. When referring to the Scottish Index of Multiple Deprivation (SIMD) Index, data is gathered from the closest fitting data zones. Data zones are small area geographies, designed to have roughly standard populations of 500 to 1000 residents and are composed of Output Areas.

Demographics: The total population of Southdean community council area is 161 as defined by the “closest fitting output”. The demographic profile of Southdean community council is older than average for the Scottish Borders and Scotland. In particular, the proportion of people aged 65 and over is approximately 11 percentage points higher than the national average of 20.1%. Those aged between 16-64 years make up 54.3% of the total population in Southdean which is lower than both the regional and national averages. There are also a smaller number of children and young people aged between 0-15 years.

Southdean Local Place Plan 2025 - 2035

Housing: There are 76 households in the Southdean community council area as defined by the closest fitting output area, most of which are either a house or bungalow (96%) which is much higher than the national average of 65.5% and only 4% of dwellings are a flat, maisonette or apartment. The majority of dwellings in Southdean are owned (72.4%) rather than rented (21%). No homes in Southdean are socially rented, only privately rented. Household composition in Southdean reflects the population distribution as there are more households without children and young people. For example, 31.6% of households in Southdean are one-person households and 26.3% are occupied by couples with no children. Whereas 3.9% of households in Southdean are occupied by couples with one dependent child and 9.2% of households, by couples with 2 or more dependent children. Both of these averages are lower than the national average.



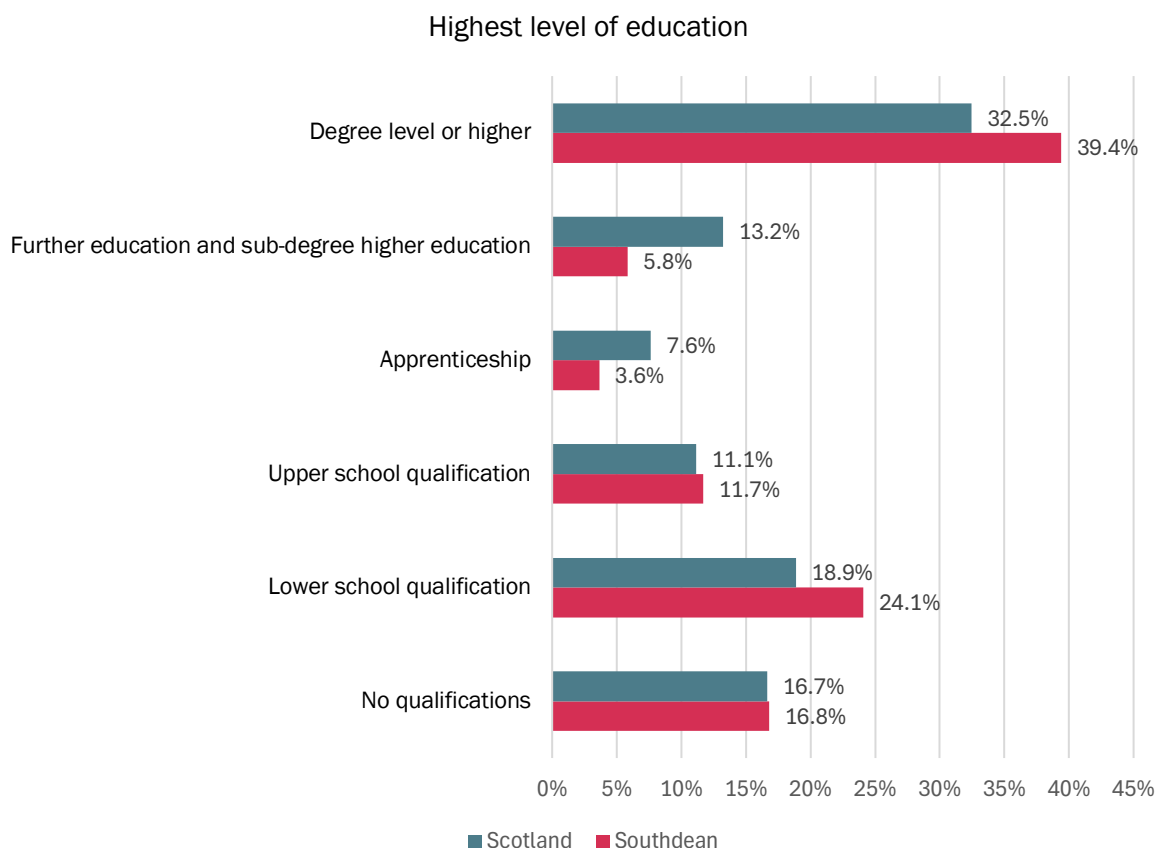
Economic Activity: 56.2% of adults over 16 are economically active and 45.2% are economically inactive. Of those classed as economically active, 24% are full-time employees and 9.5% are part-time employees. 21.9% are self-employed and 0% are unemployed and available for work. The majority of those classed as economically inactive are retired (35%). This figure is approximately 13 percentage points higher than the national average of 23.3%.

Health, disability and caring: Generally, health is good in the Southdean area, although 21.7% of the population have a long-term health condition. For example, 9.3% of people are deaf or hearing impaired in Southdean which is just above the national average (7.1%). 8% of people have a physical disability and 1 % are blind or vision impaired. 4.9% have a mental health condition which is lower than the national average of 9.7%.

Vehicle access: Only 1.3% of households in Southdean do not own a car which is much lower than the national average of 26.4%. This could indicate an increased reliance on cars. Additionally, the SIMD (see below) shows high deprivation

associated with the domain for geographic access to services which measures the mean travel time (in minutes) to key services by car or public transport, meaning that access to public transport is poor in the Southdean area.

- **Education:** 39.4% in the Southdean area have a qualification at a degree level or higher, compared to 32.5% across Scotland.

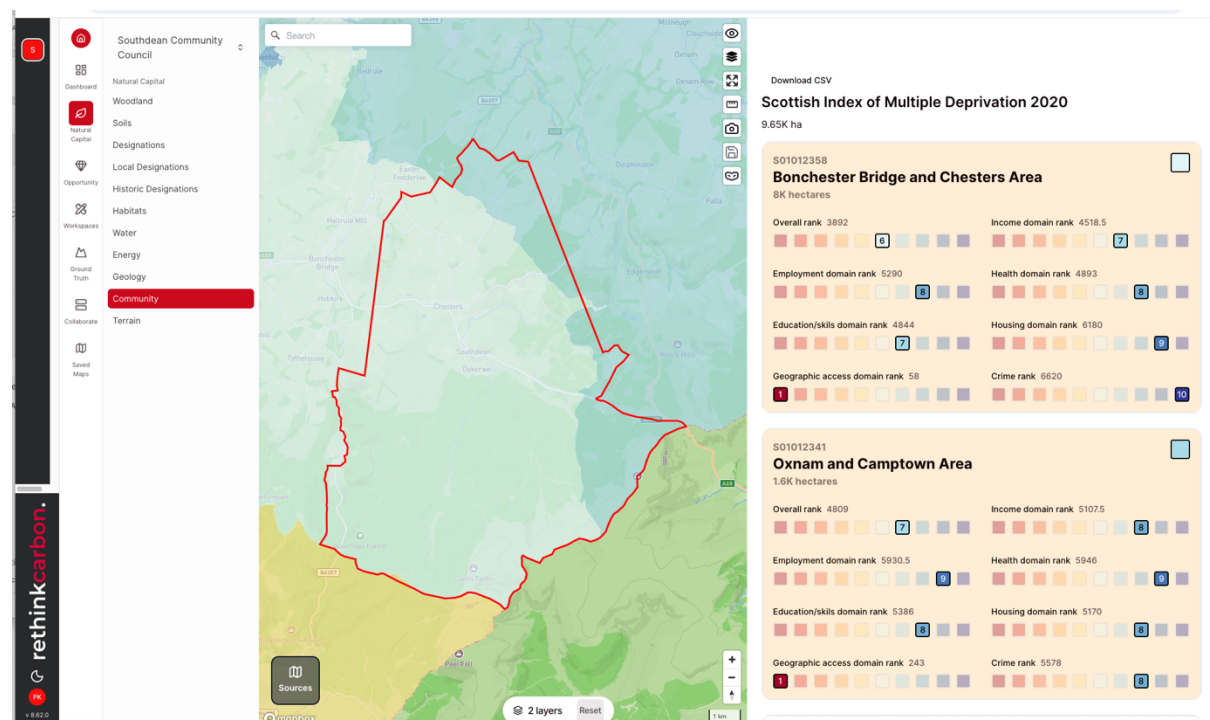


Scottish Index of Multiple Deprivation (SIMD)

The Scottish Index of Multiple Deprivation (SIMD) measures the level of deprivation across 6,976 data zones in Scotland. The SIMD combines data across seven domains: income, employment, education, health, geographic access to services, housing and crime. Areas coloured red are ranked as most deprived, through to orange, blue and dark blue (least deprived).

There are 2 datazones that covers the Southdean area. The largest, covering most of the community, is S01012358, Bonchester Bridge & Chesters. The remainder of the Community council area falls into S0101234, Oxnam & Camptown area. The index for both zones show low levels of deprivation within which Southdean Community Council area lies. Below is a summary of how the data zones rank across the 7 different domains which then give an overall rank

The extract from Rethink Carbon indicates the two datazones within Southdean and their respective domain scores.



2 Community Survey

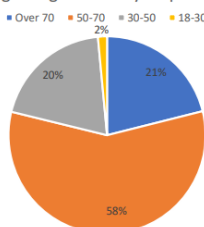
The Community Survey, facilitated by the Southdean Community Council was conducted in August and September 2022. The Survey was opened to both Residents of Southdean and those from other communities who use Southdean's facilities. There were 71 responders to this Survey, the first of its kind for Southdean.

Although delighted with the responses a number of gaps were identified which were addressed as part of the Local Place Plan engagement in 2025.

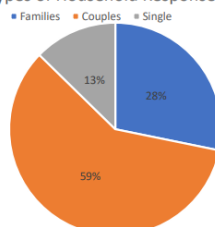
The survey was promoted locally through word of mouth, notices in the area and through Facebook.

Respondents

Age range of survey responses



Types of Household Responses



- It is clear that with nearly 80% of the responses from over 50's the issues raised are reflective of the reach of the initial survey.
- Rather than canvas for younger participants mid survey, this is something that will be a focus for future surveys.

Overall views about the area

The Community Survey in Southdean Place Plan reflected the views of local people and businesses. The survey feedback mirrored many of the issues raised in community meetings.

Communications

- Communications have been a major concern for the Community and continues to be so whilst elements of the community are as yet unable to benefit from enhanced communication – both broadband and mobile.

Infrastructure

- The quality of road infrastructure has been raised as a concern in the Survey and has been a longstanding issue
- Roads and Verges damage, Potholes, Ditch and Drain Clearance are all regularly raised
- The heavy vehicle traffic on the local roads, notably Timber Traffic, has put added strain on the local infrastructure
- The frequent damage to road quality and verges, with sharp edges as heavy vehicles come off the roads, risk damage to local vehicles

- Grid reinforcement, this is regularly tested in storms resulting in interruptions. There is a lack of capacity within the network to allow alternative energy technologies to be adopted at scale

Lack of Community Facilities for all ages

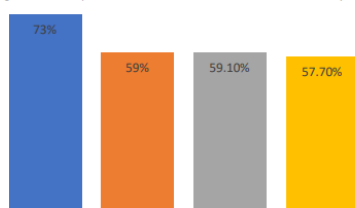
- A number of survey comments cited the lack of shops and also entertainment
- The Community priority is to enhance what we already have in Southdean Village Hall, make more of redundant space and provide a variety of accessible space for all ages and types of groups.

What people like and dislike

Results from the Survey

Southdean areas listed as highest rated issues

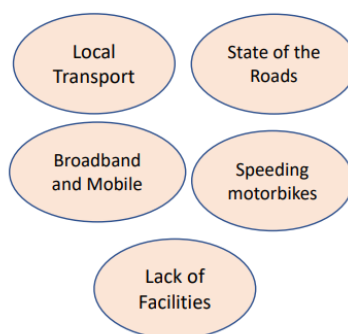
■ Setting and Landscape ■ Broadband ■ Roads ■ Community Facilities



Best things about Southdean



Worst things about Southdean



Community Survey Priorities

Enhance and Protect the Best

Communications:

Continue to push for full coverage for broadband and mobile connectivity

Family Facilities:

Possible playpark, improved indoor space.

Setting and Landscape:

Walks —enhancing outdoor opportunities for the community.

Community safety:

Seek enhanced speed control measures

Community Spirit:

Local public transport improvement

Setting and Landscape:

Working with local landowners

Infrastructure:

Try and improve drains, potholes and road verges.

Community Facilities:

Enhance village hall as 'Social hub'.

Sustainability and Resilience:

Net zero transition

Address the Issues Raised

3 Community Open Meetings Feedback

Open Meeting January 2025 Facilitated by Community Enterprise.

WHAT YOU THINK

What do people like



Quietness



Safety



Community spirit



Unspoilt landscape



Friendly people

What are the challenges



State of roads and pavements



Speeding motorbikes



Broadband



Lack of facilities



Energy Use and Transition & Retrofit



Local transport

WHAT WE WANT

Below are some of the some of the popular project ideas that have come out of our community engagement so far.

We want to know what you think are the top priority projects that should be delivered over the coming years.




Theme	Draft Project Ideas	Vote/Comment
Live	Play park	3 votes
	Community shop	Not needed. Could be part of a tea room
	Enhance village hall as social hub	1 vote Already half way there. It is well used already.
	Improved communications broadband and mobile	1 vote This is ongoing and there is some improvement.
Setting and Landscape	Preservation of the landscape unspoilt setting of Southdean and the outlook from Chesters	2 votes. Needs more thought.
	Visitor opportunities, access and information, signage	2 votes A tea room perhaps
	Role of forestry to include access for all, notice boards, biking, riding routes, flood prevention	2 votes

WHAT WE WANT

Theme	Ideas	Vote
Infra-structure	Nature walks celebrating biodiversity around the rural hinterland	1 vote
	Grid reinforcement	
	Long term road and verges repairs including ditch clearance	5 votes
	Energy Use and Transition & Retrofit	1 vote
Activity	Walks - enhancing outdoor opportunities for the community courses, paths and drovers road	2 votes
	Broadened community services for older residents and introduce more for families	1 vote
	A calendar of social events for all	1 vote

Open Meeting February 2025 Facilitated by Community Enterprise



IDEAS FOR CHANGE?

Your project ideas -
based on January 2025 meeting

Where should new things go?

Write your idea, discuss, and decide
where it should be on the map

1	Retrofit properties	11	SEPA river replacement plan
2	Forestry Access Open Gates	12	Connecting walkways
3	Improve core paths	13	Landscape preservation
4	Improved Traffic Calming and Safety	14	Visitor Opportunities
5	Open up Wheel Caisway	15	Buy Southdean Church
6	Improved road signage	16	Southdean Church House & Chapel
7	Taxi on demand rather than bus	17	Southdean Church House
8	Electric bikes for the community	18	
9	EV charging and bikes charging at hall	19	
10	Small scale energy production	20	



This was an open meeting, and a collective discussion on the key issues for inclusion in the LPP, under the headings of Live, Work, Play (Leisure) and Visit – there is a degree of overlap between these, and these headings don't indicate any fixed themes for the LPP itself

In terms of mapping, Chesters is the central location in the CC area, and where the key community asset is located (Southdean Hall); most of the issues cover the whole CC area, rather than a specific location on a map; the other assets are the Church of Scotland church (scheduled for closure) and two church ruins (heritage assets)

Points for the group to note:

- Don't forget to include what you're already doing – these activities need to be acknowledged, sustained, and funded in the future
- Think big – if windfarm monies become available, you need to have a plan as to how you're going to spend them
- How will you coordinate across the other CC areas on resolving common challenges / joint initiatives?

What is the issue?	How could it be improved / resolved?	Who needs to be involved?
WORK		
Mobile phone coverage	<ul style="list-style-type: none"> Mobile phone infrastructure 	<ul style="list-style-type: none"> Mobile phone providers [NB the Borthwick Valley has recently had new masts installed so that there is now mobile coverage]
Broadband which doesn't perform adequately	<ul style="list-style-type: none"> Sharing information locally Collective lobbying 	<ul style="list-style-type: none"> BT Openreach
Facilities to work from home	<ul style="list-style-type: none"> NB Southdean Hall is already in use as a resilience centre – has a generator and Wi-Fi, available to the community, including for work, in event of an emergency Discussion around whether there might be an appetite for bringing people together who WFH? Limited appetite in the room for this 	<ul style="list-style-type: none"> Southdean Hall Committee Examples from elsewhere in Scotland: Co-Working Membership Impact Hub Inverness Flexible Co-Working Space
Depends on access to a car	<ul style="list-style-type: none"> Improvements to public transport Car share initiatives etc. 	<ul style="list-style-type: none"> Borders Wheels: Community Transport – Borders Wheels
Need for business startup support	<ul style="list-style-type: none"> Tailored support 	<ul style="list-style-type: none"> SOSE: SOSE Services Business Gateway: Scottish Borders - Local Support Business Gateway Business Gateway Social enterprise networks, e.g.: Scottish Borders Social Enterprise Chambers CIC – Communicate, co-create and collaborate
Need for jobs / training	<ul style="list-style-type: none"> Apprenticeships Work experience 	<ul style="list-style-type: none"> Developing the Young Workforce Borders: DYW Borders – Developing the young workforce
LIVE		
Provision of Warm Space	<ul style="list-style-type: none"> Currently delivered in Southdean Hall 	<ul style="list-style-type: none"> Southdean Hall Committee
Electric charging points		

What is the issue?	How could it be improved / resolved?	Who needs to be involved?
WORK		
Need for childcare: <ul style="list-style-type: none"> • Parent / carer and toddler groups • Nursery places • Childminders 		
Access to food	<ul style="list-style-type: none"> • Crop Swap, a community exchange programme (not just food) • Guild's Soup and Sandwich scheme 	
Improvements to housing stock	<ul style="list-style-type: none"> • Retrofit schemes 	<ul style="list-style-type: none"> • Other projects, e.g. Sustainable Borders: About us – Sustainable Borders
Flood resilience	<ul style="list-style-type: none"> • Supply chain • Local expertise 	<ul style="list-style-type: none"> • SBC: Flood protection Scottish Borders Council • Forestry and Land Scotland
PLAY (LEISURE)		
Southdean Hall: hosts <ul style="list-style-type: none"> • Yoga • Library / book groups • Crafts / workshops • Film nights • The Guild / SWI • Ceilidh dancing 	<ul style="list-style-type: none"> • Activities to be maintained • Ongoing funding, so that financial barriers to participation are removed • Succession planning 	<ul style="list-style-type: none"> • Southdean Hall Committee
Southdean Show	<ul style="list-style-type: none"> • Activities to be maintained • Succession planning 	<ul style="list-style-type: none"> • Southdean Hall Committee: Southdean Show - Southdean Hall

Cycling	<ul style="list-style-type: none"> • Creation of new routes • Cycling infrastructure, e.g. Drymen: Cycling in Drymen – Drymen Village Website and Active Travel – Drymen Village Website • Hire of electric bikes; examples in other areas: Strathaven E-Bike Hire, Drymen Drymen E-bike Club – Drymen Village Website, Huntly eBike Hire - Huntly Development Trust, Loch Ness E-Bike Hire - Drumnadrochit & Loch Ness - Book Online Today 	<ul style="list-style-type: none"> • SBC Cycling Scottish Borders Council • Sustrans: Our work in Scotland - Sustrans.org.uk • SSDA: Borderloop South of Scotland - Scotland Starts Here
Walking	<ul style="list-style-type: none"> • Improve public access • Maintenance of paths etc. 	<ul style="list-style-type: none"> • SBC: Find paths near you Walking Scottish Borders Council • FLS: Home - Forestry and Land Scotland Forestry and Land Scotland • Forestry companies, including Tillhill and Gresham: Woodland & Sustainable Forest Management Tilhill Forestry UK and Forestry Investment Gresham House Specialist Asset Management • Private landowners
Horse riding	<ul style="list-style-type: none"> • Improved signage 	<ul style="list-style-type: none"> • SBC: Horse riding routes Scottish Borders Council • South of Scotland Countryside Trails Welcome
Access to leisure activities elsewhere for YP dependent on cars	<ul style="list-style-type: none"> • Improve public transport to allow YP to access leisure events and facilities 	<ul style="list-style-type: none"> • Borders Wheels: Community Transport – Borders Wheels

What is the issue?	How could it be improved / resolved?	Who needs to be involved?
VISIT		
Walking / cycling / riding	<ul style="list-style-type: none"> As above 	<ul style="list-style-type: none"> As above
Churches / graveyards	<ul style="list-style-type: none"> Promoted on village website: Southdean and it's history - Southdean Hall 	
Wheel Causeway	<ul style="list-style-type: none"> Needs cleared, as well as promoted 	<ul style="list-style-type: none"> FLS / Tillhill / Gresham / Church of England
Tourist information	<ul style="list-style-type: none"> Signs Waymarks Maps Leaflets Noticeboards Website, e.g. Rulewater - Home 	<ul style="list-style-type: none"> SSDA: Teviot, Eskdale and Liddesdale South of Scotland - Scotland Starts Here Scottish Community Tourism: SCOTO Scottish Community Tourism Visit Scotland: VisitScotland - Scotland's National Tourist Organisation VisitScotland
B&Bs, hotels / caravan park / self-catering / pods	<ul style="list-style-type: none"> Collective marketing, e.g. accommodation - Rulewater 	<ul style="list-style-type: none"> As above

A Community Development Trust is a potential consideration

- At the moment, the Community Council and Southdean Hall Committee cover direct needs of the Community
- There is also The Guild (Church of Scotland) and The Rural (SWI)

4 Key Policy Areas

Policy	Summary of key policy areas	Relevance to Local Place Plan
National Planning Framework 4 (NPF4) ¹	Just transition - We will empower people to shape their places and ensure the transition to net zero is fair and inclusive.	Projects 9,10,11,12,13,14,34
	Conserving and recycling assets - We will make productive use of existing buildings, places, infrastructure and services, locking in carbon, minimising waste, and building a circular economy.	Projects 1,2,3,4,5,12,14,17,19,21,22,23,24,25,26,27,28,29,30,31,32.
	Local living - We will support local liveability and improve community health and wellbeing by ensuring people can easily access services, greenspace, learning, work and leisure locally.	Projects 1,2,3,4,5,6,7,8,9,10,11,12,14,15,17,18,19,20,22,23,24,25,26,27,28,32,33,34,35,37,38.
	Rural revitalisation - We will encourage sustainable development in rural areas, recognising the need to grow and support urban and rural communities together.	Projects 7,13,15,21,22,23,24,25,27,28,20,31,32,34,36.

Scottish Borders Council Local Development Plan 2 (LDP2) ²	Communities (p.18) <ul style="list-style-type: none"> • Provide adequate land for mainstream and affordable housing • Build sustainable communities which are attractive and distinctive • Create places to live in accordance with good placemaking and design principles • Encourage better connectivity by transport and improve digital networks 	Projects 14,33,34,38
	Growing Economy <ul style="list-style-type: none"> • Provide an adequate range of sites and premises for business/industrial uses • Promote economic development opportunities along the railway corridor • Promote the regeneration of town centres to make them vibrant and viable focal points within our communities • Maximise and promote the Scottish Borders' tourism potential and build a strong visitor economy • Ensure the delivery of adequate infrastructure to satisfactorily serve developments 	Projects 35,36,37, 38,40.
	Sustainability Protect and enhance the built and natural environment <ul style="list-style-type: none"> • Promote development of brownfield sites • Make provision for waste management • Deliver climate change mitigation while ensuring climate change adaptation • Protect key green spaces within built up areas • Encourage better connectivity • Extend and improve green network opportunities and links 	Projects 11,13,25,27,29,32, 33,34,38.
Tevoit and Liddesdale Locality Plan 2020 ³	<u>Our Economy, Skills and Learning</u> <i>Key Priority: Learning and training which is accessible and affordable, and which meets the needs of all individuals including local employers</i>	Projects 9,10,15, 17,20,33,34,38

- **Fast, reliable broadband and mobile connectivity for all communities and businesses**
- Promote and support local and big business developments including Hawick's business incubator centre and offer support to businesses who need to diversify
- Promote alternative routes into employment, including the Centre of Excellence in Textiles
- Profile key areas for economic growth to inform business development and investigate opportunities for new industry
- **Improve transport and road connectivity and consider the potential economic growth from connecting with Carlisle airport and Border Railway**
- Increase the range of learning courses and qualifications available in the locality to reduce the need for people to travel / leave the area
- **Continue the development of a strong tourist offer and build on the profile created by Visit Scotland and Midlothian and Borders Tourism Action Group**

Our Health, Care and Wellbeing

Projects 33,34.

Key Priority: To communicate more effectively what treatment and support health services offer and to improve access to services

- **Improve the availability and accessibility of services for people living in rural areas across Teviot & Liddesdale and Hawick**
- Increase the availability of locally based rehabilitation services
- Increase the range of care and supporting options across the locality to enable people to remain in their own homes and communities
- Increase the range of housing options available across the locality
- Develop robust preventative services and early intervention for long term conditions
- Improve support for unpaid carers- including young carers
- Increase the availability and accessibility of local activities and information, including grants available, to improve health and well-being

Our Quality of Life

Key Priority: Improve communication of activities and services available in the locality and make it easier for groups to share their news

Projects
1,2,4,6,7,17,19

- Provide activities and learning opportunities which respond to the needs of children and young people with an emphasis on early intervention and education
- Have a clearer understanding of what levels of anti-social behaviour exist and how services can efficiently promote community safety
- Ensure leisure and culture services are accessible in rural and urban areas and are responsive to the needs of local users

Our Environment and Place

Key Priorities:

Regenerate Hawick town centre and villages

Use vacant land and empty buildings for housing and business opportunities

- A long-term plan for environmentally friendly, sustainable housing and industrial building development and an increase in renewable energy projects
- Increase affordable and specialist homes to meet needs in the locality
- Improve pathways around the locality to improve connectivity
- Extension of the Borders Railway

Projects 3,7,8,11,
14,26,29,32.

Scottish
Borders
Community
Plan 2023/33⁴

Poverty

- Help mitigate against the financial challenges of day-to-day living for those who are most affected

Project 1,2.

Learning, Skills and Economy

Projects 5,17,19,20,

- Children and young people from low-income households are supported to develop life skills to help them to succeed in life
- **More people have a clear route to progress into a greater variety of jobs, learning and training opportunities available within the Scottish Borders**
- **More people, especially our older community, have the skills to benefit from digital and mobile connectivity.**
- Parents are supported to enter, remain, and progress in work

Projects 1, 17,33,34

Good Health and Wellbeing

- **Improved access to effective services, particularly for those who face greater challenges accessing services**
- Reduced health inequalities for those experiencing the greatest negative impact
- Fewer people experiencing domestic abuse

Place, Community and ConnectivityProjects 1,2,3,4,6,
11, 12,14,17,18,
19,33,34,37

- **More people, especially our older community, have the skills to benefit from digital and mobile connectivity.**
- **More people have access to a home that meets their needs and is part of a sustainable community**
- **Our communities are supported and empowered to be strong, active, resilient and sustainable**
- **People have access to better travel options across the Scottish Borders**

¹ <https://www.gov.scot/binaries/content/documents/govscot/publications/strategy-plan/2023/02/national-planning-framework-4/documents/national-planning-framework-4-revised-draft/national-planning-framework-4-revised-draft/govscot%3Adocument/national-planning-framework-4.pdf>

² Adopted on 22 August 2024: <https://www.scotborders.gov.uk/downloads/file/12939/adopted-ldp2-volume-1-policies>

³ Priorities, as set out at pages 8-9: <https://www.scotborders.gov.uk/downloads/file/7595/teviot-and-liddesdale-locality-plan>

⁴ Outcomes, as set out at page 12: <https://www.scotborders.gov.uk/downloads/file/12623/scottish-borders-community-plan-2023-33>