

2025 - 2030



**MOFFAT
PLACE PLAN**

**OUR COMMUNITY
OUR FUTURE**

FOREWORD

This Place Plan, prepared over the course of 2024, represents the Moffat community's aspiration for the direction of development for their community rather than a conventional 'Plan' with actions, dates and responsibilities.

The Place Plan is a vision that Moffat's community cannot reasonably expect to execute in isolation. One of the most frequent comments made in our consultation has been the lack of action arising from the last Community Action Plan published in 2016. To realise the community's aspirations as set out in this document, Dumfries and Galloway Council's various operational departments will need a new relationship with Moffat's community, and demonstrate willingness to engage with and subsequently react and respond to community aspirations in Moffat as laid out in the Place Plan. To enable this new and productive relationship with Moffat and to facilitate the delivery the contents of this Place Plan, Moffat itself will need to find its own clear and representative community voice.

Moffat's voice is not currently unified, coming as it does from many enthusiastic and willing community groups. Together these do not have an overarching representative group to act on 'everyone's' behalf. The editors share the community expressed opinion that the way to remedy this challenge may be to establish a new organisation tasked with taking forward relevant aspects of the Place Plan. Without such an organisation, we are likely to find only limited actions arising from the Place Plan.

The voice, direction and executive authority of the community to implement this Place Plan could take various legal forms, e.g. a development trust, and the editors hope that dialogue will take place accordingly arising from this Place Plan's publication.

Such a development trust should focus on the delivery of those aspects of the Place Plan that don't readily fall to others, e.g.

- Determine priorities for action and respond to future events.
- Ensure a coordinated strategic response to the plan, liaising with other bodies.
- Seek out and take advantage of funding opportunities areas as they arise.
- Support the work of other groups where appropriate to ensure 'joined up working'.
- Employ staff as appropriate.

CONTENTS

Foreword	2
Executive Summary	4
Background	5
The Moffat Place Plan - Introduction	6
Social and Economic Context	8
Planning Context	10
Themes	11
Key Issues	12
• A self-supporting community	12
• Tourism as the economic mainstay	13
• A good place to do business	15
• Scotland's best High Street	15
• Transport links	16
• Education and learning	16
• Healthy lives and positive lifestyles	17
• Sustainability and moves to net zero	17
Summary	19
Location and Maps	20
Appendix – Summary of Comments Received	22

EXECUTIVE SUMMARY

Local Place Plans are an initiative from the Scottish Government, aiming to encourage greater community involvement in planning for future development in defined areas. Moffat's plan is being developed under the auspices of the Community Council as the lead organisation, taking previous widely consulted community plans as a starting point. We have involved as many local groups and individuals as possible and have invited comments on drafts as they develop.

We have taken account of the economic, social, planning and environmental context in producing the Plan, and have established the following broad themes as a description of the basis for the future direction of Moffat's community:



- Moffat wants a community that is sustainable economically, socially and environmentally.
- Tourism needs to be encouraged and supported at all levels.
- Moffat should be 'a good place to do business', with appropriate facilities.
- Moffat can aspire to have Scotland's 'best' High Street area.
- Moffat should have good transport links to the rest of Scotland and the UK.
- Education and learning in school and community should be second to none.
- Moffat's community deserves access to excellent healthcare, housing and opportunities for a positive lifestyle.
- Moffat should action positive responses to the short and long-term climate and nature challenges.

Each of these themes is expanded with more detail and specific examples in the body of the plan.

BACK- GROUND

Local Place Plans are community-led plans setting out proposals for the development and use of social assets, in particular land-based assets. Introduced by the Planning (Scotland) Act 2019, Place Plans set out a community's aspirations for its future development. Once completed and then registered with the local authority, in our case Dumfries and Galloway Council, they are to be taken into account in the preparation of the relevant Local Development Plan. Place Plans are part of the Scottish Government's wider work on planning reform including steps to reduce conflict, improve community engagement and build public trust in planning matters. It is considered vital that local people have the opportunity to engage meaningfully and have a positive influence in the future planning of development in their areas. The aim is to significantly enhance engagement in development planning, effectively empowering communities such as Moffat's to play a proactive role in defining the future of their places.

Our Local Place Plan offers the opportunity for a community-led, collaborative approach to creating a great place to live and work here in Moffat, and supports our community's aspirations on the big challenges for a future Scotland. The creation of our Place Plan is the first step in what we hope will be a developing relationship between Dumfries and Galloway Council, our local Community Councils and the wider Moffat community generally.



THE MOFFAT PLACE PLAN

Introduction

This Local Place Plan (LPP) was created by the community of Moffat and surrounding areas and represents a shared strategic aspiration for the future development of the area. Many individuals, groups and organisations have contributed to the final document, which has been widely shared in different ways for community input. In preparing this plan, we have attended many community events, placed post boxes for suggestions at the Town Hall and elsewhere and posted current drafts for comment on the Community council noticeboard and provided a dedicated Place Plan website. Progress has been reported on social media. We distributed explanatory leaflets, explaining the Plan's development process and indicating how to contribute, to every household in Moffat. Our Place Plan is based on many years of community consultation and is the third iteration of local planning consultation indicating Moffat's desired and intended direction of travel.

The Place Plan builds particularly on the Community Action Plan produced in late 2016 and the subsequent Access Plan. Although the community's aspirations remain largely unchanged, the context has been altered by events - e.g. the COVID pandemic.

Moffat and the surrounding district is a unique area, with many special features, and this plan seeks to build on the geographic, visual, community and economic strengths that have developed over previous decades, and reinforces Moffat's long history as a destination location.

Moffat's population will soon be approaching 3,000 and its immediate neighbour, Beattock some two miles away has a population approaching 500.

Moffat's Population:
Approaching

3,000

Beattock's Population:
Approaching

500

This plan seeks to build on the geographic, visual, community and economic strengths

This Place Plan is intended to provide guidance for organisations whose decisions could or will impact on the local area, including local authority planning bodies, local authorities generally, inward investors, funding bodies, benefactors, business groups etc.

Local Authorities and any other public and commercial bodies involved in planning will consult / refer to this plan as the expression of Moffat's community aspirations and priorities before making decisions at any significant planning level, and in particular before LDP3 is fully prepared.



Image: Wise Owls Nursery & Out of School Club



**MOFFAT
PLACE PLAN**

OUR COMMUNITY OUR FUTURE

SOCIAL AND ECONOMIC CONTEXT

Moffat's demographics show a vibrantly mixed community, with a slightly higher average age than the rest of the region or Scotland generally.

Moffat's population has grown quickly in recent years, according to census data - far quicker than elsewhere in Dumfries and Galloway or indeed Scotland as a whole. The percentage increase in residents in Moffat (21%) is over ten times that of Dumfries and Galloway (2%) as well as over four times that of Scotland as a whole (5%)

Moffat's economy has historically been based on agriculture (particularly sheep) and tourism (Moffat has a history as a spa town), and both are still important economically, socially and environmentally.

The resurgence of domestic UK tourism in recent years, following the impact of Covid on travel restrictions and holiday habits has helped Moffat's visitor economy, but active work is required to maintain that economic contribution. Overseas visits to Scotland are 15% higher than before the pandemic, with a 17% real terms increase in visitor spend. Scotland is showing larger growth than the UK as a whole (ONS figures).

The percentage increase in residents:

In **Moffat** is

21%

over ten times that of **Dumfries and Galloway**

2%

over four times that of **Scotland** as a whole

5%



**MOFFAT
PLACE PLAN**

Scotland is showing larger growth than the UK as a whole

Across the local communities, tourism accounts directly for more than one third of jobs in Moffat, (Moffat is the first impulse tourist stop for northbound travellers on the A74(M) motorway, at the start of the 'official' scenic route to Edinburgh, and the last before southbound travellers reach the motorway on the A701).

Around 8.5% of jobs in Scotland are in tourism related businesses. Visitors / tourism account for about 36% of employment in Moffat. This is more than three times greater than the proportion in Dumfries and Galloway or Scotland as a whole, and so planning considerations, resource allocation and decision-making at all levels need to review all possible potential impacts on tourism.

Hotels and other accommodation account for more than two-thirds (69%) of Moffat's tourism jobs. Nearly one-third (30%) are in restaurants, cafes and bars.

More people commute out of Moffat than there are local jobs. There are around 400 to 500 jobs based in Moffat but around 1,100 residents hold jobs, suggesting that around at least 600 people commute outside of Moffat or work from home.

There is debate about the impact of potential future wind farms on Moffat's tourism potential. It is argued that they may have a negative visual impact, both along major approach routes and for those enjoying walking or other outdoor activities in the surrounding hills. Others argue that the

impact is overstated and that visitors come for many reasons that are not impacted by wind farms. There is, in any case, limited research evidence either way.

It is also the case that a number of wind farms are already in the vicinity of Moffat, and another approach might be to include them as an asset ('home of sustainable energy') in marketing the town as a 'green destination'.

Livestock farming locally has been affected by cost pressures, reduced prices paid for meat, changes to agricultural subsidies post-Brexit, and government land use policies. Forestry has been a growing element in the local land-use mix, mainly blanket planting of non-native conifers. This trend could further impact the security of the local agricultural sector, but also impacts Moffat's visual landscape and biodiversity.

As with wind farms there are differing views on forestry development, but most would agree that there needs to be a balance between the two - and so planning policy should also be sympathetic to farm diversification, especially if it contributes to the local tourism offer.

8.5% of jobs
in Scotland are
tourism related

36% of jobs
in Moffat are
tourism related

600 people
commute from Moffat
or work from home

PLANNING CONTEXT

For Moffat, the Local Development Plan (LDP) defines the settlement and town boundaries and identifies a number of development opportunities for future housing, business and mixed use over the next 5-10 years.

Moffat is one of 16 'District Centres' identified across Dumfries and Galloway, the level immediately below the 'Regional Capital' (Dumfries) in the settlement hierarchy.

The current LDP2 establishes **five planning objectives**, which remain in place for reiteration in LDP3. They have remained relatively unchanged over time, and this plan clarifies and enhances rather than revising or changing elements of LDP2,

Since the Community Action Plan was published in 2016, the issue of environmental management has increased in significance. To that end the community needs to see support from the planning authorities to ensure Moffat plays its part in the local contribution to achieving Net Zero / limiting climate harms.

1

Consolidate and enhance Moffat's role as a District Centre within the settlement hierarchy.

2

Protect and enhance the conservation area and the landscape setting to sustain and encourage tourism and for the benefit of residents.

3

Support for the redevelopment of brown-field opportunities before releasing green-field sites for developments.

4

Subsequently focus development towards the east of the town which offers suitable areas for growth, as currently planned.

5

Identify suitable land to accommodate the medium to long term provision of enterprise/small business start-up units at the former Academy and other brownfield sites. (The Old Academy has since been redeveloped for residential use, but the former council depot at Annanside has been granted planning permission for such use).

THEMES

The main themes arising in this LPP can be summarised as follows, and each is expanded within the 'Key Issues' section:

Moffat cherishes a community that is sustainable, supporting itself economically, socially and environmentally.

Tourism is to remain the key economic mainstay, and needs to be encouraged and supported at all levels.

Moffat should be 'a good place to do business', with the right facilities available and an innovative and co-operative approach to supporting business activity.

We should aspire to have Scotland's 'best' High Street area, with a vibrant and accessible retail and hospitality landscape.

Moffat should be well connected to the rest of Scotland and the UK, with good transport links, especially rail, that support our wider economic, social and environmental aspirations.

We want to see education and learning in Moffat that is second to none - within both school and community.

Members of the community should enjoy healthy lives, with access to excellent healthcare, housing and opportunities for a positive lifestyle, and an environment sympathetic to those with disabilities.

A sustainable Moffat should encourage positive moves towards 'net zero' carbon usage, and 'net zero' species and habitat loss, limiting environmental harms.

KEY ISSUES

We cherish a community that is sustainable, supporting itself economically, socially and environmentally.

The range and depth of community activity in Moffat is the equal of any town of its size in Scotland. The community culture is active and makes a significant contribution to the quality of life in the town. This is a huge positive social asset and should be maintained and built upon.

However, there is also a history of 'silo working' and Moffat has no overarching coordinating organisation at present. Such an organisation could take on board the broad scope of the actions needed to see this Place Plan become a reality. Options for such an organisation would need to be developed carefully, to ensure maximum engagement of groups and individuals. It will require clear objectives, the ability to employ people in pursuit of them, and robust

levels of accountability to the community - it should not be another organisation operating in isolation or competing with existing groups, in particular it would need an effective working relationship with Dumfries and Galloway Council.

The main focus should be on ensuring implementation of the LPP themes but might also usefully pick up aspects that are not currently addressed effectively by existing organisations and/or helping groups to work together on shared objectives. An overarching organisation could be set up for example, as a development trust or community interest company.

To ensure that Moffat can grow sustainably, there will be a constant need to balance various competing needs and pressures, including:

The needs of residents and those of visitors (including effective use of existing housing and land stock).

New housing developments and the associated infrastructure needed to support a growing population (health and social care, education and childcare, transport and parking etc.).

Sustaining balance between locally working, commuting and retired population sectors.

Any new developments and environmental protections.

Attraction, recruitment and retention of key personnel in all institutions such as the Academy, health and social care sector etc. remains a challenge, and Moffat's environment and community will have to compete hard to offer an enhanced work environment to meet its future skills requirements.

Tourism is the key economic mainstay, and needs to be encouraged and supported at all levels.

We will need to promote coordinated messages, under an agreed branding umbrella, consistently, over a number of years to support and develop an economic and tourism plan, to ensure visitor numbers either grow or are at least sustained. We should consider target markets internationally, as well as in the rest of the UK.

As well as direct benefits to Moffat, growth in visitor numbers based on a well maintained, thriving town also offers potential benefits to the rest of Dumfries and Galloway. Visitors liking what they experience in Moffat will return to the town, and longer visits will encourage exploration of D&G more widely. We can market this wider offer as part of Moffat's attractiveness as a base for exploration, especially given our proximity to the South West 300 and Tweed Valley tourist routes.. Both Moffat and D&G will benefit from the town being a well-supported and sustainable destination.

Moffat could be southern Scotland's outdoor capital given its location. It is close to, and can promote - for example:

Walking

Local footpath network, Moffat Hills, two long distance walking routes with another planned.

Cycling

We are central for Seven Stanes mountain bike centres at Ae, Peebles, Mabie and Dalbeattie. We will shortly have a pump track in Hope Johnstone Park. Local roads and forest tracks are ideal for the growing sports of road cycling and gravel biking.

Motorcycling

Attractive motorcycle routes and infrastructure.

Nature Watching

Golden eagles, Ospreys and Red Kites, two local nature reserves, Gallow Hill, red squirrels at Eskrigg.

Sports Facilities for Visitors

e.g. golf, tennis, bowling, pétanque, gym, fishing, wild swimming and stand-up paddleboarding.

Dark Skies

Moffat and Galloway Forest and an observatory.

KEY ISSUES (CONT)

There are, of course, many other aspects to our tourism offer – including:

- Independent shops and attractive High Street and adjoining Well Street shopping area, well presented with floral displays.
- A good range of accommodation, including hotels, B&Bs, camping and caravan sites.
- Attractive restaurants and bars.
- Vibrant live musical scene.
- Diverse events including farmers markets, classic car rally, eagle festival, Christmas market, walking weekends, choirs, theatre etc.
- Station Park
- Distillery
- Heritage – including Moffat Museum and many aspects of our rich history, our built and natural heritage, our people and the Moffat diaspora.
- Free Parking

There is a need to continue investment in these and other tourism/visitor assets, and to develop further attractions, activities and events. Such investment, and projects which encourage tourism and enhance the visitor experience should be supported. There is scope to develop our tourism offer across the whole year, not just the summer months.

Ongoing acceptability and attractiveness to visitors will mean visual and practical upgrades to the standards of infrastructure and its ongoing maintenance (including greater accessibility for the High Street area and walking routes), new services (a heritage trail) or attractions (e.g. a new themed visitor destination).

At the same time, negative impacts on tourism should also be addressed and corrected. The long-term requirement to improve the area around Ladyknowe still remains, although the recent demolition of the Mercury Hotel has been a welcome improvement. Although difficult, given the mixed ownership of land and responsibility for roads and pavements, Dumfries and Galloway Council is best placed to plan for and implement the many minor improvements needed to the pedestrian route between Moffat Mill and the town centre, and in the towns many streets and pavements.

Other developments in, or affecting Moffat, should ideally add to the tourism offer, possibly be at least neutral but certainly not detrimental.

Linking the need to contribute to moves towards net zero with the economic mainstay of tourism provides further opportunities. Part of Moffat's tourism marketing could be geared towards Moffat as a green destination. This might involve a focus on existing elements such as access to cycling routes and facilities, nature tourism etc.

Further developments might include encouragement of local businesses to work towards green tourism awards, linking with other destinations (e.g. Mull) on nature tourism – where Moffat is a halfway stop from further south to the Highlands and Islands. We might also seek to replicate schemes that build up funds for local environmental projects through voluntary carbon-offset payments from visitors' travel to the area.

Moffat should be 'a good place to do business', with the right facilities and an innovative and co-operative approach to supporting business activity

Moffat should be a place where it's simple to set up a business, run a business, and find support for a business. Business growth and support might come from the public, private or third sectors. Moffat's history of community activism and growing community asset ownership might be further developed to grow social enterprises alongside private sector businesses in all sectors.

As identified within LDP2, there is a shortage of modern business incubator facilities, and there is undoubtedly demand for spaces for both new and existing businesses. A start could be made with Space to Grow, who are planning to redevelop the Old Church Depot at Annanside for just such use. The old gasworks site at Ladyknowe is another potential site. Both need significant investment to reach appropriate modern standards of development.

Businesses should be encouraged to work together where possible – on either a sectoral basis (e.g. hospitality businesses) or as a whole business community. There is scope to develop

initiatives to make infrastructure improvements or for more effective marketing, by working together with external organisations and initiatives. Dumfries and Galloway Council have a role to play in the creation of incentives to ensure the business community thrives.

We aspire to have Scotland's best High Street (and Well street shopping area) with a vibrant and accessible retail and hospitality landscape

The exceptionally wide High Street is a key asset for the town and a great draw for visitors, with its special architecture and boutique shops. However, there are serious concerns about access, traffic speeds and traffic management, cycling infrastructure, the lack of signed crossings across the two roads and the quality of pavements including kerbs, as well as an absence of visitor centred relaxing refuges for hospitality areas etc. Moffat's unique High Street and adjoining Well Street shopping area needs ongoing investment and care in every aspect of its development, from parking management and signage, visual architectural and stylistic vernacular, safety, pedestrian seating etc. together with a coordinated commitment from business owners to support the broad commercial marketing direction of the town towards tourism as a mainstay. Consideration should be given to changing parking to 45° rather than 90°, in better marked bays, direction signage to the car park opposite Station Park, and increased and signed secure cycle parking.

The anticipated introduction of a 20 mph speed limit will be a positive development, and previous

KEY ISSUES (CONT)

outline plans to improve accessibility and the attractiveness of the High Street and Well Street continue to be supported, noting that one or two aspects have seen progress since 2017. We should aim for a well-designed High Street with pedestrian friendly layout, and we should re-visit some of the short-term initiatives noted in the Community Action Plan such as free outdoor wi-fi, digital signage, gateway treatment at Well Street junction or pop-up shop initiative. Schemes to encourage occupation of empty shops – including short-term or pop-up options – as well as Business Rates incentives should be encouraged.

Moffat should be well connected to the rest of Scotland and the UK, with transport links that support our wider economic, social and environmental aspirations

We are well placed, through our proximity to the A74(M) and the A701 tourist route to Edinburgh, to continue reaping economic benefits from motorists. Other transport links, however, are in need of improvement.

Primarily, the development of a rail stop at Beattock would have a positive economic impact on all sectors and would have good environmental benefits e.g. with reduced transport to Lockerbie to pick up a train etc.

Bus services to Glasgow are reasonable, although running later in the evening would be helpful. Bus services to Edinburgh are poor, and to Carlisle non-existent. There needs to be much greater integration of transport services, so it becomes more convenient and quicker to reach, and visit from, major destinations with joined up services. Any change to health provision involving

the hospital would also benefit from an improved bus service.

Cycling routes out of Moffat need to be improved – particularly between Moffat and Beattock.

We want to see education and learning in Moffat that is second to none – within both school and community

Education should be to the best standards possible in Scotland, and the school has the reputation, facilities and location to support this position – and the positive aspiration to be perceived as one of the very best schools in Scotland.

Moffat Academy's links with the community have much improved in recent years, and we welcome moves in this direction. The now annual community event held at the school every September is a great ongoing opportunity to develop and deepen these links, and to build co-operation between community groups.

Our Community should encourage and welcome more activities between the school, the business community and third sector groups with greater take-up of initiatives such as mentoring, work placements, inter-generational learning events and so on.

Community access to school facilities in the evening and weekends has been a long-standing aspiration and does / would potentially help to boost community learning, social cohesion and physical and mental health.

Members of the community should enjoy healthy lives, with access to excellent healthcare, housing and opportunities for a positive lifestyle

Making Moffat a healthy place to live was an important aspiration emerging from community consultation for the 2016 Community Action Plan. Events since then - including changes to primary care provision, debate and consultation on the future of the hospital and, of course, the pandemic - have only emphasised this aspiration.

There are a number of aspects to healthy living that should be progressed, involving both statutory and voluntary organisations. The future of the hospital and location of the primary care service are key elements and are currently subject to a separate consultation. Without second guessing that outcome, community views have previously been strongly expressed that the hospital should have a future as the base for an integrated health centre including the primary care practice.

A second aspect relates to housing. There are ongoing proposals for housing development along the Selkirk Road, subject to the provision of affordable housing. The community also suggests that brownfield sites must also be considered for housing, including Ladyknowe and land to the rear of the old Moffat Academy. There is a particular need for smaller, truly affordable and social housing for the community.

Moffat has an elderly and ageing population, and there is a specific need for residential accommodation for elderly people - both sheltered accommodation and residential home places.

Thirdly, Moffat's thriving community of voluntary organisations has a significant role in promoting healthy living - both as a provider of services and as a provider of opportunities to volunteer. All the community organisations have a role to play, but arguably those relating to arts, culture, sport and the outdoors have a particular role to play in promoting physical and mental health. Any developments in these areas should be supported.

The contribution of nature and the outdoors to mental health is well established, and Moffat's residents are blessed with many opportunities both on our doorstep and a little further afield.

Music, drama, arts and crafts are important not only because participation enriches individuals' lives and the community, but because performance, display and sales can make a valuable contribution to the town's visitor offer. We have a great range of arts and cultural activity which is well known and valued by local people, but there is also scope to increase their contribution to our visitor offer. These cultural assets would be attractive to many visitors and have the potential to broaden the town's evening offer, especially in the winter.

A sustainable Moffat should encourage positive moves towards net zero carbon, and net zero species and habitat loss

Planning developments, for housing and business, should be directed to existing brown field sites first before further agricultural land is used, and the parameters used for approval should be in line both with the unique local vernacular, and the need to push towards net zero.

KEY ISSUES (CONT)

The quality of the local environment (land, water and air) should be protected as much as possible in considering any new developments or activities. Current guidance relating to visual impacts of landscape changes on approaches to Moffat should be maintained.

Flooding has been a concern to the local community for a number of years. Flooding problems are associated with drainage systems and storm water flows on the River Annan, and which might particularly impact the lower lying areas of the town.

Getting towards net zero carbon requires an improvement in energy efficiency across Moffat's ageing housing and commercial building stock. These buildings also provide Moffat with much of its historical architectural vernacular

and visitor appeal, both within and outwith the conservation area. We feel there is a need to relax aspects of current planning restrictions, and provide support for residents, to allow energy efficiency improvements and sustainable energy infrastructure to be applied to this housing stock. For example, upgrading wooden single glazed windows to more energy efficient wood effect upvc double glazing could be achieved without affecting the overall look of buildings - and solar panels might be installed but be barely visible.

We would also like to see prioritisation of small-scale community sustainable energy production, where proposals are made.



Image: Courtesy of a Private Collection

SUMMARY

There has been very little controversy or contrary opinions expressed in developing the content of this Place Plan as it has been created. Moffat's community is keen to work towards a new and productive relationship with the local authority in Dumfries, across the areas identified in the Place Plan.

The key to that future development that this Place Plan represents, is that this publication is just the start of a process to take Moffat forward in the right direction over the next five years.

Thanks are expressed to the many members of our community, who have helped organise the creation of this Plan, and to all those who have shared their opinions and contributed their ideas and visions.

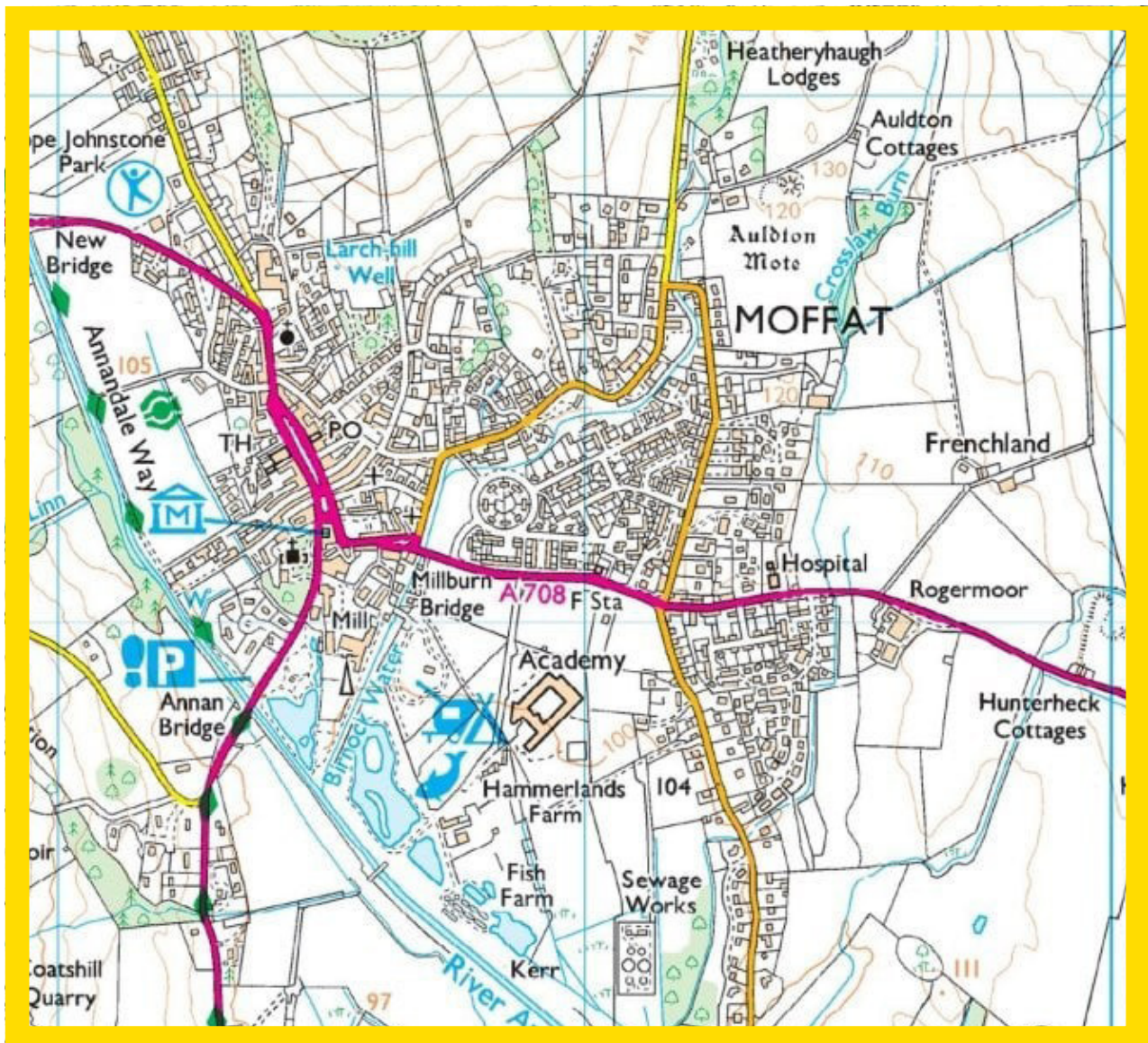


MOFFAT LOCATION AND ENVIRONS

Moffat is situated in the north east corner of Dumfries and Galloway, at the intersection of the A701 (Dumfries to Edinburgh) and the A74(M) (Carlisle to Glasgow), and is the eastern terminus of the A708 from Selkirk.

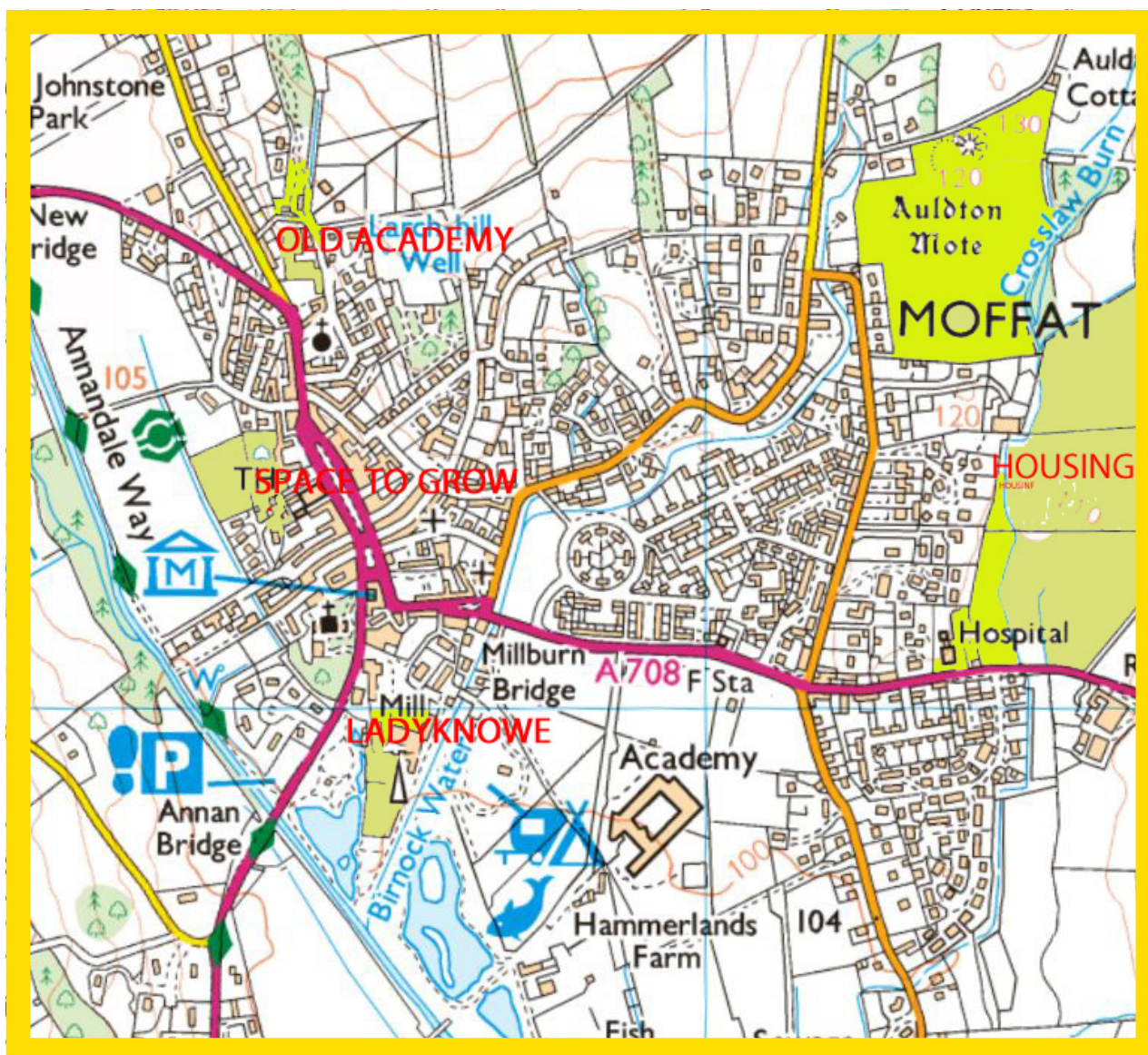
Most of Moffat's population is situated in close proximity to the Town Centre. There is historical

ribbon development of housing along the Old Edinburgh Road to the north of Moffat, and farming and residential communities to the east of Moffat at Roundstonefoot and along the road towards Borders Council at Birkhill. The map below shows the general environs of the town and the location of most of the community.



Mapping extract is from Ordnance Survey Explorer Map 330. The Ordnance Survey is the owner of the copyright.

Further to the previous Map, the map below indicates the location of the Selkirk Road proposed housing area to the east of Moffat, and the location of three brownfield investment sites at the Old Academy, Space to Grow and Ladyknowe.



Mapping extract is from Ordnance Survey Explorer Map 330. The Ordnance Survey is the owner of the copyright.

APPENDIX

During the preparation of this Place Plan, many individual and specific areas for action and improvement have been raised. While such elements are not relevant to the strategic direction of the Place Plan, they are important in their own right, and we have included a list of such items (grouped together in no particular order), for information, in this appendix:

Overall

- Need a strategic impact and prioritised actions

Tourism

- Need for a consistent strategy
- Developing as a winter destination including Dark Skies and linking with Galloway Dark Sky Park
- Develop 'out of season' tourism based on entertainment and event spaces - organise a calendar of multi-day music, arts and cultural events
- Make use of international links to attract visitors - e.g. twin town, Clan Moffat, Germany (to exploit 'soft power' gains of Tartan Army at Euros)
- Recognise we are close to long distance walking routes, including planned Tweed Valley footpath to start in Moffat
- Pump track will attract younger visitors and families
- Improve and utilise infrastructure for road cycling and gravel biking
- Our heritage can attract more visitors - built and natural heritage, rich history, our people and the diaspora
- Improve maintenance of roads, pavements, bus shelter etc.
- Emphasise mutual benefits of a more attractive visitor proposition for Moffat and the rest of D&G

Tourism (cont)

- Importance of floral displays in attractiveness of the town
- Importance of character / views of Moffat and need to comply with current policies / guidance
- Need to improve accessibility (in the widest sense) as part of our visitor offer and for benefit of local people

High Street

- Improved parking management and signage
- 45° parking
- More off-street parking
- Protected cycle lane
- More cycle parking facilities
- More EV charging points
- Elevated metal signage at entrance to Well Street
- Pelican crossings both sides of High Street
- 20mph limit through town
- D&G Council to incentivise ways of filling empty shop properties
- Contribution of Moffat Civic Pride

Housing

- More social housing
- Controls on numbers of Air BNB's
- Re-purpose old building stock for housing / build flats on land at rear of Old Academy
- Changes to conservation area planning rules, with more information and support from council

Environment

- Protect quality of environment (land, air, water) in any developments
- Cycle path from Moffat to Beattock
- Part community ownership in all new renewable energy projects
- Small community wind turbines in future developments
- Dredge River Annan
- Improvements to 'natural spaces' - wild boar, deer park, relocate birds from Caerlaverock
- Make the area a national park to preserve natural environment

Business, transport and health

- Hospital for doctors' surgery, other health services, ambulance crew and respite / stepdown care beds
- Extend 380 bus service to hospital
- D&G Council rate support for new businesses

Community support

- Central group to support sharing of equipment, expertise etc.
- Central list of volunteer opportunities

Other

- Complimentary remarks from visitors regarding friendly hospitality venues, interesting shops and access to walks and places of interest



**OUR COMMUNITY
OUR FUTURE**

2025

2030