



Stranraer Local Place Plan Registration

SUBMISSION STATEMENT

INTRODUCTION

Stranraer Development Trust is leading a partnership project to deliver a Place Plan for Stranraer. Our Place Plan, **All Rise on the Tide**, takes the approach *One Vision, One Plan*, creating a plan for that represents the whole community. It is designed to guide town's transformation for the next decade, from 2023-2033. The Place Plan initiative and the energetic engagement from the local community and community partners was catalysed by an invitation to apply for funding as part of the Borderlands Inclusive Growth Deal. **The Stranraer Place Plan and its Appendices can be found here: [INSERT LINK](#)**

The players in developing the Place Plan were:

- The local community: almost 3,000 of the population of around 10,000.
- A Steering Group of locals supported by Dumfries & Galloway Council and South of Scotland Enterprise.
- A Town Team sounding board of community representatives who helped guide the process.
- 5 key community organisations: Stranraer Development Trust, Millennium Centre, Furniture Project, Stranraer Watersports Association, Stranraer Community Council.

AIM

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

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





LPP CONFIRMATION

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

Governance

The submission is made by Stranraer Development Trust on behalf of 5 key community partner organisations and local people. The Trust is a Scottish Charitable Incorporated Organisation, registered number SC046306. It is governed by a Board of Trustees. The submission is signed off by the Chair.

Strategic Context

Stranraer's Place Plan pays due regard to the National Planning Framework, Local Development Plan and Locality Plan. In preparing the Place Plan the following plans were taken into account:

National

- National Performance Framework
- National Planning Framework 4
- National Strategy for Economic Transformation
- Shaping Scotland's Economy: Inward Investment Plan
- Scotland's Social Enterprise Strategy & Action Plan
- National Strategy for Economic Transformation
- UK Government Levelling Up
- Scotland: A Trading Nation
- Infrastructure Investment Plan
- National Transport Strategy
- Scotland's Vision for Trade
- Climate Emergency Skills Action Plan
- Fair Work Nation
- Net Zero & Environmental Strategies
- Community Wealth Building
- Culture Strategy for Scotland
- National Town Centre Action Plan 2
- Town Centre First Principle
- Digital Strategy



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Regional

Borderlands Inclusive Growth Deal
SoSE Regional Economic Strategy
Regional Skills & Investment Plan
Dumfries & Galloway 5 Year Plan 2023-28 Local Outcomes Improvement Plan
2017-2027 Poverty & Inequalities Strategy
Regional Economic Partnership Vision 2031

Local

Local Development Plan 2, 2019
Local Outcomes Improvement Plan 2017-2027 Strategic Outline Programme:
Reshaping Stranraer & the West Region

Engagement

Engagement drove and informed the Plan. We held conversations, meetings, focus groups and workshops with local people representing a broad demographic and met with key local partners and local, regional and national organisations and agencies:

- 5 community partners: Stranraer Development Trust, Furniture Project, Millennium Centre, Stranraer Watersports Association, Stranraer Community Council.
- Strategic partners: South of Scotland Enterprise, Dumfries & Galloway Council, Third Sector Interface, East Pier: Stenaline and Network Rail.
- Influencers: MSP, Councillors, Rhins Community Councils/Dev Trusts, Rotary; catalysers: SMART group, authors of historic development reports; Galloway Community Hospital Action Group, churches, Free Press.
- Young people: Primary, secondary, young people, youth/community development, youth councillors, Community Police Youth Volunteers, College Student Association.
- Diversity: Vulnerable adults with additional support needs; Adult Resource Centre; Wigtownshire Stuff; NHS Recovery, local families, Fed Up Cafe, Better Lives Partnership, Active Travel, Change mental health group, Wigtownshire Community Transport, LGBTQ+ Service.



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- Employers: Professionals/experts in employability/skills; Gentex, Love Milk, Barsolus Farm, Skills Development Scotland, Loch Ryan Oyster Fishery Company, Mid & East Antrim Council, This is Code Base.
- Culture: Local artists, Sea Pyots, Museum/library, Events Officer, Oyster Festival, Parkfest, Creative Producers, The Stove, Ryan Centre, DG9 Music & Ents, Mull of Galloway Trust.
- Environment: Propagate, GSA Food Lab, Reuse Centre, SEPA, Nourish Scotland, Stranraer Allotments Group, Incredible Edibles, Galloway and Southern Ayrshire Biosphere and Dark Skies, Solway Coast & Marine Project.
- Learning: Stranraer Academy, D&G College, Rephad and Park Primary
- Housing: Loreburn Housing Association, Wheatley Group
- Place: Rattrays Kirkoswald, Langholm Alliance, Culture Collective, Tweed Connecting Threads, Tarras Valley Nature reserve
- Visitor economy: South of Scotland Destination Alliance, Visit Scotland.



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Timetable for engagement

DATE	EVENT	LOCATION
25 Oct	Wigtownshire Wellbeing	Ryan Centre
2 Nov	Listening & Visioning meet	Millennium Centre
3 Nov	Listening & Visioning meet	Stranraer Academy
9 Nov	Public consultation	Millennium Centre
16 Nov	Connectors Huddle	Millennium Centre
21 Nov	Pupil Council focus groups	Stranraer Academy
30 Nov	Field trip	Langholm Alliance
Nov-Mar	Information display	Millennium Centre
Nov-Jan	Depth interviews	Zoom/chats/in person
2 Dec	Wigtownshire Stuff	Friday Group drop-in
6 Dec	Christmas gathering	Gateway to Galloway
17 Jan	Co-Lab workshop	Millennium Centre
18-25 Jan	Drop-in week	Ryan Centre
21 Jan	Saturday stall	Castle Square
24 Jan	Listening & Visioning	Rugby Club
25 Jan	Listening & Visioning	Zoom Live
Feb-Mar	Town Team meets	Millennium Centre
1 Mar	Student focus group	Dumfries & Galloway College
15 Mar	Focus group	Rephad Primary Schools
15 Mar	Parents Night	Park Primary School
21/22 Mar	Governance workshops	Millennium Centre
23 Mar	Vision & Action	Rugby Club
27-28 Mar	Governance workshops	Millennium Centre
30 May-2 Jun	All year Assemblies	Stranraer Academy
1 Jun	Councillors briefings	Creative Hub
6 Jun	Place Plan Summit	Rugby Club
8 Jun	Public Drop-Ins	Creative Hub



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Almost 3,000 people (just under a third of the population) engaged:



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Consultation

In line with Planning requirements, we carried out a month-long consultation in June 2023 on our Draft Place Plan. We notified all parties by direct mail in advance and alerted the public via the media and social media. We invited local councillors and community councillors to a series of private briefings in Stranraer's Creative Hub on 1 June to ensure they had enough information to deal with constituents' questions during the consultation period. In addition to Ward Officers and Elected Members, we notified:

- Cairnryan Community Council
- Kirkcolm Community council
- Leswalt Community Association
- Lochans Community Council
- Mull of Galloway Trust
- Portpatrick CDT
- Portpatrick Community Council
- Stoneykirk Community Council
- Stranraer Community Council

We presented the draft Place Plan at a public meeting on 6 June, well attended by local elected members and community representatives and invited local people to vote on priorities and offer written feedback on the Plan using a new digital platform, *CitizenSpace* on our website, www.creatingstranraer.co.uk 600 people responded.

25 May 23	Presentation to Dumfries & Galloway Councillors, CEO, Officers and Community Councillors
1-30 Jun 23	Survey, Citizen Space https://stranraer.citizenspace.com
1st week Jun 23	All-year Assemblies, Stranraer Academy
1 Jun 2023	Drop-in briefings for Councillors and Community Councillors
6 Jun 2023	Public meeting and workshop
8 Jun 2023	Public drop-in briefings





Development Proposals

Through engagement we first identified many issues and ideas for Stranraer, then through workshops and balloting, narrowed these down to Six Priorities for change. During the month-long consultation, we invited local people to rank them. These are the ranked priorities:

- 1. East Pier Eventspace** Smarten up the East Pier. Create a prom to walk, cycle and host events. Connect rail and bus at a Transport Hub.
- 2. Wet Weather Escapes** Indoor family fun - like bowling or laser tag - in the town centre.
- 3. The Big Makeover** Transform the town centre. Do up shopfronts and streetscapes. Connect the town to the waterfront.
- 4. Revive: Town Centre Living** Explore options to transform empty shops for housing and enterprise.
- 5. Stanctuary Outdoor Nursery** Child care provision in outdoor setting. Enable parents to get into work. Provide skills and placements for college students.
- 6. Dick's Hill Wellbeing Hub** A shared resource for wellbeing, growing skills, social connection and activities.





Impact on the Local Development Plan

Current planning objectives aim to consolidate Stranraer as the district centre for the Rhins of Galloway, focussing on synergies between the waterfront and town centre, protecting the natural environment and historic assets.



The Place Plan chimes with these aspirations and adds to thinking. For example LDP2 lists the Waterfront as a mixed use site. The Place Plan identifies this area within its new “Quarter 1: One Waterfront”, taking in the East Pier too as an Eventspace. We would hope that these and other concepts, constructs and developments in the Place Plan could be taken into consideration in the development of LDP3.

The community’s aspirations are presented in the Place Plan at a high level.



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An aspirational Place Plan

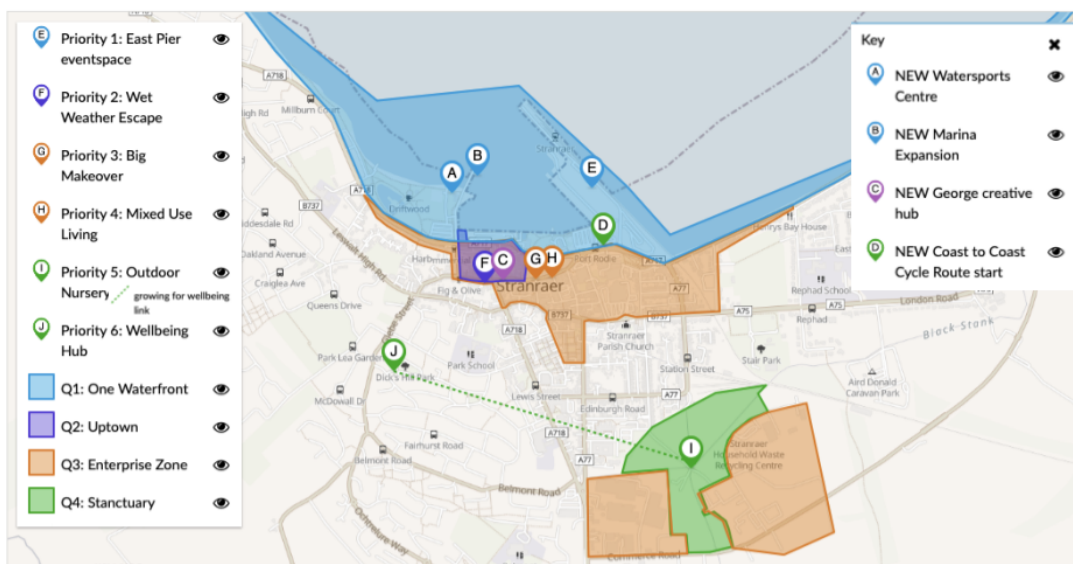
Within the Place Plan, we present a fresh vision for the town for the next decade. We ask the Council as the Planning Authority to take these ideas into consideration for future development of Stranraer as part of the Local Development Plan.

The Place Plan and its Appendices lay out in high level detail the issues, ideas and solutions of local people. (All background evidence to support the Plan's assertions are available.) These ideas shaped the Plan and support our desire for change that might affect the Local Development Plan.

We intend to develop ideas for the use of land in more detail through feasibility studies and the Borderlands Town Investment Plan process. This work will be done in consultation with the local authority, planning authorities and appropriate government agencies.

Impact on land use

This map from the Place Plan shows how the Six Priorities have been zoned across Four Quarters.



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The Four Quarters concept was developed by the Town Team. We would hope the Local Development Plan might adopt these concepts and use the same language. We anticipate the Four Quarters narrative would help form part of the story of change for Stranraer and help local people and visitors identify with and talk about change in place. It could form an important part of rebranding, marketing, navigating and wayfinding.

As projects are developed and come to life, there will be a need to flag and signpost the town's Four Quarters, each with a different offer, activities, venues, public realm features, opportunities and physical landmarks for residents, locals, visitors and relocators to explore, exploit and enjoy.

Conclusion

The Place Plan has engaged almost **one third** of the local community. It identifies **Six Priorities** for change and outlines local people's aspirations with background detail on other outstanding issues and many ideas and solutions.

The Place Planning process has already been a catalyst for change. There is an appetite for change within the community and fresh relationships have already sprung up.

The Plan points to changes in planning for the coming decade - some £30 million of public investment already committed to key pipeline projects: The George Hotel transformation, Marina expansion, new build Watersports Centre. Along with the recent adoption as part of the South Ayrshire & Galloway Biosphere, the town is set to develop the visitor economy and boost employment locally.

The Place Plan will be used to apply for £3 million from Borderlands and we will use this to lever other funds. We aim to use the Place Plan to discuss a historic commitment of £6 million by Scottish Government to help reinvigorate the town.

Contacts

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