A PLACE PLAN

for PALNACKIE

2025 – 35



BUITTLE PARISH COMMUNITY COUNCIL



Palnackie Basin and Port from across the River Urr

CONTENTS

1.	FOREWORD	4
2.	FINDING NEW WAYS, PLANNING PLACE	5
3.	BUITTLE PARISH & PALNACKIE NOW	7
4.	LISTENING TO THE COMMUNITY	11
5.	PALNACKIE - PLACE PLANNING	23
6.	PALNACKIE - COMMUNITY ACTION Place Planning for Palnackie – a Summary	38
7.	LOOKING TO THE FUTURE	42

1. FOREWORD

This Local Place Plan for Palnackie is presented by Buittle Parish Community Council. Produced in association with Buittle Quest, the parish's development trust, and with funding and support from the Dumfries & Galloway Community Led Local Development Fund and Dumfries & Galloway Council, it is intended to represent our community for the next ten years.

From 2022, Dumfries & Galloway Council has encouraged neighbourhoods in its region to produce Local Place Plans. Community produced, they are intended to contribute to the Council's own Local Development Plan (LDP3) by outlining use of buildings, land and development in the areas that have generated them. They are also required to be representative of, and useful to, the communities consulted in their production.

Buittle Parish Community Council published a Community Action Plan, *Finding New Ways for Palnackie,* in 2018. Concerned primarily with *community action,* it laid foundations for understanding the village's built resources. It has contributed to shaping the present Local Place Plan and its focus on use of buildings, land and development in Palnackie.

This Plan provides structure and guidance. It contributes to the Council's planning objectives. It is designed to be also helpful to our community - with earlier perspectives on community action adjusted in the face of the change that is happening here. This Plan is not a binding order. Accompanying initiatives within the community, it can support innovation and action and contribute to furthering projects. If new issues, insights and circumstances arise, they can, with agreement, be incorporated.

Kevin Glover
Buittle Parish Community Council

Angus Campbell
Buittle Quest

June 2026

2. FINDING NEW WAYS, PLANNING PLACE

Finding New Ways for Palnackie was a *community action plan* presented in 2018 by Buittle Parish Community Council. It had two aims. One was to ask *whether how and what community engagement, action and self-support* [could] *be encouraged in Palnackie and Buittle Parish*. The other aim was to investigate if there was *an appetite for co-operation / federation* with other north Solway coastal communities then in receipt of offshore windfarm community benefit funding. *Finding New Ways for Palnackie* identified key, publicly-used resources at the heart of village life. Changes - some of them unforeseen – then arose. These and the need to look more closely at use of buildings, land and development, and the emphasis on local place planning at the regional level have all fed into the production of this Plan: **A Local Place Plan for Palnackie**.

Local place planning is recent. It needs explanation. Originating in approaches and legislation within the Community Empowerment Act (2015), it is intended to contribute to local government planning and, from that, build vision for planning and development for the nation. The 2019 Planning (Scotland) Act encourages 'local say' in an envisaged chain that informs 'upwards' into national planning strategy.

This overall strategy is represented in the *National Planning Framework* (currently NPF4) which sets out Scottish Ministers' policies for *nation-wide* development and use of land. The NPF is nevertheless based on previous *regional spatial strategies* (RSSs) produced to aid long-term *local* development, and on current *local development plans* (LDPs). Dumfries & Galloway Council is building towards its new LDP3, scheduled for 2027.

While maintaining a *nation-wide* view through regard for the National Planning Framework, an LDP is expected to uphold *local* detail by taking into account both existing planning developments in its region, and registered, community-produced improvement plans. This is where *Local Place Plans* (LPPs) come into the equation.

With processes outlined by the Council, LPPs must be community-led and based on local consultation They must be versed in other locally-relevant, past or current plans, and include relevant maps. They must set out local issues and conditions and outline land and buildings developments and uses. While not having a quoted role in the national strategy, they will have direct input, along with other such plans, in forming *regional* strategy. The drift is governmental, but the opportunity is there for the aspirations of communities to be respected in a wider, more influential frame of reference.

There is particular relevance in all this for Palnackie and Buittle Parish. *Finding New Ways for Palnackie* looked at *the community* - its area, its people, its ownerships and responsibilities (or lack of them), its resources, and its possible ways for all these to be sustained into the future. Since 2018, community understanding in Palnackie has become subject to reassessment. It is important for this to be recorded, and for it to be held in any regional perspective.



West and North across Buittle Parish from Barlochan Hill

3. BUITTLE PARISH AND PALNACKIE NOW

BUITTLE PARISH is a rural area.

Its northern boundaries come close to Castle Douglas and the arterial A75, while its southern parts edge the Solway Firth. Its eastern boundary mostly follows the River Urr. Bridges cross in two places. A small one over the river to Haugh of Urr continues the old Military Road. The other bridge carries traffic to Dalbeattie and to points further east to Dumfries. At this bridge, the roads directing westward divide, with the A745 crossing the Parish northwest to Castle Douglas, and the A711 heading past Palnackie and southwest to Auchencairn , the coast and to Kirkcudbright.

Craggy, wooded hills divide the Parish. North and west from these are wide views of the lower land around Castle Douglas and the full spread of the Galloway Hills beyond. Southward is Palnackie and the Solway shoreline.

With land primarily used for livestock farming and forestry, the hills dividing Buittle Parish account partly for another division in the Parish. Historically, the Parish was constellated around Buittle, a 'fermtoun' at the centre, forming an area where farming households were loosely connected across the land in a recognised community. Buittle is now a hamlet, the area around it substantially depopulated since the 19th century. The northern and western areas of Buittle Parish come close to Castle Douglas, Haugh of Urr and Dalbeattie. People in these parts relate directly and conveniently to these towns. Palnackie - though the main community *within* the Parish – is, for them, peripheral.

Parish boundaries are used as demarcations in the network of *community councils* - the reporting links between local communities and the county's administration. As a rough rule-of-thumb, they indicate how an area has been understood or 'collected', often over many centuries. In *planning* terms, however, Dumfries and Galloway Council does not now pay much attention to parishes in its comprehension of social statistics. It uses the *datazone system*. This aims to present statistics for areas (datazones) in sufficient detail to be accurate without identifying individuals, while the areas in question are supposed to be small enough to be 'representative'. From this system arises the nation-wide Scottish Index for Multiple Deprivation (SIMD). The datazone which includes Buittle Parish (S01007538) is larger than the parish. It includes parts of Castle Douglas and stretches north beyond the A75. Averages for Income, Employment, Education, Housing and Crime in what is called 'Castle Douglas (part)' are all in the middle range between 1 and 10 and are not particularly 'deprived'. 'Geographic Access' is at 2. This is counted as low.

With Buittle Parish being a unit of little bearing for those living in its northern and western parts, this Local Place Plan concentrates on *the smaller unit within the larger one which is of relevance to the community living in it: Palnackie*. The consultation (see Section 4) **for this Plan informed this decision.**



Map of Buittle Parish Community Council Area

PALNACKIE

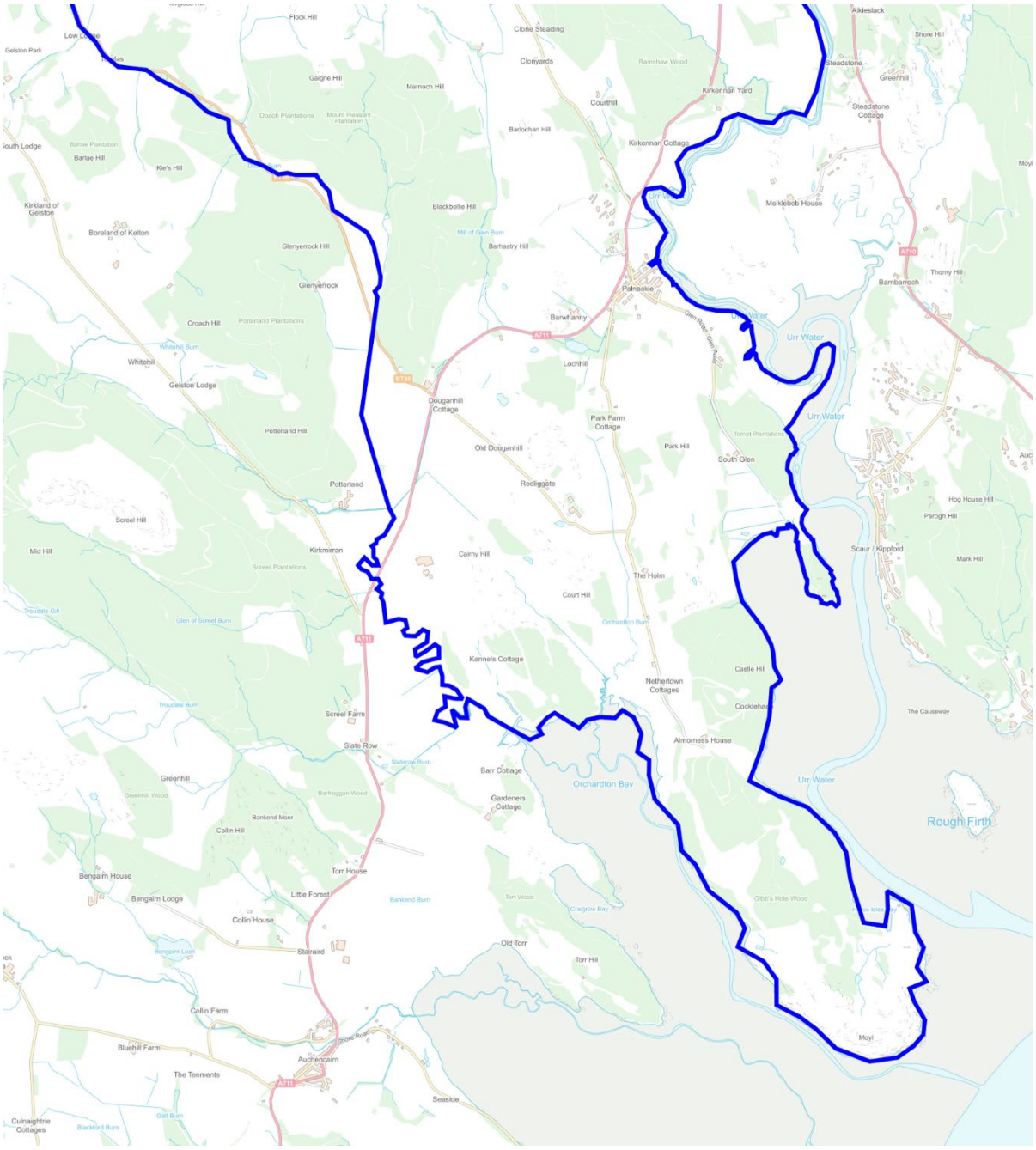
Palnackie is a small village founded around its Port. It is halfway between Dalbeattie, the upper reach of Crown Estate influence on the River Urr, and the open Solway Firth. Early 20th century Palnackie was home to about six transport companies (*now one: T P Niven Transport Ltd*), a handful of pubs (*now one, the Glenisle Inn*), a harbour master (*employment ceased, and he deceased*), a few shops (*now one, community owned*), a ship's supplier (*on the site of the present village hall, long gone*) and a weighbridge/customs office (*long gone*).

The Port was constructed in the 19th century after decades of patchy development by successive consortia of landowners and merchants and was adjacent to a tow path up to Dalbeattie. Dalbeattie accommodated boats and barges in larger number, but Palnackie was positioned at the limits for handling heavier tonnage. The Port was always very small, not much more than a slot in the west bank of the river leading off from the Basin and with room for the *berthing* of 2-4 small transport ships. The Basin is an open curve in the river which could allow for further small *mooring* near adjacent banks.

Though initial development in the early 19th century may sometimes have been piecemeal, Palnackie was a kind of model village. It had one purpose - to be a port. Goods were brought in across the sea, up the river to that simple cleft in the river bank, unloaded, processed and taken on the road out and away and distributed across the land beyond. Goods from the land were brought down to the port, processed and loaded and taken off down the river and away across the sea. Pretty much every business in the village supported this process and the people who enabled it. The Urr Navigation Trust was established by Act of Parliament in 1901 to manage safe navigation, traffic, harbouring, mooring, dredging and buoying on the river from Dalbeattie down to the open Solway.

Established as a needed, practical and viable resource, as the 20th century advanced the Port became increasingly unviable. Cargo was diverse. In later years much of it was fertiliser and timber, as well as ammunition and explosives taken by road to and from the Edingham Depot outside Dalbeattie. In spite of the 19th century expansion of the railways, which gradually impacted on sea-born transport, the Port continued well enough until the 1950's. Nationally, an entirely different, land-based understanding of transport bedded in. A rise in tolls in the mid 1960's contributed to a serious depletion of the Port's use. Palnackie Port was last used commercially in the 1980's, to unload cockles, until restrictions closed down that form of fishing.

With its distinctive history, the Port is a large part of Palnackie's self-identity. In the mid-20th century, in step with national post-war policies, new housing was built to the east of the village's centre. The village now has around 100 households with an estimated population of about 250 – this dropping from the 350 which was its population 50 years ago. With less people working in farming, and as the harbour became nearly moribund, more people were owning cars and driving to larger towns to work. The village might now be seen as primarily residential. This definition is likely to be strengthened with two upcoming and substantial housing developments. The sense remains, though, of Palnackie being a functioning community which values its roots.



Palnackie Village and Environment

4. LISTENING TO THE COMMUNITY



East and South to the River Urr, Palnackie and the Solway Coast

The National Planning Framework proceeds from general *Priorities* - to encourage *Sustainable, Liveable* and *Productive* places. Present in these are also *Qualities*. Places should be *Healthy, Pleasant, Connected, Distinctive, Sustainable* and *Adaptable*[1].

Such Priorities and Qualities attempt to describe aims and definitions for planning within the nation, but - locally - how do people in Palnackie value these Priorities and Qualities in their own *place*? As well as whatever contribution it might make to 'planning for planning', how does this community, on its own terms, feel about its home patch?

[1] ***National Planning Framework 4*** (https://www.gov.scot/publications/national-planning-framework-4/)

Commencing with revisiting earlier consultations[2] (with community input), and taking on recent consultation[3] (with community input), a process of one-to-one conversations and group sessions with businesses and voluntary groups in Palnackie was initiated to establish content for a **Community Questionnaire**. This was a core part of the project.

275 Questionnaires were hand-delivered to households in Palnackie and across Buittle Parish in July / August 2025. An on-line version was also available.

31 surveys were returned. Seeing these as coming from the whole Parish results in a low response rate of 8.8% . **For reasons described in the previous Section, however, households in the north and west of the Parish probably felt no need to give attention to the Questionnaire. The few replies to its Question 4, with the character of received comments, suggest that *nearly all respondents were based in or near Palnackie*. Within this frame,it is reasonable to suppose the Questionnaire returns as coming from the third of the Parish around Palnackie.** The return of 31 surveys then represents roughly a 'third of the third' – a reasonable response.

The Questionnaire returns could not be, and were never intended to be, a vote. They do, however, give a good representation of the *spectrum of opinion and attitude* in Palnackie and the area close around it. They also affirm opinion and attitude expressed in previous consultations.

Following-on from the Community Questionnaire, further consultations were held with individuals and groups relating to the operation of projects mentioned in the Questionnaire. Insights from these have also been integrated in the Place Planning and Community Action Sections of this Plan[4].

Many of the questions in the Community Questionnaire asked respondents to make comments. Together, these comments build excellent insight into the range of opinions and feelings in Palnackie. However, large blocks of repetition can be a hard read. The presentation here edits repetition while it aims to maintain range. A 29-page presentation of the full Community Questionnaire Returns is available on request.

---

[2] ***Local Development Plan – Supplementary Guidance: Palnackie Village Design Statement*** (https://www.dumfriesandgalloway.gov.uk/sites/default/files/2024-08/Palnackie_Village_Design_Statement_LDP2.pdf);
Finding New Ways for Palnackie (Buittle Parish Community Council, 2018) from: info@buittlequest.co.uk

[3] ***Community Assets Survey*** (Buittle Quest, 2022) from: info@buittlequest.co.uk

[4] A formal example: ***Report on the Outcome of the Consultation Relating to the Proposal to Discontinue Education Provision at Palnackie Primary School***.(Dumfries and Galloway Council 2026) https://www.dumfriesandgalloway.gov.uk/sites/default/files/2026-01/Palnackie%20Consultation%20Report.pdf)

How do you find living in Palnackie and Buittle Parish?

1. In your opinion, what are the 3 most positive things about living in Palnackie and Buittle Parish?

Proximity to the river and sea / Natural beauty / The surrounding landscape and easy access to walks / Being able to walk/cycle onto Almorness and other nearby locations and villages / Beautiful environment and wildlife / The village community making it still a 'living village' / Helpful, thoughtful close neighbours / The community built around the shop and café / We like how we can let the kids go out and play / Polite kids on streets / Looking out for old people / Community events in café / Pub (reopened) / Bus service (although limited) / Well stocked community shop / Not spoiled by mass tourism / Not in a National Park / Good range of skilled tradespeople / Feeling safe, can leave doors unlocked / Small, people-focused environment / Countryside/farming/nature / Not too much heavy traffic / The Community - there's a good blend of skills, capabilities, & latent energy in our community / The volunteers - there's a good level of capable volunteers within & around Palnackie.

2. In your opinion, what are the 3 biggest challenges about living in Palnackie and Buittle Parish?

The issues around the Port / The future of the pub / Keeping the shop and cafe running / Poor roads / Attracting young families into the area / Not enough people live here to support too many activities / Everything seems to be running down / The main road is dangerous for pedestrians crossing from Barlochan. Proper speed control .....[to] accommodate the needs of the elderly and any others so that they can walk ... unaccompanied to the shop/pub/ hall/harbour...../ Better cycle route to Dalbeattie would be great / Maintaining and improving community events and amenities / General untidiness - weeds in kerbs, pot holes / Availability of affordable homes / Lack of work opportunities / Not enough local opportunities for young people / The bus service. Need more later in the evening / We do a lot in the village but it's always the same people on all the committees / Mothballing of the school is a blow to the community / The appropriation of the port by interlopers & the subsequent destructive atmosphere / The destructive effect on the community of the school closure / Infrequent bus service and only one bus to Dumfries.

3. Do you feel valued and a part of the community in Palnackie and Buittle parish? What contributes to the way you feel?

There were 31 responses to this question.
21 responded positively to whether they *felt valued in the Community*, with comments such as: *Yes always feel welcome and included by the community / I have been welcomed into the community by all & feel valued*
6 responded negatively to the question. *No - only by the neighbours. The COVID years did not help and now health problems stop us / Not really, too quick a turnover of newcomers.*
4 were ambivalent. *Valued? No - A part of the community? Yes.*

4. A Question if you live in the North or West of the Parish (north of the A745 or off the B727) … Parish Boundaries have, over time, changed and amalgamated. Buittle Parish is sometimes seen as Palnackie-centred, yet its northern and western boundaries are closer to other towns and villages. Are you inconvenienced by this situation? Or do you not mind?

13 responded.
7 said the issue was not applicable to them.
1 said 'No'
5 said they didn't mind



North entrance to Palnackie from the A711

Supporting the way of life in Palnackie and Buittle Parish

5. For many years Palnackie has benefitted from six publicly-used – and variously owned – community resources. These are:

A. The Primary School; B. The Glenisle Inn; C. The Shop; D Flounders Café; E. The Village Hall; F. The Port.

Through varying fortunes they have been key points in community life and vital to its wellbeing. At present, some of them are encountering difficulties.

A. **The Primary School** has been a mainstay of community life for over two hundred years. With pupil numbers remaining critically low, the decision was taken to 'mothball' (effectively close) the school at the end of the summer 2025 term. The School building had distinctive, excellent advantages, as well as attractions for outdoor education. Can you think of viable, alternative uses for this historic building?

Let commercially to one or several craft people / ..... I feel taking on another large building {for the community] is not viable / .... I think we could either use it as a community space - with the concept it finances children's initiatives in the village, or we develop it ourselves and rent it out or sell it as a liveable space / Re-using a school is very seldom a success / Base for Forest School, catering for children across the parish..../ Not sure how best to use it, but it would be awful if it fell into disrepair / Affordable flats / No, I can't. There already is a hall and a cafe which are underused as they are / I would like the focus to be on children. An outdoor learning centre with a dorm for residential courses / Without compromising the use of the village hall, I can't think of another use / I could imagine that someone with entrepreneurial vigour & energy could make something vibrant happen there - so we should find that person(s) i.e. advertise!

B. **The Glenisle Inn** is Palnackie's last remaining pub. Small local pubs have struggled nationally – particularly during and after Covid. Are there ways for The Glenisle Inn to thrive and grow as a social hub.....?

Be open - do meals every day / The Glenisle needs to recognise that to serve the village it must bring in outside money. There is not enough to finance its future within the village itself / Different events on different evenings to encourage different groups to use this as a community hub. I would love to see it serving food - even Friday to Sunday or maybe theme nights / Have food, family events like quizzes and Bingo / Food (old style simple bar food) Debating evenings. Wine tasting evenings (with expert on hand!) / It will depend on who & how it is managed / ...needs to work with Flounders so that the 2 can complement each

other / Improve advertising. Lots of people outwith Palnackie are unaware of what they offer / It was the hub for years and hopefully with the right management will be so again.

The Shop and The Café are part of a building that was purchased for the community with the help of the Scottish Land Fund.

C. **The Shop** is welcoming, well stocked and, apart from the Manager, staffed by volunteers – a true community enterprise. How might our Shop's service be enhanced?

The shop does fantastically well and the committee are innovative in their thinking towards any practical improvement to the service they provide / The shop is excellent and well serviced by volunteers / Maybe focus on better quality produce and baked goods - Auchencairn store is very successful [on this] / Keep it going. It struggles, but it survives. It's a daily hub and social focal point for the village…. Could it employ more? / Shop tries, but the main issue is lack of footfall, not used by the majority of villagers / …Trade on by-pass / The shop is wonderful! It cannot compete with supermarkets on price, but remains a core part of the village / Possibly take-away meals in conjunction with the café? / As a member of the shop & cafe committee, I'm happy with both. More volunteers are always welcome / More local advertising to make people aware it's there, maybe flyers in Dalbeattie Initiative.

D. **Flounders Café** is next door to the Shop. Award-winning, and with a welcoming and skilful staff and management, its reputation is increasing. How might our Café's service and use be enhanced within our community?

The Cafe has become a key social hub for the community. It is a very pleasant meeting space and maybe could build on that in letting it out at times, although security as regards all merchandise will need to be considered / … the Cafe is operating well and the space used by the community [for the likes of] Knit & Knatter [is great]/ Cafe cooks are very good, making great meals and cakes at reasonable prices / Longer opening hours & more special events. – but difficult to achieve (not enough volunteers) / Keep doing what it does best! / The cafe is excellent / As a member of the shop & cafe committee, I'm happy with both - more volunteers are always welcome / Loyalty cards could be issued; a drycleaning drop off service? / Local advertising [including in Dalbeattie] to make people aware it's there / The hard working volunteers are doing well / Flounder's does good food at a reasonable price. I'm not sure that it's geared to providing 'take-aways' at the same time as serving 'sit-ins' with the minimal staffing/volunteering levels it has……

E. **The Village Hall** was opened as a new building in 1996. An earlier Hall building had been there since the 1920's. Providing uses for generations of Palnackie residents, recent post-Covid times have seen a decrease in

its use. How can our Village Hall serve the community now and into the future? Are there ways it could be enhanced?

….. a film night service, possibly about 8 over the winter months, would be good for the Community / If anyone was experienced at theatrical production, their talent should be encouraged and some dramatic performances reintroduced / This is a hard one, the Village Hall is a fantastic blank space, but blank spaces are often difficult to envision what they can become / The Village Hall also has no real village mementos in it… I think there should be icons and historical reference to our village. It is blank and lifeless sometimes / ….. I loved it when there has been music events like the Mary Barclay Band…../ Has potential as venue, but needs kitchen upgrade to cater for events / Increase the amount of activities for villagers, upgrade kitchen, promote availability, web presence, define its role in resilience planning / The Development Officer seems to be working for much wider uses of the Hall / The Village Hall is …overdue a 'fit for purpose' review. We need to pay attention to the ideas coming from the local place plan process, act on the 6-9 most important ideas & take advice from an architect about how to realise a flexible community space with the needs of a modern rural community. One suggestion I have is to make space available for rural business startups that would help pay the way of the Village Hall.

F. **The Port** – the developed shoreline of the Palnackie Basin on the River Urr – was the original reason that the village grew here. From 2013 Scottish Water has been responsible for the 'south shore', which contains wastewater treatment facilities essential to village life. The narrow 'west shore' is the responsibility of D&G Council. As of 2024, Buittle Quest is the registered owner of the 'north shore'. Below-water ground is the concern of the Crown Estate. Can the Palnackie Basin be restored, developed and administered as an amenity and resource?

Firstly, the trawlers must be scrapped and removed … Secondly, the basin should be modified to prevent any large vessel using it again …Thirdly, the Buittle Quest harbourside should be made pleasant to visit with a permanent display of the village's heritage / This situation is a tragedy. No access to seating, nor safe paths - remove ALL the rubbish including rusty hulls / … Make depth higher to stop large boats tying up. Get pontoon built. Make northside heritage centre site / Clear boundaries of responsibility. No large boats. No interlopers. Reduction of port size to [allow] small boat mooring. Landscaping of port area to [create] an attractive space for the village / Identify the relevant authorities, and other actors, accountabilities & responsibilities; Once established, create the right environment for constructive dialog …… Then just do it! [Further relevant comments are made in answer to other questions].

Further Comments to Question 5. Which of these six do you particularly value, and why? How could improvements for them, or other facilities, happen? What other resources do you consider essential to our community's life?

The shop and cafe as a village hub is essential to maintain / The pub is a feature that adds to the social life of the village / The harbour area is a key to the village's history and is probably at its worst level at any time in its history. It would be very good to see it move forward from here / … We understand the shop needs more volunteers but due to the demographics of the village it's more difficult. Nice to see more activities for children in the hall (after school activities/sports, etc.). Village parking needing major upgrade / Essential are 1. Shop, 2. Area(s) for children 3. Hall, 4. Pub. Non-essential are harbour and school / The Glenisle Inn is the true social core of the village. The shop & the cafe equally so…./ Community development officer to co-ordinate the various community initiatives / ….an area for children to play i.e. park, swings, etc. / Cafe - Pub - Shop - Harbour - Hall – School : I value them all …they are the six key resources … Of the six, the Palnackie Basin is the most destructive and disrupted issue facing our community. We should pay due regard to the historical perspective to inform how we develop it in the future….

6. Looking to the future – with potential developments that could see Palnackie expand, how do you want to see Palnackie grow and become more sustainable? How do you respond to the following statements about different facets of life here?

A. Resources, Facilities, Businesses

Lower commercial rates are needed for rural businesses

Strongly Agree: 15	**Agree: 9**	**Unsure: 4**	**Disagree: 0**	**Strongly Disagree: 0**

The use of local businesses should be encouraged

Strongly Agree:18	**Agree: 9**	**Unsure: 1**	**Disagree: 0**	**Strongly Disagree: 0**

There are not enough meaningful jobs locally

Strongly Agree: 6	**Agree: 9**	**Unsure: 4**	**Disagree: 1**	**Strongly Disagree: 0**

The children's play park should be renewed / re-sited

Strongly Agree: 13*	**Agree: 14**	**Unsure: 3**	**Disagree: 0**	**Strongly Disagree: 0**

*including 1 specifying re-siting.

B. Community Life

More houses should be built in Palnackie / Buittle

Strongly Agree: 8	**Agree: 9**	**Unsure: 10**	**Disagree: 2**	**Strongly Disagree: 1**

There should be more affordable housing in Palnackie / Buittle (including rental)

Strongly Agree: 9	**Agree: 14**	**Unsure: 9**	**Disagree: 1**	**Strongly Disagree: 0**

Palnackie Basin and Port should be used for docking larger boats and their repair

Strongly Agree: 0	**Agree: 1**	**Unsure: 7**	**Disagree: 4**	**Strongly Disagree: 14**

The Basin and Port should only be used for small fishing and recreational boats

Strongly Agree: 12	**Agree: 8**	**Unsure: 6**	**Disagree: 2**	**Strongly Disagree: 0**

The Village Hall should be adapted to incorporate more flexible uses

Strongly Agree: 11	**Agree: 14**	**Unsure: 4**	**Disagree: 0**	**Strongly Disagree: 0**

C. Environment / Outdoor Pursuits

The local section of the South West Coastal Way (from Gretna to Stranraer) should be encouraged

Strongly Agree: 3	**Agree: 16**	**Unsure: 9**	**Disagree: 1**	**Strongly Disagree: 0**

Existing local cycle paths and walking routes should be promoted more

Strongly Agree: 10	**Agree: 13**	**Unsure: 3**	**Disagree: 1**	**Strongly Disagree: 1**

Community-growing (food) initiatives should be developed

Strongly Agree: 10	**Agree: 11**	**Unsure: 7**	**Disagree: 0**	**Strongly Disagree: 0**

D. Tourism / Heritage

Tourists should be encouraged to spend time here and stay here

Strongly Agree: 8	**Agree: 18**	**Unsure: 2**	**Disagree: 2**	**Strongly Disagree: 0**

Local history should be promoted more, especially for visitors

Strongly Agree: 11	**Agree: 14**	**Unsure: 2**	**Disagree: 1**	**Strongly Disagree: 0**

More should be made of Palnackie Basin – the Port – as an attractive resource

Strongly Agree: 18	**Agree: 6**	**Unsure: 3**	**Disagree: 0**	**Strongly Disagree: 0**

The village is clean, tidy and welcoming

Strongly Agree: 7	**Agree: 9**	**Unsure: 10**	**Disagree: 2**	**Strongly Disagree: 1**

7. Are there other statements you want to see added to the above list?

[I put] 2 ticks in the multiple choice question: *Existing local cycle paths and walking routes should be promoted more*. [I] AGREE to walking routes and [I] STRONGLY DISAGREE to local cycle routes / Stronger more marketed village events / Most people in the village keep the place lovely but there are some sites that let it down…. With some, the weeds are taking over. I've offered to pay for tidying [in front of a particular house] but was turned down / Pavements & footpaths are lethal in parts & do not look welcoming / Re: *Should there be more local employment opportunities* - Strongly agree: Employ more people in the village permanent and part time. Shop, pub, activities, tourism, exercise classes in the hall, cooks, activity management / Re: *D. Tourism* - Needs one/two night accommodation, e.g. B & B, guest houses, Air BnB / More locally grown veg / flowers / plants for sale.

8. Are there other facilities and/or services you would like to see established in Palnackie and Buittle Parish?

….. an EV charger needs to be installed / Youth clubs/children's activities / A walking path from here to Dalbeattie would be a godsend / Community gardens/sustainable living / If we [are to] have more visitors we will need conveniences/men/women/disabled / Annual events? Such as 10k [runs]? Vintage car rally, Music festival at the harbour? Bring in visitors to bring in money and grow employment opportunity / Some form of heritage information. The information boards need updating in some instances / Lobby for one later bus coming from Dalbeattie, say, 9pm / Improved playpark / Possible inter-community events with

other small villages. Maybe a community newsletter so people are aware of events / activities / Difficult, as have to be financially sustainable, which is already a problem with existing facilities / ……Maybe health support in the village hall? More entertainment ……in village hall? / Drop in citizens advice (CAB)….



South entrance to Palnackie from the A711, new housing to right and left

Well-being in Palnackie and Buittle Parish

9. Are there enough activities and/or groups for people of all ages? Are there enough intergenerational activities? Do you have ideas for any?

A couple of annual community events to bring everyone together would be good / Would be nice to see a sports club for different sports each week, through advertising having external clubs use the Village Hall. [There is] very little for very young children to do, especially as the [play] park is in poor condition / …. We need more work on groups for children, and we need to enforce a regular cycle for adult and community events / Gardening club / More activities are going to be a good thing…… [The first] community officer [was able to initiate a] new and a growing number activities. The people that do the activities need to be from the village, yes, but also to provide the numbers they will need to come from the much wider area. They will be encouraged to come if Palnackie is a very beautiful and unique destination…. The cafe the shop the pub and, yes, a very tidy harbour and a village. Go Palnackie! / There has to be a will to get activity groups up and running / No everything is aimed at an older audience and happens during the working day / Badminton in village hall

or any games e.g. dominoes, cards, etc. in Flounders / ….more youngsters = youth clubs, football, badminton, etc. / It all depends on capacity….. / [If we have] a Community Development Officer hopefully things will improve. I hope the village will support the groups that [they] set up / Generally quite good, but it would be good if the shop could stay open during a power cut / Drop in citizens advice (CAB) - also 'The Bridge Wellness' Dalbeattie as a role model / Not aware of any activities in the village. *Book Club? *Art for Beginners? *Sewing Group? *Keep fit for the mature person?

10. How resilient do you feel the community in Palnackie is? How do you feel lockdowns, storms and emergencies have been and are handled?

As a rural community, Buittle Parish is pretty resilient with good neighbourly interaction in a time of emergency. It's resilience plan does need to be upgraded, though, since climate change will certainly result in greater challenges / Really, really badly. There needs to be a central comms point. Ideally a notice board outside the shop with updates. Rotas for gritting pavements. A designated central meeting point with emergency resources. Generator, Hot drinks, candles, hot meals / I was here for the whole of lockdown & felt that the community was more together than post-COVID / The community seems to be fairly resilient in times of crisis. The biggest issue is getting utility companies to respond as small communities tend to get overlooked / The resilience team did well in lockdown. Needs revamping to meet needs now / Last storm - only help was received was from 2 neighbours. Lack of mobile signal was a problem / Quite well – but…the abilities & procedures could be better communicated / ….. it was discussed that there could be the resilience officer… / Generally quite good, but it would be good if the shop could stay open during a power cut / Intuitively, & historically our community has been, & is, resilient, caring, & helpful in times of need. However, these approaches need regularly updating, formalising, & sharing

11. Many communities contract a Community Development Worker, often part time, who can work alongside the committees to aid funding applications, and to better manage the achievement and completion of projects. Are you in favour of this?

(*At the time of the distribution of the Questionnaire, a Community Development Worker had just been appointed on a part-time, six-month contract. Unfortunately, for family reasons, she had to leave before completion of the contract. Subsequently a new CDW was appointed to complete the contract and to find the funding to continue the employment of the post***).**

27 responded.

26 respondents indicated YES

1 was UNSURE

The new CDW is a great asset & I hope we can keep them on / Business Development Funding / The post needs to be well-specked & funded for several years / Funding needs to be found for the post to last a lot longer than a few months / I think it is a good idea

12. Do you have any other related comments?

Too many questionnaires asking the same things. Regular village meetings to discuss and plan improvements, to engage with villagers thoughts and feelings would be best suited and with a quicker response. A big village event every year to gather more interest from people outside the village and for villagers to come together. The village is welcoming but the cleanliness is poor with dog dirt increasing again / ....A Community Development Worker would aid more development of a community feel in a small village parish / Funding good. But, people come and go and not much happens re Community Development Worker...../ We need to think about how we (all institutions) in Palnackie come together and work together with shared goals. We can sometimes be too isolationist / Re Q11 - But we never see the results. Re Q12 - The Port is the biggest issue. If you go round the doors that's what you'll be told / [Community Development Worker}: These tend to be short term posts with lots of ideas that soon fold. It would be better to train the community to deliver these projects / Re CDW - This isn't always a success story - depends on whether it is imposed or wanted, and who. Re other related comments - The closure of the school, pub [the pub was in limbo when the Questionnaire was distributed], and Port has really affected the village ... / Everyone has been friendly and kind great place to live glad we moved here / ....how many people have smart meters and, if they do, ...is it actually working? [mine] does not.... I would like it [to] so that I can benefit from lower tariffs ... must be the same for others in the area / Our main problem in my opinion is making everyone feel connected & part of the community. Too many people feel that all community events are ....aimed at a small crowd of regular supporters. People need to feel like they are as much a part of the parish as everyone else / The play park is out of date and not safe for children. There is nothing left for tourists to do while visiting / ..... COVID also did not help although being here was an excellent place to live through the COVID years and beyond. Very happy where we live despite some of the obstacles. The benefits make up / If harbour wasn't such a disaster, it could be improved with potential grant funding which in turn might encourage, for example, marine servicing or repairs, or tourism e.g. boat trips, either upriver or to Kippford. This would of course, benefit both Cafe & Shop ....

13. Please can you tell us how many in your household are in the following age groups?

0-5	6-12	13-18	19-30	31-50	51-65	66-75	76-85	86+
2	**6**	**1**	**7**	**7**	**12**	**10**	**7**	**2**

5. PALNACKIE - PLACE PLANNING



East entrance into Palnackie from the Glen Road

A reminder: the National Planning Framework proceeds from general **Priorities** - to deliver **Sustainable, Liveable** and **Productive** *places***.** It then aims, for the **Qualities** that such places should have. They should be **Healthy, Pleasant, Connected, Distinctive, Sustainable** and **Adaptable**[5].

With those priorities and qualities in mind, and with earlier reports about the area and with the Community Questionnaire responses to hand, **Palnackie's Resources** become clear.

[5] See link on Page 11



Palnackie, Palnackie Basin and Port from across the River Urr

Palnackie's Resources

In 2018, *Finding New Ways for Palnackie* identified *six traditional, publicly-used features … identified as being like compass bearings, hubs, or strong points, in the life of the village*[6]. They were:

The School, The Glenisle Inn, The Shop & the Willow Tree Café, The Village Hall and the Port.

In 2026, the list of Palnackie's Resources for this Local Place Plan looks similar, but detail has changed significantly and there are important and substantial additions:

Palnackie Primary School

The Playpark

The Glenisle Inn

The Village Shop & Flounders Cafe

The Village Hall

The Port

Housing & Future Housing

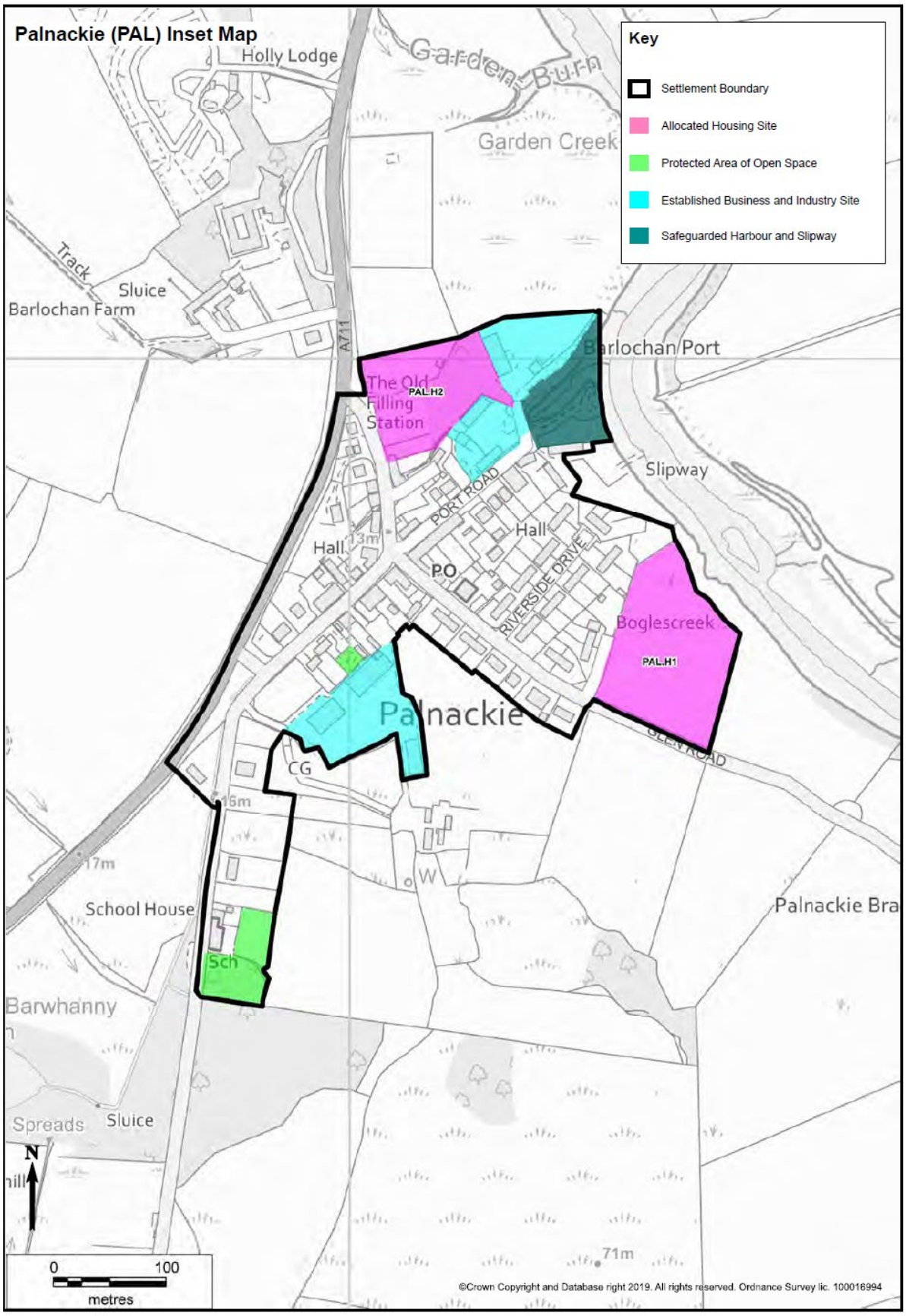
The Environment

Other Resources

Community Councils are not encouraged constitutionally to own buildings or land.

Development trusts can do so (on behalf of their communities). The Village Shop Committee is responsible for that building. Buittle Quest is now responsible for the Village Hall and the north shore of the Port. Most of the other items are privately owned in various ways – yet publicly used. Together, these resources of buildings and land structure the community sense of place that is Palnackie.

[6] See link on Page 12


Palnackie (PAL) Inset Map
Key
Settlement Boundary
Allocated Housing Site
Protected Area of Open Space
Established Business and Industry Site
Safeguarded Harbour and Slipway
Holly Lodge
Garden Burn
Garden Creek
Track
Sluice
Barlochan Farm
A711
Barlochan/Port
The Old Filling Station
PAL:H2
Slipway
PORT ROAD
Hall
13m
Hall
P.O
RIVERSIDE DRIVE
Boglescreek
PAL:H1
Palnackie
GLEN ROAD
CG
15m
17m
W
School House
Palnackie Bra
Sch
Barwhanny
Spreads
Sluice
N
0
100
metres
71m
©Crown Copyright and Database right 2019. All rights reserved. Ordnance Survey lic. 100016994

This **Map of Palnackie** (opposite) is printed in Dumfries & Galloway Council's *Palnackie Village Design Statement* of 2014[7]. It reappears in the Council's Local Development Plan 2 of 2019[8] and in the report of 2026 examining *discontinuation of education provision* in Palnackie[9]. ***Because it has featured in at least three formal documents over twelve years, it is worth clarifying its strengths and weaknesses.***

It is useful in laying out components in the village. It is informative as to how Palnackie is articulated in planning contexts. In parts, though, it is also confusing and inaccurate.

Highlighting items in the key to the Map:

- **Settlement Boundary:** As a convenient description of the strict limits of the village, this boundary is serviceable. Nevertheless there are significant buildings and land outwith this boundary. It is truer to 'community understanding' to see the 'unit' that is Palnackie as including a territory reaching up to two miles around this boundary, and including the Glenisle and Almorness peninsulas. The map on **page 10** shows this territory that is regularly represented in Community Council meetings
- **Allocated Housing Sites:** The marking of these sites follows planned allocation. PAL.H1 is now likely to take up an area that extends further east than on the map.
- **Protected area of open space:** The marking of this site was appropriate to the functioning of the School - but this will now be an area open to debate.
- **Established Business and Industry Site:** The marking of these sites is useful, particularly as they tend to be away and behind residential buildings.
- **Safeguarded Harbour and Slipway:** The words 'safeguarded' and 'slipway' are inaccurate and ineffectual in the light of the Port's history and functioning over the last 35 years.
- **Titles featured on the Map** are sometimes now inaccurate: The *School* is correctly placed but closed. Both *Halls* are either residential or non-existent. The *Village Hall* on Port Street is not marked, yet it has been there since the 1920's. The Post Office (*PO*) is where the Village Shop now is. Postal services, as with nearly everywhere, are almost gone, apart from a couple of hours a week, a letterbox and postal deliveries. The *Slipway* to the south of 'Barlochan Port' and outside the Settlement Boundary is (now) non-existent.

[7] Page 5: ***Local Development Plan – Supplementary Guidance: Palnackie Village Design Statement*** (Dumfries & Galloway Council 2014). See link on Page 12

[8] Page 194: ***Local Development Plan 2*** (Dumfries & Galloway Council 2019). See link on Page 12

[9] Page 58: ***Report on the Outcome of the Consultation Relating to the Proposal to Discontinue Education Provision at Palnackie Primary School*** (Dumfries & Galloway Council – Education, Skills and Community Wellbeing Committee, January 2026). See link on Page 12



PALNACKIE PRIMARY SCHOOL.

Based on one of the oldest buildings in the village, in the 1950's it had as many as 50 pupils. It celebrated its 200th anniversary in 2002. In 2018, it was developing a lively and respected approach to outdoor learning and had 26 pupils who often took on subjects that linked with the village. Change came swiftly. Covid, strengthening of educational provision in Dalbeattie and a depleting direction in forecast statistics led to only 3 pupils being projected to attend the School in August 2025. The decision was taken in April 2025 by Dumfries & Galloway Council's Education, Skills and Community Wellbeing Committee to mothball the school. Subject to the outcome of the statutory consultation process, the proposal was to realign its catchment area to Dalbeattie Primary School and that education provision at Palnackie Primary School be discontinued with effect from 27 April 2026.

Dumfries & Galloway Council's Report (January 2026) is thorough[10]. Addressing **Community Impact,** it notes that pre-consultation community engagement described that 24 (or 79%) of the consultees supported *repurposing the school building for alternative community uses*. Suggestions for future uses were: *Community hub or centre; Youth centre or youth activities space; Nursery or childcare facility; Creative or enterprise space (e.g. art, photography, IT hub); Outdoor learning or forest school; Museum or heritage centre; Fitness or recreation space (e.g. gym, soft play, sports); Adult learning or support venue; Other uses (e.g. hostel, affordable housing, library, holiday rental, pub).* Realising any of these suggestions would require the closure of the School through formal process, and Dumfries & Galloway Council confirming that it was no longer required for educational use, thus enabling the building to be repurposed or considered for transfer of ownership to support *alternative community functions* (through Community Asset Transfer).



The Report noted other factors that consultees saw as impacting the local community around the School and of which Dumfries & Galloway Council should be made aware: **Loss of key community hubs**: Consultees noted that the School's closure adds to the loss of other key village facilities. *The school, pub and church are the heart of many villages, and*

[10] ***Report on the Outcome of the Consultation Relating to the Proposal to Discontinue Education Provision at Palnackie Primary School*** (Dumfries & Galloway Council – Education, Skills and Community Wellbeing Committee, January 2026). See link on Page 12

we now have none. The Pub in Palnackie has resurfaced in 2026, but the point is still valid.
Community cohesion and social spaces: Consultees were concerned that losing the school would reduce community interaction. *This closure will affect social meetings in the village and further degrade Palnackie*.
Future growth potential: Some saw the closure as premature, pointing to new families are moving in to the village, and the projected 40% increase in housing in the coming years.

With the size of the village, the **capacity** within Palnackie's community to take on any of the above suggestions may struggle. Some of the ideas overlap with other, existing public resources within the village. Revenue funding will be hard to find. It is nevertheless clear that the School building is very important to the village. A way forward will be to address the implications and practicalities of a **community asset transfer** and to investigate enterprising approaches that might include some of the above aims, but that maintains the village in decision making about the school building's future.



THE PLAYPARK. The call to overhaul the Playpark has steadily strengthened in recent years. The equipment is elderly and needs repair or replacement. There are also arguments for complete redesign. Initial understanding of the park's land ownership has been confusing and contradictory. It has not always been clear how to set about an overhaul, nor to what extent it could or should be taken. With the Playpark's position being somewhat tucked away, some opinion calls for it to be repositioned. With the closure of the School, the community is faced with the realisation that there is less and less for young people to do in Palnackie. Having an attractive Playpark won't, by any means, answer all needs, but it can be an important component in rendering the village much more sympathetic for young people. Currently there is a Playpark committee which has experience behind it and which is looking into options and beginning to scope a project. Any search for funding can be fronted by Buittle Quest.



THE GLENISLE INN, the village's only pub, is a social hub, a link with its past. It was popular 25 years ago, with a cliental from well beyond Palnackie. Then it closed for a while. Purchased, refurbished and opened under new management, it was running again from 2013. It went through another uncertain period after Covid. In 2026 new, locally-based and energetic management has taken it in hand. Running a pub in present times is not easy and requires enterprise and perseverance. The

Glenisle Inn is frequently mentioned in the Community Questionnaire as a core component to village life. Centrally placed at the Cross, it can operate flexibly and has readily participated in special events in Palnackie.



THE VILLAGE SHOP & FLOUNDERS CAFÉ

The concern described in 2018's *Finding New Ways for Palnackie* had been operating for the previous four years as a community-owned co-operative company, with the Shop co-ordinated by a paid manager and supervised by a committee of volunteers. The Willow Tree Café (its then name) had been closed for a year. The opportunity then arose to acquire the whole building including the accommodation at the back. The Shop Committee embarked on applying for Stage 1 funds from the Scottish Land Fund (SLF) to enable the production of a Feasibility Study/Business Plan to establish a new business model for the whole building - a prerequisite for applying for Stage 2 funds to purchase the whole building. Quoting from the 2019 Business Plan, the project was to:*…purchase Palnackie Village Shop, Café and House, expand the shop premises and create a self- sustaining community shop, a community pop-up Café and to let the house, all of which are designed to meet the needs of the community*. Its strategic aims were: *To provide a community hub and a lifeline to isolated residents / To ensure that essential local services remain and are extended to meet the needs of the community / To support the overall sustainability of the village in the long term by generating an independent income via the shop, café and accommodation, that can be invested in other community efforts in the area / To support the development of tourism into Palnackie / To support sustainable local economic development and encourage entrepreneurship.* In 2019, the applications were successful, with funds received from both the Scottish Land Fund and the Rural Housing Fund.

The Village Shop and **Flounders Cafe** have continued to this plan and to these aims. The Shop Committee takes advantage of opportunities in new insights in management and energy saving. The Café, now **Flounders** (open four days a week, 10 am to 3 pm, Thursday to Sunday) is popular and also participates in, and contributes to, various community events. The Shop is well stocked and managed and is a base for community information and services. A visiting post office service comes twice a week for an hour on Mondays and Fridays. The Shop continues to struggle to maintain its reservoir of behind-the-counter volunteers. With about 40% of the village using the Shop - and not necessarily for major provision - some question its viability. However, as becomes clear on looking at the Community Questionnaire, many strongly support it, finding in it a very welcome resource, not only as a shop but as a focal point and a key part of village community life.



THE VILLAGE HALL stands on the site of a marine provisions store built in 1897 which was then, in 1920, converted into a Village Hall. A Trust was constituted in 1958 for its administration. In 1989-90 improvements were carried out 'to allow it to be fully used again'. The Trust was able to purchase the Hall in 1992 and then obtained funds from Stewartry District Council for the demolition of the old building and the construction of a completely new Hall. This was opened in 1996. Run through Buittle Parish Community Council, it was transferred to Buittle Quest in 2020, in step with requirements for community councils not to own property.

The Village Hall is a basically sound, well-appointed building, with largely open-plan kitchen / café space, a simple 'proscenium' area for performance, storage rooms, toilets and entrance porch, as well as the main Hall. The building's acoustics are, however, difficult; its lighting is stark; its heating and frost protection expensive. There is a desire that the building could be made more flexible, congenial and usable - both in its operation *and* in the range of services it can offer.

Before Covid, the building was used and appreciated - though people wanted to see it used more. Since the pandemic, following a trend across the country, use of social spaces has reduced. In an effort to counter this, improvements in the building have been instituted. Space at the back has been made much more attractive for outdoor community gatherings. Solar panels have recently been fitted to the roof and are beginning to have a positive effect on running costs. In line with the intention to make the range of services more flexible, a film projector is being fitted.

Recently there have been experiments with putting on a wider range of classes. There are ways that the Hall's structure could be extended (slightly) and made capable of providing more uses. These improvements can only happen as a response to identified need. Comments in the Community Questionnaire make suggestions. A way of pulling them together into a feasible plan for improving, possibly extending, the specification of the building and improving its range and use will be considered.



THE PORT (or Barlochan Port) features in all of Dumfries and Galloway Council's planning statements concerned with Palnackie. The term on the Council's map, 'Safeguarded Harbour and Slipway', may originally have had conservationist intent. After the 1980's, when it was last used for commercial unloading, and the Urr Navigation Trust was increasingly unviable, there has been little about the Port which has appeared to be 'safeguarded'. Into the 21st century, small scale fishing and some boat repair continued, and a state of picturesque semi-ruin settled in. Interested parties saw opportunities in this, and the vacuum filled with accumulated mess and dumped near-derelict boats. With no clear organisation and control, responsibilities were conflicted.

Within national bodies, the stance is that there is 'no port' in Palnackie. This neatly handles, for the records, the degeneration of the Urr Navigation Trust, the poor condition of the Port, and the silting of the river. It doesn't, however, handle the actual situation. *It* has led to an exasperating lack of official guidance. The Port's messy situation became complex and, given its centrality to the village, extremely upsetting.

Missing until recently has been an up-to-date understanding of **responsibilities**. However confusing the situation, these persist. Health and Safety regulations and laws still apply, and such responsibilities apply particularly to ownerships. At the Port, ownerships are complex. The **south shore** is owned by Scottish Water, a large statutory body concerned to maintain its water treatment plant, but with no intention or interest in managing a port. The short **west shore**, with the road crossing the culvert that runs into the Port, is owned by Dumfries and Galloway Council, who have little apparent awareness of the issues. As of late 2023, when the Land Register of Scotland formally confirmed its transfer from the Urr Navigation Trust, the **north shore** is owned by Buittle Quest. The **water** is 'owned' by the Crown Estate, but with no port management interests. **Owners of boats** at the harbour generally have no shore/land ownerships, no charity or company registration, and no apparent liability insurances. Abilities, resources and experience to manage safe navigation, dredging, buoying, mooring, berthing, and other necessary maintenance experience on the River Urr are likewise scarce.

Currently, a major concern is the dangerous condition of the north wall. Buittle Quest wants to find a way for the whole of Palnackie Port to be managed *safely as a community resource, to the level which is viable for the network of responsibilities present on the site*. This may mean reducing radically the notion of it being a port at all.

While there was an over-zealous local attempt in the 1970's to desilt the port using dynamite, it was a recent, more damaging and unauthorised attempt, using diggers and power hosing, that precipitated the extensive repair works now undertaken by Scottish Water on its south side. This side of the port was wholly closed to public access in 2024.

Half of the port's cleft was filled in with gravel in preparation for the installation of concrete shuttering, a central step in repairing the damage to the south port wall. In 2025 Scottish Water paid for a large concrete pad to be laid on Buittle Quest's north shore land, so that a contractor could dismantle (in situ) two derelict trawlers in danger of tangling with the repair work. As of June 2026, this work has just been completed, a year after completion was anticipated (*see the photograph at the head of this description*).

Bringing a large boat up the River Urr to Palnackie from the Solway is now hard, but may still be tempting for some. The Community Questionnaire shows **clear disagreement** with the idea that the Port and Basin should be used for *docking larger boats and their repair.* It expresses **clear agreement** that they should only be used *for small fishing and recreational boats.* (See page 18).When Scottish Water's contractors tipped gravel into the harbour basin cleft as part of their repair work, serious questions were asked if it could stay there and the Port restored to a river bank - or a variant of this - with landscaping to remind of where and what it used to be. Even though the organisation has no interest in providing or operating a harbour, Scottish Water were not willing to seek change to the terms of its marine license, so the south side of the cleft has been fully restored and completed. The fear is that unauthorised boats will return and tie up to whatever protrusion they can find. Because the *north wall* is substantially degraded and dangerous, Buittle Quest will have to fence it off, and the land back from it.

As the local, constituted organisation present in the Port, Buittle Quest is committed to finding 'a way for the whole of Palnackie Port to be managed safely as a community resource, *to whatever level is viable'*. This will mean - *funding permitting*: **Repairing** the north wall / **Reducing berthing ability** in the Port to small boats / **Landscaping the north side** for public enjoyment and accessibility / **Installing a heritage cabin** on the north shore to describe the Port's history / **Building a pontoon** for the use of small boat users and linked to north shore harbour land. It will also mean **establishing viable management** for the completed Quayside, which will comply, proportionately, with the Port Marine Safety Code. This will require identifying a Duty Holder, appointing an independent Designated Person and writing and adhering to a Safety Management System (who does what and how things work) based on risk assessment.



Palnackie Port in 1954 *Photo (detail): CANMORE*



HOUSING & FUTURE HOUSING

Broadly speaking - four phases have developed Palnackie. In the 19th century, as part of the housing and businesses required to service the operation of the Port, there was building up Port Street to the Cross and Yettan Terrace, and beyond up Cannon Place. Most of these buildings are still present in Palnackie. In the mid-20th century, and in step with national post-war policies, new housing was built to the east of the village's centre. In this 1954 aerial photograph (*below*), the then new Riverside Drive runs in parallel to Port Street and its gardens. At right angles, there is also new housing on Glen Road. Also post-war were the *Established Business and Industry Sites* marked on the map (*page 24*). All of these are still present in Palnackie.



Palnackie 1954 *Photo: CANMORE*

There has been building in Palnackie over the last 50 years, but on a limited scale, and integrated with what is already there. It fits the existing shape. Most recently, at the south entrance from the A711 into Palnackie, three duplex units and, opposite, a single residence were built (*page 19*). In its overview, *Local Development Plan 2* identifies Palnackie as 'a Local Centre in the Stewartry Housing Market Area', with objectives to 'consolidate and enhance Palnackie's role … within the settlement hierarchy', and to recognise its position 'within the East Stewartry Coast National Scenic Area and the Solway Coast Regional Scenic Area', ensuring that design of any new development 'respects these designations

and planning guidance outlined in the *Palnackie Village Design Statement'*. The map *(page 27)* in *Palnackie Village Design Statement* and *Local Development Plan 2* shows two development sites, PAL.H1 and PAL.H2. With plans written in 2014 and 2019, these were potential, not actual, sites[11]. This panoramic drawing, from *Palnackie Village Design Statement*, shows them - in green - in the context of the whole village.



In 2026, the sites are still greenfield, but both are projects involving different developers and with preparatory work under way. With the PAL.H1 site (*see the photograph at the head of this description*) some initial earth moving has been undertaken. *Local Development Plan 2* allocated 23 units to it. A revised estimate is now that 27 units will be built there, with the overall site extending slightly further to the east. 8 units were allocated to the PAL.H2 site. The current revised estimate is that the site will now accommodate 12 units. General requirements for both developments are that 'they should reflect the predominant building styles, materials and form that are exhibited in the village's existing buildings' and that PAL.H2 has 'the potential to form an integral part of the settlement if designed and developed sensitively, taking account of its position as a gateway to the village'.

The larger project, PAL.H1, will probably not materialise in one large operation, but in stages. Nevertheless in the next few years Palnackie is likely to see both the village itself, and its population, increase by about 40%. This will have impacts on all the entries in this Plan and on the community's way of life. As present, it is not easy to say what those impacts will be, nor how they will manifest.

[11] ***Local Development Plan – Supplementary Guidance: Palnackie Village Design Statement*** (Dumfries & Galloway Council 2014) *and* Page 194: ***Local Development Plan 2*** (Dumfries & Galloway Council 2019).
See links on Page 12



THE ENVIRONMENT. Beyond Palnackie is the countryside itself, with footpaths, trails and back roads that lead into the varied landscape of hills, woodlands and shorelines, all encouraging exploration, and with a clear enjoyment amongst people who live here for this environment. The map (*opposite*) is from a recent, locally produced Walks leaflet. Other routes are envisaged. Within the Questionnaire is the suggestion for a walking or cycling route to Dalbeattie. Buittle Parish edges the East Stewartry Coast National Scenic Area, a designation which affirms the distinctiveness of the area as a whole, and which could be a resource for the Parish in itself. There has been supportive interest in the community for the proposal for a North Solway Coastal Path that is projected to come this way within a longer trail between Gretna and Portpatrick.

As well as this - as neighbouring Auchencairn has shown - there is awareness of the increasing need for environment***al*** awareness. Auchencairn Climate Transition (ACT) has been able to initiate an impressive range of initiatives in and around their community, Palnackie owns little communal land. Capacity for action is, at present, stretched. Interest was expressed in the Questionnaire in encouraging growing schemes. With the community due to enlarge, this kind of commitment may be encouraged to develop in the future.

OTHER RESOURCES. Palnackie has other resources which are part of the building of place, work and community.

The Council's map (Page 27) shows two *Established Business and Industry Sites.* One is the office and works of a substantial transport company, T. P. Niven Transport Ltd., and the other contains units for smaller concerns. Both are active, busy and bring employment.

As well as these, up the hill from the Barlochan House Care Home, there is accommodation provision in the form of the Kippford View (formerly Barlochan) Holiday Park. This development recently added terraces to give room for more static caravans. About half a mile further north, off the A711, are Kirkennan Estate Holiday Cottages which encourage visitors to use Palnackie's services.

(Note: Mentioned in some documents in this respect is the Old Mill Gallery – a venue for exhibitions and events. As of 2025, this project no longer exists).

WALKS MAP

Palnackie is surrounded by beautiful countryside to get out and enjoy. From a short stroll to a longer exploration, we hope you will try out our suggestions and make use of the facilities in the village when you return.

All walks start from Palnackie. Our public carpark is in Glen Road with on-road parking elsewhere. Access roads are narrow single track, unsuitable for much traffic.

Follow the Outdoor Access Code: take care of the environment, keep dogs under control especially near farm livestock and wildlife. Do not leave litter.

Orchardton Tower Circular

Distance: 3.8 miles
Terrain: Unclassified Road (U-road) & Public roads
Rating: Easy

Clockwise – Take the U-road past the school for a mile to the T-Junction. Bear right towards Orchardton Tower, one of the oldest fortified farmhouses in Scotland. This is the halfway point. You should return by this route if you don't want to walk along the A711. To complete the circular route carry on past the Tower to the junction with the A711. Turn right and walk a mile back to the village.

Tornat Wood

Distance: 2.7 miles
Terrain: Unclassified Road (U-road) & Forest path
Rating: Easy

Take the U-road out of the village going south up the hill. In 400 yards, pass the Milkenium Viewpoint picnic area on the left, with information boards. Head straight on till you reach Tornat Wood signposted on your left. Follow the path round the wood till you emerge onto the Merse opposite Kippford. Keep right, skirt the wood and return to the village following the farm track till you reach the road. Be aware of livestock and farm vehicles.

Palnackie to White Port

Distance: From Palnackie 7.6 miles (shorter route from Almorness carpark 4.6 miles)
Terrain: Unclassified Road (U-road) & forestry tracks
Rating: Easy

For the longer distance park in the village. To shorten the route, park at the gates to Almorness House (parking for 10 cars). Take the U-road past the school. At the T-junction carry straight on through the gates to Almorness House and to the end of the tarred road. Bear right through two gates onto a forestry track. Keep straight. You will pass through another gate. Keep to the main track down to Horse Isles Bay. This bay facing Kippford is worth the walk. To reach White Port, cross the bay and bear right to a wooden bridge and a track leading across the headland to White Port. This track can be very boggy in wet weather. Return the same way.

To Buittle Church & back

Distance: 5.5 miles
Terrain: Unclassified Road (U-road) & Public roads
Rating: Moderate. Steep climb at the start

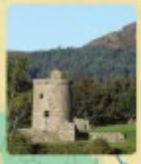
Turn right out of the village along the A711 to the junction with the Garden Burn road. Turn left. A steep climb with woods on either side is followed by a picturesque walk along a quiet country road. First right takes you up to the former Buittle Churches, where Lady Devorgilla and John Balliol worshipped. Return by the same route or carry onto the main road. Turn left for 200 yards then left and left again to return to the village down the Garden Burn Road.

Tornat Wood & Cockleha'en circular

Distance: 5.3 miles
Terrain: Unclassified Road (U-road), coastal & woodland path
Rating: Moderate

Clockwise – Head towards Tornat Wood and follow the Core Path yellow arrows. Emerge from Tornat wood onto the Merse opposite Kippford and follow the track round for 150m. Turn left through the metal gate onto the Merse. Follow the Core Path yellow arrow to a small walkers gate and turn right until you reach an old track then turn left towards the wood. The path through this bluebell wood is narrow in places. You will pass Cockleha'en Cottage on your right after about a mile. Carry on till you come to a gate. Cross the field and emerge outside Almorness House on the private road. Turn right down the hill and follow the road back to Palnackie.







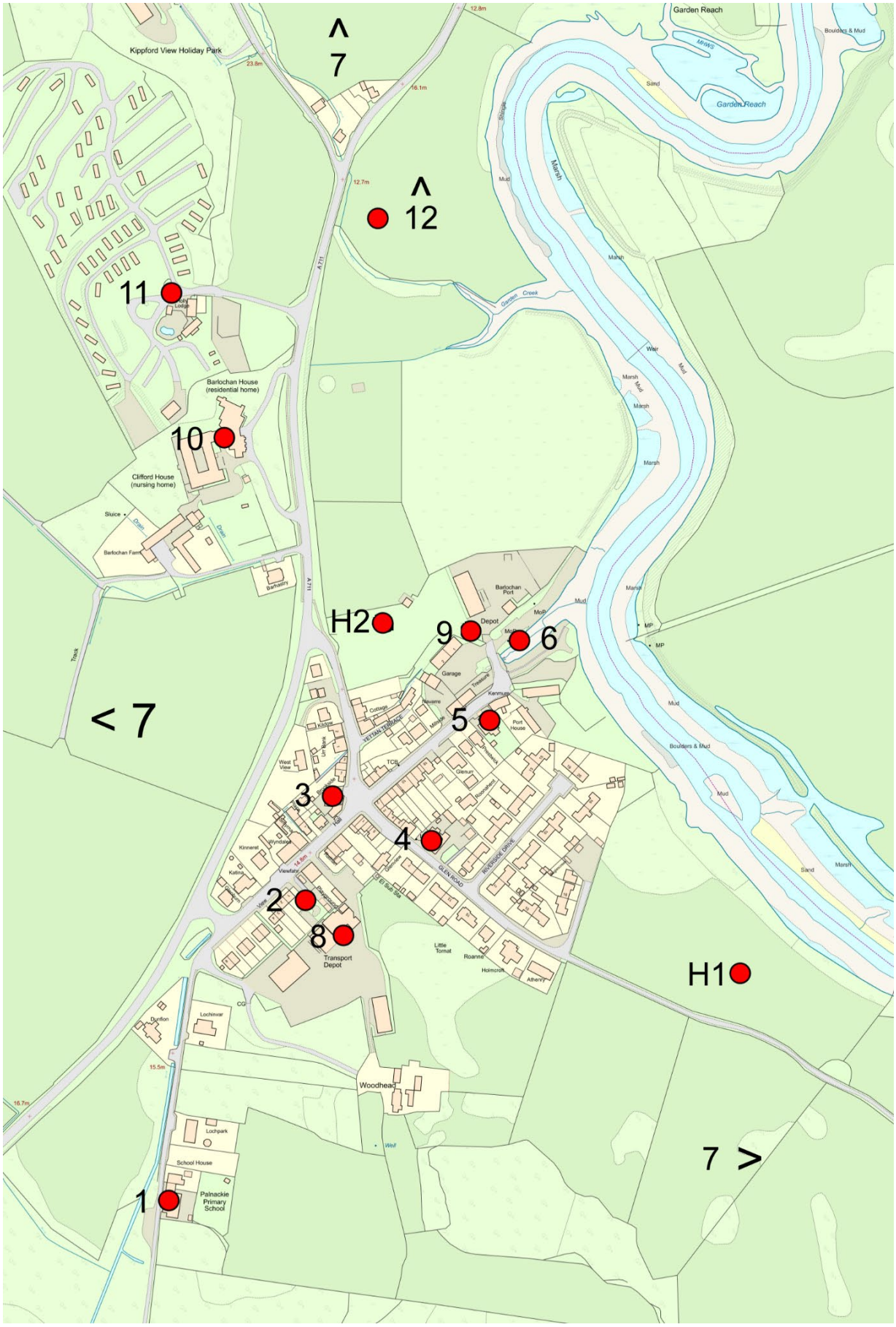


BUITTLE CASTLE
OLD BUITTLE CHURCH
TO DALBEATTIE
A711
KIRKENNAN ESTATE HOLIDAY COTTAGES
BARLOCHAN CARAVAN PARK
PALNACKIE
MILLENIUM VIEWPOINT
VILLAGE SHOP & COMMUNITY CAFE
PALNACKIE PRIMARY SCHOOL
NORTH GLEN GLASS
ORCHARDTON TOWER
KIPPFORD
GLEN ISLE
ROCKCLIFFE
ORCHARDTON BAY
ROUGH ISLAND
HORSE ISLES BAY
WHITE PORT
AUCHENCAIRN BAY

Place Planning for Palnackie – A Summary

Local Place Plan Priority	Identified Action/ Need/ Aspiration	Priority Level	Indicative Timescale	Potential Partners
1. Palnackie Primary School	Address issues of community asset transfer. Identify new uses for the School building that includes management, new uses and maintains service to the community.	High	Short Term	Buittle Quest, Buittle Parish C.C., D&G Council
2.The Playpark	Repair/redesign (and possibly, in time, relocate) the Playpark as part of rendering and renewing the village as more young-people-friendly.	Medium	Medium Term	Buittle Quest, Buittle Parish C.C., D&G Council Play Park Officer
3. The Glenisle Inn	Affirm and support the Glenisle Inn as a central part of Palnackie community life.	High	Short Term	The Glenisle Inn is privately owned, but publicly used / appreciated.
4. The Village Shop/Flounders Café/Accommodation	Affirm and support the 3-part project started/continued by the Committee and funded by the Scottish Land Fund/Rural Housing Fund.	High	Short through to Long Term	Shop Committee, Buittle Quest, Buittle Parish C.C., Scottish Land Fund / Rural Housing Fund.
5.The Village Hall	Expand a wider range of classes / uses. Create a feasible plan for improving, possibly extending, the specification of the building, and improving its range and use.	High	Short through to Long Term	Buittle Quest, Buittle Parish C.C.
6. The Port	Palnackie Port to be managed safely as a community resource, to a viable level. Therefore, funding permitting: **Repair** the north wall / **Reduce berthing ability** in the Port to small boats / **Landscape the north side** for public enjoyment / accessibility	High	Short through to Long Term	Buittle Quest, D & G Council, Scottish Water, Marine Scotland, South of Scotland Enterprise.

	/ **Install a heritage cabin** on the north shore / **Build a pontoon** linked to north shore harbour land, for use of small boat users / **Establish viable management** for the completed Quayside, complying proportionately with the Port Marine Safety Code (including requirement to *identify* a Duty Holder, *appoint* an independent Designated Person and *write and adhere* to a Safety Management System based on risk assessment.			
H1, H2 Housing & Future Housing	These are private developments, requiring formal planning input; it is in the community's interest to keep informed.	Medium – the Priority Long Term is High	Medium to Long Term	Buittle Parish C.C., D &G Council, Local Developers
7. The Environment	Mapping footpaths, trails and back roads as an ongoing project; Encouraging environmental growth and awareness.	Medium and High	Medium to Long Term	Active Travel, SWestrans, D &G Council, Scottish Government.
Other Resources	Affirming and supporting Palnackie's businesses and accommodation - part of building place, work and community: (8)T. P. Niven Transport (9)other smaller businesses; (10) Barlochan House Care Home; (11)Kippford View (formerly Barlochan) Holiday Park; (12) Kirkennan Estate Holiday Cottages .	Medium	Ongoing	Buittle Quest, Buittle Parish C.C., D&G Council



Kippford View Holiday Park
Garden Reach
Garden Reach
Marsh
Garden Creek
Barlochan House
(residential home)
Clifford House
(nursing home)
Barlochan Farm
Barlochan Port
Depot
Garage
Port House
Transport
Depot
Little
Tornat
Roanne
Holmcroft
Athenry
Woodhead
Lochinvar
Dunfion
Lochpark
School House
Palnackie
Primary
School
Track
Sluice
Drain
Barhastry
Kinneret
Wyndalea
Viewfahr
Kitkine
West
View
Kilbow
Cottage
Navarre
Kenmure
Glenurn
Roomaheen
Glenview
Pleasant
Hall
Playground
Garden
Mud
Sand
Weir
Boulders & Mud
MP
MHWS
A 711
12.8m
23.8m
16.1m
12.7m
14.8m
15.5m
16.7m
^
7
^
12
11
10
H2
9
6
5
3
4
2
8
H1
< 7
7 >
1

6. PALNACKIE - COMMUNITY ACTION

Community Action may seem to have little to do with *Place Planning*. Nevertheless - as well as *what* resources make up Palnackie - *who* works them up and maintains them, and *how* support is effected locally are as important *to the community* as any structures for planning. The Palnackie community has low ownerships of land and buildings, yet it has investment in all its resources, and - as the Questionnaire returns show - a desire to see developments and improvements wherever possible.

Finding New Ways for Palnackie was a community action plan, published in 2018 by Buittle Parish Community Council. Its two aims investigated:

1. **whether, how and what community engagement, action and self-support can be encouraged in Palnackie and Buittle Parish.**

and:

2. **whether there is an appetite for co-operation with other north Solway coastal communities in receipt of offshore windfarm community benefit funding.**

Finding New Ways produced action. Some of the context for these aims has moved on, but much of it remains pertinent. The description here reiterates, updates or enters new territory – with a mind on what is relevant now.

1. The first aim: **Whether, how and what community engagement, action and self-support can be encouraged in Palnackie and Buittle Parish**...

So much action in this community depends on voluntary input and volunteering. All of the available **capacity** in Palnackie depends on it. In the wider world there can be an assumption that volunteers are a sort of magic, untapped resource, which, properly mined, can reveal a whole workforce that needs no payment. In a small community like Palnackie the situation is clearer. Many households in Palnackie hold down multiple jobs, sometimes in different places, while bringing up children and coping with other family commitments. For whatever reasons, many people are just not in a position to volunteer. If you tot up the number of people on the Community Council, the Shop Committee, the Shop Rota, Buittle Quest, and the Playpark group, then allow for some duplication, you get about 25 volunteers. This is a respectable number for a community of this size. The whole thing about volunteering is that it is *not* an alternative kind of payroll. It *is* voluntary. It depends on the willingness and desire of people to be involved, to care and contribute where they can (this may vary), when they can (and this too will vary). 'Payment' is necessary - in gratitude and appreciation. It does mean, however, that the capacity to further every aspiration may be strained.

As with every other organisation mentioned here, volunteers make up **Buittle Parish Community Council**. As with all community councils, its purpose is to represent - speak for - the community, primarily to Dumfries and Galloway Council, to keep it informed on local issues, and enable the Council, in turn, to notify back to the community, informing and consulting with it, for instance, on planning applications, licencing matters and other local government issues. The purpose of the Community Council is to act as a voice for its local area. This means articulating local views and concerns on a wide range of issues of public concern and making representations to the local authority, other public sector bodies and private agencies on matters within its sphere of interest. As a voice for the local area it must make efforts, and be seen to make efforts, to be transparent and representative in its advocacy. It is not constituted, however, to own property (such as the village hall), to raise funds, to take in hand or have direct responsibility for actual projects. BPCC is therefore the parish's necessary **reporting body**, active as the link between the local community and Dumfries and Galloway Council's administration and governance. It fulfils this role well.

Palnackie Village Shop Ltd is a community project that requires its own organisation. First set up in 2014 as a co-operative to take on the running of the Shop, the 3-part project launched in 2019 by the committee with funding from the Scottish Land and Rural Housing Funds is a community-owned enterprise, run for the community and operated by a company limited by guarantee. The shop sells a wide range of basic provisions, alcoholic drinks and a range of local and fresh produce and baked goods, and gift items. The café, Flounders, is a popular social hub which also participates in and contributes to various community events. The accommodation at the back is a long-term affordable let, in step with community requirements.

Communities of all sizes across Scotland establish development organisations. Their intention is to strengthen, ***in parallel with the Community Council's representing role*, a *community's ability to act for itself*.**

Resulting from the enquiries that produced *Finding New Ways*, and advised by Development Trusts Association Scotland (DTAS), **Buittle Quest** was registered as a Scottish Charitable Incorporated Organisation (SCIO) in 2020, just before the Covid pandemic enforced social isolation across the UK.

Its **Object** is to 'benefit principally the community of Buittle Parish which comprises the area administered by Buittle Parish Community Council … ***through*** the advancement of … community development by the ongoing development of community plans, delivering the programmes identified through those plans and building partnerships between community groups to enhance decision making and engagement … ***through*** the advancement of community heritage by means of *restoring* and preserving historic buildings, monuments and sites of architectural importance *and collecting, cataloguing and displaying* artefacts and records … ***through*** the provision of recreational facilities, or the organisation of recreational activities with the object of improving the conditions of life … ***through*** the advancement of environmental protection or improvement by…the protection or conservation of land and water, including areas of natural beauty and scientific interest *and* the promotion of energy saving measures and the use of renewable energy … ***through*** the

relief of those in need by reason of age, ill-health, disability, financial hardship or other disadvantage by the provision of drop-in centres and similar support services including the provision … maintenance of public amenities … to the extent that the above purposes are consistent with furthering the achievement of sustainable development'.

Because of constitutional recommendations for Community Councils, responsibility for the Village Hall was transferred to Buittle Quest. As of 2023, when the Land Register of Scotland formally confirmed its transfer from the Urr Navigation Trust, Buittle Quest became responsible for the north shore of the Port, in line with one aspect of Buittle Quest's purposes. Other aspects include strengthening the community's ability to research and source funding, leading naturally to potential collaboration and cooperation with other projects, groups, bodies - and other communities.

2. The second aim in *Finding New Ways* is: **whether there is an appetite for co-operation / federation with other north Solway coastal communities then in receipt of offshore windfarm community benefit funding.**

This framing of the second aim is now behind the times. The essential idea isn't.

The cycle, whereby community benefit funding came directly and annually to communities in sight of the Robin Rigg offshore windfarm, has ended. (The funds are now channelled into a wider, regional pot). The six community councils then in the Robin Rigg area were Kirkbean, Southerness, Colvend & Southwick, Buittle Parish, Auchencairn and Dundrennan. Logistics of how such 'cooperation / federation' might work required more work than anticipated; interest was patchy; the future of the Robin Rigg annual funding was (correctly) seen as probably ending. The idea did not achieve lift off.

Behind this was a recognition of a need that is still, however, with the community and its neighbours. It was behind the formation of Buittle Quest, in its emphasis on the need for 'building partnerships between community groups to enhance decision making and engagement'. It recognises the sense in co-operating, collaborating and sharing resources, in funding-strapped times. One way into this was seen in pooling resources to share in what was then described as a paid *community development capability*.

Palnackie Shop Ltd. and Buittle Quest have recently worked together to share a **Community Development Worker**. This role is currently to link initiatives, articulate future directions, develop particular projects, and raise funding *within the community*.

However a mutually beneficial future may be envisaged in collaborating on particular *projects* (rather than administrations) across several communities. Environmental, historical and cultural subjects, in particular, may benefit in this approach.



Aerial View of Palnackie

7. LOOKING TO THE FUTURE

This **Local Place Plan for Palnackie** is to serve and represent Palnackie until 2035.

Assembled in accord with Dumfries and Galloway Council's needs for the preparation of its Local Development Plan (LDP3) it outlines buildings, land and development in and around Palnackie. It delineates who, locally, works up and maintains these resources, and how they are supported and valued.

Noone could have forecast the changes have been experienced here in the past ten years. What chance, then, have we in looking forward to 2035? We have seen in this Plan how the population of Palnackie is likely to increase substantially before 2035 arrives. What else - locally and nationally - will impact on the way of life here?

This Local Place Plan cannot answer all the questions that might possibly be asked of the future. It does present, however, the main, abiding resources that serve Palnackie's community, and how they are maintained. Whatever happens, in one form or another, these will continue to be key in the community's way of life and well-being.

In any future deliberations, these resources will have to be taken into account.



Across the Urr Valley to Palnackie and Screel Hill