



Newburgh - Foveran - Cultercullen - Udney Station

January 2025

Foreword



*Katrin Prager, Chairperson,
Foveran Community Council*

Thank you to everyone who has taken part in the consultation on the Future Foveran Local Place Plan. The Foveran Community Council commissioned the Plan to develop a shared vision of how land is developed and managed over the next decade. The Plan sets out the community's vision for the future alongside listing the projects, ideas and priorities that matter most to local people. Hopefully it will be adopted by Aberdeenshire Council and provide evidence to help draft the next Council Local Development Plan due in 2028.

Beyond this we also hope that it will be used by a range of decision makers to inform and guide planning policy and decision making by public bodies over the next 5-10 years.

What makes the Future Foveran Plan different is that it was developed with a bottom up rather than a top down approach to community planning, listening to the views of local people on what matters to them in terms of their quality of life and their aspirations for the future. As you read through the plan you will see that it captures the priorities that have emerged from the extensive consultation process. The input of local people has ensured that the Plan is representative of the views of the local community.

The Plan is structured to firstly set out common cross-cutting priorities across the whole of Foveran Parish. Thereafter it deals with the priorities for the four settlements of Udney Station, Cultercullen, Foveran and Newburgh. Each of these have a distinctive sense of place and different priorities which are set out in the Plan.

We would like to thank icecream architecture for the extensive consultation with the local community which involved five public events, four school workshops, eleven meetings with local interest groups, an on-line survey which received eighty-nine responses and an on-line map which received one hundred and sixty three comments. Above all it was their professional, facilitative and welcoming approach which made it easy for folk to engage with the plan-making process.

Finally, we would also like to thank the Newburgh and Ythan Community Trust for their significant funding support.

Katrin Prager
Chairperson
Foveran Community Council

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1.0 Introduction

This Plan sets out the community's aspirations for the next decade, outlining Priorities and Projects to guide future development across the area.

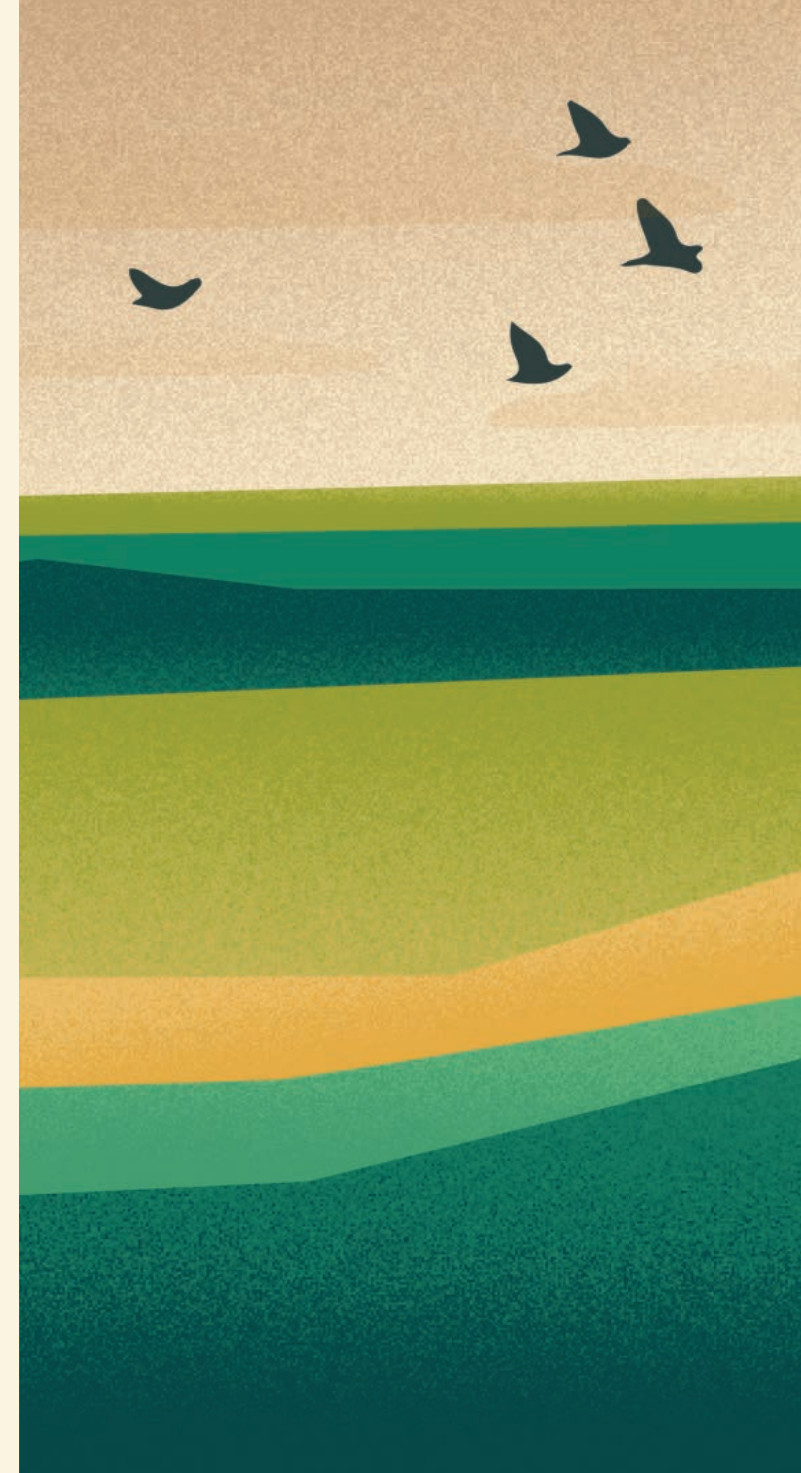
Between April and December 2024, hundreds of community members, groups, businesses, and schoolchildren generously contributed their time and insights to shape the Local Place Plan. Their invaluable input has been instrumental in its development and is deeply appreciated.

There is a focus on the 4 largest settlements of Newburgh, Foveran, Udny Station and Cultercullen. While some initiatives may be realised swiftly, others will evolve and adapt over time. The Plan empowers the community to take a proactive and collaborative approach to future developments, ensuring the shared Priorities are achieved together.

In developing the Local Place Plan, Foveran Community Council has considered various policies and existing plans, including:

- National Planning Framework 4
- Aberdeenshire Local Development Plan 2023

These documents share overarching goals focused on addressing climate change, improving health and well-being, and building sustainable, resilient communities. The Local Place Plan seeks to align with these objectives while also prioritising areas such as active travel, community wealth-building, empowerment, local and rural living, and the enhancement of public services.



1.1 Foveran Community Council Area Today

The Foveran Community Council area, situated in Aberdeenshire, encompasses the villages of Newburgh, Foveran, Cultercullen, and Udney Station. It is predominantly a rural area that roughly follows the watershed of the Foveran Burn as it flows to the Ythan Estuary, characterised by a mix of picturesque coastal and inland landscapes, with a population that reflects its diverse settlements and growing residential developments.

Newburgh, located near the Ythan Estuary, is the largest village in the area and a focal point for community activity. Its population has grown in recent years, driven by its proximity to Aberdeen and the natural appeal of the surrounding area. Newburgh's scenic setting includes Foveran Links and views to the Forvie National Nature Reserve, renowned for its wildlife, including the iconic seal colony. The village offers a range of local amenities including small shops, 2 hotels, a cafe, a golf club, a busy village hall and a primary school; serving as a hub for both residents and visitors.

Foveran village, a smaller settlement, lies inland and retains its quiet, rural charm. It is surrounded by fertile farmland that has long supported the area's agricultural heritage, which continues to be a significant source of employment. The village's central location makes it well-positioned to benefit from access to nearby larger towns and Aberdeen, while maintaining a sense of tranquillity.

Cultercullen is a small village with a strong sense of community, anchored by its primary school and a Community Park. It reflects the area's traditional rural lifestyle while also accommodating residents who commute to nearby towns for work. Similarly, Udney Station, a former railway village along the Formartine and Buchan Way, combines historical charm with its role as a residential hub. Its population includes a mix of long-term residents and newcomers attracted by its proximity to employment opportunities in Aberdeen and Ellon.

Housing across the Foveran Community Council area ranges from traditional cottages and farmhouses to newer residential developments, particularly in Newburgh. These developments reflect the area's appeal to families and professionals seeking a balance between rural living and accessibility to urban centres. However, housing pressures and affordability remain areas of concern as the community seeks to accommodate growth sustainably.

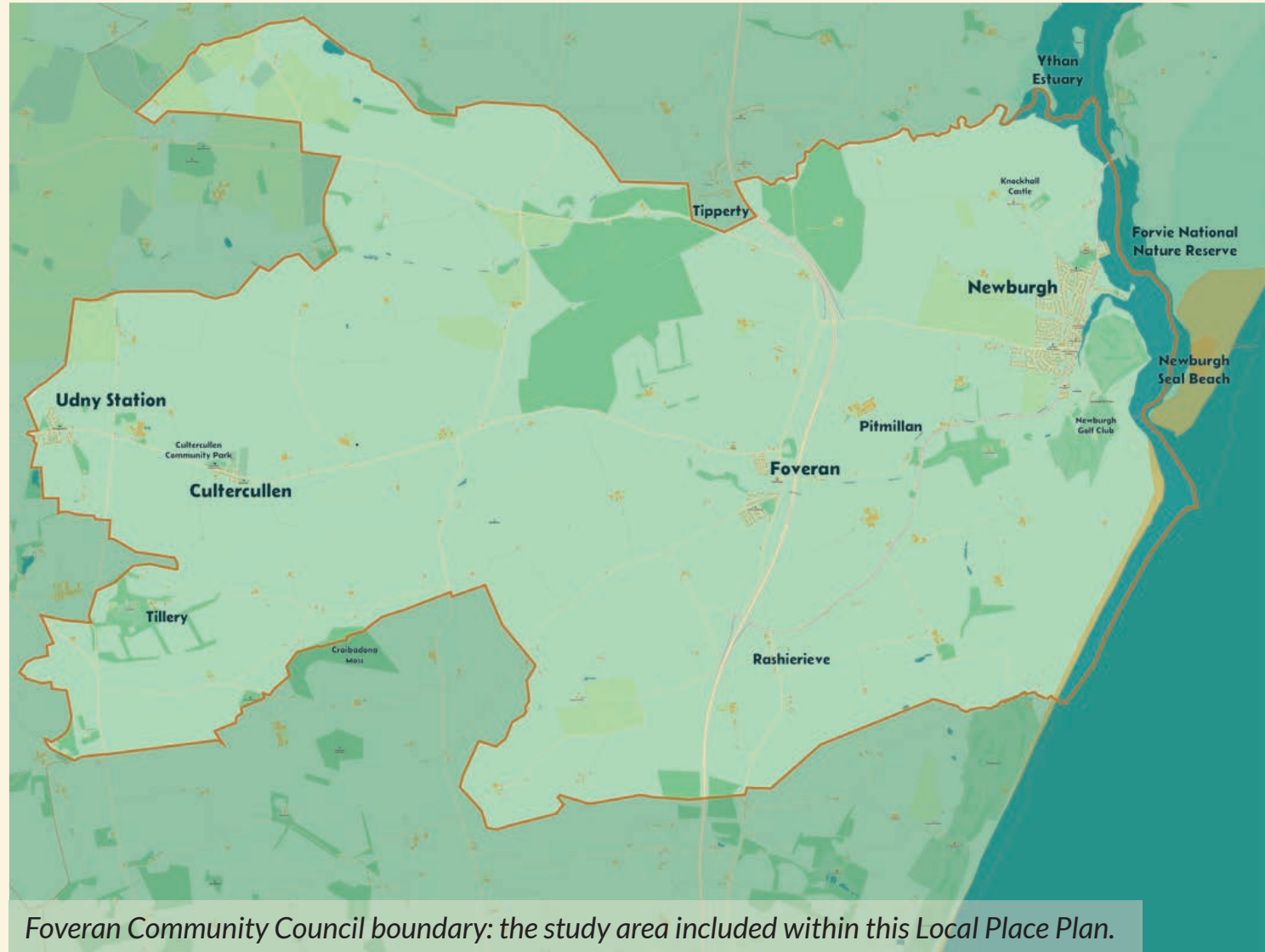
Employment in the area is diverse, including roles in energy, agriculture, tourism, public services, small businesses, and commuting professionals. Tourism plays a growing role, driven by attractions like the Ythan Estuary, coastal trails, and the area's heritage sites. Proximity to Aberdeen also provides access to employment in the energy sector, services, and other industries.

Access to local services varies across the area, with Newburgh offering the most comprehensive amenities. Residents rely on larger towns like Ellon and Aberdeen for more extensive services, retail, and healthcare. Transport links, including bus routes and the nearby A90, provide good connectivity, although public transport options within the area itself are limited. Overall, the Foveran Community Council area balances its historical roots and rural identity with opportunities for sustainable growth, making it a desirable place to live, work, and visit. Its rich heritage, natural beauty, and proximity to key services contribute to its unique character and potential for careful and considered development.



1.2 Where does the Plan cover?

The Plan covers the Foveran Community Council area including the settlements of:



Foveran Community Council boundary: the study area included within this Local Place Plan.

2.0 A Plan by the Community

How was the Local Place Plan made?

The Foveran Local Place Plan has been developed through an extensive and inclusive engagement process, ensuring it reflects the priorities and concerns of our community.

Initially and over several months, we gathered input through 89 survey responses, 163 online map comments, 5 well-attended public events, 3 primary school workshops, a youth-focused session at Ellon Academy, by reaching out to landowners, and arranging meetings with local group leaders and stakeholders, achieving broad participation from people of all ages and backgrounds.



This initial process led to the development of the Draft Future Foveran Local Place Plan in November 2024. The Draft was shared and reviewed by 121 local community members through a Drop-In event and an online version where people could comment on the Draft.

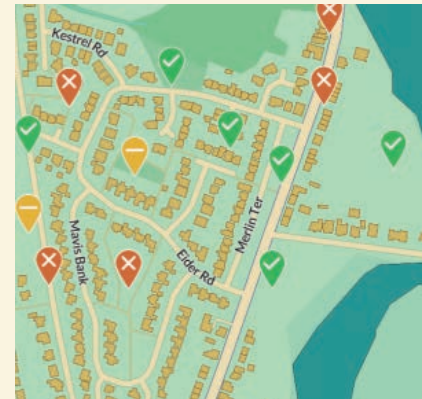
The plan and ways to get involved and shape the plan were promoted across the area through posters, flyers, widely shared social media posts and articles in the Foveran Newsletter.

This process has fostered a sense of ownership and commitment to the plan's delivery within the community.

446 Local people shaped this plan

135 People engaged in **5** public drop-in events and focus groups to shape the plan

121 People checked the draft in-person and online



163 Online map comments

89 Survey responses

4 School workshops in local primary and secondary schools

19 Meetings with local groups and stakeholders



“Improved facilities and transport links. No further housing developments where the developers build up to the limit above which they have to add amenities e.g. play areas”

“It’s a great place for nature, walking and tourism. Not many job opportunities or facilities. No linked up transport system.”

“Quiet, nice, friendly community”

“I’d like to see improved public transport, a small business circular economy incubator, a green grocer (not a chain like Coop), maybe the butcher could reopen, a zero carbon community hub, walking and cycling infrastructure that is safe and connects to other local settlements. All this BEFORE more housing.”

“As Ellon is the main town used by residents for shopping, medical facilities, schooling etc. transport links need to be improved and regular to encourage residents to leave their car at home and importantly” for those with no access to a vehicle.

“Linked up transport and paths. Thoughtful promotion of the beach which would help local businesses. More pockets of native planting in conjunction with play park development. Support for local groups to continue their work
“

3.0 What we think of our area



What makes your area a good place to live?

- A peaceful, friendly, and quiet area.
- Access to Ellon and Aberdeen, but still “at arm’s length” from the city.
- Sense of community and ‘village life’
- Appreciation for the local countryside, wildlife, birdlife and the beach
- Active groups (such as ACE, Nicer Newburgh and Cultercullen Community Garden) working to maintain and improve the area.
- Open countryside, fresh air with lots of green spaces to enjoy.
- A sense of place and identity.

Key areas for improvement

These priorities arose throughout the 4 settlements:

- Traffic management and road infrastructure: heavy traffic
- Public transport service - within the settlements
- Walking and cycling paths: for leisure and everyday travel
- Drainage and infrastructure: flooding
- Housing and Development: smaller, more affordable housing
- Local Services and community amenities
- Conservation of nature and wildlife



3.1 Vision for the future

Our vision for the area is an **interconnected community**, where our **village centres** retain their **character** and have all the **amenities** needed to provide for **close-knit community** life for everybody.

We can make the most of our **beautiful rural setting**, by getting out and about **safely**. High-quality **affordable housing** is available and makes a positive addition to our villages.

Access to **high-quality services** is available within the area and our **connections** to wider regional services at Ellon and Aberdeen are **regular** and **convenient**.



3.2 Community Priorities

Our needs and aspirations for our area are outlined in 5 key Priorities, which are:

- 1. Getting Around**
- 2. Making the most of our Rural Landscape**
- 3. Housing and Schools for Village Life**
- 4. Improved Local Services**
- 5. Enhanced Community Life**

These Priorities are referenced throughout the Local Place Plan. They are detailed in Section 4.



Getting Around

improved path network,
enhanced active travel,
better traffic management,
more community transport
options



Making the most of our Rural Landscape

climate change resilience,
improvements for biodiversity and
wildlife, action for sustainability,
protections for nature &
greenspace, community growing



The Vision for a Future Foveran

Enhanced Community Life

opportunities for
community activities,
improved community
facilities and amenities,
modern playparks,
activities for all ages



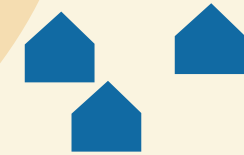
Improved Local Services

more local shops, better
access to healthcare options,
accessible services for
everyone, increased local
job and tourism
opportunities



Housing and Schools for Village Life

developments in line with
amenities and infrastructure,
housing options for everyone,
villages centered around
community life



4.0 Priorities for the whole area



This section details the 5 key priorities highlighted by local people for the Foveran Community Council Area.

The main challenges and opportunities for each priority are detailed, followed by a “What’s needed?” section showing the key changes needed.



4.1 Getting Around

The Challenge

Our area is spread over 4 main settlements and a wide rural hinterland. Increasingly, we need to travel to access local services, work and connections. Getting around locally can be difficult without a car, especially when public transport options are limited. We want to explore our surroundings, but travel for recreation is limited as our roads aren't safe for walking and cycling.

Additionally, public transport is affecting employment of some skilled workforce, with public transport zones inhibiting workers getting to the area affordably.

The Opportunity

- The proposed A90 Active Travel Path connecting Ellon to Foveran and Newburgh is a big opportunity to connect our villages and make active travel a realistic option.
- If Cultercullen and Udny Station were better connected, then the Formartine and Buchan Way provides a valuable link to Ellon and Dyce.
- The A90 provides good road access to Aberdeen, but local connections to public transport could avail of this more.

"Buses could be more frequent."

"Circular (off-road) walks suitable for wheelchairs, for prams, or for young children on bikes and scooters."

"Parking restrictions on Main Street as it is extremely busy outside the one shop."



What's needed?

Enhanced Walking and Cycling Infrastructure:

- There is a strong desire for more walking and cycling paths, particularly circular routes connecting local areas safely.
- The development of dedicated active travel paths, including village centre connections to the A90 Active Travel Path.
- An active travel path connecting Udney Station to Cultercullen

Public Transport Connectivity:

- All 4 villages lack adequate bus routes, leaving them isolated from neighbouring communities and making public transport improvements a priority. More local connections to Ellon and inverurie are particularly important.
- Bus stops should be incorporated into any future road development or path infrastructure. A connection to A90 X services from new Active Travel Path should be included.
- Divert existing bus routes to stop in the villages where possible to allow more regular services. Suggestions included diverting buses off the a90 to stop at Foveran.

Would love more paths to walk safely in countryside with dogs and kids. A path connecting Foveran and Newburgh would be fantastic!



Traffic and Safety Concerns:

- Many respondents mention issues with farm traffic and lorries, particularly on local roads, which creates safety concerns and a need for better traffic management.
- Speeding through the villages is an issue and requires more management. A 20mph speed limit throughout the villages would be welcomed by residents.

Additional travel options:

- A need for expanded travel options within the local community to support accessibility and safety for those who are without access to a car eg. elderly and young people. This could be a localised, request-based transport service / Dial-a-Bus.
- There is a need for car club vehicles, car charging points and rentable e-bikes in each village to reduce the dependency on car ownership to get around.





Ensure safe crossings and lighting for pedestrians and cyclists at junctions and entrance to Ellon Academy

Proposed A90 Active Travel Route
Newburgh - Foveran - Tippetty - Ellon

Inclusion of a lay-by, request stop in both directions for X bus services from Ellon - Aberdeen, with active travel facilities. This would serve Newburgh, Foveran and Tippetty.



Udney Station

Active travel route between Udney Station and Cultercullen. Suitable for walking, wheeling and cycling.

This active travel route would connect Cultercullen to the Formartine and Buchan way, providing a link to Ellon and Dyce.

This would be an important connection between Udney Station and Cultercullen Primary School.

Cultercullen

4.2 Making the most of our rural landscape

The Challenge

We live in an area rich in wildlife, biodiversity, and natural habitats; however, these are not always as protected as they should be. Initiatives to protect and enhance the environmental value of farmland and forestry need to continue and be expanded. We need to provide access and space around our villages to maximise the collective potential of our rural landscape while supporting people and businesses to make sustainable choices.

The Opportunity

- Each of the 4 villages has opportunities to expand the conservation and management of spaces and habitats in their immediate vicinity.
- Collective efforts and targeted projects will improve wellbeing and community participation, while building awareness among schools, businesses and community groups.
- A rich tapestry of habitat offers potential for conservation tourism, with highlights at Newburgh Beach and Forvie NNR.
- Careful management and infrastructure improvements will help to offset future flooding.

*More strategic action on paths/
linkage of greenspace for access
and amenity and biodiversity.*



What's needed?

Imaginative Sustainable Energy Solutions:

- People are interested in initiatives that promote sustainable energy solutions within their communities, likely involving renewable resources and projects including retrofitting, enhanced insulation and zero-carbon generation for public and private buildings.
- There's a call for imaginative thinking for community energy generation and raising funds for local initiatives.
 - Locals pointed to projects such as Udney Climate Action's work in nearby Pitmedden and the Donside Hydro delivered by Aberdeen Community Energy.
 - Suggestions for this area included a solar farm, tidal generator, and community-run local energy projects to generate a revenue stream for community facilities. This would require a feasibility study to decide the most beneficial outcome.

Environmental Restoration:

- Specific natural features, like the Foveran Burn and the areas surrounding it, are mentioned as potential areas for restoration, aiming to make these accessible, scenic, and environmentally friendly spaces while also supporting flood management.

I'd like to see local farmers engaging with community growing and regenerative agriculture. I'd like the Future Foveran to be a beacon for sustainable living in harmony with the natural environment.

"More use of planting, greenspace, trees to act as a buffer from winter weather"

Proper climate change prevention in place. Concern for biodiversity. Far too much spraying on fields

Nature Trails and Community Growing:

- There's a desire for thoughtful planning of nature-based pathways and easy access to green spaces, making nature more available and integrated into daily life.
- Increase community growing and dedicated spaces for communal recreation and connection to nature:
 - The creation of new community growing spaces, such as community orchards and allotments, is an aspiration for locals, particularly in Newburgh. There are existing gardening and environmental groups across Newburgh and Foveran that could use these spaces.
 - The only community growing space in the area is Cultercullen Community Park. There is an aspiration for this to be expanded, improved and to increase its use by the community, particularly younger generations.
 - Given the prominence of farming and agriculture in the area, there is a potential for skills and information sharing about local food production.

Protection of Important Habitat Areas:

- There is a strong focus on protecting existing habitats from development or environmental harm, which underscores community support for biodiversity and wildlife conservation.
- The character of our landscape should be protected; ranging from the dunescapes and seascapes of the coast to the rolling farmland interspersed with deciduous and coniferous woodland and increased hedgerows to encourage biodiversity throughout.



4.3 Housing and Schools for Village Life

The Challenge

While being conscious of the regional need for more housing, we are concerned that extensive housing developments without careful consideration for local services and amenities will turn our villages into commuter areas for Ellon and Aberdeen. Housing developments should dovetail with our villages and enhance rather than detract from village life.

More thought given to the design and placement of new housing which incorporates greening in both the design of individual houses but more greenspace linking new development with current housing.

The Opportunity

- If services and facilities are retained and improved locally, our villages provide great settings for a high-quality standard of life. With additional housing and development, we can sustain more of the amenities we want; however, facilities, amenities, and infrastructural upgrades should be improved first or in place as developments become active.
- Local schools are particularly important to village life and reduced pupil numbers risk reduced teachers or even school closures. Considered housing developments at an appropriate scale can be a positive addition, however, getting these wrong can also have a drastic impact on our villages. Quality education in small schools is often the magnet to attract young families to the area.



Before any additional housing is built it would seem like common sense to have the required improvements in transport infrastructure and other amenities in place before or at least very shortly after. This has certainly been lacking in the past

Put the whole village on mains sewer as promised at reduced cost and as a project for all rather than individual houses as Scottish Water suggests. We need more cooperation with Scottish Water and SEPA.



What's needed?

Trust and Transparency in Development Proposals:

- There is a sense of anxiety and mistrust towards development proposals, with some residents feeling overlooked in planning and decision-making processes. Housing allocations and the Indicative North Distribution Road in Newburgh are examples of this.

Improvement of Infrastructure:

- Residents express concerns about infrastructure, particularly the need for reliable sewage mains in Foveran, drainage systems, and flood prevention measures throughout the settlements to address local flooding issues. Strict enforcement of infrastructure ahead of housing development to future-proof the networks.

Local schools at the heart of the community

- Schools play a central role in village life, and are located at the heart of their village communities, along with village halls and playparks. Any housing or amenity development in the future should support and enhance existing village centres, bringing people together and reinforcing the sense of community within the villages.

“No further housing developments without providing the necessary infrastructure to serve the village, i.e. community facility, improved public transport, medical facilities and school upgrade. Including pre, after and holiday clubs for school children.”

“Future housing must include smaller homes suitable for older and or disabled people and also for young people with smaller budgets but who wish to stay within our community.”

Diverse Housing Options:

- The community would like to see a range of housing options, accommodating different needs and ensuring inclusivity for everyone in the community within housing developments.

Flood Risk Mitigation

- Specific areas, like Newburgh Main Street and areas of Foveran village, need targeted flood risk management and adaption efforts to protect residential zones and improve resilience to weather-related issues. New built infrastructure needs to incorporate this at the design phase.

Environmental Considerations in Development:

- There is interest in integrating green spaces and environmental features into new developments, showing a strong preference for sustainable and environmentally-friendly building practices. New housing developments should be as close as possible to net-zero, taking approaches such as the Passivhaus standard.
- Residents support retrofitting of existing buildings to reduce energy use and improve sustainability.

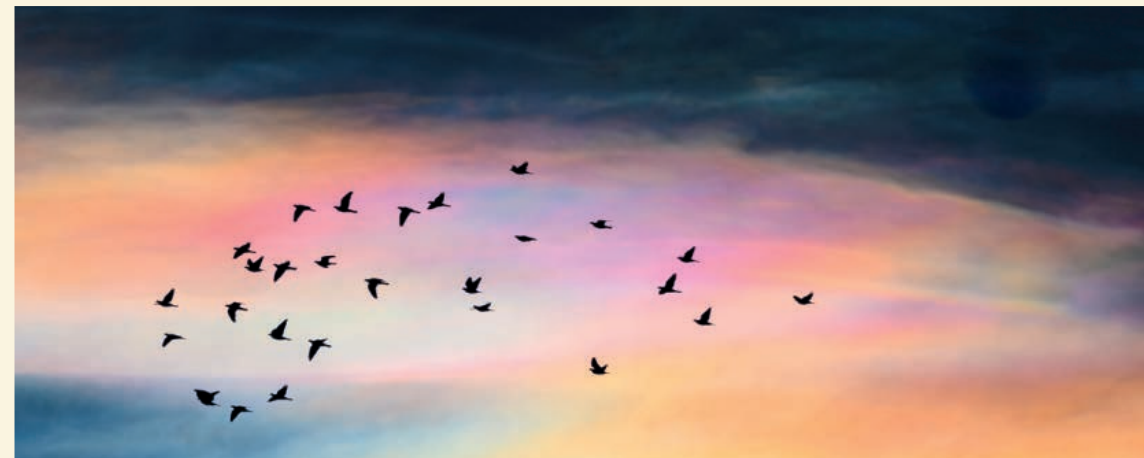
4.4 Improved Local Services and Jobs

The Challenge

Over the last 50 years, services and amenities within our villages have reduced as things have become more centralised in larger towns and online, while people are travelling further for work. Our village centres are facing a crisis of purpose. We need to invest in the amenities that will future-proof our villages and give people a new reason to use them. Essential services, eg healthcare, learning and youth services, must be tailored by Aberdeenshire Council and others to provide some availability within our villages at convenient times.

The Opportunity

- Expectations of village centres as retail and service hubs have changed, with people seeking experience-based opportunities to enhance their evenings and weekends.
- Increased visitor amenities and the emphasis on improvements around Newburgh Beach are starting to attract more visitors to the village. There is an opportunity to provide services and experiences catering to both locals and visitors.
- Sectors like food and drink, hospitality, energy and renewables are earmarked for growth and could provide opportunities for new and existing SMEs in the area.
- Young people are keen for work experience, apprenticeships and training with more flexible work and training opportunities allowing them to stay more local.



What's needed?

Revitalisation of Essential Services:

- Many residents expressed a need to bring back or maintain essential services like shops, post offices, and health and social care facilities to support daily needs. Innovative solutions like outreach clinics for GPs and specialists to visit in each village.

Experiential and Small Businesses:

- There is interest in encouraging small, experiential businesses or community services that provide unique community experiences, potentially revitalising the local economy and offering more facilities and service options.
- Newburgh has the potential to sustain more tourism-focused businesses.

Support for Local Employment:

- People would like to see more local job opportunities, especially to support Newburgh and surrounding areas, which could reduce travel and strengthen local economic resilience.
- Over half of the businesses surveyed said that access to a skilled workforce was their biggest challenge. A local scheme for apprenticeships and training would help to offset this challenge.

Welcoming Mobile Services:

- Services like the fish van, Post Office mobile service with banking and other mobile providers are welcomed as they bring essential goods and services to more remote areas, highlighting a flexible approach to service delivery.
- Improve services of broadband connectivity to the area and public spaces with access to digital facilities and resources. This is particularly important when services are provided online such as banking, healthcare consultations and other essential services.



Retained access to a form of health care provision in the area.

The Doctors' surgery in Udney Station must stay open.

More comprehensive care in the community as we are an ageing population.

4.5 Enhanced Community Life

The Challenge

Multiple groups noted a lack of volunteer capacity as the main barrier to making things happen in our villages, with efforts reliant on small numbers of people. Creating a thriving community requires everyone to know how they can contribute. Support, resources and partnership working with the Council and key stakeholders are needed to activate the community's potential.

The Opportunity

- Community-led initiatives like the car parking and boardwalk at Newburgh Beach, environmental improvements by ACE and the Newburgh Village Hall upgrade, Cultercullen Community Garden, and the improvements to Udney Station Community Centre and Foveran Hall have proven that community energy can drive positive change. Each village should be ambitious about what it can achieve.
- Young people want to get involved in local activities, workshops, classes and events if they can happen locally and outside of school hours.
- Intergenerational working will foster cross-community links. Leaders across all ages can offer unique contributions and rally their peers around common goals.



What's needed?

Capacity building support:

- Leadership training and a strategy to foster community support, volunteering and fundraising around key development projects within the community.

Preservation and Improvement of Facilities:

- Facilities like the Lifeboat Station, Gallowshill Sports Hub and Foveran Hall are mentioned, with suggestions to revamp and protect these places as essential community assets.

Community Hubs with Expanded Amenities:

- Expanding community centres with both indoor and outdoor spaces for recreation and social events is a recurring theme. Foveran Hall, Udney Station Community Centre and Cultercullen School would provide versatile spaces for activities across all age groups and could provide amenities like a community shop, cafe, nursery or work and training space. These would be made feasible by some volunteer support with funding and income generation to enable capital costs and overheads. Regularly updated needs from Developer Contributions will also support these Hubs.

Village Centre Development:

- Newburgh, Foveran and Udney Station need reinforcement of their village centres to foster a stronger community identity through activities at a central point or Community Hub.

School and Facility Utilisation:

- There are suggestions to make better use of local schools and existing buildings, especially during evenings or weekends, turning them into multipurpose spaces for community use.

More housing and overall growth of the village to include a bigger school and improved amenities and facilities that create a thriving community.

Coffee shop/pub would be fantastic for Foveran

Lack of facilities is a problem meaning over reliance on ability to drive to get essentials.

Main St improved, butchers reopening, and the derelict building at the end of the village (Culterty House) put back into use.

*Redevelopment of the school.
Investment in the parks.
A community hub for Newburgh.*





5.0 Proposals

This section shows numbered lists of proposals for Newburgh, Foveran, Cultercullen and Udney Station. Where a location has been identified for a proposal it is marked on the relevant map. Other proposals don't yet have an identified location or are community-wide.





5.1 Newburgh



Protected spaces for wildlife and ground-nesting birds. Strategic planning of pathways

Provision for community gardens / orchard / allotments in the village.

Reduced vehicle speed and improved pedestrian safety on Knockhall Road

Pollinator-friendly planting, greenery

Upgraded amenity space: seating, play facilities, upgraded tarmac for play / exercise.

Culterty House repurposed for community use

Pond and habitat protected + enhanced, outdoor learning opportunity

Walking links from village to Culterty Wood

Repurpose Culterty House

- 1 Unused building to be brought back into use for community benefit, maximising its access to the nearby greenspace and pond. This could be as a multi-use community hub, a learning and interpretation centre, tool library space, youth hub, growing space. Renewable energy and highly insulated to reduce running costs
- 2 Protect the woodland and pond habitat at Culterty House, and provide opportunities for outdoor learning

Create a Youth Hub

- 3 A dedicated space for young people to socialise, hold and engage in activities. Self-managed by young people with support. Suggested activities: Film nights/cinema, pool/air hockey, movement classes (pilates, yoga, karate etc, entrepreneurship, skills building, charity-led initiatives/fundraisers, intergenerational projects

Knockhall Road safety

Knockhall Road is a popular walking and running route for locals. There are mixed views and some safety concerns regarding the possible future link road connecting B9000 and A975.

- 4 Reduced vehicle speed and improved pedestrian safety on Knockhall Road

Newburgh Main Street Realignment

Requires a study of options, for the realignment of Main Street to ease congestion while providing delineated car parking spaces on only one side, and improve safety around the School and at the School Rd/ Main st junction.

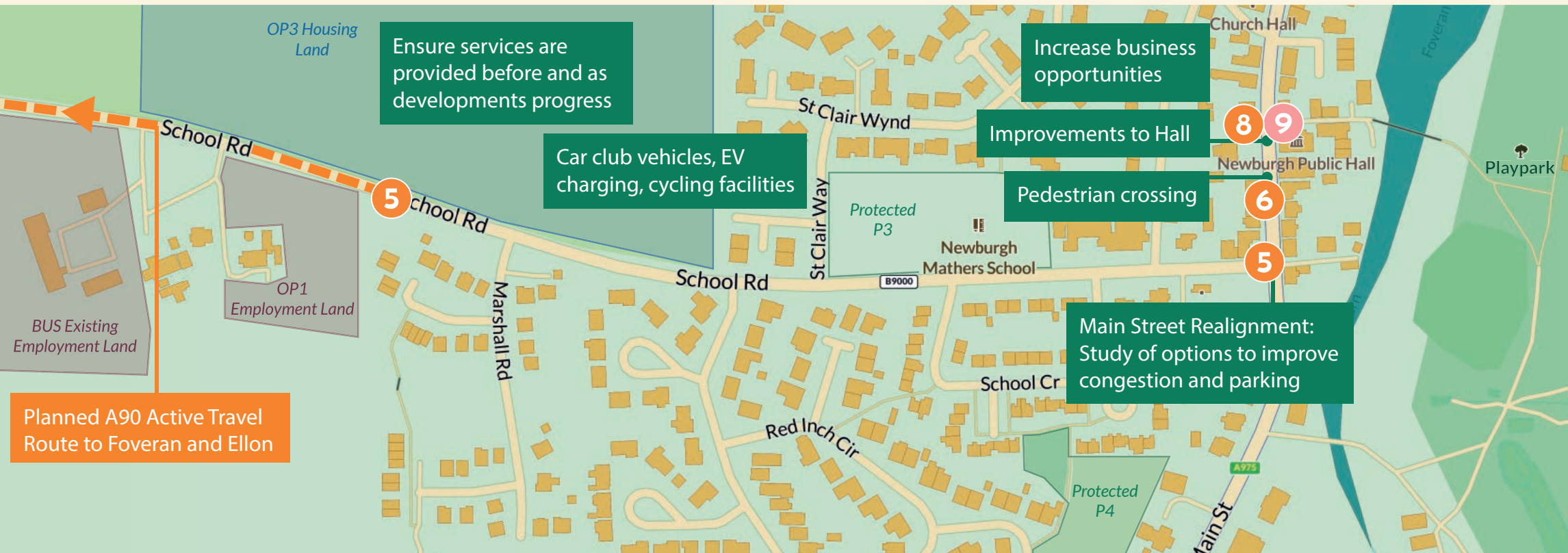
- 5** Realignment should connect into A90 active travel route along School Road.
- 6** Add a pedestrian crossing at Mitchell's store
- 7** 20mph speed limit throughout village

Improvements to Newburgh Village Hall

The Village Hall is well-used by the community, with capacity maximised with little room to expand. Young people expressed interest in increasing activities/classes in evenings, such as pilates, yoga and martial arts.

- 8** Parking is needed near the Hall, as busier events can contribute to congestion on Main Street
- 9** Increase use as community facility and intergenerational activities

- 10** Reroofing of the Hall
- 11** Energy connection point to support Refuge status
- 12** Consider viability of Holyrood Chapel and School evening use to support additional capacity for Newburgh Village Hall / community activities for all ages.



Increased industrial, manufacturing or business space

Ensuring services are provided before and as developments progress.

- 13 Increase industrial, manufacturing or business spaces with any new developments, developing existing and new business spaces.
- 14 Encouraging experiential business particularly around tourism opportunities. For example, an occasional farmers market, or pop-up stall space for small businesses

Movement Hub

- 15 Car club vehicles
- 16 EV charging points
- 17 Cycling facilities - cycle hire (enabling cycling between Newburgh, Foveran and Ellon), storage, maintenance station
- 18 Parcel drop box installation

Protected space for wildlife

- 19 Protected areas for ground-nesting birds, particularly within NNR buffer. Strategic planning for pathways and access to greenspace to safeguard habitats
- 20 Biodiverse planting and wildlife/natural spaces.



Community greenspace and play

- 21 Provision for community gardens/growing spaces/community orchards in Newburgh
- 22 Improved greenspace areas including seating areas, small scale gardens, planting
- 23 Improved play facilities: expanded to all-abilities modern play area
- 24 Provision of high quality public toilets

Sustainable Energy Solutions

- 25 Opportunity for sustainable energy project with increased housing development in Newburgh (see “Imaginative Sustainable Energy Solutions” in 4.2 *Making the most of our rural landscape*)

Improved Leisure Routes to Beach and All Abilities Boardwalk

- 26** A designated pedestrian route along Beach Road; safely connecting the village centre to the Sports Hub and All Abilities Boardwalk with an accessible active travel path, pavement or safe shared surface
- 27** Ensure maintenance of key access points to Golf Course routes and playpark, including Lady's Bridge and Butchers Bridge

Gallowshill Community Sports Hub

- 28** Expand training pitch to full size grass or artificial pitch
- 29** Support for volunteers to increase capacity to assist running

Bring the lifeboat building back to life

The lifeboat building and its contents are of historic cultural value. The building is slowly falling into disrepair but with increased visitors to Seal Beach and the All Abilities Boardwalk it could once again become a vehicle to tell its own story.

- 30** Lifeboat building assets and building protected and restored. Potential for heritage interpretation/project





5.2 Foveran



Accessible amenity space centred around Foveran Burn, with burn crossing, environmental improvements, seating, maintained paths, areas for leisure.

Potential riverside / woodland walk, connecting to burn crossing

Paths between north and south areas of the village, creating circular walking routes and connectivity

Locating any business development near Foveran Hall, boosting village centre area

Foveran Hall enhancements: ramp access, sustainability improvements, sports and equipment storage, kitchen ventilation, community art / mural outside

Safer walking route east towards Newburgh

Better play and sports facilities in the Park

Flooding management and village-wide connection to sewage mains.

Connectivity and getting around Foveran. More paths for safety, accessibility, and community cohesion is a priority for Foveran residents. With limited safe walking routes, some roads frequently used by farm traffic and lorries pose risks for pedestrians, especially children. Paths that accommodate leisure activities like walking dogs and walking with pushchairs/prams would be welcome.

- 1 More walking and cycling paths in and around the village for leisure and active travel, ensuring connectivity as/before developments progress.
- 2 An additional crossing over the Foveran Burn, connecting both sides of the village and centring village life around the Village Hall area.
- 3 Circular walking route around the village, including crossing over Foveran Burn.
- 4 Improved safety for pedestrians on route to Foveran Church and Newburgh.

Improvements to Foveran Burn

- 5 Make this an accessible public amenity space with rest points / areas for leisure.
- 6 Environmental and biodiversity improvements. (see *Environmental Restoration*: in 4.2 *Making the most of our rural landscape*).

A thriving village centre

Foveran currently has no village shop or cafe. These and other amenities would be welcomed by Foveran residents, to bring people together and ensure a vibrant village centre.

- 7 Space needed for shops/business units in Foveran, possibly focusing on local produce. Opportunity areas: around Foveran Hall, Foveran School if relocated, OP2 along McBey Way. Potential for small business incubation hubs north of the village centre.
- 8 Support for initiatives to bring together residents from the newer and older housing areas of Foveran.
- 9 Developing a community mural or public art project at Foveran Hall.
- 10 Improved and expanded all-abilities modern play facilities.
- 11 Maintained and improved sports pitch.
- 12 Allotments / local community growing.
- 13 Farm open days focused on education about local food production. eg. gluten free oats, farming/rural life, renewables.

Maximise the potential of Foveran Hall

At the heart of the village along with the School and Park, Foveran Hall is a key community asset. There is an aspiration to increase its use by more of the community and offer a variety of classes, events and sports opportunities at the hall.

- 14 Disability ramp access and accessibility improvement measures within the hall.
- 15 Sustainability improvements to the hall including wall insulation and solar panels.
- 16 Ventilation in the kitchen to maximise its use.
- 17 Increased storage for equipment and school use.
- 18 Enable daytime access to toilets for those using playing fields next to the Hall.
- 19 There is support for a Youth hub in Foveran: (see “3: Create a Youth Hub” in 5.1 Newburgh Projects).

Management of flooding and waste.

- 20 Connection to Sewage Mains: Supportive approach for connecting multiple houses to the mains.
- 21 Measures to prevent/mitigate flooding of Foveran Burn.





5.3 Cultercullen



A Safer Place to Get Around

Speeding and/or heavy traffic passing through Cultercullen causes safety concerns for residents, particularly at peak school times.

- 1** Active travel route connecting Cultercullen and Udney Station.
- 2** Enhance road safety through traffic calming infrastructure.
- 3** Join up pavements throughout the village.
- 4** Crossing outside school / bus stop.
- 5** Provision of community transport options to supplement bus service.

Cultercullen Community Park Enhancements

A community-owned charity, the Community Park is a resource for all village residents

- 6 Multi-use 'community hub' for School and public use. Used for storage / shelter / multi-use space for all ages / outdoor classroom / learning resources / crafts / to support local events
- 7 Area to be community-owned and managed, becoming part of the Community Park
- 8 Increased opportunities for school use of the park for learning and play
- 9 Support for sustainable Funding avenues and increasing younger membership numbers
- 10 Improved and maintained paths in the Park for leisure

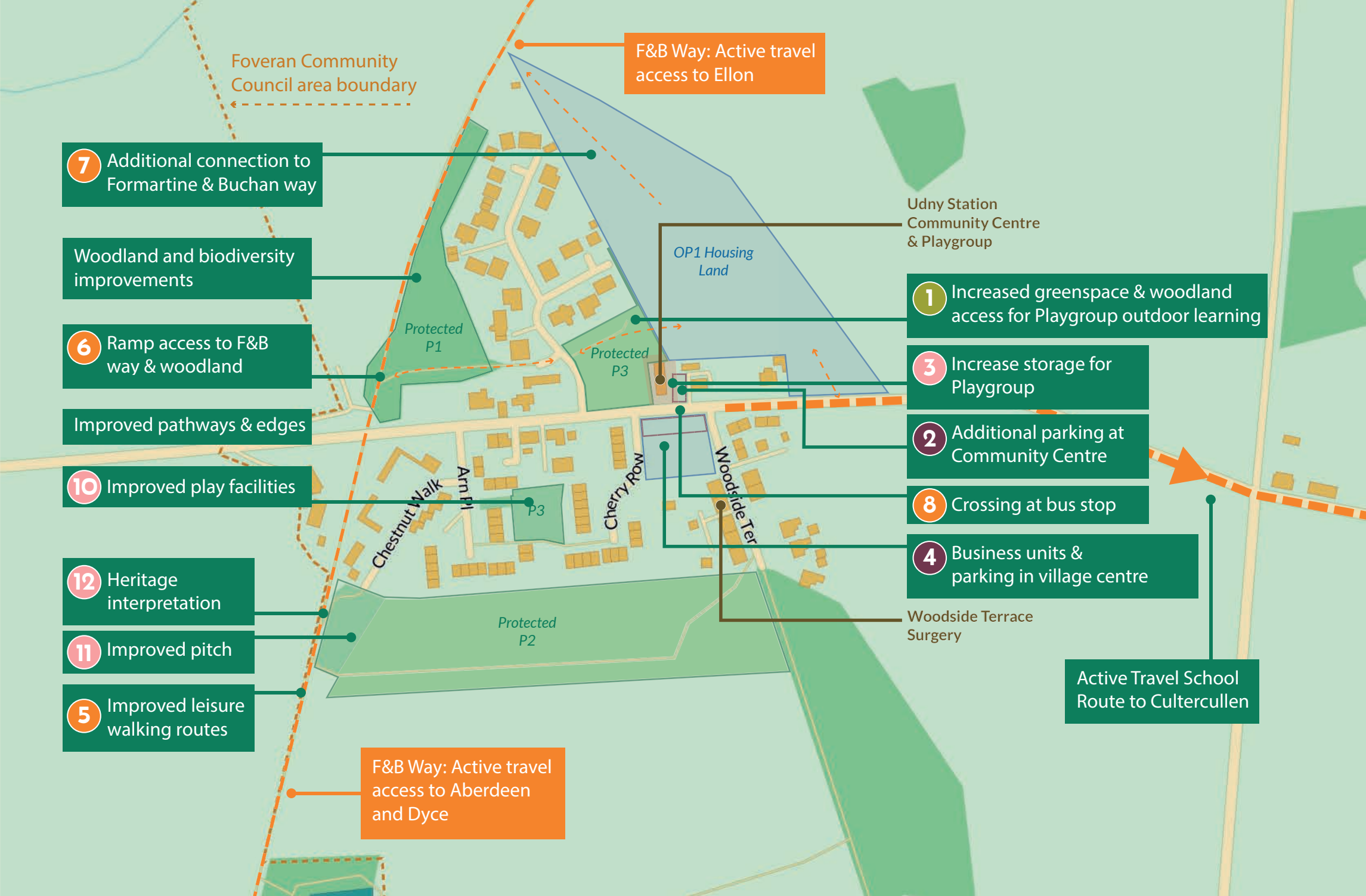
Opportunities for play

- 11 Repair, expansion and maintenance of School play facilities
- 12 Increase community use of school as meeting / event space
- 13 Facilities to support any new active travel infrastructure. eg. bike hire/borrow at the school, drying facilities, tools/ maintenance library





5.4 Udney Station



7 Additional connection to Formartine & Buchan way

Woodland and biodiversity improvements

6 Ramp access to F&B way & woodland

Improved pathways & edges

10 Improved play facilities

12 Heritage interpretation

11 Improved pitch

5 Improved leisure walking routes

F&B Way: Active travel access to Aberdeen and Dyce

F&B Way: Active travel access to Ellon

Udney Station Community Centre & Playgroup

OP1 Housing Land

1 Increased greenspace & woodland access for Playgroup outdoor learning

3 Increase storage for Playgroup

2 Additional parking at Community Centre

8 Crossing at bus stop

4 Business units & parking in village centre

Woodside Terrace Surgery

Active Travel School Route to Cultercullen

Expansion of Udney Station Community Centre

- 1 Increase access to adjacent greenspace and woodland for outdoor learning and play
- 2 Increase parking space for Community Centre and Playgroup
- 3 Increase storage space for Community Centre and Playgroup

Paths and getting around in Udney Station

- 5 Improvements to footpaths and common spaces, including improved access to pond and walking routes
- 6 Ramp access to Formartine and Buchan Way from village centre
- 7 Access paths from proposed developments at OP1 site to F & B Way and village centre
- 8 Crossing at bus stop
- 9 Improved edges along verges and paths

Develop village centre

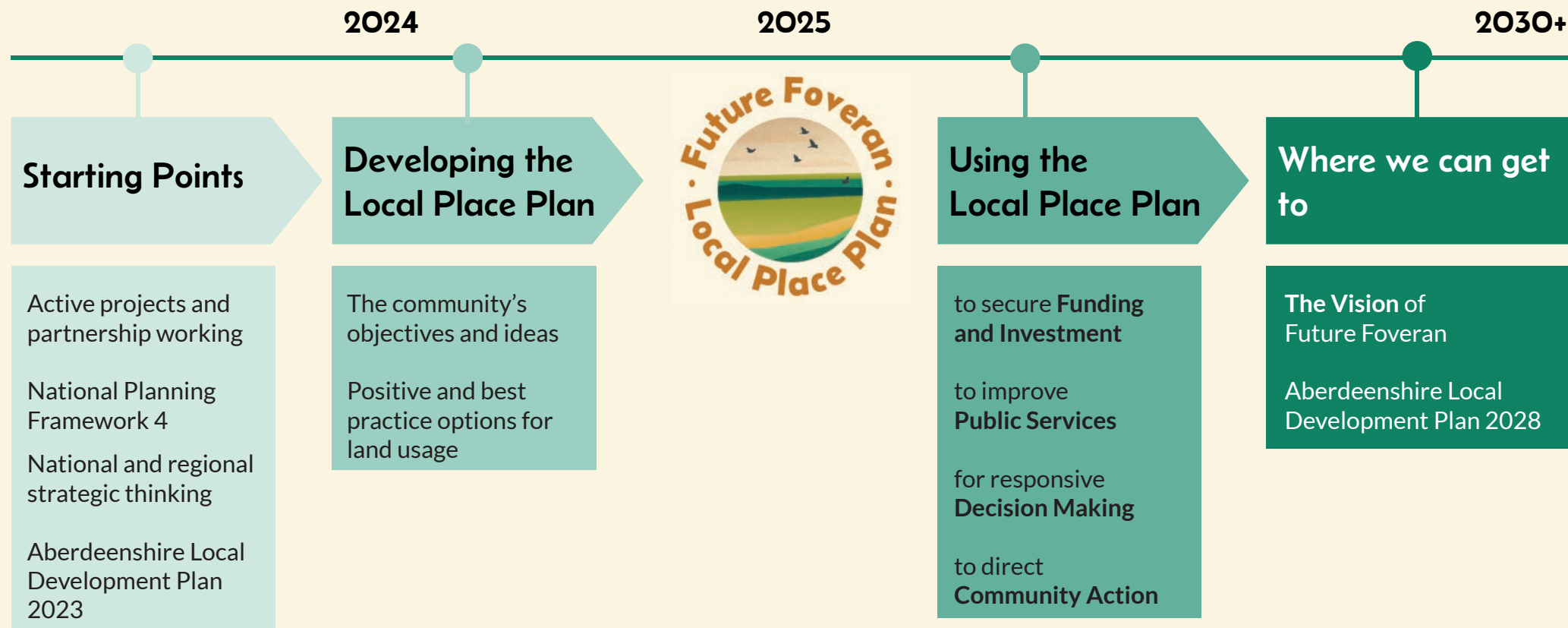
- 4 Vacant site between Woodside Terrace and Cherry Row is an eyesore. In the absence of development, the developer must be forced to maintain or provide a positive use for the site. This is an ideal site for business units in the centre of Udney Station and should be encouraged within any new development.

Increase play and interpretation

- 10 Improved play facilities: expanded to all-abilities modern play area
- 11 Improved pitch
- 12 Heritage interpretation at Old Train Platform



6.0 How will we make this happen?



Our Local Place Plan is a collective statement of how we feel our community and villages should develop during the next 5-10 years.

To bring our Local Place Plan to life, our community must embrace collaboration, prioritise sustainable growth, and strategically leverage available resources. By fostering partnerships between residents, Aberdeenshire Council, national and regional agencies, businesses, developers and community organisations, we can ensure that each project aligns with our shared priorities and meets our community's specific needs.

Regular engagement with residents and businesses will ensure the Local Place Plan remains responsive to community needs while fostering local ownership and participation. Council decision-making relating to local issues must be responsive to the objectives of the LPP with open communication channels to consider the options and encourage consensus. A joined-up approach to local service delivery will make the system more resourceful in the face of budget limitations.

The community are supportive of effective changes that work to the key objectives within the LPP.

6.1 Who needs to be involved?

Everyone has a role to play. The delivery and achievement of the outcomes outlined in the Local Place Plan will involve a dedicated partnership between residents, Aberdeenshire Council, public bodies, private businesses and various community organisations.

Community

Foveran Community Council have commissioned the development of the Local Place Plan for the wider community and is keen to support the development of projects in partnership with everyone. They are a central point to support awareness of developments and a conduit of communication across the area. Neighbouring community councils should also be involved through projects that span across the boundary.

Community groups and volunteer organisations like ACE - (Action for Climate and Environment Newburgh), Nicer Newburgh, Fancier Foveran, Foveran Hall Committee, Udny Station Hall Committee and Amenities Group and Cultercullen Community Park, Newburgh and Ythan Community Trust and many others will play a central role in activating spaces, running events, and maintaining community assets. Partnership working between groups will be essential.

Local businesses, estates and entrepreneurs will also contribute by providing services, funding, and local employment opportunities, reinforcing the economic vitality of our area.

Schools and parent committees can support through effective decision-making to connect school and community life.

Residents and individuals who live across the area, or those who travel here to work, holiday or visit friends and family.

Public bodies

Key contributors will include local government agencies and Community Planning Partners responsible for planning, infrastructure, health and social care, housing, education and environmental management, who will provide expertise and support for sustainable growth and improvement projects. These include:

- Aberdeenshire Council (all Departments)
- NHS Grampian
- Formartine Rural Partnership
- NESTRANS - Transport
- Sustrans
- NatureScot
- Scottish Environment Protection Agency
- Police Scotland
- Opportunity North East (ONE)
- Visit Aberdeenshire
- North East Adventure Tourism (NEAT)
- Aberdeen and Robert Gordon Universities
- North East Scotland College
- Skills Development Scotland
- Scottish Enterprise
- Scottish Futures Trust
- Housing Associations including Grampian Housing Association, Osprey Homes and Sanctuary
- Scottish and UK Governments.

Partnership Working	Getting Around pgs 11-14	Rural Landscape pgs 15-16	Housing & Schools pgs 17-18	Improved Services pgs 19-20	Community Life pgs 21-22
Aberdeenshire Council (all Departments)	●	●	●	●	●
NHS Grampian				●	●
Formartine Rural Partnership	●	●			●
NESTRANS - Transport	●				
Sustrans	●				
NatureScot		●			
Scottish Environment Protection Agency		●			
Police Scotland				●	●
Opportunity North East	●			●	●
Visit Aberdeenshire		●		●	
North East Adventure Tourism		●		●	
Universities and Colleges		●			●
Aberdeenshire Voluntary Action		●			●
Skills Development Scotland		●			
Transport Scotland	●				
Scottish Enterprise				●	
Scottish Futures Trust	●		●	●	
Housing Associations			●		
Scottish and UK Governments			●		
Communities	●	●	●	●	●
Landowners		●	●		●

Partnership working between community and public bodies will be crucial to planning projects and potential funding opportunities together. Public funding will be a vital resource, and opportunities exist through organisations like the Scottish Land Fund, Sustrans, Paths for All, and many more, depending on the project's nature.

Partnerships with Aberdeenshire Council, developers, environmental organisations, and local businesses will be vital for securing funding, expertise, and resources to deliver projects such as sustainable housing developments, infrastructure improvements, and environmental conservation initiatives. The community can drive forward funding generation in partnership with the Council and other bodies.

Regular monitoring and evaluation, including community feedback sessions, will help track success and adapt strategies as needed, while volunteer efforts and local businesses' support will provide the backbone for many projects.

By fostering a sense of shared responsibility and leveraging local knowledge and external support, Foveran can bring its Vision to life and create a thriving, sustainable future for all.

7.0 Statutory Land Use Planning Proposals

No.	Section	Our Proposal	Our Reason	Read more
1	Getting Around	Develop active travel paths around our villages including from Udney Station to Cultercullen and connections to Foveran and Newburgh village centres from proposed A90 Active Travel Path.	To support connectivity through active travel.	pgs 11-14
2	Getting Around	Improve access to A90 bus corridor and local bus routes.	To provide better connections and opportunities for our villages.	pgs 11-14
3	Our Rural Landscape	Support in principle for community-led renewable energy generation & micro-grid options.	To tackle climate change and create an income-generating asset for the local community.	pgs 15-16
4	Our Rural Landscape	Environmental restoration and increased conservation throughout the area, particularly along Foveran Burn.	To ensure biodiversity.	pgs 15-16
5	Our Rural Landscape	Support and initiate spaces for community growing.	To support community activities and sustainable practices.	pgs 15-16
6	Our Rural Landscape	Improved nature-based pathways including through housing developments.	To support community activities and sustainable practices and to support connectivity through active travel.	pgs 15-16
7	Housing and Schools	New housing developments and homes must enhance local character, community & climate change through considered scaled developments, building design, siting, layout, and supporting facilities being installed early on.	To ensure village and community life and avoid dormitory villages.	pgs 17-18
8	Housing and Schools	Retain village schools at the heart of our villages.	To ensure village and community life and avoid dormitory villages.	pgs 17-18
9	Housing and Schools	Ensure drainage and flooding systems are integrated, substantial and future-proofed ahead of developments.	To upgrade and maintain effective services.	pgs 17-18
10	Housing and Schools	New homes should be diverse in size and tenure, including satisfactory provision of affordable homes.	To provide appropriate homes for everyone.	pgs 17-18
11	Improved Services and Jobs	Ensure village developments retain and provide allocation for small business units and industry within our villages.	To ensure our villages provide purpose and employment for local living.	pgs 19-20
12	Improved Services and Jobs	Provide public access hubs or spaces in village buildings and spaces to access services or allow roaming services/businesses to use regularly.	To ensure village and community life and reinforce the feeling of active village centres.	pgs 19-20
13	Enhanced Community Life	Enhanced community facilities and public space around the village schools and halls.	To ensure village and community life and avoid dormitory villages.	pgs 21-22

No.	Section	Our Proposal	Our Reason	Read more
14	Newburgh	Realignment of Newburgh Main Street with placemaking infrastructure.	To make the village safer and more attractive.	pgs 24-28
15	Newburgh	Investment in increased indoor public space in Newburgh including Village Hall and other suitable spaces.	To provide the best facilities at the heart of the village.	pgs 24-28
16	Newburgh	Ensure community use of Culterty House to support use of protected greenspace and ponds.	To provide the best facilities at the heart of the village.	pgs 24-28
17	Newburgh	Reconsider Indicative Route linking B9000 with A975 with considered community engagement while ensuring increased pedestrian safety along Knockhall Rd.	To consider local views carefully if development need arises.	pgs 24-28
18	Newburgh	Upgrade Beach Road and shared access to public amenities and primary active travel routes and bridges.	To maximise access and tourism opportunities.	pgs 24-28
19	Newburgh	Support developments that encourage conservation-led tourism and interpretation eg Lifeboat Station.	To maximise access and tourism opportunities.	pgs 24-28
20	Foveran	Improve connectivity in and around Foveran village with landscape enhancements and a circular route across the Foveran Burn.	To support connectivity through active travel.	pgs 29-31
21	Foveran	Enhanced community facilities around Foveran Hall, playpark and pitches.	To provide the best facilities at the heart of the village.	pgs 29-31
22	Cultercullen	Improved traffic calming measures, realignment and enhancements through village.	To make the village safer and more attractive.	pgs 32-34
23	Udny Station	Develop an active travel route from Udny Station to Cultercullen School.	To provide safe and active travel between the villages for shared amenities.	pgs 35-37
24	Udny Station	Improved traffic calming measures, realignment and enhancements through village.	To make the village safer and more attractive.	pgs 35-37
25	Udny Station	Expand and maximise Udny Station Community Centre facilities.	To provide the best facilities at the heart of the village.	pgs 35-37