

BENNACHIE LOCAL PLACE PLAN 2025

SHAPING THE BENNACHIE AREA
*TOWARDS A HEALTHY, THRIVING
AND RESILIENT COMMUNITY*



Compliance Statement

This Local Place Plan has been prepared in accordance with the requirements set out in the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021. It contains:

1. Maps of the Local Place Plan Area - Maps showing the land to which this Local Place Plan relates will be included in the final version of the document.
2. Identification of the Community Body - This plan has been prepared by Bennachie Community Council on behalf of the Bennachie community, supported by a Steering Group comprising representatives from across the area. We can be contacted by emailing BennachieCC@outlook.com.
3. A Statement of Proposals - The plan sets out proposals for the development and use of land within the Bennachie Local Place Plan area. These proposals reflect the priorities identified through extensive community engagement and cover housing, infrastructure, community facilities, green space, transport, and local services.



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1. INTRODUCTION

The Bennachie Local Place Plan has been prepared by Bennachie Community Council, with the involvement of the residents within the area and led by a Steering Group of key individuals representing different groups in the community. The plan has its roots in the Bennachie Community Action Plan 2024-29 which assessed the views of almost 900 survey participants in a process which commenced in March 2024.

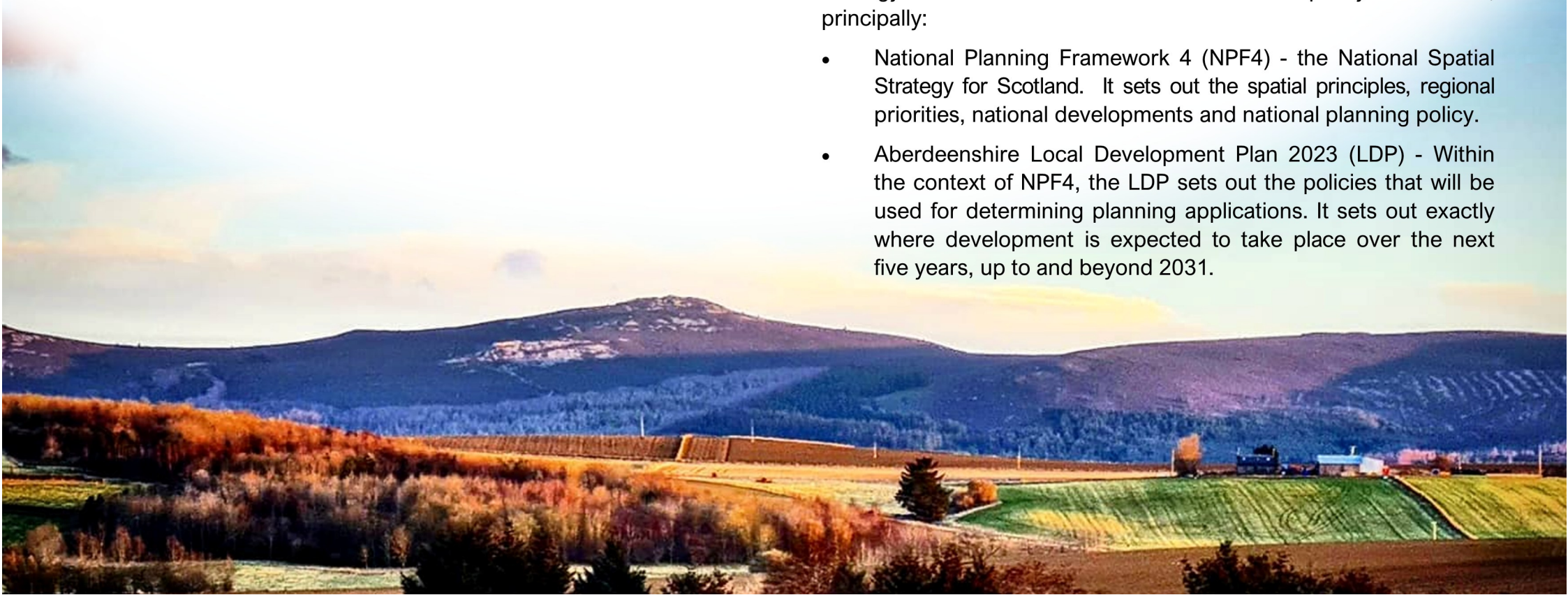
The resulting plan, agreed with Aberdeenshire Council, set out the action required for addressing the communities' top priorities. One of which was the preparation of a Local Place Plan (LPP) - 95 % of the respondents from the consultation events supported the development of a Local Place Plan. This plan is an extension of the [Community Action Plan](#) showing where we want development within the area.

2. WHAT IS A LOCAL PLACE PLAN?

The Plan sets out what the community wishes to see within their community. The Plan contains proposals for the future development of land as desired by the local community: those that live, work or visit the Bennachie area and use its services and facilities. The Plan will guide Aberdeenshire Council about what our community would like to see in, the currently under preparation, Aberdeenshire Local Development Plan 2029. The Plan will also guide developers about the type of development and investment that the community desires. The Local Place Plan will evolve over time. Where changes are required, and provided there is clear justification, the plan will be updated to reflect new circumstances

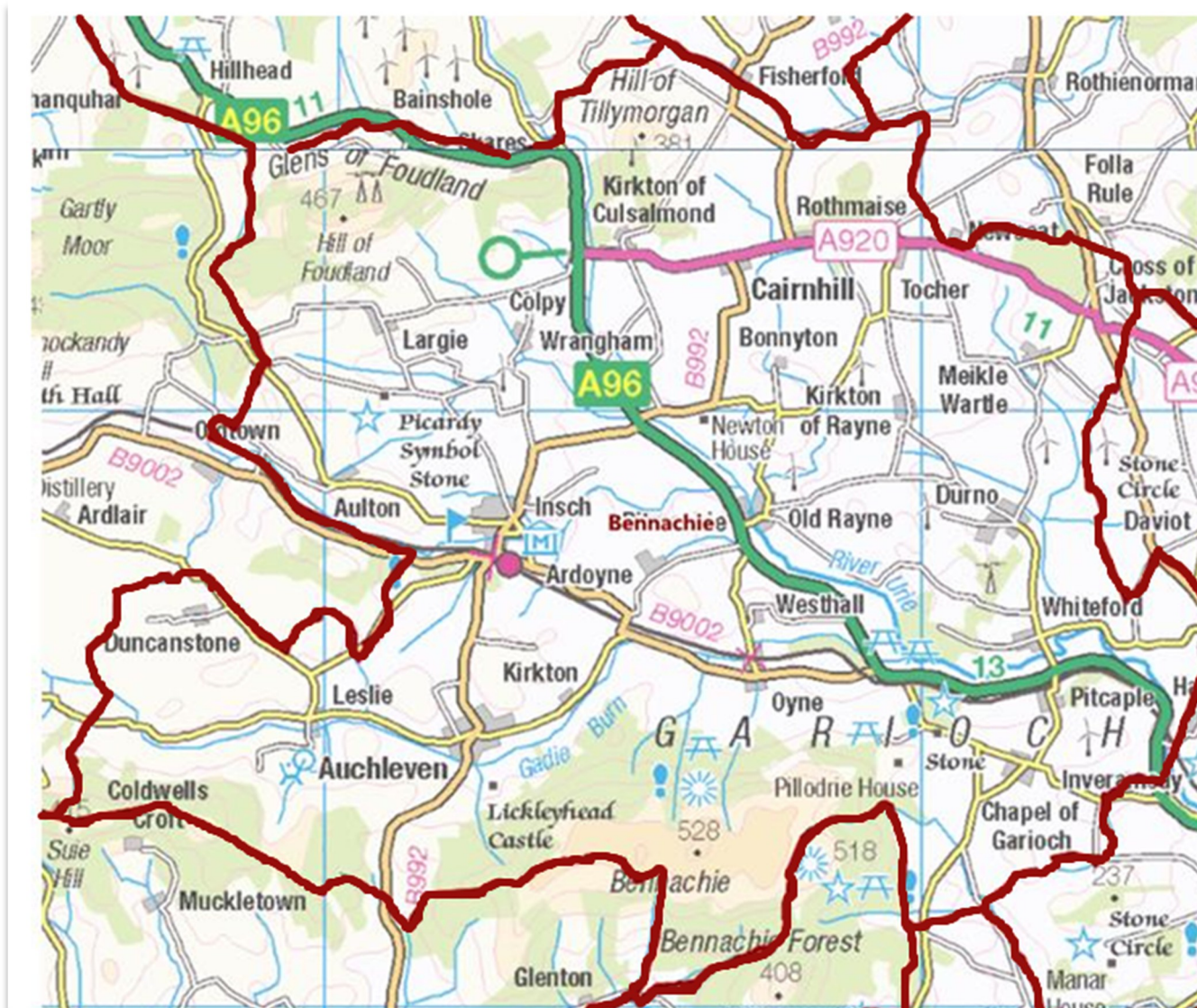
Not only has the plan been prepared in the context of the views and aspirations of local people but it has also taken into account the strategy context of various national and local policy documents, principally:

- National Planning Framework 4 (NPF4) - the National Spatial Strategy for Scotland. It sets out the spatial principles, regional priorities, national developments and national planning policy.
- Aberdeenshire Local Development Plan 2023 (LDP) - Within the context of NPF4, the LDP sets out the policies that will be used for determining planning applications. It sets out exactly where development is expected to take place over the next five years, up to and beyond 2031.



3. WHAT AREA DOES THE LOCAL PLACE PLAN COVER?

The Local Place Plan covers the whole of the Bennachie Community Council area, a wide geographic area of 19,337 Hectares within West Garioch and includes: Chapel of Garioch, Colpy, Culsalmond, Inch, Leslie, Oyne, Premnay, Meikle Wartle, Rayne, Pitcaple, Whiteford and Logie Durno. The Plan area is shown on the map below.



The population of the catchment area is approximately 6500. This is predominantly a rural area with Inch being the largest village of 2690 inhabitants. The area is at the heart of Garioch in Aberdeenshire and is sheltered by Bennachie, Carrier's Hill, Christ Kirk's Hill and Dunnydeer to the South West and Foudland and Tillymorgan Hills to the North. The waters of the Urie, Gadie, Valentine and Shevock run through the area. The primary road in the area is the A96 which connects Aberdeen to Inverness. There is also a railway station at Inch which goes South to Aberdeen and North to Inverness.

4. HOW DID WE DEVELOP THE LOCAL PLACE PLAN - GETTING YOUR VIEWS

In April and May this year we held meetings in various locations throughout the area, where residents were asked:

- ? What they liked about their community
- ? What they disliked
- ? What they liked to see changed and where

They were asked to note their comments on “Post-it” notes and add these to maps the area.



Old Rayne
(28 residents)



Meikle Wartle (34)



Durno/
Whiteford
(10)



Premnay
(39)



Chapel
of Garioch
(36)



Over 150 residents across the Bennachie area participated in these events and contributed their thoughts and ideas.



Inch (5)

In addition, we carried out an Online Survey which was advertised locally and on local FaceBook pages. 130 people responded to the Online questionnaire. Oyne Community Association (OCA) carried out their own survey asking similar questions. They had 58 completed surveys returned.

The chart below shows the percentage responses from each of the communities in the area to the questionnaire showing a response throughout the area. Unsurprisingly, Insch with 41% of the area's population recorded a third of the responses (see below).

Shaping Bennachie Area

How do you want to see our community grow?

Local Place Plans are created by the community, for the community - setting out ideas and priorities for how land is used and developed in your area.

We've really enjoyed speaking with many of you at events across the area this spring.

Missed us?
There's still time to have your say!

Our online survey is open until 25th May. Just follow the link below or scan the QR code to take part.

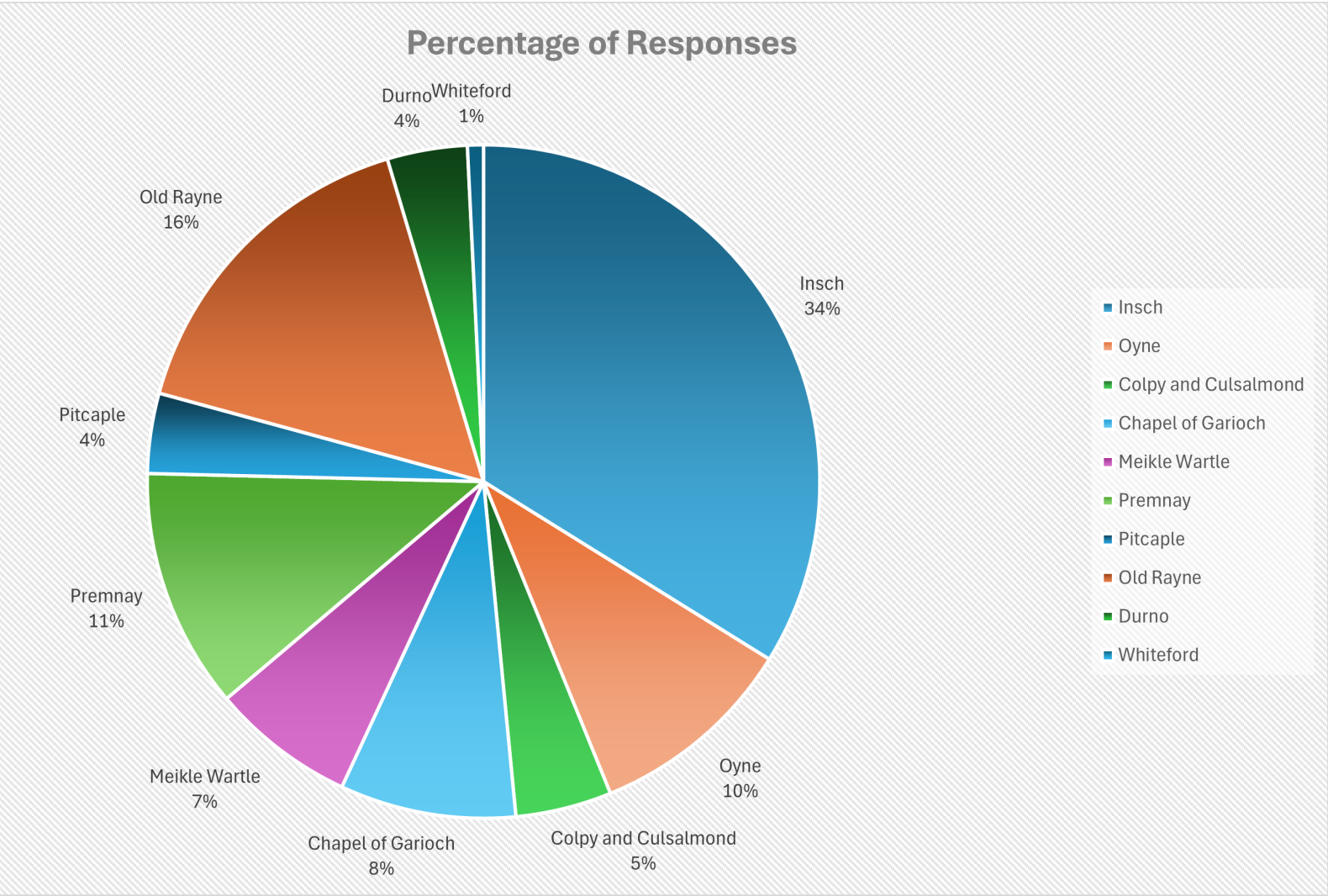
We will be at the Strawberry Fayre on 8th June with the results of the survey!

Survey Link:
<https://www.surveymonkey.com/r/BCCLocalPlacePlan>

For more information email BennachieCC@outlook.com or visit us <https://www.bennachiecc.co.uk/community-action-local-place-plans>

Also check out our Facebook Page <https://www.facebook.com/BennachieCC>





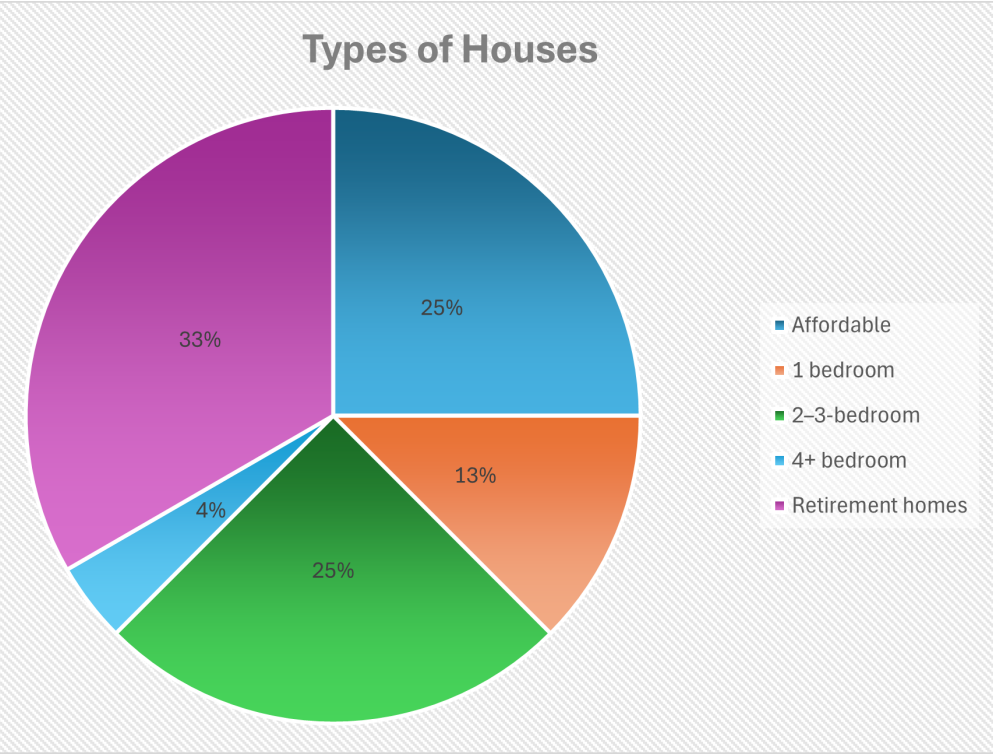


130
SURVEY
RESPONSES
RECEIVED

Key results of questionnaire

55% of the 130 respondents to the questionnaire wanted more houses with the remaining 45% not wanting any development of housing at all.

When asked about what type of housing respondents would like to see in the area. The main responses were retirement homes, affordable accommodation and 2-3 bedroomed homes.



The results of the questionnaire can be found [here](#)

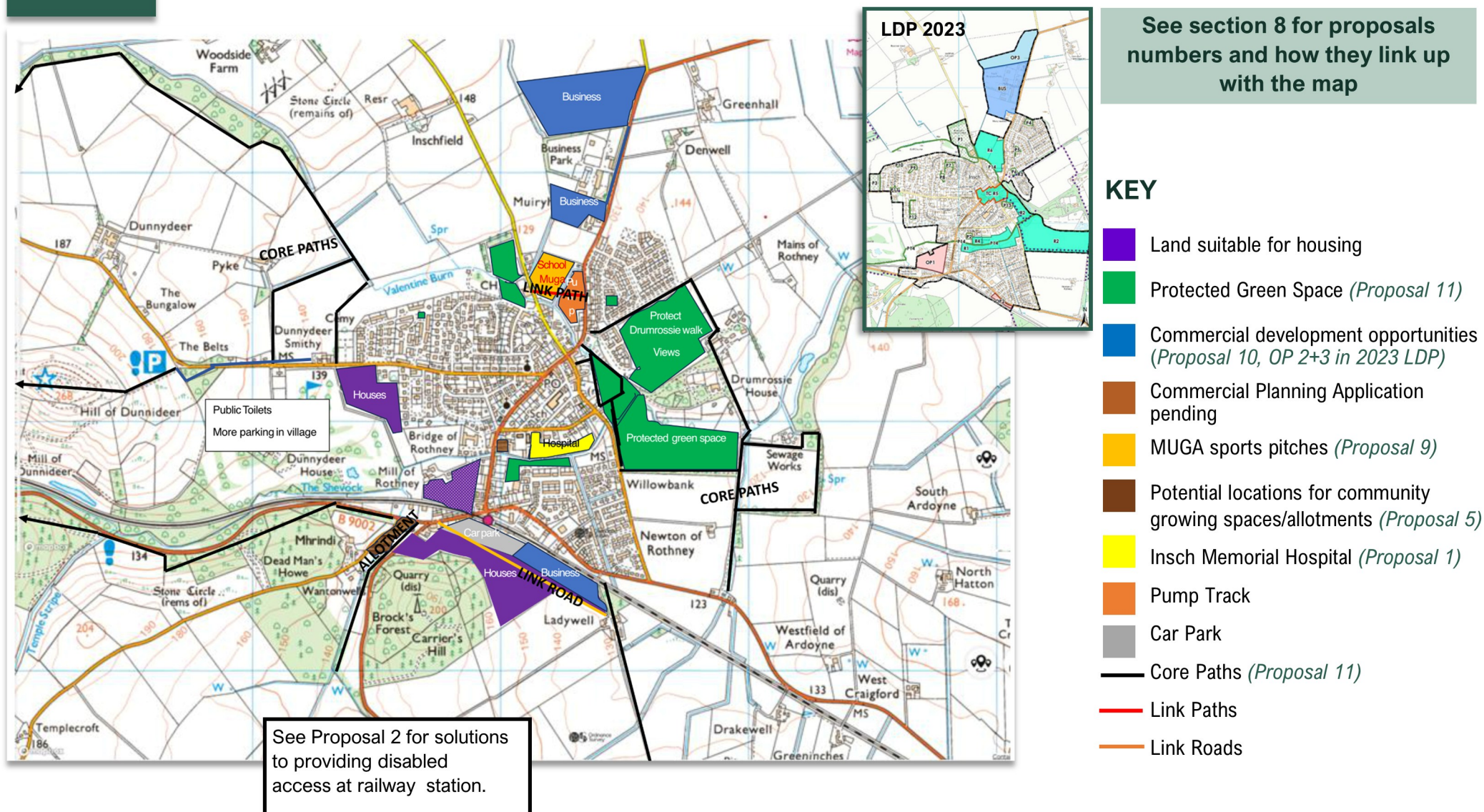
The online questionnaire also asked respondents where they would want any funds for improvements coming into the community. The responses are shown in the table below:

In Inch - Funding not pooled together by Scottish Government to be spent in Central Belt. The need for better Community Facilities.
On better amenities within the community ie paths, pavements, footbridges, lights. Then on health and education.
New school
Affordable housing, Medical Practice, Nursery, Care home
Expand school and health centre. Benches around village.
Improving/expanding school. All weather playing field next to Leisure Centre.
New school and nursery
Nursery, School and hospital.
Public funds to operate the community centre as a community enterprise
Landscaping maintenance.
Keep it local and use it to sort existing problems that exist in the area
Upgrades to the area/community spaces. Schools.
I would like to see more homes receive grants for solar and BATTERY STORAGE for their homes
Improving the school, it is overcrowded and severely under resourced. Giving access to local authority funded health & fitness, nearest council pool or gym is Huntly/Inverurie (BLC membership is pricey and not open as much).
Improving outdoor activities space and accessibility to outdoors for elderly and disabled .

5. WHAT YOU TOLD US

In April/May 2025 a series of 6 meetings was held in community venues across the Bennachie Area. In total 152 participants were involved in discussions about the future of their communities. In addition, a detailed online survey was prepared which attracted 130 respondents. Some of the comments we received are set out on pages 10 to 19:

Insch



Community Priorities and Proposals



Key Issues raised by Residents

- Need for community allotments
- Better playground facilities
- Reopen Insch Hospital
- Insch Hospital could be used as a hub: physio, phlebotomy, rehabilitation and palliative care unit. This would relieve pressure on Aberdeen Royal Infirmary
- Reopen Insch Hospital for recovery patients
- Use Insch Hospital for palliative, recovery and cancer infusions
- Something needs to be done about car parking in main street
- Improve accessibility of station - Only rail station in Scotland not to have disabled access.
- Need for public toilets
- Keep local library
- Need for new housing, mainly affordable
- Need employment land

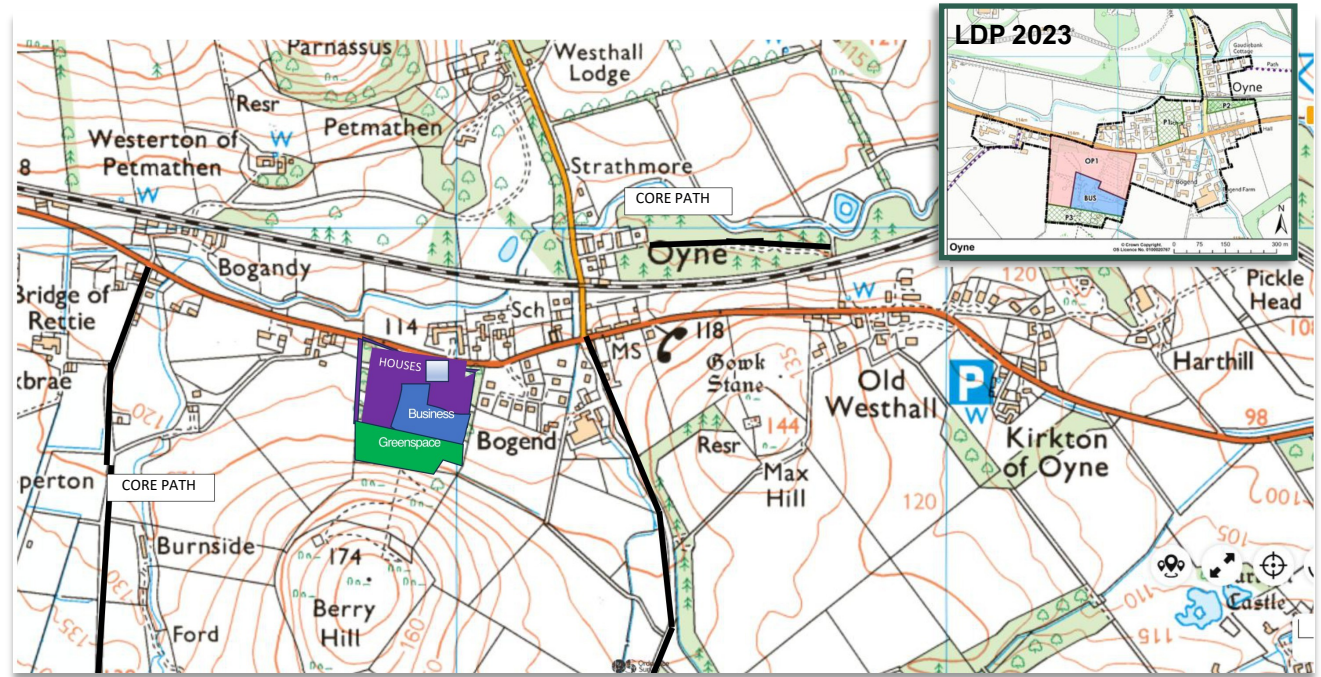
Projects <i>(Ranked by Response)</i>	Number of Positive Responses
Retain Insch Hospital for health related uses	42
Extend disabled access to Platform 2 at Insch Railway Station	36
Create network of footpaths/cycleways linking Insch with Premnay, Oyne through to Chapel of Garioch	29
Install traffic calming measures at Commercial Street/High Street/Market Street/ Drumrossie Street junction.	26
Development of affordable and retirement homes	17
Create new community allotments off Wanton Wells path	17
Build new primary school	16
Obligation of developers to install solar panels on all new homes	15
Development of old bus depot for retail uses and car parking	15
Build new nursery school	13
Create all weather playing field opposite Bennachie Leisure Centre	9
Extend Insch business park to south of existing business park	6
Development of housing to enable building of car park (+ev chargers) adjacent to Platform 2 of station	6

Oyne

Community Priorities and Proposals

Key Issues raised by Residents

- Better parking at Oyne School
- Pavements need improved between Oyne and Kirton
- Archaeolink site needs to be reopened
- Build new houses on part of Archaeolink site
- Need for cycling paths
- Traffic calming measures to slow traffic through village



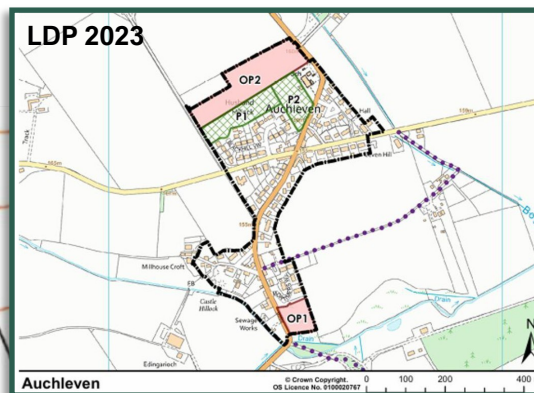
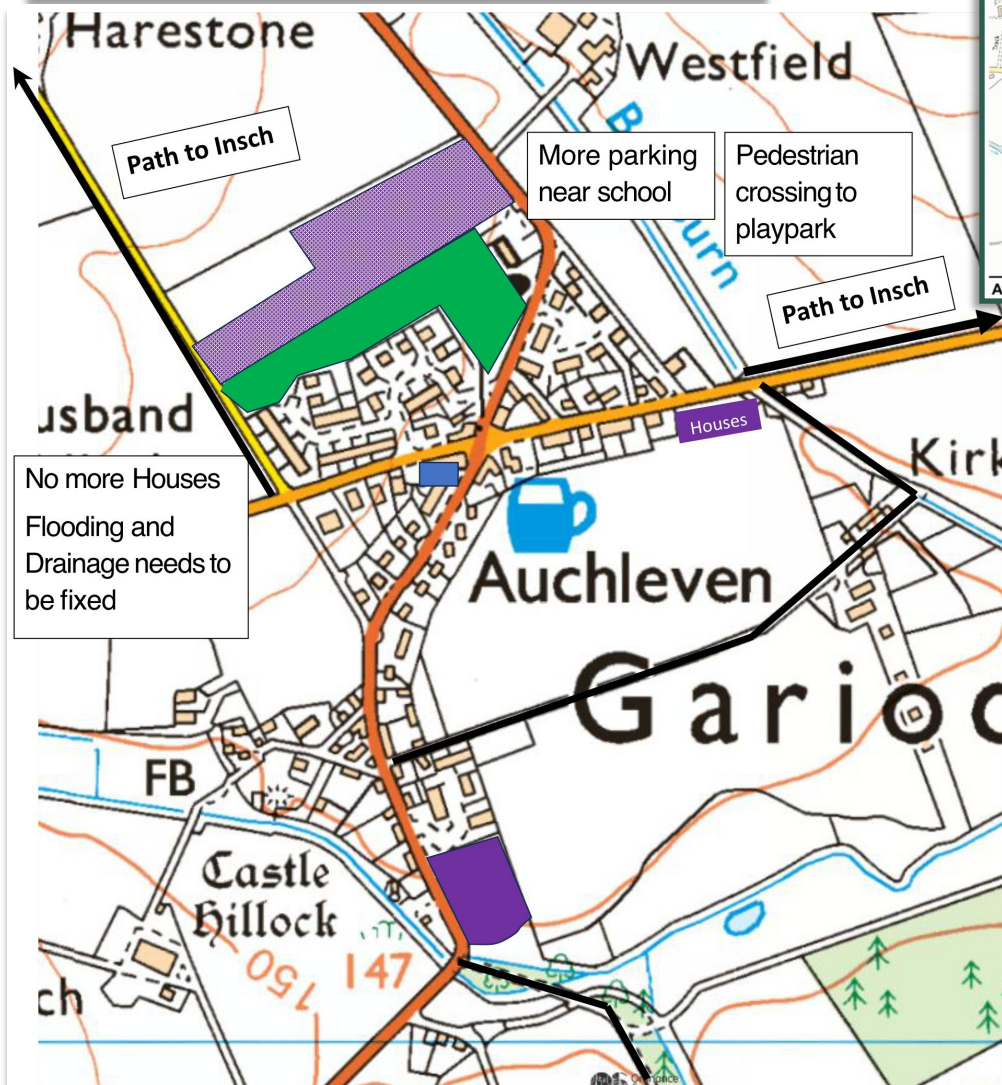
KEY

- Land suitable for housing
- Protected Green Space
- Commercial or community development opportunities
- Car Park (*Proposal 14*)
- Path to Insch, Old Rayne, Premnay and Chapel of Garioch

See Proposal 16 for Archaeolink site

Projects (<i>Ranked by Response</i>)	Number of Positive Responses
Development of safe off road parking for school	5
Retain Insch Hospital for health related uses	5
Create a network of footpaths/cycleways linking Oyne with Premnay, to Chapel of Garioch and to Old Rayne	4
Development of commercial, retail, leisure and cafe uses in former Archaeolink site	3
Need for speedy broadband rollout	2

Premnay/Auchleven



KEY

- Land suitable for housing
- Protected Green Space
- Commercial or community development opportunities
- Path to Insch, Oyne and Leslie, local paths in Premnay

Community Priorities and Proposals

Key Issues raised by Residents

- Problem of flooding in village centre needs addressing
- Pedestrian footpath from playpark to coverage
- Walking/cycling routes from Premnay to Insch
- Footpath to Cooperage
- More buses outwith commuting hours
- More parking in village and at school

Projects (Ranked by Response)

	Number of Positive Responses
Create a network of footpaths/cycleways linking Premnay with Insch, Oyne and Leslie	4
No new homes in Premnay apart from existing allocations and some infill	3

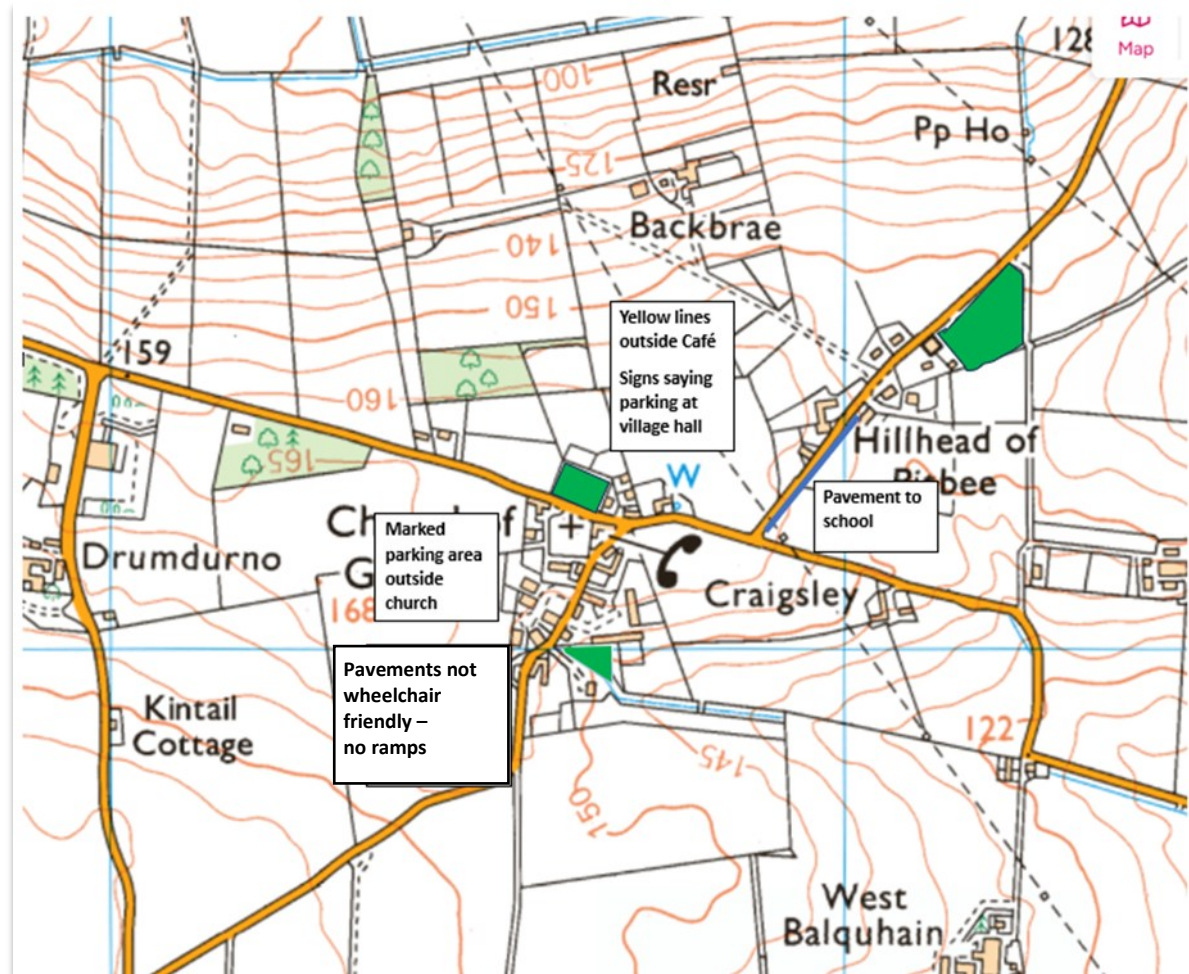
Chapel of Garioch

Community Priorities and Proposals



Key Issues raised by Residents

- Need for pavements/wider pavements
- Pavements not wheelchair friendly
- Need for footpath from village centre to school
- More parking required in village
- Reintroduce On Demand Transport when improved
- Farm vehicle have difficulty passing through village due to inconsiderate car parking



KEY

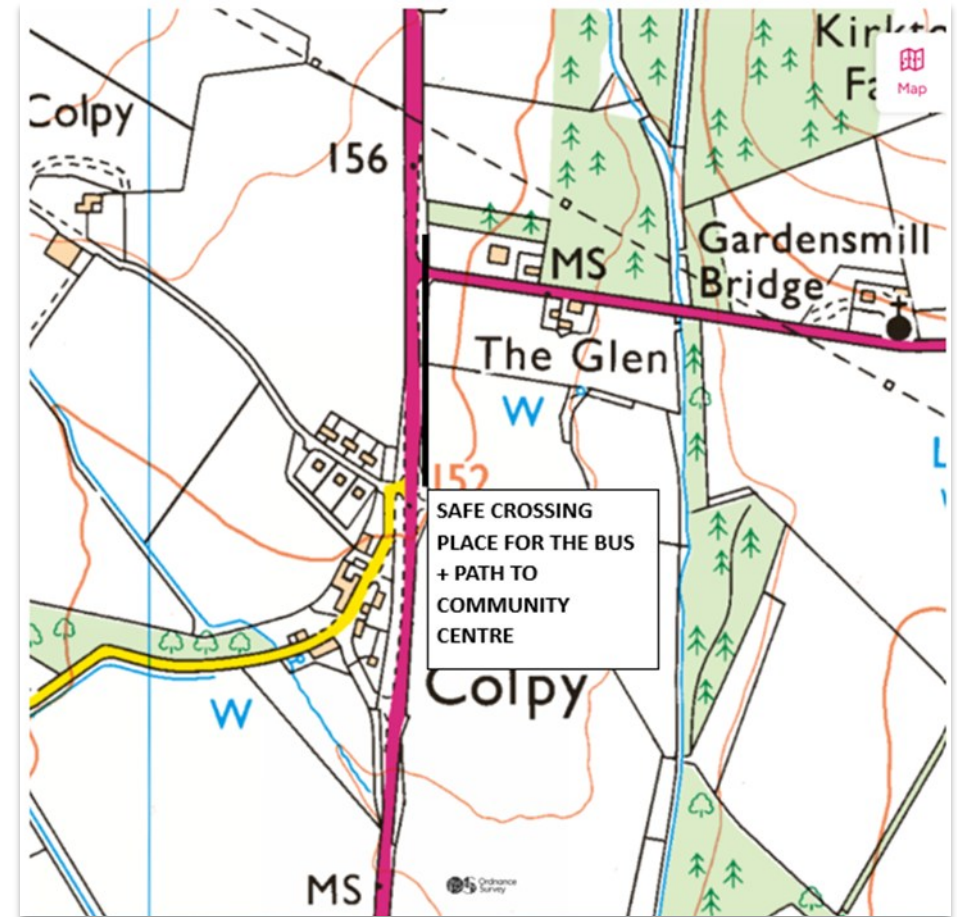
Protected Green Space

Projects <i>(Ranked by Response)</i>	Number of Positive Responses
Create a network of footpaths/cycleways linking Chapel of Garioch with Oyne, Pitcaple, Whiteford and Inverurie	2
No new homes in Chapel of Garioch Apart from existing allocations and some infill	1

Colpy/Culsalmond

Community Priorities and Proposals

Projects <i>(Ranked by Response)</i>	Number of Positive Responses
Create safe pedestrian crossing of A96 (See Proposal 17)	5



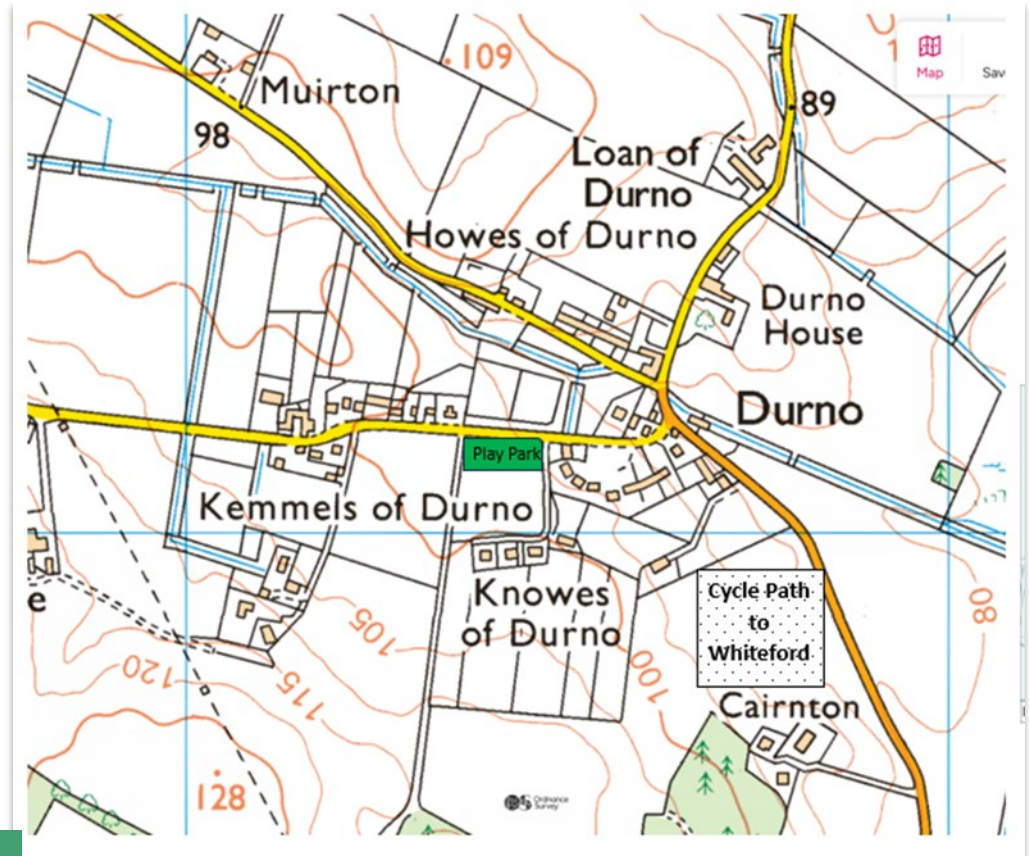
Durno

Community Priorities and Proposals

Key Issues raised by Residents

- Need for footpath/cycleway to local school from village centre
- Footpath to Whiteford
- Create playpark in Durno
- Nearest public transport over three miles from village
- Need for pavement lights between A96 and Whiteford especially at bridge
- Keep local pre-school and primary school
- No more houses

Projects <i>(Ranked by Response)</i>	Number of Positive Responses
Create a network of footpaths/cycleways linking Durno with Whiteford, Pitcaple, and Old Rayne	3
No new homes in Durno apart from existing allocations and some infill	2



KEY

- Protected Green Space - Play Park
- Cycle Path to Whiteford

Meikle Wartle

Community Priorities and Proposals

Key Issues raised by Residents

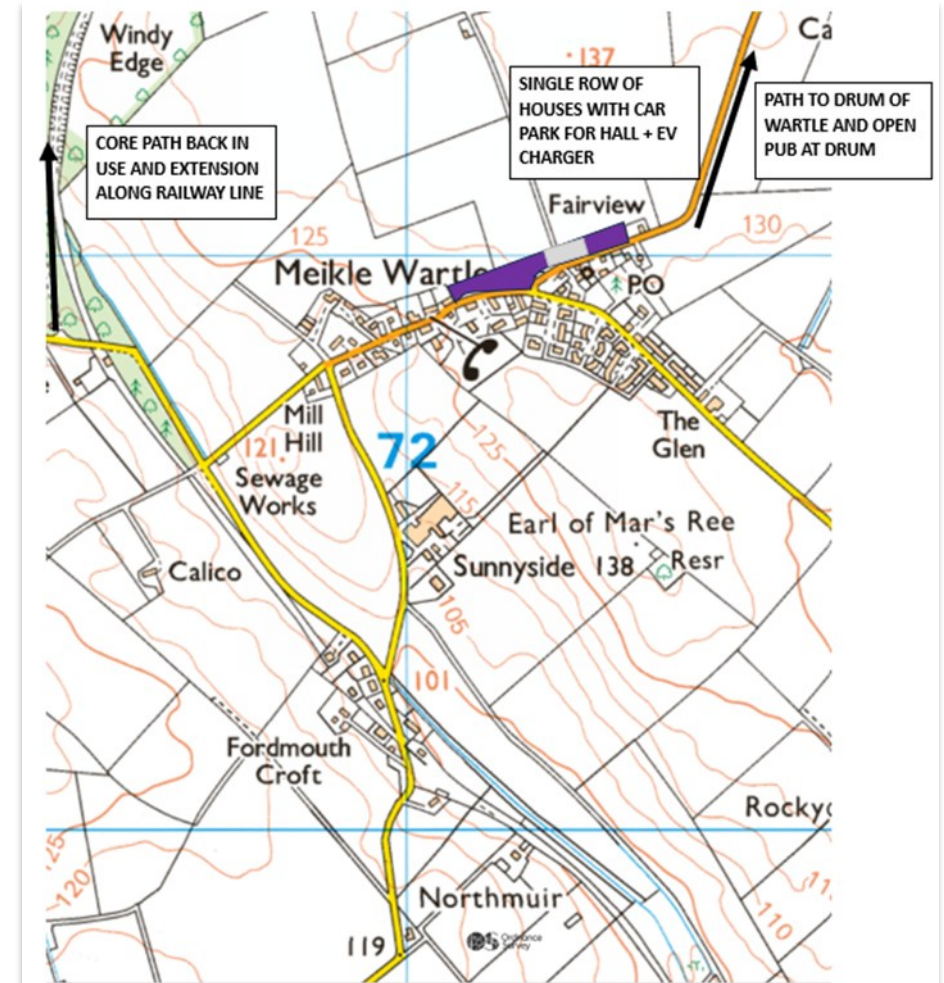
- More walking and cycling paths
- Circular walks from village
- Need for pavement from Meikle Wartle to A920 at Drum of Wartle
- Increase car parking at village hall
- Reopen Drum of Wartle pub
- No houses - prime agricultural land. Possibility of homes on south west of village extending village envelope to match homes on north side of road
- OK with one battery storage scheme in area but no further expansion

Projects *(Ranked by Response)*

Create a network of footpaths/cycleways linking Meikle Wartle with Whiteford, Pitcaple, and Old Rayne

**Number of
Positive
Responses**

3



KEY

- Land suitable for housing.
- Row of single houses to be in keeping with existing housing.
- Car Park
- Paths

Old Rayne

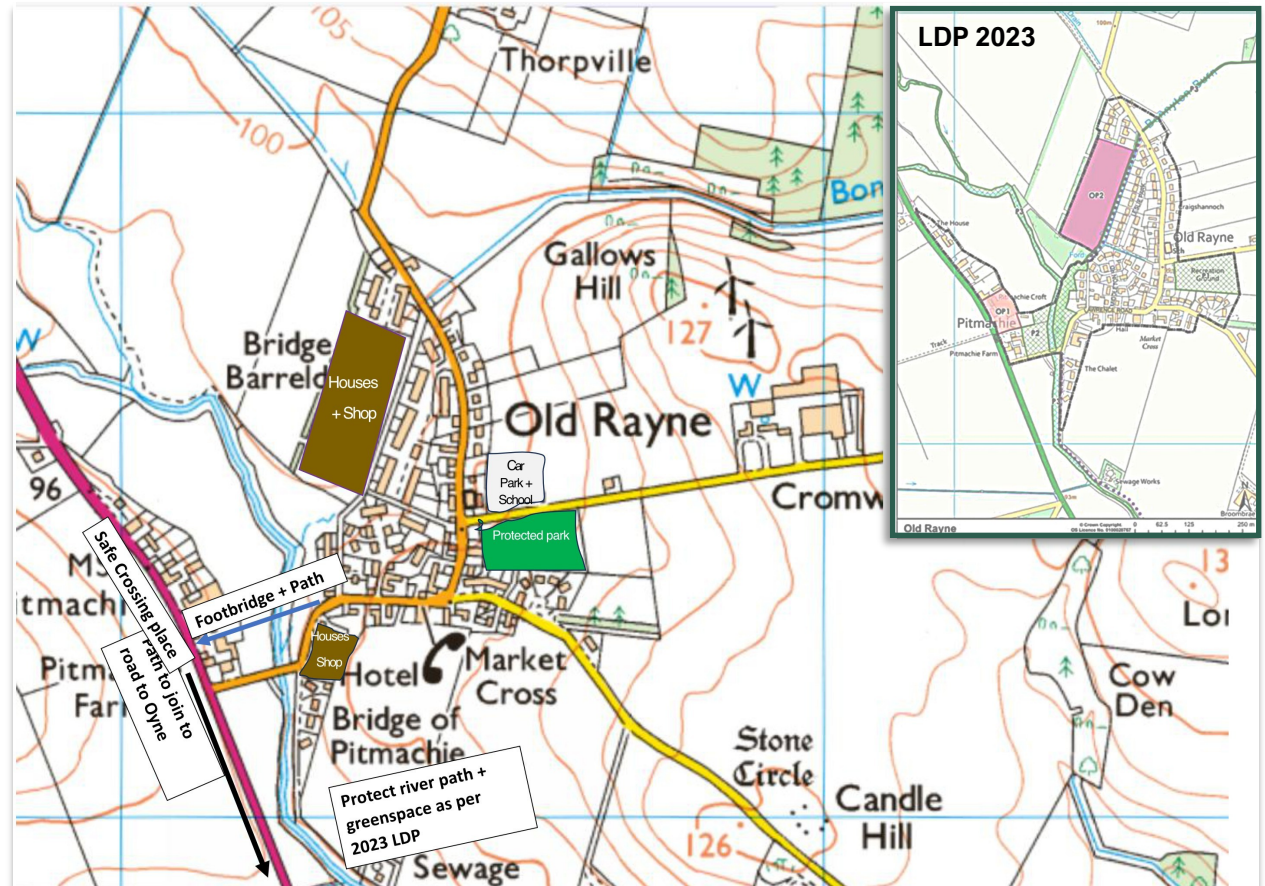
Community Priorities and Proposals



Key Issues raised by Residents

- Need for pavements in village
- More grant to improve community hall and energy efficiency
- Need car parking for school
- Need for shop

Projects <i>(Ranked by Response)</i>	Number of Positive Responses
No new homes in Old Rayne apart from existing allocations and some infill	3
Provision of car park for school	2



KEY

- Protected Green Space
- Housing development opportunities
(Existing Planning Permission)
- Car Park at School *(Proposal 14)*
- Path to Oyne
- Footbridge and Path

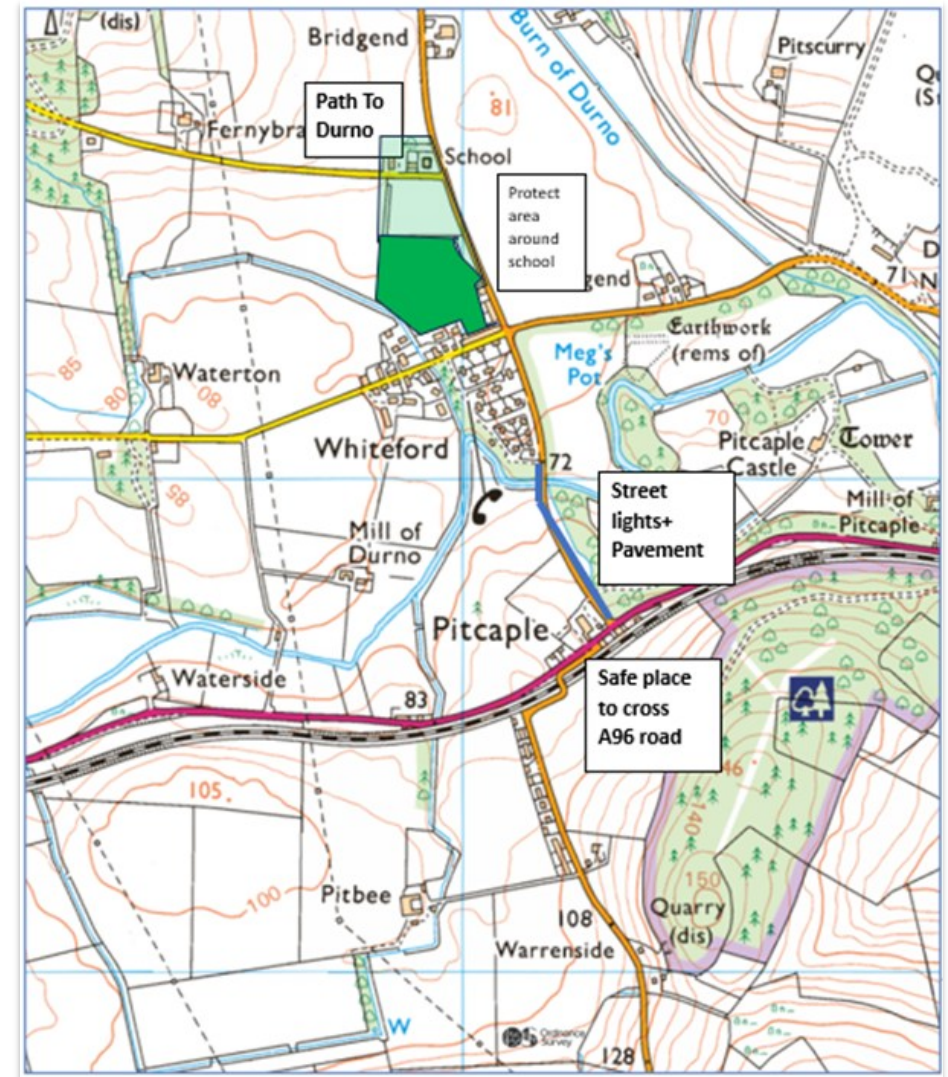
Whiteford & Pitcaple

Community Priorities and Proposals

Key Issues raised by Residents

- No housing in field between village and school

Projects <i>(Ranked by Response)</i>	Number of Positive Responses
Create safe pedestrian crossing of A96 and street lighting from Whiteford to A96 (See proposal 15 and 17)	2



KEY

Protected Green Space

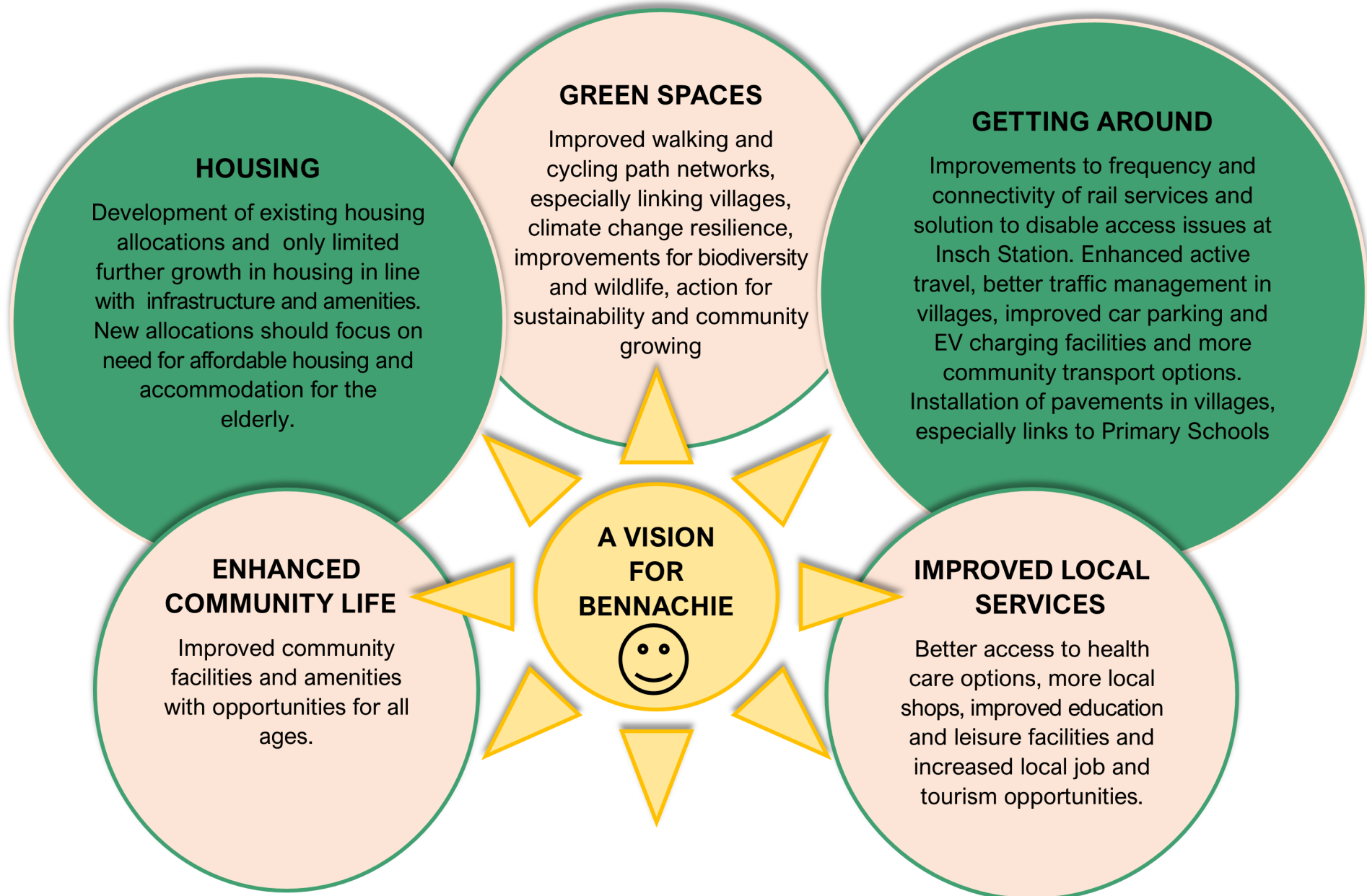
5. TESTING PRIORITY PROJECTS FOR BENNACHIE

The widespread community consultation allowed the Project Team to develop a number of land use projects which we introduced to the public at the successful Inch Strawberry Fayre on Sunday, the 8th June. We engaged over 90 people in discussion on the future of the area and the proposed projects in particular.



7. A VISION FOR BENNACHIE

What sort of future do those that were consulted wish to see for the Bennachie Area. These are summarised below:



8. PROPOSALS

After reviewing the feedback we received, NPF4, LDP2023 and Inch Town Centre check to provide improved connectivity throughout the area, safe and sustainable travel and build resilience the following has been proposed.

INSCH

1. Repurpose Inch Hospital

It appears likely that Inch Hospital will not reopen, at least not in its original form. It is clear that many from within the Bennachie community wish to see the buildings continue to provide health related functions, given the areas ageing populations. These functions could include use as a physiotherapy, phlebotomy, rehabilitation' cancer treatment, a dental practice, recovery and palliative care unit.

2. Enable Disabled Access to Platform 2 of Inch Station

Inch Station is the only rail station within Scotland that does not have full disable access. The only access to Platform 2 is via a bridge. The idea solution would be lifts linking the two platforms. Another option, although not ideal, would be to gain access to Platform 2 from the south side of the station on the other side of the rail tracks from the village. It is likely that compulsory acquisition would be necessary to provide the access and a car park. A small amount of housing could be allowed to provide a contribution to the provision of car parking.

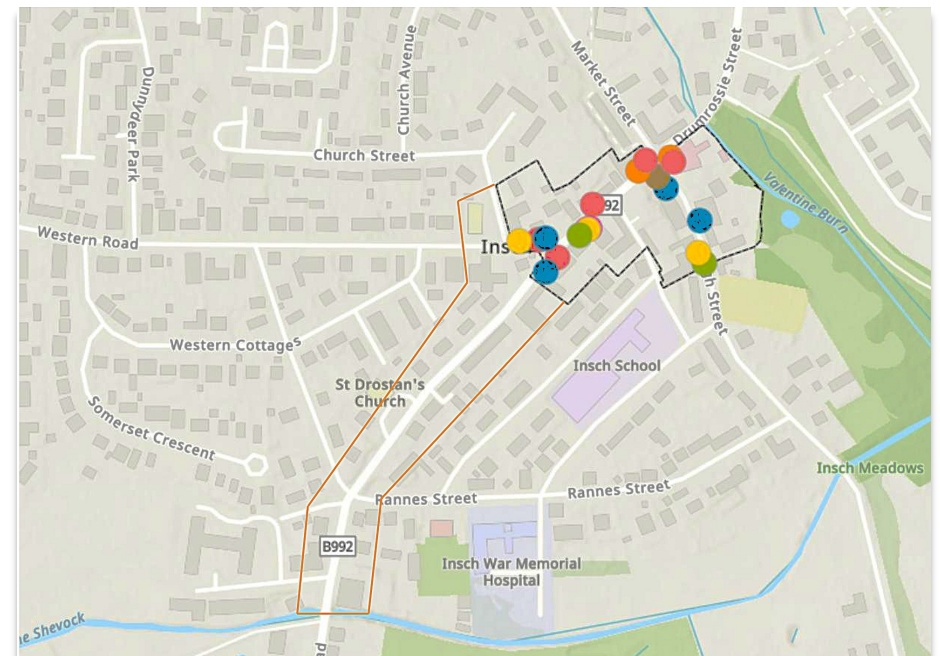
3. Improve Traffic Flow, Car Parking and the Environment at the Village Centre.

Inch has a number of attractive buildings and a cohesive townscape at the junction of Commerce Street, Drumrossie Street, Market Street and High Street. While speeding is generally more of an issue on the outskirts of Inch, the centre

is affected by poor sight lines and heavy parking which impact the pedestrian environment. A [Town Centre Health Check](#) was carried out in 2024, providing a useful baseline for future improvements. Building on this, further options could be landscaping, to make the centre more attractive for pedestrians and to support local retailers.

Inch has expanded over the years and the town centre has grown and now needs to be extended to reflect the shops and business that now occupy it.

The proposed area is highlighted on the map taken from the Town Centre report by Aberdeenshire Council. The orange area highlights the proposed extension to the town centre. This would now incorporate the location of The existing Co-op and proposed new site, site where Butterfly Effect was located, Flare Hair and Beauty, Community Centre, Inch Church and Hall and St Drostan's church and Hall.



INSCH (cont.)

4. Safe crossing points for children walking to school

Any improvements to the village centre (as set out in Proposal 3) should take account of the need for safe and accessible crossing points for children walking to and from school. Safe Crossing Points for Children coming to school from North side of the village across High Street and also from the west side of the village across Commerce Street are required.

5. Create New Community Allotments

A group has been formed in Insch which has obtained an agreement with the land owner to provide a field at Wantonwells, to the south of the village to be used as a community allotments.

6. A New Nursery and Primary school for Insch

The lack of capacity in Insch Primary School is a major constraint in further growth in the village. The assortment of buildings, their lack of capacity and deteriorating play ground indicates the need for a new Primary School with linked Nursery for the village. A site has been identified for a new facility close to the Bennachie Leisure Centre.

7. Development of Affordable and Retirement Homes

It was clear from our consultation events that all the communities within the Bennachie area had no appetite for housing development within their villages with the exception of appropriate infill, the completion of existing allocation in the current Aberdeenshire Local Development Plan and the development of affordable and retirement homes. Within Insch a two green field sites were identified as possible development opportunities: one at Western Road (6a) and the other to the south of Insch Rail Station (6b).

8. Development of old Bus Depot for Retail Uses and Car Parking

This large cleared site has been identified for retail use in the past. The site would be appropriate for a small supermarket with associated car parking and good access onto Commercial Road.

9. Provision of All Weather Playing Field Adjacent to Bennachie Leisure Centre

The Community Action Plan identified the need for an additional astroturf/all weather/multi use playing field, a facility which has been supported in public consultation. A site for this has been identified close to the Bennachie Leisure Centre and the proposed school site.

10. Extend Insch Business Park

Space has been allowed for the expansion of the Insch Business Park to the north and south of the existing park.

11. Protection of Open Space

There are several green/open spaces that should be protected within Insch because of their value as spaces for children to play, as attractive walking routes and to protect valuable views to and from the village. These include the space along the Shevock Burn behind the Hospital, the Insch Meadows, the farmland bordering the Drumrossie walk which provides unparalleled views of Dunnydeer and of the Bennachie ridge as well as the walks around Dunnydeer, Wantonwells and Christkirk.

OTHER SETTLEMENTS

12. Housing Development

From the consultation carried out it was clear that the residents of all the other villages within the Bennachie area did not wish to see any significant housing development apart from that already allocated in the current Aberdeenshire Development Plan and appropriate infill development.

13. Create a Network of Footpaths/Cycleways Linking the Bennachie Villages

Bennachie's villages are generally linked by narrow roads without footpaths which make both walking and cycling hazardous. There is a need for off road, structured paths.

14. Development of Safe Off Road Parking for Primary Schools In Oyne and Old Rayne

Schools in rural communities are always going to attract pupil "drop offs" by car. This can cause local congestion and a potential for accidents. Consultations with residents in both Oyne and Old Rayne identified a need for a safer way to enable children to be dropped off.

15. Improve Visibility on Bridge at Whiteford

There is no pavement or street lights on the bridge and this is the route taken to get to and from the bus stop.

16. Development of Housing and Commercial Use on the Former Archaeolink Site, Oyne

The Archaeolink Prehistoric Park project was completed in 1997 with the aim of opening up northeast Scotland's archaeological heritage to the public. The centre and its buildings attracted a number of awards before its eventual closure in 2005, following the withdrawal of supporting funding from Aberdeenshire Council. The site is now under new ownership, and development proposals include the creation of housing alongside retaining the main Archaeolink building for commercial use.

Any future development should be proportionate and in keeping with the character of the village, ensuring that new housing is sensitively integrated with the surrounding area. This approach would provide an opportunity to bring the site back into active use, while ensuring that part of its heritage continues to serve the community through commercial, retail, or café activity.



BENNACHIE COMMUNITY COUNCIL AREA ISSUES

17. Improve Pedestrian Safety on A96.

There are accident black spots on the A96 as it runs through the Bennachie area. At Colpy/Culsalmond (15a), fatalities have occurred where people cross the road to access the bus stop and Culsalmond Community Centre, with comparable risks identified at Pitcaple and Old Rayne. Dangerous conditions are also present at Pitcaple and Pitmachie for those needing to cross the A96.

18. Prominent Views of Key Tourist Attractions to be protected.

These include the Bennachie range, Dunnydeer and Christkirk. When asked in the community action plan survey: "Many of us enjoy views of Bennachie and the wider landscape. How important is protecting these views from any visual impact?"

Out of the **838** responses the following was found - **70.17%** said protecting these views were *extremely important*, **18.5%** said *very important*, **9.67%** said *somewhat important*, **1.43 %** said *not so important* and only **0.24%** said it was *not important at all*.

19. Energy Related Facilities and Infrastructure

The need for increased electrical energy generation to meet the Governments net zero targets and bring about a more sustainable energy source to combat the effects on climate change is recognised. Aberdeenshire is no stranger to generating renewable energy and many wind turbines are seen throughout the area. At the moment Aberdeenshire is experiencing an explosion in the demand for sites for sustainable energy facilities, i.e. wind and solar farms and their associated infrastructure: high voltage power lines and battery energy storage systems (BESS). The Bennachie area and surrounding

Council areas are seeing multiple applications for BESSs the largest of which will take up land equivalent to 21 football pitches. This is in addition to 5 other applications already proposed for this locality. In addition proposals are being made for wind farms with turbine heights of 200 metres which are normally the size of offshore wind turbines. A recent survey carried out by the local community councils saw **405** people responding to a survey regarding a planning application for turbines with this height with **71%** of the respondents objecting to the proposal and only **15%** being in favour of it. Our Community Action Plan also showed that the views that we enjoy, and help attract tourism to the area require to be protected. Only **0.24%** of the **838** respondents said the views were not important.

A balanced view is required to be taken where a more strategic assessment looks at the local impact as well as the national objectives. At the moment there are numerous applications which although bunding and screening are requested will impact of the beauty of the countryside. The two main industries in our area are agriculture and tourism which these both negatively impact if not carried out on a scale in character with the area. The concentration of some of these sites change the character of the countryside into an industrial area. The overall effect of this as a whole needs to be investigated and the impact in terms of not only planning but also safety assessed.

The two authorities that hold responsibility for permitting such developments: the Scottish Government and Aberdeenshire Council should together develop a framework for the location, size and economic and environmental impact of such energy related facilities which maximises the economic benefit to local communities and minimises the environmental harm to this attractive rural area.

9. Conclusion

This draft Local Place Plan reflects the voices of residents across the Bennachie area and sets out a shared vision for future development and land use. It builds on the Bennachie Community Action Plan and extensive engagement through meetings, surveys and local events.

At this stage, the plan represents the collective priorities identified by the community and provides clear proposals for housing, services, green space, and infrastructure. It is now being shared with Aberdeenshire Council Planners and will be subject to further community consultation.

The Bennachie community is committed to working collaboratively with the Council and other stakeholders to refine and deliver this plan, ensuring that future growth supports a healthy, thriving, and resilient Bennachie area



10. Consultation on the Draft LPP

The team circulated the draft plan to Ward 10 Aberdeenshire Councillors in November 2025 following which the community was consulted on the draft plan.

Community consultation on the draft plan opened on October 30th 2025 and closed on November 21st 2025. The consultation draft plan was available on the Bennachie Community Council website:

(<https://www.bennachiecc.co.uk/community-action-local-place-plans>).

The consultation was advertised on the BCC website, by posters around the village, and on social media

(<https://www.facebook.com/BennachieCC>).

For the purposes of the Information Notice to be served pursuant to the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021, the following Aberdeenshire **Councillors and Community Councils will be formally notified:**

Councillors - Moray Grant, Sam Payne and Hazel Smith

The following Community Councils adjoin the area covered by this plan:

Tap O Noth; Fyvie, Rothienorman & Monquitter;

Donside; Inverurie; Strathbogie; Auchterless, Inverkeithney & Fisherford

Meldrum, Bourtie & Daviot; Kemnay; Cluny, Midmar & Monymusk

See Appendix IV for supporting evidence for Local Place Plan process

Submission to Aberdeenshire Council

This plan is being submitted to Aberdeenshire Council for registration as a Local Place Plan in accordance with the Town and Country Planning (Scotland) Act 1997 as amended by the Planning (Scotland) Act 2019, the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021 and Planning Circular 1/2022: Local Place Plans.

Acknowledgements

The Bennachie Community Council would like to express sincere thanks to everyone who contributed to the preparation of this Local Place Plan. The engagement, insight and support received from residents across the Bennachie area have been invaluable in shaping a shared vision for the future of our communities.

Special thanks go to:

- **Jacky Niven**, for her guidance throughout the process and support in collating and presenting the findings.
- **Gordon Hood** and **Janette Taylor**, on behalf of the Bennachie Community Council Steering Group, for their commitment and coordination.

We are also grateful to the wider Bennachie Community Council and all those who took part in meetings, surveys and consultations. Your time, perspectives and enthusiasm have helped ensure this plan reflects the priorities and aspirations of the community.



11. Appendices

Appendix i.

Online Questionnaire Responses

Available online [here](#)

Appendix ii.

Bennachie Community Council Constitution

The Bennachie Community Council governing document is available online at:

<https://www.bennachiecc.co.uk/community-action-local-place-plans>

Appendix iii.

BENNACHIE: STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS

Not surprisingly, the response to the consultation exercise undertaken for the preparation of this Local Place Plan mirror the responses that were received when preparing the Community Action Plan approximately a year previous. Within the Bennachie area, but most notably Inch, residents do not wish to see further growth. However there is a wide acceptance that if services and facilities in the area are to improve, some growth will be necessary to justify their development and to assist fund these improvements. The extensive consultations for the Community Action Plan and this Local Place Plan show that the Bennachie area has a number of strengths and weaknesses and is faced with a number of opportunities and threats, which any future development should take into account.

STRENGTHS

- Proximity to A96
- Train service to Aberdeen and Inverness
- Attractive villages
- Stunning scenery
- Bennachie Leisure Centre
- Shops and facilities in Inch
- Inch Medical Centre
- Strong Community
- Leadership
- Growing Network of
- Resilience Hubs
- Public open spaces in Inch
- Annual local events such as Strawberry Fayre, Lourin Fayre, Premnay's and Oyne's Galas
- Visitor/Tourist facilities in wider area: castles, gardens, distilleries, beaches, museums
- Friendly community with good community support
- Bennachie and Dunnydeer
- Prime agricultural land

WEAKNESSES

- Lack of Disable Access to Inch Station
- Stretched infrastructure
- Lack of retail facilities in outlying villages
- Poor footpath and cycle links between communities
- Poor Broadband connectivity outside of Inch
- Speeding through communities and lack of parking
- Need for improved bus services connecting small communities with large villages and towns.
- Lack of social affordable housing
- Lack of public sector funding
- Proximity to "Academy Towns" of Inverurie, Huntly, Alford and Oldmeldrum where facilities concentrated

OPPORTUNITIES

- Development of foot and cycle routes
- Reuse of Inch Hospital for health, wellbeing and medical services
- Development of Tourist facilities and accommodation
- Encourage construction of education, sport and allotment facilities
- Interest in community asset transfers and for local development trusts
- Funding for local facilities through developers obligations and renewable developers community contributions
- Provision of local business accommodation
- Impact of move away from Oil to “green” economy in North East Scotland
- 20mph speed limit in local communities
- Possible areas for growth in Inch provided growth brings additional facilities and infrastructure
- Growth of tourism in area

THREATS

- Climate Change
- A concentration of resources on “Academy Towns” to detriment of Inch
- Flooding
- Demand for wind farms, battery storage facilities and new pylon lines
- Viability of primary schools in small communities
- Reduction in jobs as we move away from Oil to “green” economy in North East Scotland
- Too much housing growth without necessary infrastructure
- Access to finance for community assets and activities

Appendix iv.

Supporting Evidence for Local Place Plan Process

Available online at:

<https://www.bennachiecc.co.uk/community-action-local-place-plans>