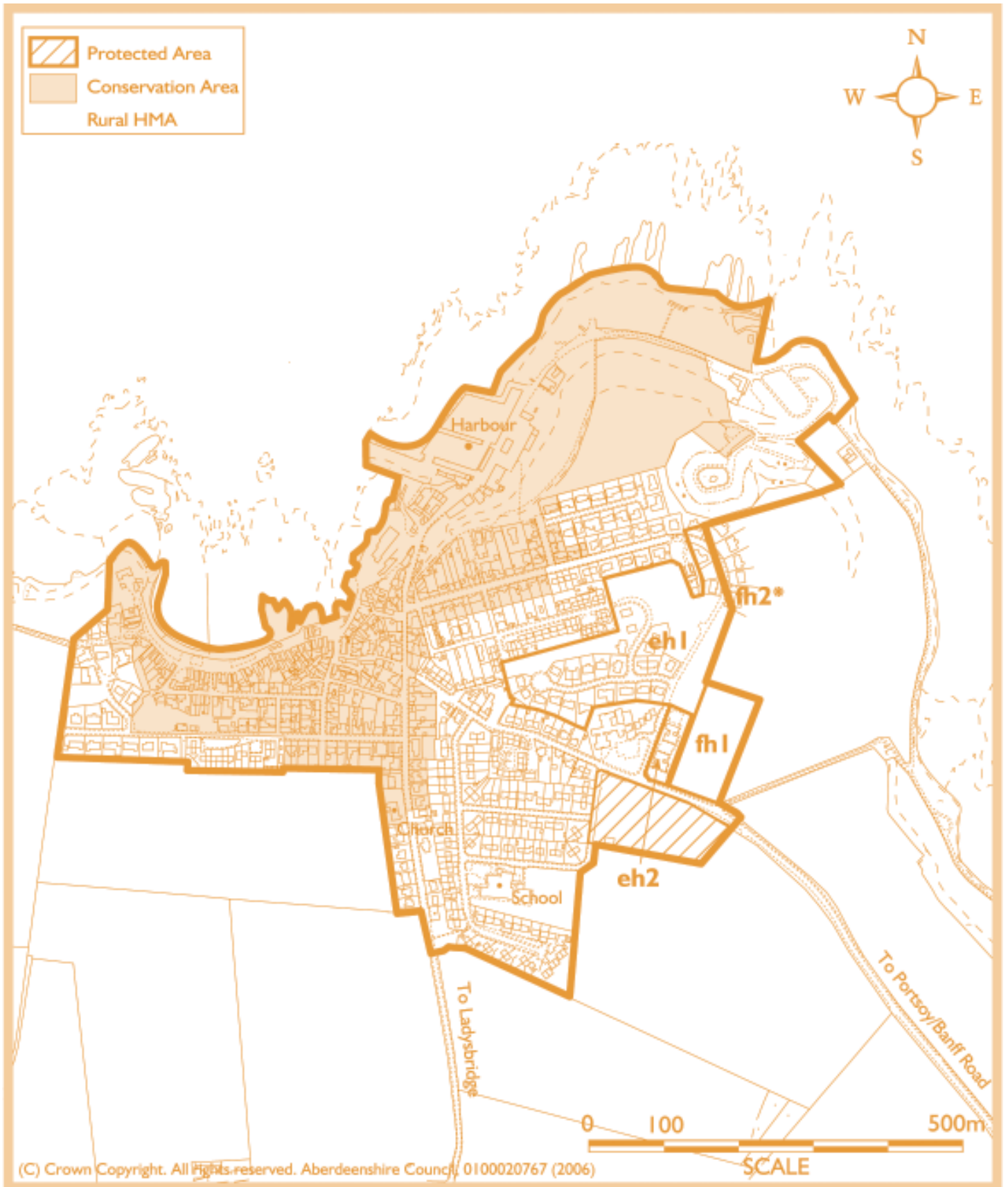




# Whitehills Community Action Plan



### Whitehills and Parish of Boyndie

Whitehills is a coastal village, two miles west of Banff. Fishing features prominently in both its historical and current economy and culture. Surrounding the village is the parish of Boyndie, which is a mix of farmland and scattered hamlets. The total population numbers just over 1000.

The economic fortunes of this community have been mixed in recent years. In 1999 both the harbour and fishmarket ceased to be viable, due to changes within the fishing industry. Similar reorganisation, this time within health services, resulted in closure of another major employer, Ladysbridge Hospital. Since that low point, the community has seen something of a renaissance. A number of community led ventures have added together to improve the look of the community and create employment. Perhaps the most notable of these are the award winning Leisure Marina and four-star graded Boyndie Visitor Centre.

A high quality fish processing business continues to thrive in the village as does a large holiday caravan park. Adjacent to this is Blackpots Playpark, again community run, with its new pavilion, and a significant attraction for local and visiting children.

A strong Community Council has undertaken numerous small projects improving footpaths, creating picnic areas, building a heritage trail and tidying nooks and crannies. The public toilets are reopened and run by a group of volunteers. All this combines to result in favourable comments from the increasing numbers of visitors to the village. This community has demonstrated its ability both to resolve problems itself and work as a team with outside agencies when required. In 2003, it won the title 'Scottish Community of the Year' in a competition sponsored by Calor Gas.

A significant rise in house prices and speed of sale has been noted of late and very few properties in need of renovation remain in the village or surroundings.

A significant number of good quality new homes have been built in the past five years and a large new development is scheduled for the former Ladysbridge site. In 2006, a windfarm was built on a former RAF site in Boyndie, which has a spin-off benefit of a community development fund, linked to the electrical generating capacity of the turbines.

This is the second community action plan to be drawn up for Whitehills, following the implementation of most of the proposals in the first version. Actions completed over the period 2006-2008 - many of

them stemming from the previous plan - include:

- Photo archive created
- Heritage trail developed
- Youth and out of school projects assisted
- Floral entrances to village created
- Red Well renovated
- Seats and picnic tables added to and maintained
- Church clock illuminated
- Viewpoint and walk from Boyndie to windfarm created
- Opposition to future development of Knock Head registered
- Footpath to cemetery built.



*Whitehills Marina.*



*Boyndie Visitor Centre.*



*Windfarm, Boyndie.*



Blackpots Play Park.



Streetlights needed to Blackpots and caravan park.

### Whitehills : Banff & Buchan Area Plan 2007-2010

The Area Plan lays out under six headings Aberdeenshire Council's intentions for developments and projects for the forthcoming three years. It is drawn up by the Banff and Buchan Area Management Team and adopted by the Banff and Buchan Area Committee. The actions identified in the Plan reflect contact and dialogue with local communities, community

groups, organisations and individuals as well as community planning partners.

The latest version (March 2008) of the Area Plan lists no actions specifically for Whitehills, but does include other general intentions which might affect the village. In particular the section on Developing our Partnership provides opportunities for addressing issues and suggestions raised in this document.

Heading/Lead Service	Action/Project
<b>Community Wellbeing</b>	
Roads	Various traffic management/calming schemes, including Safer Routes to School
Housing	Provide more and better quality accommodation for temporary homeless Support for vulnerable, sheltered housing and disabled tenants Work with social landlords/voluntary associations
<b>Sustainable Environment</b>	
Housing	Upgrade energy efficiency and quality of council houses
<b>Developing our Partnership</b>	
Chief Executive (Area Manager)	Work more closely with the Police and others on diversion activities, to flag up areas of concern and work jointly to solve problems in communities  Continue to support the work of the Banffshire Partnership and its constituent groups in providing "bottom up" community planning and enabling community aspirations to be met  Support community councils and other community organisations in Banff & Buchan to work up proposals for; and develop community play, sports, recreation and other community facilities to promote vibrant communities and partnership working
<b>Quality Services</b>	Various actions to maximise quality of service

See map on page 2 for Area Plan land use proposals.

Area Plan differ from the themes in this Community Action Plan, it is easy to relate them to each other.

Although the headings in the

### **Top Four Priorities in Whitehills**

The four top priorities to emerge from the consultation are outlined below:

Projects which would involve the community in partnership

#### **A youth project (Theme : Community Facilities & Activity)**

There continues to be support for providing some sort of facility for young people, such as a drop-in shop or internet café. Funding could be sought to provide a youth worker for a Friday Youth Club. The first stage should be an exercise to establish what young members of the community actually want. [E&R]

Issues which would require action by an outside agency

#### **Lights to and at Blackpots play area (Theme : Local Environment)**

There is concern about the lack of lighting on the path from the village to the popular Blackpots play area and the new Blackpots Pavilion. This is also a route taken by users of the caravan site at Blackpots when coming to use businesses or amenities within the village. Given the popularity of the caravan park, encouraging visitors to use village restaurants and pubs is desirable. [T&I]

#### **Footpath from Whitehills to Ladysbridge (Theme : Traffic & Transport)**

This road is very popular with walkers, including many elderly people and young mothers with pushchairs. It also carries a relatively heavy volume of traffic, including the 305 and 405 buses, with no speed limit. When in due course the new housing development at Ladysbridge is completed, this will become a route to school, church, village halls, post office, and local shops. An alternative path has been made part and parcel of the new development, but this will take users into the wrong end of the village, and in practice, residents will continue to use the road. [T&I]

#### **Drug dealing at the Red Well (Theme : Crime & Community Safety)**

Evidence of drug dealing and use continues to be seen at the Red Well Picnic Area. It is entirely at odds with the community wish for this area to be a key recreation point for families and visitors. [GP,CSP]

#### **Other issues raised**

Many other suggestions received support, and these are listed on pages 6 - 9.



RedWell picnic area.



End of the pavement - B9121.



Old paper shop. Could it be the site of a new youth facility?



One of the derelict buildings in the Marina area.

### Community Facilities & Activity

This theme produced the largest number of suggestions, including two of the top priorities (see page 5). Others receiving significant support were:

Projects which could be undertaken by the community independently

There are proposals for an **annual event** along the lines of Portsoy Boat Festival and the **publication of a history of Whitehills**. Both ideas would require dedicated individuals or groups to take them forward.

Projects which would involve the community in partnership

Proposed projects to do in partnership with Aberdeenshire Council are the creation of a **community woodland** at the crossroads on the Ladysbridge road, in the area known as Annie's Wood, and the **completion of the coastal path** westwards from the village toward Boyne Castle. There is also enthusiasm for developing a **path in the inland part** of the community council area, possibly based on the track of the former railway line through Ladysbridge and Ordens. [P&ES]

Projects which would require action by an outside agency

There is demand for an **ATM** to be provided by one of the banks.

## Jobs & The Economy

Projects which would require action by an outside agency

The only issue raised under this theme was a belief that Aberdeenshire Council should undertake an assessment of the need to **expand or revamp Inverboyndie industrial estate**. The success and level of trade at many of the business units has resulted in problems of insufficient parking space being noted. Ideas such as removal of some of the grassed areas, or redesigning the lorry turning space, currently occupied by refuse skips, should be explored. [T&I]

## Local Environment

This theme produced the second highest number of proposals, including one of those seen as a top priority (see page 5). Much has already been done in previous years (see page 3) but there is support for such activities to continue.

Projects which could be undertaken by the community independently

**Railings at Low Shore** are in need of repair and painting, or replacement.

Projects which would involve the community in partnership

One of these concerns dealing with ongoing problem of **dog mess** which can only be solved by joint action by members of the public and Aberdeenshire Council. [P&ES]

A working relationship with the owners is seen as a way of dealing with the **buildings on the approach to the harbour** and **slippage of the brae**, both of which now look even more out of place as the process of upgrading the harbour and surrounding areas continues, and popularity with visitors increases.

Projects which would require action by an outside agency

There is a wish for Aberdeenshire Council to provide **street lamps between the west end of Reidhaven Street and West End**, particularly as this is the part of the village designated for walkers from the new Ladysbridge Village path to enter, and to **clean and repair drains on the sea wall**. [T&I]

There is support for action by Aberdeenshire Council to **clear the beach** after winter storms. [P&ES]



*Congestion at Inverboyndie Industrial Estate.*



*Railings at West End of Whitehills*



Downies of Whitehills - A major employer.

### Health

Projects which would require action by an outside agency

The only suggestion under this theme was for a **health surgery** in the village. [NHS]

### Housing

Projects which would require action by an outside agency

In view of the recent large increase in property values two proposals are for **more housing for the elderly** [CS, H&SW] and for **low cost community housing**. [CS, PI]



New houses.

### Traffic & Transportation

This theme produced one top priority (see page 5) in addition to the proposals below.

Projects which would require action by an outside agency

There is a need for Whitehills to be marked on **tourist maps** of the area, as it seems to be missed off most holiday guides and visitor publications. [VS]

Two sites where road improvements are wanted, due to poor visibility, are at the junctions of the B9139 with the roads to Boyndie (at Loch of Auds) and B9121 to Ladysbridge. [T&I]

### Crime & Community Safety

Only one issue was raised under this theme, and it is one of the top priorities (see page 5).



*"Welcome to Whitehills" banner*



*The Old Harbour, Whitehills c. 1815*

	Independent	Partnership	Outside Agency
1. Community Facilities & Activity	Yearly event like the Boat Festival History of Whitehills publication	Youth project [E&R] Community woodland at crossroads [P&ES] Complete coastal path west from village [P&ES] Inland pathway [P&ES]	An ATM in the village [CB]
2. Jobs & The Economy			Assess need to expand or revamp Inverboyndie industrial estate [T&I]
3. Local Environment	Replace/repair/repaint railings at Low Shore	Dog mess [P&ES] Improve buildings on approach to harbour, slippage of brae [private owners]	Street lights to and at Blackpots play area and Pavilion [T&I] Street lights between west end of Reidhaven Street and West End [T&I] Clean and repair drains on sea wall [T&I] Clear the beach after winter storms [P&ES]
4. Health			Facility for Health Surgery [NHS]
5. Housing			More housing for the elderly [CS, H&SW] Low cost community housing [CS,PI]

6. Traffic & Transportation		Get Whitehills on tourist maps [VS]	Footpath from village to Ladysbridge [T&I] Improve junction of B9139 and road to Boyndie [T&I] Improve crossroads of B9139 and B9121 road to Ladysbridge [T&I]
7. Crime & Community Safety			Drug dealing at the Red Well [GP,CSP]

### Partner codes

Aberdeenshire Council services:

Aberdeenshire Council services:

E&R Education & Recreation  
 H&SW Housing & Social Work  
 L&A Law & Administration  
 P&ES Planning & Environmental Services  
 T&I Transportation & Infrastructure

Other agencies:

CS Communities Scotland  
 CSP Community Safety Partnership  
 GP Grampian Police  
 GFR Grampian Fire & Rescue Service  
 NHS NHS Grampian  
 SEG Scottish Enterprise Grampian

External agencies:

BT British Telecom  
 FR Falck Renewables  
 PI Private Investors

This booklet is one of a series produced by Local Rural Partnerships under the banner Making It Real for a number of communities in Aberdeenshire.

The initiative is sponsored by Aberdeenshire Community Planning Partnership and Shell, and run by Aberdeenshire Community Economic Development Co-ordinators Forum. The aim is to provide community action plans in an attractive, easy to read, professionally printed format.

The content of each community plan comes from a variety of

previous ones drawn up since 1996 together with update sessions held to gather the latest snapshot of public views on what needs to be done and who could achieve it.

This information can now guide the community and Community Planning Partners in drawing up detailed action plans to implement the top priorities as well as addressing the other issues which have been identified. For each priority or issue this will involve agreeing who should be involved, what resources will be needed and target dates for completion. It is

hoped that this process will be driven by representatives of the community with support - moral, technical and financial - from the relevant Partners.

It is important that this booklet is seen by all concerned as an account of the community's views at the time of the latest consultation, and that it will have to be regularly reviewed and updated. As some projects are completed, other issues will arise and take their place in future versions of the community plan.

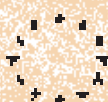
**Thanks are due to  
Whitehills & District  
Community Council for  
organising a meeting at  
which the previous  
community plan was  
updated, and for providing  
background information on  
the community.**

### **BANFFSHIRE PARTNERSHIP DEVELOPING COMMUNITIES**

**The Old School • Boyndie • Banff • AB45 2JT**

**T: 01261 843286 • F: 01261 843598 • E: [bpl.contact@tiscali.co.uk](mailto:bpl.contact@tiscali.co.uk)**

**ABERDEENSHIRE**  
COMMUNITY PLANNING PARTNERSHIP



PARLAMENTARY COMMUNITIES  
OF THE SCOTTISH URBAN DISTRICTS  
COUNCIL OF THE SCOTTISH  
URBAN DISTRICTS  
Work together

Supported by Shell

