

Banff & Macduff

Resident Plan 2025



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We are very grateful to the following photographers for their permission to use images in the Banff and Macduff Resident Plan; Reg Connon, Trish Gale, Andy Martin and Michael Wiseman. Their photographs are credited in the body of the text.

1 INTRODUCTION

We the Communities of Banff and Macduff have come together and produced this Resident Plan in order to set out:

- Those **Important Things** (1.1) we hold in common to be vital to the lived experience of our Communities, and which we aspire to improve and safeguard for future generations.
- Our **Themes for Action** (2.0) and regeneration over the next 5-10 years, which we have agreed will ensure our Communities improve as a vibrant, cohesive, functioning and sustainable Place to live and work.

Our Resident Plan has been created through a process involving one-to-one discussions, workshops with community groups and young people at each of our 3 schools, community meetings held at Macduff Arts Centre and Macduff Library, and through online and paper surveys (see Appendix F). It has involved the participation of 1455 people, including 685 young people, which accounts for 34% of the total households in our two towns.

Our towns have rich and unique histories which underlie our strong identities and give rise to the many things we cherish most about living here (see Important Things 1.1). While the ‘Boar’s Head Carnyx’, a Celtic horn and national archaeological treasure dating from between 80-200 AD, is a striking reminder of the depth of our local heritage, it is perhaps the noble families such as the Lords of Banff, the Ogilvies, and Earls of Fife who have most shaped our towns into what they are today.

The nationally significant Georgian architecture which gives Banff its unique character, and is a source of great pride for us, was built on wealth acquired through trading over the centuries (see Theme for Action 2.1). Our grand built environment is a reminder that our town was the chosen residence of gentry, and a place routinely visited by illustrious visitors such as the poets Burns and Byron. Our rich history and our cherished monuments, buildings and stories now offer foundations upon which we aspire to build a new tourist proposition which can help fuel our regeneration (see Theme for Action 2.2).

In the 18th century, Duff family investments into the Harbour and road, and the building of our renowned Bridge brought rapid transformation to Macduff, formerly a small fishing village. Ongoing improvements to the Harbour ensured we played an integral role in local growth, enabling the fishing and shipbuilding industries which established the town as a major player in both fields. Despite the arrival of the railway, and the resulting regional economic changes, we have never lost our connection to shipbuilding, fishing and the sea, which continue to play essential roles in our local identity from our youngest residents to our elders. We share a belief and aspiration that this heritage, the sea and our magnificent coastal landscapes represent untapped opportunities for our future prospects (see Themes for Action 2.1 and 2.2).

Until relatively recent times, we were thriving communities, healthy local economies and administrative centres. Before 1975, responsibility for important local decisions mainly lay with town residents, familiar with the whole picture and its inner workings. With the abolition of Banff and Macduff’s Burgh statuses in 1975 and the shifting administrative boundaries since – first to the Grampian Regional Council and later to Aberdeenshire Council – we have noted the increasing centralisation of key decisions and budgets, away from our Communities to officers and offices based increasingly further afield. By the beginning of the 21st century, the economic model fuelling our local economies was also coming under threat. The onset of privatisation, globalisation, changing patterns of tourism, and online shopping have all had devastating impacts on our industries and towns.

Today we recognise that declining local economic activity, public funds, and private investment, along with the lack of political will to invest meaningfully in our regeneration or infrastructure are grave challenges we must contend with and actively find solutions for.



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It is from this history and the Important Things (1.1) we share that we derive our Principles (1.2) for this Resident Plan, which in turn determine our Themes for Action (2) which we believe will help us improve our towns. The metaphor of a tree seen in the graphic below is one way of thinking about these relationships.

More recently we are witnessing – and welcome! – many indications of grassroots renewal and regeneration. These community-led projects are beginning to fill gaps left by the withdrawal of public and private investment, and are providing services, spaces and attractions for residents and visitors alike. The selfless, persistent and often heroic hard work of volunteer-led groups such as Friends of Duff House, Banff and Macduff Preservation and Heritage Society, Friends of Tarlair, Banff Castle Community Association, Banff and Macduff in Bloom and Banff, Macduff and District Men’s Shed – to name but a few! – are all demonstrating the potential and fruits of regeneration led by and for our Communities. They also align with new Scottish Government policies which encourage community empowerment and ownership and represent opportunities for us to take greater responsibility for the things we most value and wish to protect for future generations.



We recognise that we are at once, two towns with unique and distinct identities, and that our futures are dependent on each other as a single and isolated economic entity. We recall fondly how well things worked in the past: when we were partners, but each of us also had our own independent life.

We acknowledge too that as local challenges have increased in the c21st, there have been times when the focus of external investment has unfairly favoured one over the other. However, underpinning this Resident Plan, is the understanding that only by working together can we hope to improve the best of what we have and become a more prosperous, attractive and resilient Place to live and work. This running document is intended to express and keep track of our collective wishes, practical objectives, and changing learnings about our Place over the next 5-10 years. It also represents our wish to have greater say in and control over the things that affect us and our towns and demonstrates our love and care for our Place and our home.

The Resident Plan is divided into two sections, wherein all things have been agreed by consensus, unless otherwise stated. In the remaining parts of the Introduction, we define those **Important Things** and **4 Core Principles** which provide the foundations of our Resident Plan. In Section 2 we describe our aspirations for the next 5-10 years, under **4 Themes for Action** setting out our priorities for local action and development. Section 3 sets out our **Guidelines for Local Economic and Housing Development** arising from these aspirations and which can help ensure local development aligns with our Resident Plan. Finally, there follows six Appendices including; two spatial planning maps which specify our preferred **Sensitive Zones for Development and Potential Development Areas**, a **Summary of Young People’s Priorities** for the two towns, their **Ideas for a ‘Youth-led Hub’**, proposals from support users about accessing local support services and lastly details of the process and methodology used to develop our Resident Plan.

1.1 OUR IMPORTANT THINGS

We agree that the following **Important Things** are essential to the health and wellbeing of our Communities, where we live and work, and which underpin our daily lived experience. We aspire to improve and safeguard them for present and future generations.

Our **Important Things** are:

Our Sense of Community;

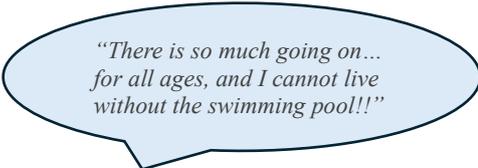
- The friendly people who live here
- A supportive community that looks out for one another
- The feeling that we live in a village even though we are two towns



“A friendly and welcoming place”

Our Local Organisations and Groups proactively supporting the community, including;

- Groups such as; Friends of Tarlair, the Men’s Shed, Banff Castle, Banff & Macduff in Bloom, the Vinery (*‘a lifeline for some’*), Home-Start NEA, our Scout and Guide groups, Friends of Duff House, Banff Preservation and Heritage Society, Beulah Café, Friends of the Aquarium, Deveron FM, our Churches (see below), Macduff Farmers Market, the Christmas lights groups, Cattleskate Academy, the Smiddy, the Forge, Inverboyndie Visitors Centre (see also sports groups below)
- Our Sports Groups, such as: Deveronvale FC, Princess Royal Sports and Community Trust, Macduff FC, Banff Rovers, Rugby Clubs, Deveron Harriers, Macduff Bowling Club, Macduff Petanque Club, Banff Bowling Club, our Golf Clubs: Duff House Royal Golf Club, Royal Tarlair and the Myrus Driving Range.
- *‘Our quiet regular volunteers’* who help run these groups



“There is so much going on... for all ages, and I cannot live without the swimming pool!!”

Our Churches: Macduff Parish Church, St Mary’s Parish Church, Mount Carmel, River Church, St Andrew’s Episcopal Church, Banff Methodist Church

Our Facilities and Activities for Toddlers, Children and Teenagers:

- Fun Zone soft play and other toddler groups: e.g. Home-Start NEA, Doodlebugs, baby groups at Buchan St Hall, St Mary’s Church tots and teas
- Children’s play parks and other outdoor spaces, such as; Myrus Park, Fife St, the fitness park, Duff House and its grounds, our football pitches (incl. the galas they host) and walled gardens, Macduff Primary playground and Banff Skatepark
- See sports and other clubs mentioned above

Our Community Spaces, which bring people together;

- Community-run spaces, such as; Tarlair Pavilion and Café, the Men’s Shed, the Vinery, Banff Castle (incl. the café), Deveronside Club, Buchan Street Hall
- Our libraries
- Our sports centres; Deveron and Macduff Community and Sports Centres
- Our Church Halls: St Mary’s, Market Street, River Church (see below)
- Our allotments

“Places like the church and the library are vital — not just for spiritual or educational reasons, but because they bring people together. They offer warm, welcoming spaces where people of all ages can meet, learn, talk, and feel part of something bigger. These venues quietly hold our communities together. They help tackle isolation, especially for older residents and young families, and provide safe, familiar places where neighbours can build trust and belonging. In a time when many services are disappearing, keeping these community hubs alive is essential to the social wellbeing of our towns.”

Our Independent Local Shops and other Businesses;

- Our cafes, pubs, restaurants and hotels
- Our independent local shops and the chemists, Post Offices and parcel drop off/pick up points.
- Our Charity Shops
- Our supermarkets
- Our local industries and larger employers including; Macduff Shipyards, Macb, Macduff Distillery and our care homes.

“The Town Service bus is vital as a link between the two towns as it enables many folk who do not drive to get about to access shops, activities and walks”

Our Local Services including;

- Our libraries and sports centres (see also above)
- Town centre services such as; the banking hub, public toilets and car parking (see 2.1.4).
- Chalmers Hospital and our GPs
- Our Schools; Macduff Primary, Banff Primary, Banff Academy
- Our Fire Stations
- Our RNLI/Lifeboat Station
- Macduff Coastguard Rescue Team
- The Macduff Harbour Nightwatchman
- Our bus services, especially the Town Service (see also 2.4.2)



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Our History and Heritage, Beautiful Buildings and Monuments including;

- The pleasant built environment and town plans
- Our historical buildings and monuments including Banff Castle, Duff House and Mausoleum, the Tolbooth, Mercat Cross, Old Kirk Yard, Bodie Fountain, the Court House and its connection to Lord Byron, Bridge of Alvah, Banff Bridge, the Harbour and Marina (see 2.2.4), our War Memorials, the Temple of Venus, Macduff Town Hall, Macduff Cross and Anchor and viewpoint, and much more.
- Our fishing and boatbuilding heritage particularly in Macduff
- Our Silversmithing heritage
- The ex-railway line from Macduff to Turiff and the Banff, Portsoy and Strathisla line
- Neolithic sites such as the cairn in Lusy Law Woods and Gaveny Brae standing stones

Places to Walk and Outdoor Spaces

- Duff House Gardens
- Our interconnected local paths and the many walks to choose from including; our Coastal Paths such the waterfront walks along Scotstown, in Banff along High Shore to Tarlair Road. Walks through Montcoffer Woods, to the Bridge of Alvah, and footpaths to the Memorial from Market St and McKay Place
- Our Cycle paths
- Having two towns where everything is accessible on foot
- Our Harbours (see History and Heritage above, and 2.2.4)
- Our many green spaces
- See also Facilities and Activities for Toddlers and Young People

Our Natural Environment

- Fresh air
- The great views and scenery
- The coast and our beaches; beaches, rockpools good surf spots e.g. Palmer Cove, Banff links and Sandend beach
- Our surrounding countryside, the River Deveron and Gelly Burn
- The natural beauty, wildlife and trees

'There's wildlife everywhere up and below'



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1.2 OUR CORE PRINCIPLES

Below are Four Core Principles which provide the foundations of our Resident Plan and should be used as a measure of the suitability and success of any local development (including community proposals and activities). A description of each Principle is followed by a question (in italics) which facilitates the appraisal of a local development against it.

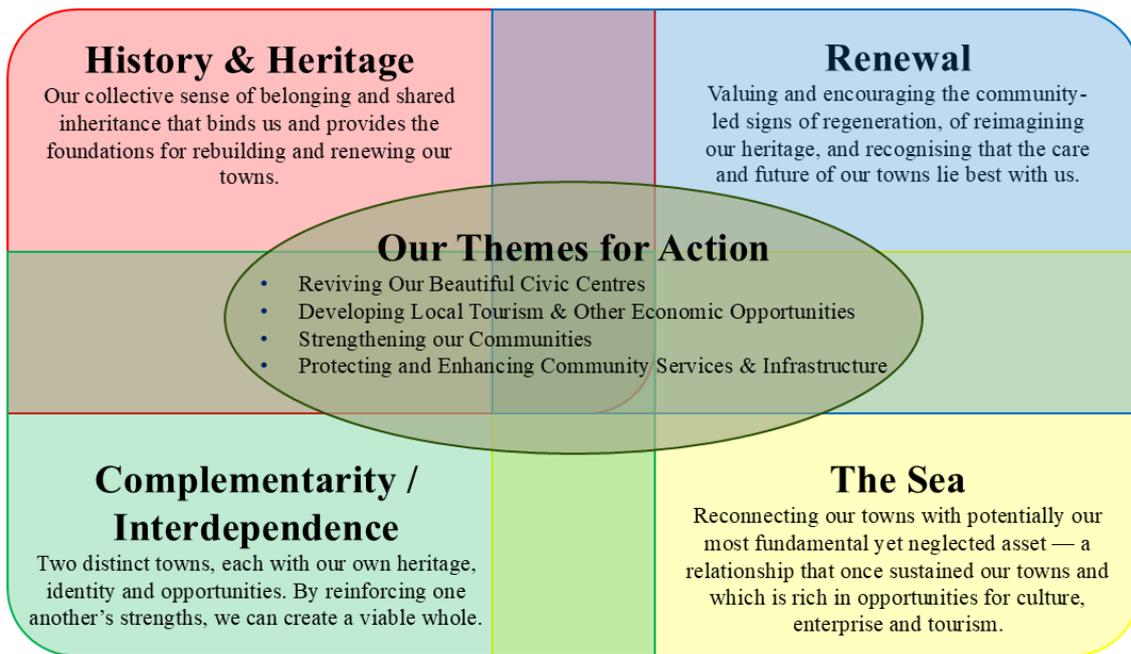
- **History and Heritage:** The history, buildings and culture of our towns, and our collective sense of belonging and shared inheritance which binds us and provides the foundations for rebuilding and renewal.
→ *Does this development protect, enhance and/or communicate to visitors the rich history and heritage that we cherish?*
- **Renewal:** Valuing and encouraging community-led signs of regeneration and reimagining our heritage. Recognising that the care and future of our towns lie best with us.
→ *Does this development contribute to the renewal of our communities by respecting our heritage, Principles and Important Things, and not disrupt our community-led regeneration?*
- **Complementarity (or Interdependence):** Recognising that we are two distinct towns, each with our own identity, heritage, and opportunities, and that improving and reinforcing one another's strengths creates a viable whole.
→ *Does this development properly consider its impact on both towns and enhance both communities as places to live and work?*
- **The Sea:** Strengthening and reimagining our towns relationship to the sea and the related opportunities for cultural activity, tourism and enterprise. Recognising that this may be one of our most fundamental yet neglected assets and ensuring it is an important part of our plans.
→ *Does this development protect, improve and/or properly consider its impact on the marine environment, and not hinder future opportunities enabled by our relationship to the sea?*

2. OUR FOUR THEMES FOR ACTION

Our Four Themes for Action set out in greater details our aspirations for improving our Communities. These are;

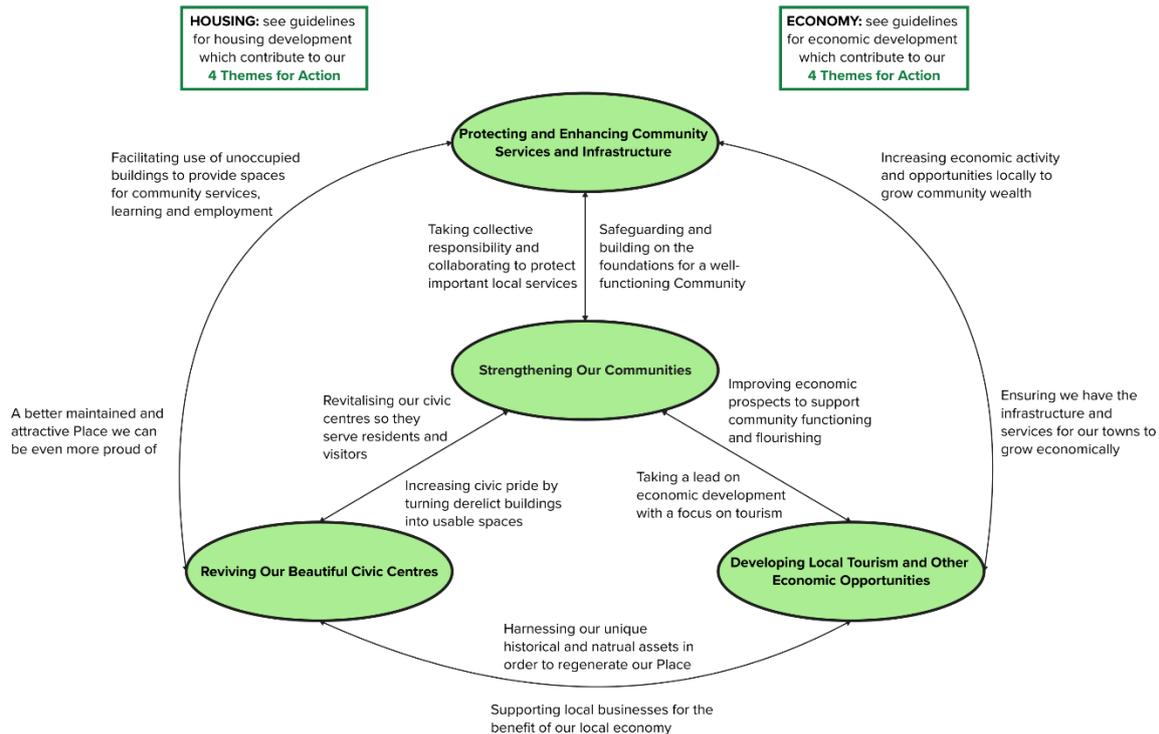
- (1) Reviving Our Beautiful Civic Centres
- (2) Developing Local Tourism and Other Economic Opportunities
- (3) Strengthening Our Communities
- (4) Protecting and Enhancing Community Services and Infrastructure

These emerged from residents' views and feedback shared throughout the different engagement processes outlined in more detail in Appendix F. While there was variation between individuals' and groups' opinions and preferences towards particular Themes for Action, none received strong objections. This is held to indicate a strong level of agreement amongst us all about *what* needs to happen, although the *how* in some cases may require further discussion.



The image above illustrates the relationship between our Core Principles and Themes for Action. It demonstrates how our Core Principles guide the activities within each Theme and, in turn, how the activities can strengthen and enhance these Principles in our Communities. Our Core Principles also act as a lens through which we can better understand the kinds of actions we want to see in our Communities. As each Principle relates to the others, we want to demonstrate how each Theme and Principle are intrinsically interdependent. By understanding these relationships and acting in accordance with them, we believe that our Community will grow and prosper in a genuinely integrated way that is beneficial to all. We hope that all within our Community and any non-resident will consider the place where we live in this holistic way, before deciding on or carrying out any activities and developments here.

It is also true that our Themes for Action are intrinsically and systemically related to each other and must not be seen in isolation. The diagram below illustrates this interdependence and how they should not be understood as distinct sets of actions. Each depends on and has knock-on effects on the others. We ask that anyone viewing our Resident Plan with an interest in carrying out activities with potentially lasting impacts on our Communities, familiarises themselves with these relationships. Without an integrated understanding of each Theme and their interdependencies, we believe the necessary regeneration needed here will neither happen effectively nor sustainably.



2.1 Reviving Our Beautiful Civic Centres

This emerged as one of the foremost priorities with the most important shared concern being to improve the appearance of our civic centres and the public realm. Our aspirations to renovate dilapidated buildings and support occupancy of unused properties are strongly felt across both towns. These aspirations go hand-in-hand with our desire to protect our historic buildings and restore them to their former beauty and further grow our sense of pride in our towns and heritage - one of the things we cherish about living here (see Important Things).

We propose four priorities, which include contributions from local businesses, landlords and residents. They include; improving the care and maintenance of our public realm, measures to facilitate renovation and occupancies of unused derelict buildings, aligning building use with community need, and potential support mechanisms for businesses and services operating in our civic centres. While some of these priorities can be met by community-led action, others require partnership working with public bodies and private initiatives. We look forward to working together in ways that protect and improve our Important Things and align with our Core Principles.

2.1.1 Improving Care and Maintenance is a matter of civic pride for residents and makes the towns attractive places for visitors (see 2.2). Five key areas have been identified for further action;

- **Weeds, plants and blocked drains.** Weeds growing through pavements, out of walls, gutters and roofs, and blocked drains and gutters should be dealt with at greater regularity as the problems exacerbate when not addressed in a timely manner.
- **More bins** including dog poo bins, and their regular collection. Macduff Primary pupils feel ‘we...need to take action to encourage everyone to feel responsible for keeping the place clean and pleasant’, while

“The basic maintenance of the towns’ infrastructure needs to be improved e.g. grass cutting, drains kept clear to prevent flooding and the weeds removed from the town centre streets. All of these are important to keep the town attractive to both residents and visitors.”

Banff Primary pupils have offered to support litter picks if equipment can be provided, ‘so we can improve our place for everyone’.

- **Flowers, gardens and greenspaces.** We are extremely grateful to volunteers and shopkeepers who provide and maintain planters, baskets and green spaces to keep areas looking tidy and beautiful, in particular Banff and Macduff in Bloom (see Important Things). We encourage more support for and involvement in these activities by all who live and work here so that our towns look tidy, cared for and attractive to visitors. The upkeep and maintenance of private and public gardens/greenspaces have also been identified as areas for improvement and flowering trees have been suggested as a future consideration for their relative ease of maintenance and benefits to the environment.
- **Improving shopfronts in unused buildings.** Some wish to see more dedicated projects such as decorations by local artists and for previous designs to be refreshed/updated, while others feel time and resources should be focused on bringing the buildings back into use. See 2.1.2 for further detail.
- **Seagulls;** we would like to work towards a long-term solution to the seasonal challenge of mess caused by seagulls.

“A visitor is always attracted to a town by its surroundings looking pretty. Included in this [are] floral displays.”



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2.1.2 Facilitating Renovation and Use of Unoccupied Buildings, one of our most important priorities, and one for which we believe a dedicated approach is necessary. This priority includes work to create an inventory of long-term unused and derelict buildings, and partnership-working with the Local Authority to establish a package of policies and support measures. We note here by consensus a **pernicious cycle** whereby barriers to town centre renovation and use articulated below, result in a lack of action causing further deterioration of properties and relevant local specialism, which in turn reinforces the barriers. If we do not take measures to reverse this cycle, then we recognise the barriers may become too great to overcome, which is why we see renewing our town centres, and our visitor proposition around this, as being synonymous with economic regeneration.

- **Inventory of Derelict and Unoccupied Buildings.** Within our community-led Asset Register (see 2.1.1), we will compile comprehensive information on ownership, condition, and development plans for vacant and derelict properties.

We would welcome partnership-working with authorities to **share knowledge and information** towards attaining property and ownership details. So far, we have received lists of those properties the Local Authority has put on the market but have not yet received the full list of unoccupied properties, or those which they intend to sell in the future.

This inventory will enable evaluation of buildings against the aspirations outlined in the Resident Plan, identifying those whose poor condition negatively impacts on our aspirations for civic centre regeneration or poses safety hazards due to disrepair, while also highlighting properties with potential for rental or purchase. The North East Scotland Preservation Trust

(NESPT), a specialist building renovation organisation based in Portsoy, has offered support to the community for this initiative (see 2.3.4).

- **Policies to support renovation and facilitate occupation of unused buildings.** Working in partnership with the council and other authorities, we want to look at codeveloping an enabling agreement or policy framework that may use advocacy on the community's behalf, discretionary powers and flexible interpretations to advance town centre regeneration aspirations in regard to derelict and unoccupied buildings.

We would like to explore and consider approaches which have precedent elsewhere to further regeneration goals, such as compelling action from negligent property owners, enabling beneficial development and occupation through renovation support, and restricting inappropriate uses where necessary. Particular focus will be given to buildings in our civic centres that pose safety risks, hold strategic importance for town centre regeneration, or align with priorities identified in the Resident Plan. Policy mechanisms with precedent which could be considered, include:

- **Compulsory Purchase Orders** where prospective buyers demonstrate alignment with Resident Plan aspirations (see 2.1.3).
 - **Reasonable flexibility regarding formal consents** which fundamentally curtail the viability of town centre renovation or reuse, due to prohibitive cost or specialism requirements. These may include Listed Building Consents, Conservation Area Consents, Scheduled Monument Consents, or Building Conservation Standards
 - **Incentivised sales programs**, such as reduced-price disposal schemes used successfully in rural European areas to encourage repopulation.
 - **Financial Support and/or Other Incentives** for businesses and asset-locked organisations purchasing or restoring civic centre properties, see also 2.1.4.
 - **Measures to prevent public expenditure** on demolishing privately-owned properties that have become long-term eyesores.
 - **Template Lease Agreements**, as many currently deter occupancy and/or renovation due to unfavourable conditions for tenants.
 - **Flexible Renting Opportunities** on Local Authority-owned buildings, such as pop-up shops, 'start-up' options and trial periods for new or expanding businesses (see 2.1.3).
 - **Variable Rates** including reductions or waivers for specific durations or purposes e.g. for an initial 6 months, until renovation/building work is complete/trading begins, or until a business or asset-locked organisation reaches profitability or sustainability.
- **Legal, Regulatory and Planning Support.** We would welcome dedicated support or leveraging local authority legal expertise in regard to understanding or navigating policy for those aiming to buy or rent properties in conservation areas. Currently strict or complex policies, or related costs and uncertainties, are deterring interest and investment.
 - **Building Local Procurement, Skills and Capacity Around Regeneration Projects.** A key barrier to town centre regeneration has been the interconnected challenge of declining local restoration work and the erosion of local heritage skills and specialisms. This cycle has reached a point where renovation costs are prohibitively expensive and require importing construction expertise from elsewhere, providing little benefit to our local economy. We have identified two complementary routes to address this challenge and develop town centre regeneration capacity by and for the community.
 - **Local Procurement Policy** - Prioritising builders, suppliers and developers who can grow skills, knowledge and expertise within our towns, supporting local businesses and economy while addressing the shortage of tradespeople, particularly for conservation-related work.

- **Heritage Building Social Enterprise** – Supporting the Local Procurement Policy, some have seen the benefit in a community-led initiative that would train young people while focusing on renovating town centre buildings. A meaningful heritage project could provide the foundation for launching this enterprise. There is memory of a heritage training programme that once operated in the area before relocating to Fyvie Castle, and then further afield, due to insufficient local participation, and which is no longer accessible for us.
- See also **Better Aligning Spaces with Community Need (2.1.3)**. and **Supporting Independent Businesses and Town Centre Services (2.1.4)**.

“Prioritising the history and look of the area, balanced with improving the retail offering is important”

“We have too many shops unoccupied, I would love to see some independent shops open again because the unoccupied businesses make Macduff look like a ghost town and the shop fronts are horrendous to look at as you walk past or maybe the owners of the shops could tidy the front of each shop to make it more appealing to the people that may want to rent or buy them.”

2.1.3 Better Aligning Spaces with Community Need so that newly occupied buildings support community functioning and sustainable regeneration. The options below also reflect many residents’ aspirations for local flexible employment opportunities and to build skills and capacities through volunteering and apprenticeships. Four categories are listed below;

- **Increasing the Number of Shops, Hospitality and other Businesses**, particularly in Macduff. Food and clothing shops, the latter popular among young people, and more high-quality eateries, cafes and places to go out at night (see also below) have all been proposed. Some also wish to see another vet in the towns to alleviate long waiting times. While independent shops and businesses are generally preferred, there is also demand for another chain or bargain store as residents without private transport, on lower incomes or with mobility challenges lack everyday access to cheaper goods and services.
- **Entertainment** options, particularly in the evenings and weekends and for those who do not attend pubs. Live music, a cinema, gaming centre and theatre have all been suggested.
- **Activities, Social Spaces and Community Groups**. Opportunities for services providing social interaction, education and other activities, potentially promoted and trialled through short-term pop-up shops (see 2.1.2) include;
 - Adult learning (e.g. learning for leisure) and other skills development
 - Arts and crafts

- Exercise / sport
- Activities and services for young people (see 2.3.1)
- Disability services (see 2.4.4).
- See also **Enabling Year-round Community Activities, Spaces and Events** (2.3.1)
- **Housing**, due to a shortage in appropriate housing which currently forces local people to move away. We have an aspiration to prioritise local people for tenancies or sales of any new housing stock and a proposal for community-owned housing has been made, so we have a greater say in how the properties are managed and can put profits back into addressing the shortage in the longer-term (see 3.2).

“We don't necessarily want Macduff to become a much bigger place, and we think most of what we're looking for could happen in places we already have that aren't used at the moment. Macduff Town Hall, for example, could be great for clubs and events.”
(Macduff Primary Pupils)

2.1.4 Supporting Independent Businesses and Town Centre Services. This priority sets out mechanisms which support existing local businesses and encourages others to establish in the towns. They include four areas including suggestions from local businesses and involve actions led by the community and Local Authority, as well as opportunities for partnership-working.

- **Striking the Right Balance Between Free and Paid Parking**, including the following measures;
 - Maintaining and increasing free-parking spaces in Banff town centre and at the waterfront in Macduff as many businesses believe the benefits to regeneration outweigh the income earned from parking fees.
 - Enforcement of ‘no-returns’ parking, which enable valuable drop-in/pick-up trade. E.g. along Low Street where day-long parking has become normalised in some spaces. Infrequent or sporadic enforcement would be sufficient to change behaviours.
 - Charges for overnight parking in popular coastal spots to help make up for some of the lost revenue resulting from increasing free parking elsewhere.
 - See also Accessibility under 2.4.2.
- **Public Toilets.** Longer and more consistent opening times of the public toilet at St Mary’s car park in Banff will support increases in town centre footfall by encouraging longer stays and first-time visitors, who might otherwise pass without stopping. In Macduff we are grateful for the support of the Shipyards in keeping the public toilet open at the Harbour and wish to safeguard this service.
- **Safety; Street Lighting, CCTV and Police Presence.**
 - Better street lighting in Banff, in particular on High Street and Low Street to promote safety. An aspiration of young people and shopkeepers, particularly during winter months.
 - Lighting along coastal paths, raised by Banff Academy pupils who suggest responsive lighting can balance safety with minimising light pollution and impacts on boats.
 - CCTV in specific areas of the towns’ centres and in car parks to prevent drug-dealing and other crimes and engender a greater sense of safety.
 - An increased police presence would help deter antisocial behaviour including; outside pubs, noise, speeding and modified vehicles and bikes etc (see 2.4.3 for Road Safety).
 - Increased incidences of actual, and perceived, antisocial behaviour by people of all ages has been expressed as a general concern, notably where this may deter tourist or town centre activity, or use of play or recreation areas. It is a common theme for our young

“Small businesses especially need support to setup and do well, so we don't just end up with chain shops.” (Macduff Primary Pupils)

people, in particular with Macduff Primary pupils reporting feeling unsafe at times in both towns and Academy pupils identifying the tunnel by Banff Bridge and the area around Banff Skatepark as areas where littering are also concerns. The Youth-led Hub, a strategy coproduced by local young people, emerged from conversations about the roots of antisocial behaviour and how it might be mitigated (See 2.3.1).

- See also Seating Areas under 2.3.2.

2.2 Developing Local Tourism and Other Economic Opportunities

Our built environment, monuments, museums and local stories, along with our beautiful coastal scenery and heritage are things we cherish and are proud of. We believe we can better harness these to attract more visitors and improve our future prospects. As some of our historical assets are either poorly maintained or in a state of disrepair, we are also acutely aware that the longer we leave things the harder it will be to capitalise on their potential and there is reputational risk to leaving things as they are. The priorities identified below set out clear actions for improvement and development and should be seen alongside those in 2.1 and as part of an overarching strategy for reversing the cycle of decline.

They begin by identifying the need to articulate and implement a visitor strategy and plan, something agreed to be fundamental by many contributors in meetings held at Macduff Arts Centre. Others include projects to bring together information about the town and improve signage, establishing information Hubs which serve both residents and visitors alike, better protecting and promoting our historical assets and heritage, and proposals to increase economic activity, including development at Macduff Harbour and around Banff Marina. As with Theme for Action 2.1, some of these can be achieved through community leadership and action alone, while others require partnership-working with external agencies and significant investment. We welcome external support and opportunities to collaborate where it aligns with our overall vision for regeneration.

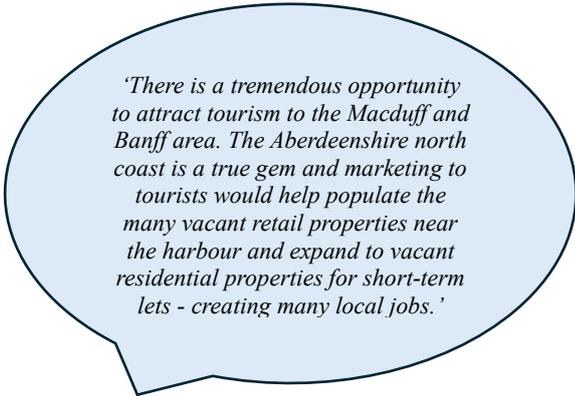


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2.2.1 Articulating and Implementing a Visitor Proposition and Plan. This priority outlines a proposal for initial research into visitor needs as well as a wider-ranging proposition developed for broader promotional purposes. They include;

- **Market research** beginning by engaging with bus companies already visiting the towns to better understand tourist needs and operator preferences and identify ‘quick-win’ interventions to encourage longer stays as well as longer-term opportunities. Findings to be shared with local businesses in order to respond to demand where possible.

- **Developing a Visitor Proposition**, emphasising existing assets including;
 - Our history and heritage (including buildings, monuments, museums and stories)
 - Our natural environment and beauty (including local walks, cycling, water sports and maritime leisure opportunities)
 - The architectural heritage of our towns and region, where villages and towns in the local area are noted for their holistic visual aesthetic and character
 - Other attractions in the broader region



VisitScotland, VisitAberdeenshire and Scottish Community Tourism (SCOTO) have been identified as potential partners.

2.2.2 Improving and Unifying Visitor Experience (including Signage and Information) bringing together the wide range of existing local information with the aim of promoting the joined up 'eco-system' of shops, services and attractions existing within walking and cycling distance across the two towns, and visitors may not be aware of. Two ideas are proposed;

- Consolidating existing information in one place such as through an information sheet and towns map signposting existing resources alongside attractions, services, paths and viewing points etc. Existing and previous examples of maps/information which could be included are; the Heritage Trails (including 2 guided walk booklets, a website and App), the CAVA Trail and Doorstep Explorers developed by Banff Academy pupils. See also 2.2.3
- An interconnected network of street signs, installed in opportune places leading visitors from one amenity, or attraction to another (e.g. town centres, shops and cafes, monuments, viewing points and beaches) and interlinked across both towns. These would be aimed at regional visitors and those from further afield with signs incorporating Doric language suggested as a way to celebrate and promote our heritage.

2.2.3 Establishing Information Hubs which Serve Visitors and Residents, by combining several different information demands efficiently and effectively under one roof and envisaged as both a physical and digital hub. A priority agreed by those attending the meetings at Macduff Arts Centre where Collie Lodge was flagged as being ideally located for a physical hub. A digital hub, in the form of a community website was seen as a first-step solution until a physical space was established. The two complementary hubs would act as one-stop information points for visitors and residents alike providing information on visitor attractions, historical information, local services and accommodation as well as local events, activities, groups, and support services. Proposals for each to host shops selling local products such as items of historical interest and local arts and crafts were also discussed as ways to help support running costs. Voluntary efforts are currently underway to develop the digital community hub/website with further information included in 2.3.5.

2.2.4 Realising the Regenerative Potential of Macduff Harbour and Banff Marina, which are currently under-utilised despite each offering distinct development opportunities. Macduff Harbour, while currently in need of maintenance and repairs, offers potential for commercial activities at a larger scale than Banff Marina which is better suited to recreational craft and maritime leisure

activities. As each is an important historical place in our towns, they also offer potential to be developed as tourist attractions. Ideas for each are included below;

- **Macduff Harbour**

- **Access:** a top priority for younger Macduff residents who recognise the importance of the Harbour in the town's heritage. Safety concerns have been expressed around walking, fishing, and playing near the water with better railings proposed. Residents of all ages have expressed wishes for better maintenance of existing seating and a sheltered area to enable year-round access and enjoyment of the Harbour (see 2.3.3).
- **Repairing and Safeguarding Services:** recent news of the potential loss of the nightwatchman post came as a shock and has led us to seek ongoing reassurance that the post is secure in the future. Many are also deeply concerned that our iconic lighthouse needs repair and that the pier and sea walls are not maintained, conditions which will only worsen and lead to more costly repairs if left unattended. The slipway to the west remains unused for much of the time and could be better utilised.
- **Commercial Development.** The Harbour is appropriately located to service transport vessels for offshore windfarms bringing significant benefits to local businesses and employment, and for which there may be guaranteed demand in the future. In the longer-term, we would like to explore the possibilities for hosting fishing fleets again. The major investment required to expand the Harbour and enable such activity will also ensure the Harbour stays up to date with commercial fishing and/or transportation requirements and bring potential long-term benefits to our Communities.
- **Visitor Attraction** celebrating and educating visitors about our fishing and shipbuilding heritage will be a complementary addition to the redevelopments at the Aquarium and regeneration of Tarlair and establish Macduff as an even more interesting and unique place to visit. (see Macduff Heritage Centre under 2.2.5).

- **Banff Marina** is ideally suited for recreational craft, small creel boats, water sports, boat rides and among other activities. Developing the seafront near the Marina into a vibrant area with cafes, bars and restaurants would, along with those developments at Macduff Harbour outlined above, would present an exciting and unparalleled visitor proposition. The development would also provide the hospitality and entertainment venues which residents have expressed aspirations to see more of in our towns (see 2.1.3).



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'...the harbour needs to be looked at as a long-term employer for the town. Although fishing may no longer be such a powerful force, maintaining and investing in the Harbour is vital. With the change in trends, it's important to keep up Macduff Harbour and try and attract more Business to the Port.'

2.2.5 Better Caring for and Promoting Our Rich Heritage. The voluntary efforts behind the return of activities and events at Banff Castle, the redevelopment at Tarlair, supporting the running of Banff Museum for over 13 years and Duff House over the decades are only some of the examples of residents' working to preserve our heritage and ensure our important historical establishments remain open to the public. They demonstrate our passion for our heritage and the important role these and others play in our sense of pride for our towns, as well as the economic benefits they bring. Three areas have been outlined under this priority expressing our desire for greater support for these efforts, particularly from local and regional agencies considering the recent threats of closure or removal of particular local assets. These are;

- **Banff Museum** where the removal of important artefacts significantly diminishes the visitor experience. The Museum should also be seen as part of a group of historical establishments and attractions in our towns, where the depreciation of one has an impact on the whole and our ability to attract greater numbers of visitors. We would like more recognition from Aberdeenshire Museum Services considering the pivotal role the Museum plays in our broader regeneration strategy, our long-term voluntary efforts to keep the Museum open over many years, and the recent increase in visitor numbers we have achieved.
- **Banff Cemeteries and Ancestry Research**, where St Mary's Kirkyard has been identified as an under-promoted attraction which would significantly benefit from better maintenance of the headstones and grounds. The lack of maintenance of the Banff Aisle in particular, has been disappointing following the restoration assistance provided by Historic Scotland and Heritage Lottery. We also aspire to develop resources to aid ancestry research by making burial records publicly accessible and capitalising on its popularity as a pastime (see below Macduff Heritage Centre).
- **A Macduff Heritage Centre** as a permanent location to celebrate the towns' fishing and boat building heritage. Macduff currently lacks a dedicated public history and heritage centre despite the potential value of such an offering. This could be delivered in partnership with residents and participants of popular Facebook Pages such as *'Banff and Macduff when you were a kid'* and *'Macduff Heritage Society'*, which already act as digital repositories of images, stories and historical events. A Macduff Heritage Centre could also store ancestry records (described above) and pupils from Macduff Primary have suggested that information and artefacts celebrating Walford Brodie would make an exciting attraction for young people.
- See also **Realising the Regenerative Potential of Macduff Harour and Banff Marina** (2.2.4) and **Articulating and Celebrating the Unique Identities of Our Towns** (2.3.3).

2.2.6 Other Economic Development Opportunities to increase jobs, training and capacity-building locally and by extension improve our local economy and grow community wealth. Some of us believe developments such as housing, commercial or other industries are the best route to achieving this, while others have preferences for locally owned businesses and coops which keep money circulating in our towns. While we note this as an aspiration, we recognise further exploration and discussion is required to find agreement on the nature of new economic activity in our towns and the suitable locations for it. Further information is included under **Guidelines for Economic and Housing Development** (3) and Appendices A and B.

2.3 Strengthening Our Community

This theme groups together seven priorities related to strengthening and improving the healthy functioning of our communities. The first, A Youth-led Hub and Other Opportunities for Young People, has been one of the most popular priorities concerning both younger and older residents and aims to address the lack of meaningful activities and engagement for many young people in our towns. The second and third set out our aspiration for more community spaces, activities and events, and a desire to come together as a Community around our shared heritage and identities. The fourth, Safeguarding What We Value as a Community, has arisen as an urgent priority in light of recent threats of closure, removal and sale of public assets and buildings, and aims to ensure we have greater say on issues which affect our daily lives and future. This is closely related to the fifth, Improving Community Communication and Collaboration. The remaining two pertain to improving engagement and involvement of our creative community in our regeneration efforts and, lastly an important priority particularly for young people is protecting our natural environment through community-led action.

2.3.1 A Youth-led Hub and Other Opportunities for Young People, in particular teenagers, was the foremost priority for young people as well as many adult residents, many of the latter felt it was inexcusable that there are less opportunities today than in previous generations. This section is to be read as if it was voiced by young residents who contributed towards their Plans and in designing the Youth-led Hub. See Appendix C for a summary of our Priorities, and Supplementary Document ‘*The Banff and Macduff Children and Teenagers Just Transition Plan*’, which sets out our most important priorities from each school.

- **A Youth-led Hub**, an indoor, affordable, safe and welcoming space with refreshments and food, where, with the support of adults, we establish our own rules and values and run the service. We don’t have enough to do or places to go at the moment, particularly for older teens who can’t afford activities and clubs on offer, and especially during winter months. We get bored easily, lose interest and even a sense of purpose sometimes. We think this leads to antisocial behaviour and we’d be more engaged if there were creative outlets and our own place to hang out and learn new skills.

Some of us developed ideas and designed a Youth-led Hub through the Two Towns Big Ideas Fund. We discussed it a lot and agreed many things including the different rooms needed, the activities we could run, how to measure whether its successful (e.g. is it addressing boredom and antisocial behaviour?), how to manage bad behaviour, promote the Hub and fund-raise. We’ve done a lot of groundwork to develop our ideas into something we think can work and talked to organisers of a successful youth Hub in Dundee to get more ideas. Now we need a location which we feel is suitable, so we can cost up our ideas and make a funding application.

The Pavilion is our number one choice of venue as we already hang out in that area and love that space. We feel we feel we have space do what we want without disturbing people there, while also feeling like it’s our own space. It’s central and there’s a good mix of indoor and outdoor spaces. We’re really keen to learn renovating and decorating skills so we can bring the building back into use again. We’d really like to have support from adults to make this happen and we’ve heard there are funds available for these kinds of projects. See Appendix D for more information about our plans.

'A safe place for our community of young people to get together, learn new skills, be entertained, join in with others, have fun.'

'Youth engagement, access to free recreational facilities, and long-term investment in inclusive community-led spaces must be central ...if we want to reduce antisocial behaviour, improve physical and mental health, and keep young people rooted in and proud of their town, we need to prioritise safe, positive environments for them to grow.'

- **More Activities and Things To Do.** This priority is strongly linked to our reasons for wanting a Youth-led Hub. A Hub would solve a lot of things below. They include;
 - **More Activities for Teenagers**, particularly those living in Macduff. Ideas include; making the gyms in both towns available to people aged 13+ (rather than 16+), adding slides to the swimming pool in Banff, fixing, maintaining and/or upgrading Banff Skatepark - a free welcoming space which often has adult supervision and training, making the climbing wall more accessible, and other sports options other than football.
 - **Outdoor Activities** particularly in the summer making best use of our great coastal location and surroundings e.g. a surf club, other outdoor sports, and a community nature photography competition.
 - **Food growing**, a priority for Banff Primary and Academy pupils in particular, so we can learn more about local fruit and vegetables. It will help make healthy food available to those who can't afford it and mean we're better prepared if our usual food supplies fail for any reason.
 - **Opportunities to Gain Work Experience and Learn Skills.** We're grateful for the relationships between the Academy and local businesses and organisations and would like more opportunities for hands-on learning experience in a variety of skills and sectors. This helps us understand what the world of work will look like and how best to prepare for it. It also gives us opportunities to contribute positively to our Communities - something we find difficult because we don't know other ways to do it.
 - **Maintaining and protecting existing play facilities.** A number of our play parks have missing parts, and some aren't safe. The park at the War Memorial is in poor condition and the one at Duff House gets flooded. We're also put off playing at the Academy Track and Skatepark because of rude graffiti (Banff Primary pupils).
- **Improving Intergenerational Communication** and understanding around local decision-making, as we're often not aware how decisions are made, by who, and want to be more involved so we can be part of making our towns the best they can be. A lot of people think we're not interested but we'd be more engaged if there were more appropriate ways to be involved, and we need to be involved in designing what that looks like (see 2.3.4).
- See also **Community-led Environmental Action and Adaptation** (2.3.7)

2.3.2 Enabling Year-round Community Activities, Spaces and Events, a popular priority closely related to our aspiration to see more businesses and services in our towns (2.1.4). The recent closure of Council-owned spaces such as Macduff Town Hall and the Art's Centre has compounded the problem as affordable, safe, accessible and warm public spaces are fundamental to ensuring we function and grow as Communities. We would also like to see more year-round activities as there are less places to go during winter months. This priority includes three main areas;

- **Community Spaces (indoor)**, a high priority particularly in Macduff given the recent closures. Spaces to gather, learn, exercise, socialise, discuss and make decisions are fundamental to the effective functioning of our Communities and are necessary for building Community self-sufficiency.

“We need access to buildings for our community groups such as recovery groups, women’s, men’s and young persons groups i.e...music groups, dance groups support groups for vulnerable adults and young people, youth club opportunities, wellness groups.”

- **Activities, Clubs and Learning.** We are proud of the large number of clubs and groups we have in our towns and would like to see more where possible, particularly for the elderly and retired, and professionals to access after working hours. Yoga, art and language classes and a book club have been suggested (see also 2.3.1, 2.4.1 and 2.4.4).
- **Outdoor Seating and Green Spaces** particularly given our beautiful built environment. Better maintained and more welcoming seating areas at **Macduff Harbour** is a high priority for younger Macduff residents (see 2.2.4). Specific locations for outdoor seating in Banff town centre, which would also appeal to visitors have been suggested and include; along High Street and Low Street, the top of Strait Path by the crossing at the lights, between the Post Office and turn to Seafield Crescent, and along and in front of the Castle grounds.

Better maintenance of green spaces, including clearing dog mess, would encourage greater use. Some would like to see more parks and gardens, including an enclosed/fenced option for dogs. Other suggestions include a hide along the Deveron, to watch the birds and encourage greater appreciation of our wildlife, and community gardens which enable socialising, learning, health and wellbeing, while also helping to address food insecurity (see 2.3.1).

- See also Active Travel and Coastal Paths under 2.4.2 and **Articulating and Celebrating the Unique identities of Our Towns** (2.3.3).



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2.3.3 Articulating and Celebrating the Unique Identities of Our Towns. Residents of all ages, particularly younger residents in Macduff, thought we could do more to agree and express what we feel is unique and important about the culture and heritage of our Communities. This would help deepen our bonds and communicate our heritage more clearly to others. Macduff Primary pupils said they would like “*at least one big event, as Banff has more than we do and we have the space.*” There is also broad agreement that a community-wide festival—similar to the Portsoy Boat Festival—could both attract visitors and show off our distinctiveness. Banff Primary pupils felt that “*our incredible history*” deserves greater recognition and events such as these could help foster the unity we need to meet the challenges set out in our Plan.

2.3.4 Safeguarding What We Value as a Community. The recent threat of closure and/or removal of important local assets and services such as Macduff Library and the Harbour Nightwatchman, artefacts from Banff Museum, as well as listings on the market of public buildings such as Macduff Town Hall, Macduff Arts Centre and Banff Town Hall, have all highlighted the lack of involvement in decisions that directly affect us. These decisions were taken without prior community consultation. While we recognise the challenges faced by the Local Authority in running and maintaining services and buildings at a time of public service cuts nationally, we also believe community-involvement and open, transparent communication can lead to better results for all.

A proposal at the Macduff Arts Centre meetings was the establishment of a Community Development Trust, a community-led organisation made up of residents and members of local community organisations which can represent the range of priorities set out in our Resident Plan (see also 2.3.1 and 2.3.5). A Trust would take its mandate from our Plan and ensure we have a voice at the table regarding important community decisions while working to bring in much needed investment to mobilise action beginning with our most pressing priorities. It would also add support to our Community Council in planning decisions and other stakeholders to ensure the Plan is represented in all spheres affecting our Communities.

Recent years have also raised awareness of the amount of Common Good Assets we own, particularly in Banff. A representative community body could help ensure our Common Good Assets are preserved and/or used to serve our collective interests now and in the future.

2.3.5 Improving Community Communication and Collaboration, a priority which impacts on several others in this Theme and could significantly improve community functioning and enable effective mobilisation of our Resident Plan (see also 2.3.1 and 2.3.4). Two main areas have been raised;

- **A Single-point for Information Sharing and Dissemination** as currently no two-towns mechanism exists. The development of the community digital Hub/website (currently work in progress) will provide a one-stop information point for community resources, services, clubs and groups. Alongside this, better use of existing facilities are suggested including, community noticeboards, those outside or in shops and better use of Deveron FM. The efficacy of any measure will be dependent on the level and regularity of use by local groups (see also 2.2.3).
- **Greater Communication Between Local Groups and Organisations** to enable more cohesion, alignment, and surface opportunities for collaboration. Regular but not onerous meetings (e.g. quarterly) between group members, ensuring the inclusion of residents with connections across different groups, can ensure updates and information is spread efficiently across the local groups. A genuinely representative Community Development Trust may also serve a similar function (see 2.3.4).
- See also **Opportunities for Young People** (2.3.1).

2.3.6 Deepening Participation of Our Creative Community. We are fortunate to have many artists and makers resident in our towns and surrounding area. The arts and crafts bring multiple and often unseen benefits to community building and regeneration, from beautifying our civic centres and increasing civic pride (see 2.1.1), building skills and capacities (2.2.6, and 2.3.1), bringing people together through creative expression and connecting to our heritage (2.3.1 and 2.3.3), and not least improving wellbeing for all (2.3.2 and 2.4.4). Many also believe that without creative imagination it is difficult to envisage a better future for the next generation. In recognition of the important role our creative community can play in many areas of regeneration we hope to work more closely with them as we mobilise action on our Resident Plan.

2.3.7 Community-led Environmental Action and Adaptation, with younger residents the biggest proponents of this priority. Three areas have been identified and suggestions for becoming eco-towns also raised. These are;

- **Increasing Spaces for Nature, Biodiversity and Wildlife,** including;
 - **Tree-planting,** particularly to replace those damaged by storms. Banff Primary pupils suggested a ‘Banff Tree Team’ which they would participate in, and Macduff Primary pupils believe the fields around their school would be a good place to start.
 - **Improving habitats for Insects and Wildlife;** by allowing wildflowers and grasses etc to grow in designated locations and designed to create ‘wildlife corridors’ across the towns and beyond. Wildflower planting along Coastal Paths has also been identified (see 2.4.2). Some residents have expressed concerns around allowing grasses and weeds to grow would look messy and unkempt, therefore finding an appropriate balance requires further discussion.
- **Looking After Our Coastal Environment and Preparing for Increased Flooding** including;
 - Keeping our beaches clean to protect marine environments, species, and the local fishing industry, while making them more inviting and accessible.
 - Flood protection for the Banff conservation area, an important consideration in relation to sea level rises, and which should form an important part of our current resilience planning.
- **Making More Local Renewable Energy.** Another priority from Banff Primary pupils who have expressed desire to explore opportunities for wind, solar and hydro energy production, and where possible for community-owned infrastructure to raise income for our Communities. Pupils expressed wishes to learn more about these processes and believe ‘*there’s lots of spaces available*’ to instal infrastructure.
- See also **Active Travel** under 2.4.2.



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2.4 Protecting and Enhancing Community Infrastructure and Services

This Theme groups together five priorities related to protecting and improving the services which enable the healthy functioning of our Communities. The recent decline and reduction of public spending and services is a matter of grave concern, and the closure of services and sale of assets were witnessed during the process of developing our Resident Plan. We aspire to preserve those we currently have and see the improvement of many of our existing services. The first priority identifies services which we rely on daily. The second gives addresses transport, accessibility and active travel, a topic significantly impacting some residents more than others. The third focusses on road safety, an important priority for younger residents, and the fourth and fifth set out ways in which support services and childcare can be improved.

2.4.1 Safeguarding and Improving Local Public Services. We believe greater community consultation and involvement in decision-making about the future of services is key to finding effective outcomes which work for our Communities. Concerning all services, Macduff residents aspire to see a better balance struck between the services and facilities available in both towns, as currently there is greater provision in Banff, despite the similar sized populations of both towns. Areas of specific concern include;

- **Our Libraries;** the recent threat of closure to **Macduff Library** has led us to seek reassurance and secure funding for both of our libraries. They are important places used for multiple purposes, as places of study, local information points, for the elderly and where parents bring their children to take part in activities and socialise. Being one of our last free to access public indoor spaces they are vital to the effective functioning of our Communities.
- **Our Health Service.** While we appreciate staff and doctors work hard under difficult circumstances, the service is widely believed to be over-stretched. In particular GP and dentist waiting times are extremely long, which has long-term adverse impacts on our health. We would like to see increased capacity in the service and would also like to retain our minor injuries unit, which is a particularly important service in times of need.
- **Our Sports Centres;** both Deveron and Macduff Sports and Community Centres are much used and highly valued facilities which we want to retain. In both cases, and particularly in Macduff, we would benefit from extended opening times and an increase in the number of activities on offer. The following have been suggested;
 - Extended weekend opening times
 - Broadening the range of swimming times particularly for different age groups including quiet/sensory pool times
 - More activities in Macduff such as fitness classes
 - Greater access to the gym and climbing wall, particularly for young people (see 2.3.2)
 - Cheaper grass pitch rental costs for community groups
 - Greater information dissemination regarding the activities and facilities on offer
- **Banff Academy;** a greater range of subject choice at the Academy would ensure pupils do not have to limit career options or travel elsewhere (e.g. advanced maths). Bullying has also been raised as an issue with potentially long-lasting effects on pupils with processes to assist tackling the behaviours proposed as an intervention.
- See also; public transport (2.4.2), young people and play parks (2.3.1), community spaces and activities (2.3.2), Macduff Harbour Nightwatchman (2.2.4), and Banff Museum (2.2.5), EV charging points and mobile coverage (3.1).

“The Public Library, a critical social resource: for me as a pensioner to access books I could not otherwise afford, for the students who use it as a place to study, the many parents who bring their children to the activities organised by the staff and visitors to find local information.”

2.4.2 Getting from A to B: Public Transport, Accessibility and Active Travel; a range of priorities beginning with public transport, which disproportionately affects those without access to cars, including young people, the elderly, those on low incomes and with disabilities. Reliance on public transport makes accessing many daily needs challenging, including work, learning, education, health care appointments and social support, while also limiting people's ability to purchase cheaper goods, maintain and nurture social relationships and access experiences beyond the towns. These all have knock-on effects for our Communities including on local skills and capacities, the health and welfare systems, and greater numbers of young people moving away to seek opportunities elsewhere and not returning. Active travel and coastal paths are also included under this priority setting out our aspirations for healthy, sustainable travel, as well as our perspectives on the future of Banff Bridge, accessibility in and around the towns, and road maintenance.

- **Public Transport.** The towns service is generally well-used and well-regarded however two specific points have been raised (see also general points listed below);
 - The first service each day has limited pick up points in Macduff which do not serve those in the Myrus Circle development
 - The first Sat morning service does not start early enough to allow people to arrive at work in Banff for 9am.

More frequent connections to villages which access our towns for schooling, shops and socialising (e.g. Aberchirder, Cornhill and Gamrie) are required. A bus to Tarlair has been proposed given the regeneration work taking place and its popularity for visitors and residents alike. Further afield, services to Aberdeen, Fraserburgh and Elgin would enable residents to access more employment, education and learning opportunities, as would more frequent services to Huntly which are aligned with onward rail transport options.

Further points related to bus services in general, with potential to increase usage, include;

- **Reliability** of services; delays or cancellations without prior notice puts people off using them.
 - **Timetabling** to better match times people want to access particular services or activities (e.g. work, education or clubs).
 - **Transfers** where service times could better align with ongoing transport options (e.g. trains at Huntly).
 - **Costs** as return fares can mount significantly, particularly when transferring onto services provided by different companies. Proposals include; a regional one-day travel card, reduced fares for those on low incomes and with disabilities.
 - **Accessibility** particularly for wheelchair users as well as those with prams, cycles and luggage, due to lack of space on many services.
 - **Communications.** Better communication about services and their timetables, including clear and updated signage at the stops would encourage greater take up.
 - **Bus shelters.** Given our windy coastal location we would like to see more shelters at particularly exposed stops.
 - **Trialling new services/routes;** we have seen new routes be put on sometimes with little take up. We would encourage greater communication to access local need and shorter trial periods before implementing new routes.
- **Active Travel and Coastal Paths,** a high priority particularly for young people who wish to have healthier travel options to school, between the towns and beyond. Cycling is felt to be unsafe and we feel the idea of creating an interconnected coastal path through the towns will significantly improve active travel infrastructure while also serving as a visitor attraction. Paths should be linked with clear signage to further routes to and out of the towns and serviced with secure bike racks in suitable locations. See also lighting on coastal paths in 2.1.4.

'Opportunity for delivery of a safe, sustainable, and accessible walking/cycling/running routes, a network from Banff to Whitehills then onwards to Portsoy and Macduff/Tarlair to Gardenstoun - we could do more to develop/promote coastal paths, potential to be popular walking/cycling/running attractions. Development of the route to provide a direct, off-road link will significantly enhance the visitor experience, strengthen the infrastructure along the coast, and provide an active travel option for those seeking to explore some of the area. supporting active. low-carbon travel in the area.'

- **Banff Bridge.** Some residents would like to see the footbridge built across the Deveron to encourage healthy and sustainable travel and young people have expressed it currently feels unsafe on foot or cycle. Others note the limited lifespan of Banff Bridge given the heavy vehicle use and propose building a new vehicle bridge and preserving the historical bridge for pedestrians and cyclists. Further discussion is needed to determine the most appropriate practical solution within our Communities.
- **Accessibility (including Disabled Access);** to town centre shops, cafes and services for those with wheelchairs, mobility scooters and prams. Access is very poor along narrow and steep pavements and due to the limited number of crossing points with the problem being particularly challenging on bin days. Further provision of disability parking would also enable accessibility in and around our towns. See also 2.1.4 and 2.4.3.
- **Road Maintenance** including road markings, was included by residents responding to the survey particularly upgrades to the;
 - A947 as the principal road connecting our towns to the wider region and beyond
 - A98 on the stretch between the A947 and Macduff.

2.4.3 Addressing Road Safety, a priority raised by pupils from all schools, parents, and town centre businesses. The overarching concern relates to the speed and increase in car numbers passing through the towns, which also has negative impacts on active travel uptake. Two measures have been proposed, both of which have the potential additional benefit of slowing passing traffic and encouraging visitors to stop or return for visits.

- **Traffic Calming Measures** including speed limits, traffic lights and pedestrian crossings;
 - Banff High Street, Castle and North Castle Streets; 20mph speed limit zones, or traffic lights.
 - Pedestrian or other crossings outside St Mary's Church where there is good visibility and an existing opening in the fence. Particularly important for young people, the elderly or those with disabilities.
 - Sandyhill Road and along the A98 in Macduff; young people express feeling unsafe and propose traffic lights.
 - Banff Bridge, traffic lights or other measures (see 2.4.2).
 - A crossing outside Macduff Primary, a concern particularly during winter months.
 - A crossing outside the Aldi.
 - The road through Inverboyndie where car speeds are high.
- **Safe Routes for Children and Young People to and from Schools,** with the return of lollypop ladies being a key request. Ramp access at the steps of Macduff Primary have also been suggested due to dangerous winter conditions.

2.4.4 Improving Social Support Provision. We are extremely grateful for the existing services in our towns and recognise the immense staff and voluntary efforts that go into making these services. We are also aware that many are working at full capacity and some have recently closed due to the lack of funding. Given the challenging environment, we would like to explore how improvements to the infrastructure and particular services can be brought about and have identified the following services and areas of interest (see also Appendix E: **Accessing Support Services**);

- Activities for people with learning difficulties and disabilities, particularly outdoors, and greater provision of services within schools.
- Greater general awareness of the needs of those with learning difficulties and disabilities by residents and council workers would support better quality of life for those affected.
- Repair and maintenance of infrastructure for blind and partially sighted people.
- Increased provision of care spaces for elderly residents in relation to adult protection and support services.
- Better provision of mental health and suicide prevention services, so that residents do not have to rely on long NHS waiting lists.
- Further support for those with alcohol or drug addictions, as the knock-on effects are felt within our Communities.
- A community fridge alongside our foodbanks to better distribute food and reduce waste.
- Places offering support which are open as much as possible, as people often cannot wait for the support they need.

2.4.5 Enabling Affordable Childcare particularly for under 5s, to better enable access to employment and learning opportunities for parents, attract young families, and support economic regeneration and wealth building. Parents and providers have agreed that working with the Local Authority to find flexibility around childcare regulation could significantly support community-led solutions similar to those employed in many European countries. Areas identified include; opening hours, carer-to-child ratios and the need for outdoor access. We are also concerned that our existing community-led service has seen a reduction in funding and wish to safeguard this essential service for our young families.

3. GUIDELINES FOR ECONOMIC & HOUSING DEVELOPMENT

3.1 Economic Development *

Our criteria for appropriate economic development are listed below. These were not specifically discussed as part of the Resident Plan engagement process and have instead been drawn from the agreed Priorities under each of the Themes for Action. As such they are a compilation of information relevant to economic and housing development which require further discussion in the community in order to provide further clarity on what we see as our most important development considerations in the area. Those listed below and in Appendices A and B reflect our wish to have greater say in the decisions that relate to local economic development, ensure our Important Things are protected and improved, and that economic progress aligns with our Core Principles, and supports and enhances our Communities as places to live and work.

Guideline Planning Criteria for appropriate local economic development:

- **Sensitive zones** (see Appendix A) for new builds and economic developments should be excluded, or proposals subject to discussion and the consensual agreement of our Communities.
- **Economic Zones** identified (see Appendix B) have not been consensually agreed, are speculative, and are included for further discussion. Those specified pertain to potential development opportunities (at the Harbour and adjacent to the Aldi, see 2.2.4 and 2.2.6),

regeneration of our civic centres, including housing and other opportunities (see 2.1.2, 2.1.3 and 3.2), coastal paths and the continued renovation of Tarlair pools.

- **Improvements arising from a Visitor Proposition and Plan**, towards encouraging more visitors and longer-stay tourism, or activities which better align with our Resident Plan (see 2.2.1). Any proposal for new tourist developments must be considered in the context of our aspiration for preserving our Rich Heritage (See 2.1.2 and 2.2.5).
- **Renovations to existing buildings**, particularly in our civic centres and providing they do not impact negatively on our Important Things and are in line with our Guidelines for Housing Development (see 3.2).
- **Developments which improve local transport links** for both visitors and residents, such as more regular bus services to Huntly and Aberdeen, or other neighbouring communities (see 2.4.2).
- **Increasing EV charging points**, particularly in Banff where they do not negatively impact on our Important Things and green spaces (seen 2.3.1, 2.3.2). Currently only one site is available, which is in a poorly lit location, open to the elements and prone to flooding, can be out of order for many months. At least one further rapid charger appropriately sited would better serve the community, and encourage greater EV take up.
- **Mobile communication infrastructure enhancements**, due to poor connectivity in areas around the towns.

3.2 Housing Development *

The criteria and conditions for what we feel is appropriate local housing are listed below. These are our priorities and preferences for the kinds of housing development we feel are appropriate or desirable in our area. They should be seen in relation to our aspirations to regenerate our civic centres (see 2.1.3) and safeguard and improve our Communities' services (see 2.4.1, 2.4.2 and 2.4.4), as we believe that housing which is not sensitive to our specific needs and aspirations will risk causing more harm than good.

Guideline Planning Criteria for appropriate local housing

- **Respect our Sensitive zones** for new housing (see Appendix A)
- **Affordable or community housing**, tailored to specific local need and demand, from entry-level rental or buying options for young people or families seeking to stay and work in the area, and who keep our communities vibrant, through to homes or facilities which enable senior citizens to remain in the towns.
- **New housing which improves on the standards of current available housing stock**, in particular new developments should be, or include:
 - Effective home insulation
 - Cheap heating sources
 - Easy to maintain
 - EV charge points where possible
 - Garden spaces where possible
- **Exploring controls on holiday-lets and Air BnB**, which is eroding housing stock available for local residents to rent or live, and / or forcing long-term residents to move out of the area.

- **Consider zones with active travel routes to the village** for facilities, services and the school run.
- **Prioritising local social housing applicants**, in particular relaxing the rule limiting refusals, which force residents to accept housing in unfamiliar locations where they lack social connections or networks. To maintain community integrity, social housing should be offered in the first instance to locals or those with family in the area, and only when it is not taken up, be opened to those on the local authority waiting list from further afield.
- **Better communication and preparation around the arrival of new social housing tenants**, between the Housing department, Macduff Community and local organisations. This will support the Community to be better prepared to host new arrivals, and for new residents to access local services and the support they require. Currently the lack of communication risks destabilising our sense of Community and hindering our ability to welcome new residents.
- **Improving distribution of reused and upcycled furniture** in recognition of the regular and consistent requests for furniture and white goods due to the high turnover of social housing tenancies. Addressing the policy which dictates that each change in occupancy requires the disposal of remaining furniture would address the problem at source, support new arrivals, alleviate pressure on local community-led services and reduce waste. Partnership-working between the Housing Department and local organisations to establish a single point of information for local and regional services (see also 2.3.5), enable coordination and collaboration between local services and the recycling centre, and provide access to suitable storage facilities would significantly improve efficiency and has the potential to lead to income-generating activities to help resource the services.

APPENDICES

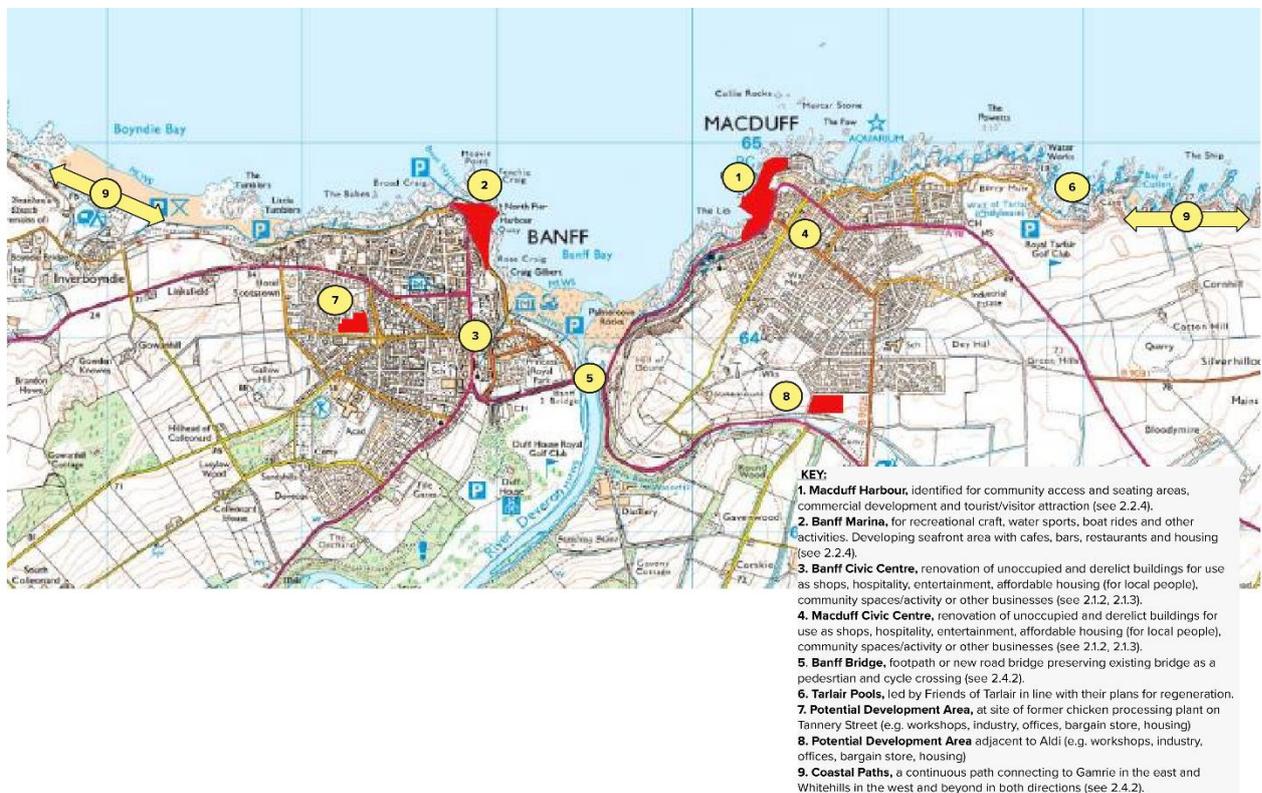
Appendix A: Sensitive Zones for Development *

The map below reflects places listed in our Important Things (1.1) and where formal protections against development may not exist. It should be noted that these were neither considered in depth nor have they been agreed by consensus and should therefore be viewed as ideas for further exploration and discussion among residents. Further discussion within our communities will likely surface further areas which are either sensitive (i.e. only appropriate for certain kinds of development) or which we believe should be excluded from considerations for potential development.



Appendix B: Potential Development Areas

As with Appendix A the areas noted in the map below reflect the wishes and aspirations for development included in our Four Themes for Action. The development areas themselves have neither been discussed in detail nor agreed by consensus and should therefore be seen as ideas for further exploration and discussion among residents.



Appendix C: Summary of Young People’s Priorities for Banff and Macduff

The two slides below summarise priorities agreed by pupils from Banff and Macduff Primaries and Banff Academy. They were collated following work carried out during the winter of 2023/24 by A Place in Childhood (APiC) and Action for a Fairer World (AFW) (formerly Aberdeen for a Fairer World) identifying local opportunities for improvement and creating ‘Just Transition’ Plans. All pupils from Banff and Macduff Primaries contributed to the process and 87 from the Academy participated. The font colours used in the Primary pupils’ priorities relate to those which are shared across the two schools. While all young people’s priorities have been included under the relevant Themes for Action in this Resident Plan, further information about their Plans, including associated maps, can be found in supplementary document *The Banff and Macduff Children and Teenagers Just Transition Plan*.

YOUNG PEOPLE’S PRIORITIES (1)

Led by a steering group of young people each from Banff and Macduff Primaries.

Banff Primary

1. Improve Safety
2. Reduce Litter and Dog Poo
3. Increase and Protect Nature
4. Learn more about Food and Farming
5. Improve Housing for those with Less Money
6. More Renewable Energy
7. Celebrate our Community and History
8. Clothes Shop in Banff
9. Improve Play Opportunities in Banff

Macduff Primary

1. People behaving Respectfully towards each other
2. Reduce Litter and Dog Poo
3. More Shops, Services and Clubs
4. Reuse and Renovate Old Buildings to provide what we need
5. More Council Leadership to unlock Macduff’s Potential
6. Improve our Access to Healthcare
7. Improve the Quality of People’s Homes
8. More Community Events
9. Safety at Macduff Harbour
10. Increase Eco-friendly Travel Options
11. Plant More Trees

YOUNG PEOPLE’S PRIORITIES (2)

Young People from S1-6 Banff Academy (87 contributors)

Key ideas which address some priorities:

1. A youth-led hub: co-designed and developed by young people, a place to hangout, run activities, learn & share knowledge/skills, make decisions together
2. More involvement in decision-making within the community; structures and facilitation support us to have greater involvement in decision-making.

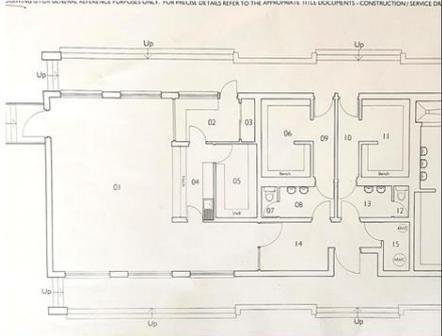
Banff Academy

1. More opportunities for young people in Macduff
2. More walking, cycling and bus routes to connect Macduff, Banff and beyond
3. Improve Traffic Safety
4. An indoor, youth friendly space with café
5. Cleaning up the impact of, and reducing, anti-social behaviour
6. Improve Communication and Understanding around Local Decision-making
7. Adapt Banff and Macduff to our Winter Climate
8. Increase Outdoor Opportunities in the Summer
9. Enhance Current Sport Facilities for Young People

Appendix D: Young People's Ideas for a Youth-led Hub *

The two slides below summarise work carried out by young people to develop their Youth-led Hub. The work was facilitated by A Place in Childhood (APiC) during 2024 through the Two Towns Big Ideas Fund. As described in Priority 2.3.1, the participants identified the Pavilion in Banff as a potential venue and central location popular with and accessible for young people from both towns.

BANFF & MACDUFF YOUTH-LED HUB/CLUB (DRAFT IDEAS 1/2)

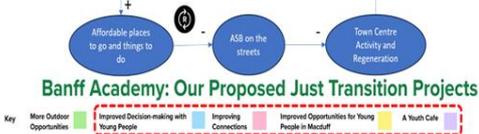



ROOMS

- **Multi-functional Main Room /** lounging / hangout / movies / events / skill zone / party space / food
- **Chill out / let-off-steam Room**
- **Games Room:** pool, darts, card / board games, darts / gaming
- **Office / Decision-making Room:** table, chairs, map, board
- **Storage Space**
- **Outdoor Areas:** Vaping, outdoor activities

WHY ARE WE DOING IT / HOW DO WE MEASURE IT (M)?

- Nothing to do / boredom. *M: Something to do*
- Antisocial behaviour. *M: less antisocial behaviour (and Young People [YP] on the Scotmid wall).*
- Exclusive cost of activities. *M: free to enter*
- Not all YP get out of the house often or know what to do. *M: YP have more ideas on what to do and get out of the house more often (baseline survey).*
- Apathy / lack of purpose or interest. *M: YP show up and keep coming.*
- No entertainment or creative outlets. *M: Hub includes entertainment and creative outlets.*
- Homelife and finding safe spaces is difficult for some YP. *M: Somewhere safe and friendly to go.*
- Fear and lack of confidence (parents and young people). *M: People feeling less fearful and more confident (survey)*
- Nowhere to learn skills. *M: opportunities to learn skills / skill share / skills zone: history, cooking, beauty, football, gaming (being in the same room). (survey).*
- No decision-making space for YP or engagement in decisions: *M: a youth hub.*



Banff Academy: Our Proposed Just Transition Projects

Key: More Outdoor Opportunities (Green), Improved Decision-making with Young People (Red), Improving Connections (Blue), Improved Opportunities for Young People in Macduff (Yellow), A Youth Cafe (Orange)

BANFF & MACDUFF YOUTH-LED HUB/CLUB (DRAFT IDEAS 2/2)

FUND-RAISING

- Free to get in, but some paid activities
- Local business sponsorship
- Donations
- Funders and fund-raising
- Producing something to sell
- Other

MANAGING BEHAVIOUR

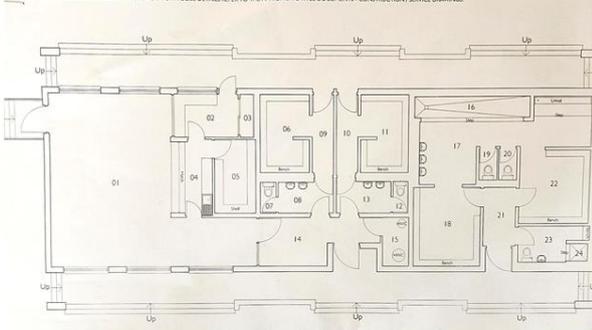
- Who manages it and how?
- Agreed principles and ground rules
- Watching, understanding and facilitating
- Pre-empting ASB and tackling it before it happens
- Splitting up and mediating conflict (maybe a visit to Hot Chocolate Youth Club in Dundee?)

TIMETABLE

- General hangout nights: 5-9pm
- Themed evenings (e.g. film nights, party)
- Specific hobby / interest nights
- Events

MARKETING

- Periodic open days for young people and parents (even accompanied by an adult)



NEXT STEPS?

- Where do we do it?
- What do we need to start: cost and things?
- What type of adult help do we need?

Appendix E: Accessing Support Services

The slide below is a collation of views and ideas put forward by support users and members of the Vinery (including associated groups), Men's Shed, Alladin's Cave, Beulah Café and Home-Start NEA. They were collated over 3 workshops carried out in February 2024 where in total 8 priorities were agreed to be important for improving the prospects of the towns. Those related to accessing support services are included below as additional information to that contained under Priority 2.4.4 (Improving Social Support Provision). The remaining 7 priorities have been included under the relevant Themes for Action in this Resident Plan.

Accessing Social Support

Priorities associated with roots to support, overcoming barriers, stigma and communication

- Many come through referrals from the Job Centre or other departments, family member 'referrals', however word-of-mouth is usually the best way for people to access support as it breaks down barriers and apprehension going to a new place and meeting new people
- Interest in a topic or activity: although this isn't necessarily what keeps people returning
- Many feel a lot of anxiety going to a new place or joining a new group, fear of the unknown/self-confidence may be lacking. Doing a walkabout outside first thing can help break things down (rather than going straight into a course). Pets are also great enablers!
- The first point of contact is very important, as is an 'ante-room' to help get settled, or a space outside.
- A place which is 'staffed/volunteer-run' by those who have experience of and can mirror the needs of those attending is much better; *"being able to meet people like you who live in the same place as you."*
- The place offering support is open as much as possible; as people can't wait for support sometimes.
- Guilt / shame / stigma in accessing support: the importance of empathy in attending to people, treating people with a basic level of respect and without judgement.

- Many residents don't know of the support available locally and may not be able to access it for many reasons. Word-of-mouth is often the best way to spread the word.

Some key questions;

How do people find out about the support that's available? How do you reach those who need it the most (who may be least likely to know what's on offer)? How do we better enable support in a way that takes away the stigma?

Appendix F: Overview of Banff and Macduff Resident Plan Process

The Banff and Macduff Resident Plan is the outcome of a resident-led coproduction process which emerged from the Just Transition Communities Project (JTCP), a Scottish Government-funded project aimed at piloting models of Just Transition** in communities. The project was designed and facilitated by the Community Chartering Network (CCN) and managed by the NESCAN Hub. It was carried out in collaboration with residents through a 5 phase process entailing iterative cycles of discussion, agreement, reflection and validation of the outcomes between November 2023 and June 2025. These were;

Phase 1: Community Engagement (November 2023 – January 2024) centred on in-depth one-to-one discussions with a diverse cross-section of residents guided by the goal of collating voices or perspectives which could establish, to the extent possible, a complete and accurate description of each town and thematic areas which were deemed important to consult by residents. The conversations surfaced views and perspectives in regard to local assets, challenges, histories and aspirations, and early ideas about “what’s good”, “what needs improving,” and “how we got here.”

**A 'Just Transition' refers to a fair and equitable transition to a sustainable community, society and nation. Scottish Government describes it as *"a greener, fairer future for all; and about how we get there – in partnership with communities, workers, and businesses"*. (<https://www.gov.scot/policies/climate-change/just-transition/>. Accessed 08/08/25.)

In parallel, engagement with young people was facilitated by A Place in Childhood (APiC) and Action for a Fairer World (AFW) through Banff and Macduff Primaries and Banff Academy. Young people's insights contributed directly to the emerging picture and thematic development of the towns and are included in the priorities listed in the Resident Plan. Phase 1 continued alongside the other phases until project completion, as gaps in understanding and resident involvement were identified by the community.

Phase 2: Community Meetings (February – June 2024), a number of community meetings, ranging in size from 10-30 local residents, were held with the aim of identifying and agreeing common priorities relevant to specific themes. Participants included; support users accessing a range of services (e.g. health, wellbeing, economic and employment), parents of children under 5, young people and members of local community groups. While these were thematically focussed, they involved a diverse mix of residents, from community leaders, volunteers and organisations with specific roles in the towns. The meetings provided a forum for consolidating and building upon emerging outputs from Phase 1 and agreeing on a set of priorities, and/or courses of action relevant to each group. Each meeting was followed with a written outcomes document being shared to all participants for comment, validation or objection. This was in turn followed by a presentation of the validated outcomes in order to facilitate further reflection on the emergent ideas.

In June 2024, a meeting comprised of a diverse group of residents involved across Phases 1 and 2 was held at Macduff Arts Centre. The aim was to review, refine, validate and/or object to all of the project's emergent outcomes, with those with lived experience and knowledge relevant to the themes raised. There was broad agreement around the proposed priorities which were refined and improved during the meeting, and a number of practical interventions were identified which were explored further in the following Phases.

Phase 3: Co-designing Interventions (September 2024 – June 2025) involved 4 further community meetings predominantly involving the group of residents who had attended the June 2024 meeting, as well as others involved in previous Phases. The purpose of the meetings was to collectively develop the emergent themes and explore practical interventions capable of addressing a number of the agreed priorities simultaneously and/or their underlying causes.

A number of key interventions were identified including; the need for a strategic approach to improving and renovating town centre buildings, further research on visitor/tourist needs and opportunities, a digital community Hub or website to support effective resident communication across the towns and local groups (including a multi-purpose physical Hub in the longer-term), community events to better articulate, celebrate and gather around our shared local heritage, and the need to engage the wider community with the work carried out to date in order to allow for more residents to participate and contribute views. As a part of Phase 3, young people developed their ideas for a Youth-led Hub, described in more detail in 2.3.1 and Appendix D.

During Phase 3 the towns were informed of public service cuts affecting a number of local services and assets, including the threat of closure of Macduff Library, the withdrawal of the Macduff Nightwatchman post, the sales listing of Macduff Town Hall, the closure of Macduff Arts Centre and the removal of artefacts from Banff Museum. These events, all of which occurred without prior public engagement, served to catalyse a priority project, which had been identified previously, around the need for a Community Development Trust (CDT) for the towns. It was agreed that a CDT could act to represent the community on important decisions such as the sale and closure of public assets or services, and mobilising action on regeneration for the towns through the priorities listed in our Resident Plan – see 2.3.4.

Phase 4: Broader Community Engagement (May 2025 – June 2025)

Wider community engagement and outreach was carried out between May and June via an online and paper survey where residents were invited to comment on, improve and/or object to the agreed themes and priorities from the 3 previous Phases, and suggest others where necessary. A door-to-door leaflet

drop was conducted across all houses in Banff and Macduff via Royal Mail, notifying residents of the survey and Resident Plan process. Links and QR codes were included in the leaflet, and the Facebook Page '*Banff and Macduff Have Your Say*' was created for further awareness-raising and communication. Cardboard 'post-boxes' were installed in 10 shops, businesses, organisations and Hubs in Banff and Macduff where residents were able to pick up and return completed paper copies. Following the outreach process a total of 1455 residents directly participated in the Resident Plan, a figure totalling just under 35% of household in the two towns.

While feedback from the survey included suggestions of some additional priorities, and individuals and groups expressed preferences, none of the original priorities included received strong objections. Based on these results and the process described above, our Resident Plan is understood to have the agreement of a large and representative section of our Communities and we are therefore confident that it represents the general aspirations and wishes of a large number of our residents.

Phase 5: Finalising the Resident Plan (August - September 2025). Comments and improvements from the survey responses were collated and incorporated with the original priorities into a Draft Resident Plan, which was shared with all those who provided contact information either during their involvement in the previous stages or when completing the survey. This provided a final opportunity for comment, improvement or strong objections, to ensure the Plan faithfully and accurately reflected the wishes and aspirations of the Community.

* One strong objection was noted concerning each of Sections 3.1 and 3.2, and Appendices A and D. No reasons were given for the objections, and they have therefore been noted here instead of beside the relevant text in the Plan.