



YOUR COMMUNITY, YOUR CHOICE

UDNY

LOCAL PLACE PLAN

March 2026



Image: Pitmedden, aerial view, Udney Community Trust Company Ltd.

Foreword

Udny Community Council is here to represent local views, act as a link with Aberdeenshire Council, and support the wellbeing and future of our community.

As part of this role, we asked the residents of Udny Parish, to help us to develop this Local Place Plan. We would now like to thank all those who took the time to share their ideas, priorities, and concerns, ensuring that the Udny Local Place Plan reflects what matters most to those who live and work here. This document will help guide future development and protect the character of our area in the coming years.

We would like to thank Udny Community Trust for their support in helping to develop the Draft Local Place Plan and this final document.

Gary Bruce

Chairman, Udny Community Council



Image: Udny Green Kirk

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Introduction

The Udney Local Place Plan (LPP) is our tool to ensure new developments are designed around the needs and wishes of our community. The Udney LPP is based on the views of the local population, gathered through a series of community consultations and conversations.

The key goals of the Udney LPP are to:

Make the voice of Udney residents heard regarding their needs and wishes for housing, travel, infrastructure, facilities and the local environment.

Ensure that Aberdeenshire Council is informed of our community's needs and represents our wishes and ambitions for our community in the 2029–2039 Local Development Plan (LDP)

Provide a community brief for developers who plan and deliver projects in our area

Scope and boundaries

The purpose of the Udney LPP is to identify development **opportunities** that are supported by and will benefit residents of Udney parish – the area served by Udney Community Council – including the settlements of Hattoncrook, Pitmedden and Udney Green, and surrounding rural areas. We have consulted residents from across the parish and incorporated their views into the proposals outlined in the LPP.

By necessity, the Udney LPP focuses on development **sites** within Udney parish that were identified in the Aberdeenshire Local Development Plan 2023. We have focussed on the sites located in Pitmedden (see [next page](#)), mindful of the impact that significant development projects could have in Udney Green, which is subject to a [Conservation Area Management Plan](#). The proposals for Pitmedden are expected to benefit residents across the entire parish.

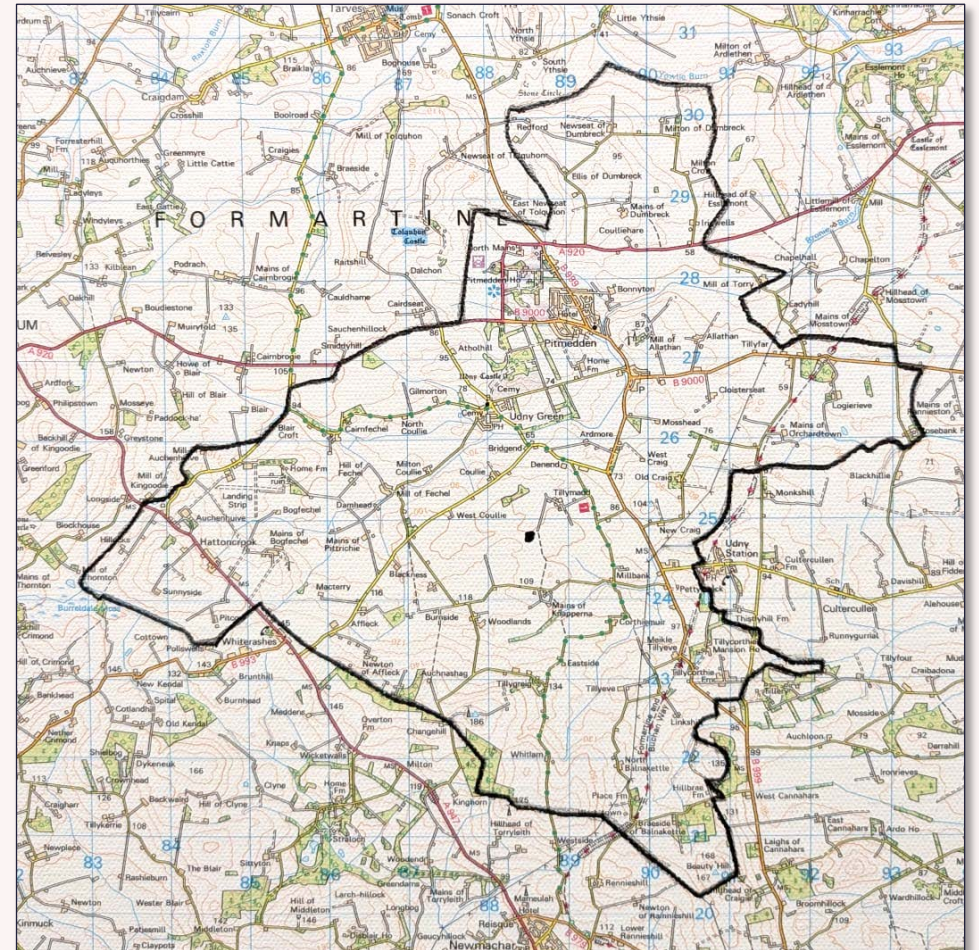


Image: Map of Udney parish boundary

Our development sites

The current status of the development sites shown is as follows:

OP1 - Live planning permission and under development, therefore not under consideration for the LPP.

OP2 - A masterplan has been proposed by Claymore although no visible progress has been made. No live planning permission, thus within the scope of consideration for the LPP.

OP3 - No live planning permission, within the scope of the LPP.

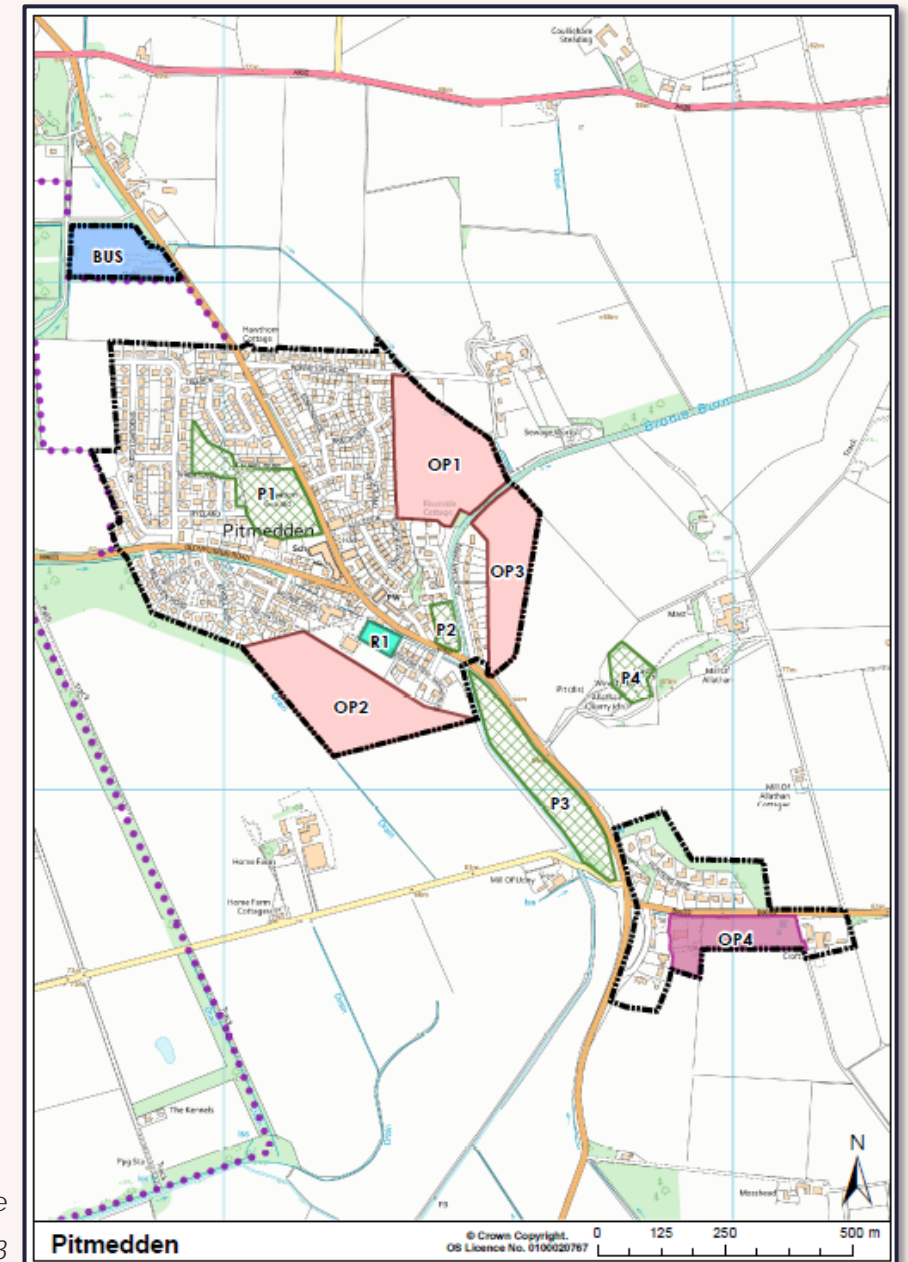
OP4 - Pending planning application, therefore not considered in the LPP.

BUS - Safeguarded for business or employment use, within the scope of the LPP.

R1 – Reserved for a community facility.

Source: Aberdeenshire Local Development Plan 2029 – Review of allocated sites in the Aberdeenshire Local Development Plan 2023, correct as of 1st June 2025

Image: Appendix 7c Settlement Statements Formartine (Pitmedden), Aberdeenshire Local Development Plan 2023



Community input

This LPP for Udney has been prepared through extensive and meaningful consultation and engagement with the local community, over several years. Key engagements and sources for the statements contained in this LPP are noted below.

Imagine Udney Consultations

2019 Imagine Udney (**200+ people**)

2024 Imagine Udney: Past, Present, Future (**102 people**)



Further information about the Imagine Udney consultations can be found on the [next page](#).

Community Meetings and Conversations

2025 (Nov) Pitmedden Village Hall meeting (**20 people**)

2025 (Dec) Udney Community Council Local Development Plan meeting (**14 people**)

2026 (Feb) UCC conversations with community groups and stakeholders on the draft LPP:

- Udney Health Walk group (10th Feb, **25 people**)
- Good Companions group (18th Feb, **32 people**)
- 1st Udney Boys' Brigade (18th Feb, **4 young people, 2 adults**)
- Formartine Youth Project (19th Feb, **13 young people**)
- 1st Udney Girl Guides (23rd Feb, **7 young people and 2 adults**)
- Formartine Utd. Football Club & Youth Academy (11th Mar)



Community Groups' Written Statements

The following written statements have also informed the plan:

- Udney Climate Action response to NESCAN consultation on Scottish Draft Climate Change Plan 2026-2040 (UCA consultation workshop, 22 Jan 2026, **28 people**)
- Formartine Youth Project, 'Youth in Action' meeting minutes (17 Jan 2026, **13 young people**)



Responses to draft Udney LPP during representation period

During the representation period, substantial feedback on the draft LPP was received. In addition to the conversations with community groups (listed on the left), responses were received via an online survey (69), emails (4) and an offline, hard copy version of the survey (2). See [p.9](#) for more information.

Age profile	Total	Online survey	Offline setting
Under 16	25	1	24
16 - 25	1	1	0
26 - 35	8	8	0
36 - 55	46	43	3
56 - 70	12	12	0
Over 70	66	5	61

Right: Responses were received from a range of age groups. Having face-to-face engagements greatly increased the level of input from children and older people.

Imagine Udny

Imagine Udny 2019

The original Imagine Udny consultation, commissioned by Udny Community Trust, used Planning Aid Scotland's Charretteplus® programme for community planning. Over 200 people participated through stakeholder meetings and public workshops, and two school sessions were conducted. The resulting [Community Action Plan](#) and [Spatial Masterplan](#) identified nine key priorities for Udny.



Imagine Udny: Past, Present, Future 2024

In 2024, Imagine Udny was revisited to:

- review progress against the nine original priorities;
- gauge community feedback on and support for Imagine Udny projects; and
- establish what current priorities were for the community.

16 stakeholder interviews and a survey were conducted over a two-month period (June-July 2024), with responses from 86 people across the parish. Ongoing support for several original initiatives was validated and new priorities were identified, captured in the [Re-Imagine Udny](#) report.



Feedback on draft LPP

The [Draft Udney Local Place Plan](#) was made available for public representations from 12th February 2026 until 12th March 2026, with Information Notices sent on 12th February to Udney Community Council (UCC) members, local Councillors for Ward 8 (Mid-Formartine) and Community Councils adjacent to Udney parish.



The draft LPP was hosted on Udney Community Trust's website and shared via the Facebook pages of UCC and Udney Community Trust Company Ltd. (UCTC), as well as in local Facebook groups. Local Councillors and community groups were supportive in sharing and promoting the consultation. Hard copies of the draft plan were made available in The Medan Centre in Pitmedden.

Posters were placed in key locations around the parish, with a QR code linking to an online survey, hosted on Google Forms. Residents could also complete the survey offline, in hard copy, at The Medan Centre, or send feedback via email. The consultation was promoted in Pitmedden News, a community magazine distributed by volunteers to around 900 homes in the parish, and in Udney Community Trust's 'Blether' newsletter in [February](#) and [March](#) 2026.

During the representation period, UCC members proactively met with local groups of all ages (see [p.7](#)), and stakeholders such as Formartine United Football Club, who provided extensive feedback and support.

The data from all feedback channels was analysed quantitatively and qualitatively, looking at the levels of support for different projects and the comments made by respondents. The data was processed following a [thematic analysis](#) method recommended by Planning Aid Scotland.

The feedback survey received 71 responses. 73% of respondents were parish residents from Pitmedden (46%), Udney Green (10%), rural areas (18%), representing a range of age groups (see [p.7](#)). Respondents who live outside the parish reported connections including having children in parish schools, family in the area, employment in the area, or association with local clubs.

The data gathered during the representation period adds detail to a picture created over several years' worth of community consultation and engagement. This latest engagement ensures that the Udney LPP provides an up-to-date representation of our community's wishes and aspirations.

What Udney wants

The priorities and development opportunities relevant to the LPP, which have been identified through community engagement and consultation, can be organised into eight key areas. The following pages provide detail on the development opportunities that residents have expressed support for.

Community venues

Udney has a varied and complementary portfolio of well-utilised community spaces. Residents are keen for operators to work together to preserve and upgrade existing facilities and strongly desire the addition of a community sports facility.

Housing

Residents accept the need for new housing stock, particularly single-storey and homes for older people. Developments should be in keeping with the village's identity, and have regard for the environment and infrastructure capacity.

Village identity

Improved pedestrian safety and traffic-calming measures are essential. Opportunities exist to improve the central village in Pitmedden, positioning an upgraded park as a village centrepiece.

Pitmedden School & Nursery

Residents wish to upgrade and improve the facilities of Pitmedden School & Nursery. Parking is a key concern and must be addressed to improve safety at school drop-off and pick-up.

Paths and greenspaces

The paths network is a success story and community asset. Opportunities exist for further enhancements to paths and greenspaces that could increase tourism and benefit the local economy.

Parks and play

There is strong support for upgrading park facilities to better cater for different user groups and ages. Proposed upgrades would create a destination park that would attract visitors.

Sustainability and resilience

Residents support initiatives that improve the local economy, culture, environment and biodiversity, as well as measures to increase community resilience and food security.

Transport and travel

The difficulty of serving rural communities effectively with public transport presents an opportunity to fill the gaps with a community transport scheme. EV charging points are lacking.

Development opportunities

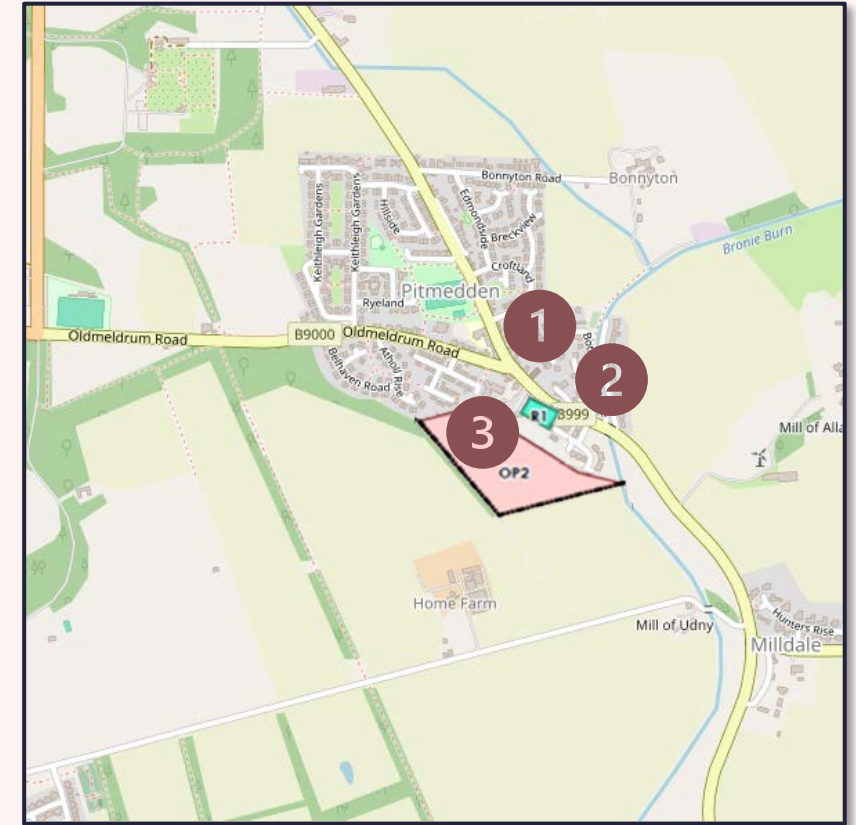
Community venues

Look after what you've got: Residents feel it is important to look after and improve existing facilities, for example increasing accessibility at **Pitmedden Village Hall (1)** and **Pitmedden Church (2)**. There is no perceived need for new social spaces, as the current venues adequately meet the community's needs.

However, there is strong support for the development of a new community sports and recreation facility, a proposal backed by Formartine United Football Club and consistently voiced across the community consultations and engagements that have informed this plan.

Existing sports provision is limited, with parents driving children to after-school activities outside the parish. A local sports facility would fill this gap, while increasing **opportunities for young people**, reducing car travel, and improving **health and wellbeing for the wider community**.

It has been emphasised that any new facility should cater for a **range of sports** and could be enhanced with outdoor recreational elements such as a community garden or growing space. It is a priority that new buildings incorporate energy efficiency features and sustainable water management systems.

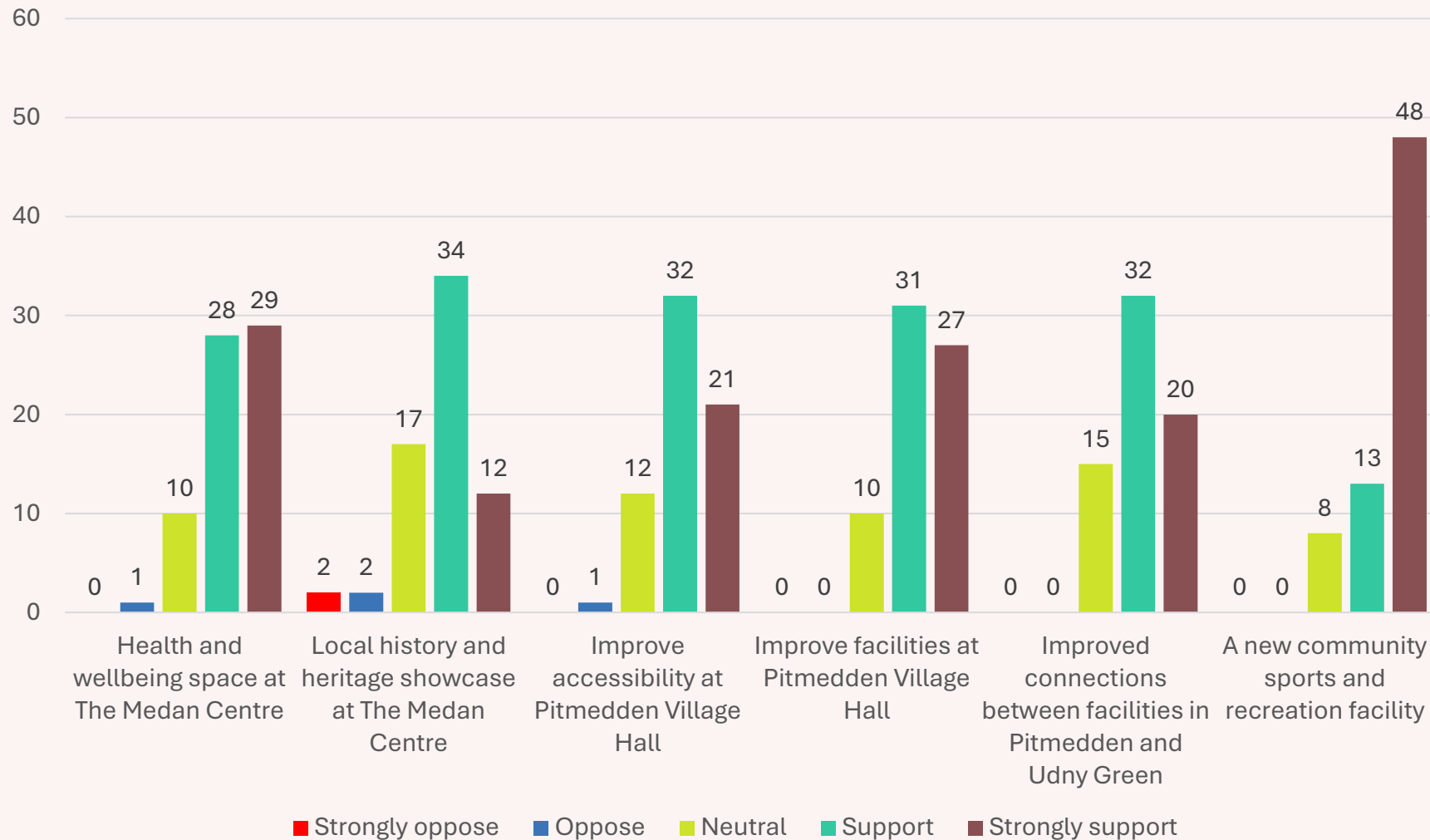


Map: <https://www.openstreetmap.org/copyright>

Site suggestion: (3) OP2 and R1 together would be suitable for a sports facility, incorporating desired indoor and outdoor spaces; all-weather, floodlit pitches; and additional car parking that is needed in the village.

Development opportunities

Community venues



A sports and recreation facility would be amazing for the area. It would open up a lot more opportunities for young people

A high-quality, accessible sports facility would encourage participation in physical activity across all age groups, promote healthier lifestyles, and provide a safe, inclusive environment for young people. It could be used by local schools, recreational teams, walking football groups, fitness classes and other sporting organisations.
On behalf of Formartine United Youth Academy

Feel that we have no suitable local sports venues for the young people... have to travel between Inverurie and Ellon which can be tough to manage

Any new [community facilities] should be constructed with as large solar PV arrays as possible built into their roofs.
Email response

Chart and quotes: Draft Udney LPP Feedback Survey

Development opportunities

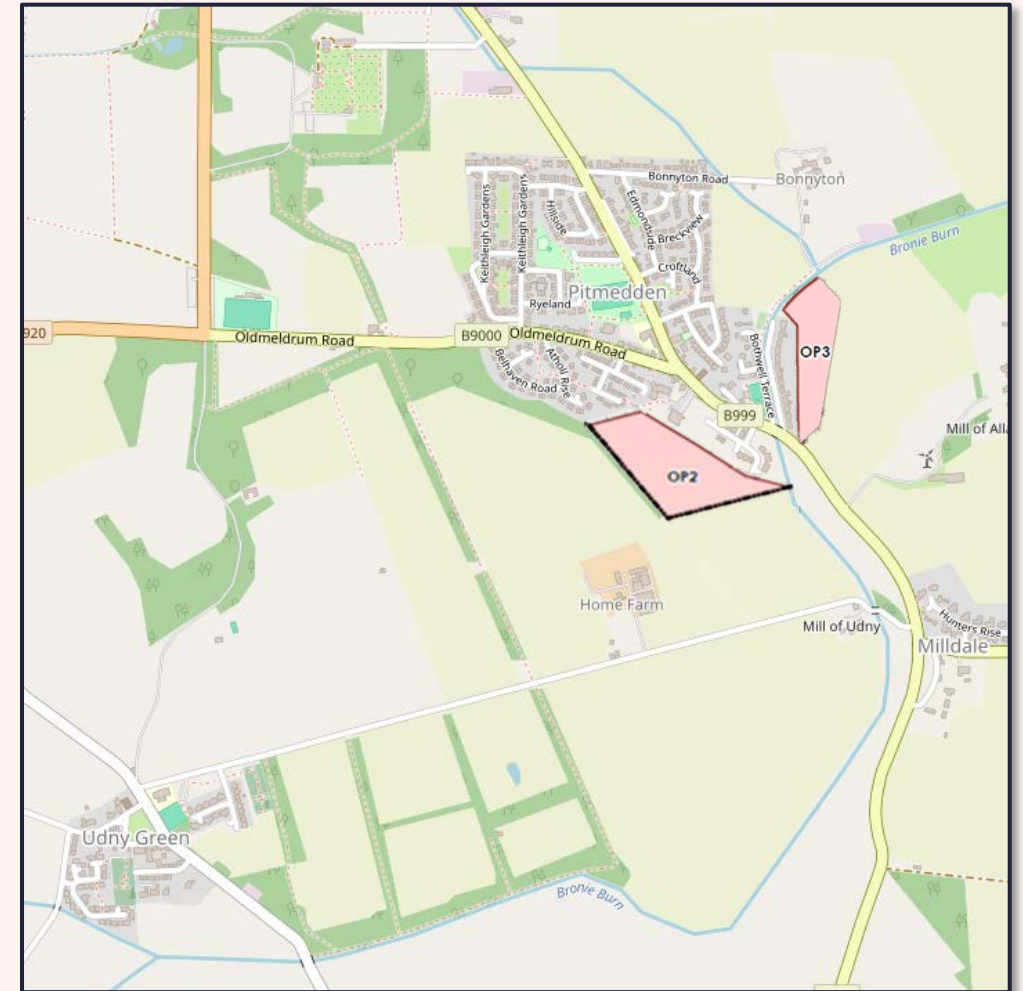
Housing

Diversification of housing stock: Bungalows and housing for older residents to support continued independent living received the highest levels of community backing. This contrasts with other housing types such as flats, which are poorly supported, with indications that multi-storey developments are out of keeping with the existing built environment.

Infrastructure first: A critical condition for any new housing is the prior expansion of local services. Residents shared concerns that further residential development would place additional **pressure on existing infrastructure**, including roads, schools, the GP surgery, hospitality and retail. Safety implications were also raised concerning the **increased traffic and busier roads** that would result from further housing development.

Environmental impact: Additionally, new housing and infrastructure projects should meet the highest standards of energy efficiency and use low-carbon heating solutions. They should deliver a demonstrable net gain for biodiversity, integrating green roofs, wildlife-friendly planting, measures to reduce surface water run-off and sustainable drainage systems.

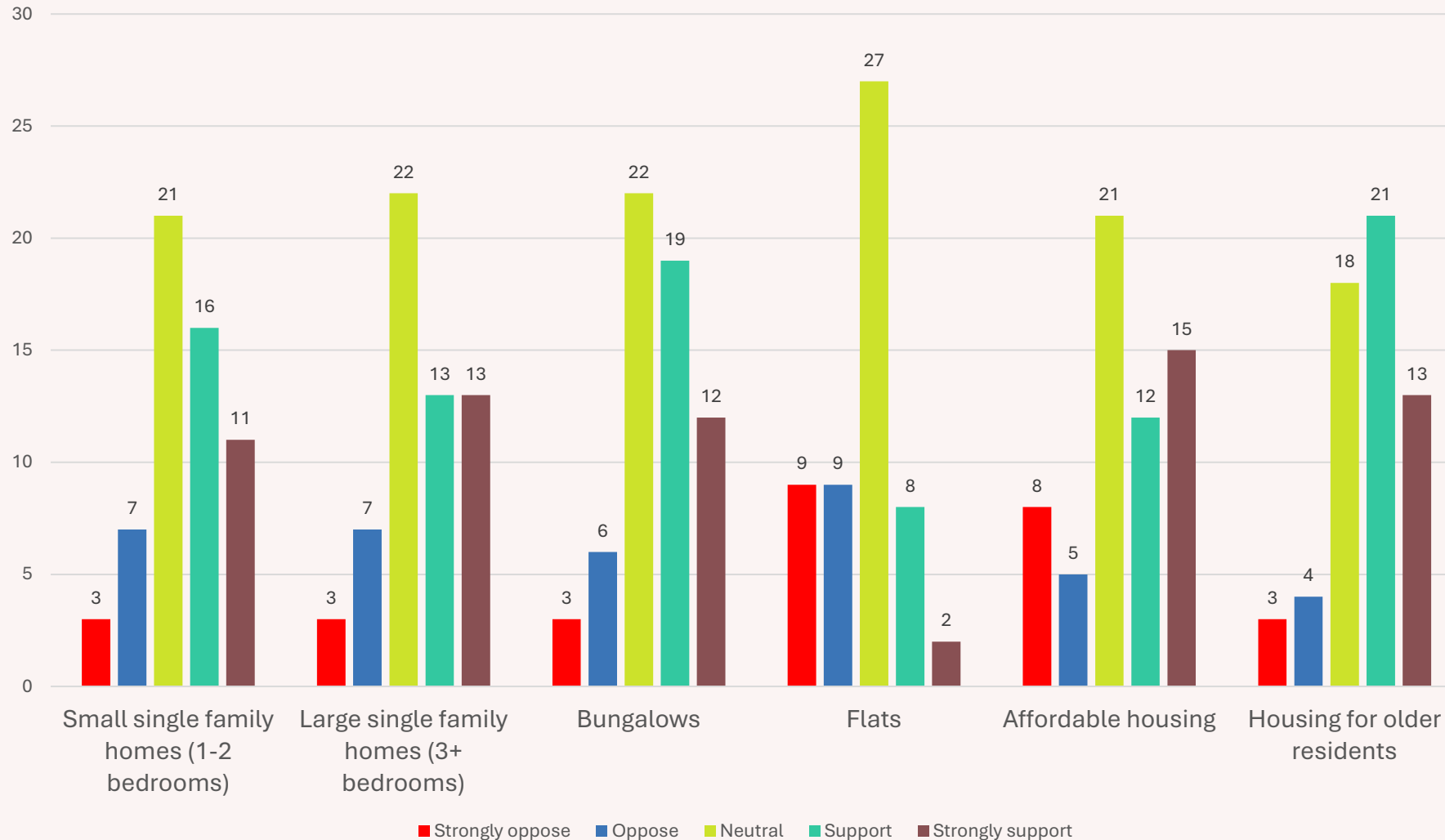
Village identity: There are concerns about the risk of the village losing its identity through disproportionate growth. The small size of the community is a key positive aspect of village life for some residents and there is apprehension about the potential loss of community through growth.



Map: <https://www.openstreetmap.org/copyright>

Development opportunities

Housing



Drastic need for bungalows, people are living longer and smaller single storey accommodation is in massive demand.

We have enough large expensive houses in Pitmedden. There is very little diversity in housing and the type of families that can move here.

The village is at risk of losing its identity and just becoming a commuter town, with insufficient infrastructure in place. [Amenities] are currently sufficient for the needs of the residents. But if the population continues to increase then there will be issues. The community are friendly and supportive of one another as seen during difficult times with weather etc. We care about each other and the village.

Chart and quotes: Draft Udny LPP Feedback Survey

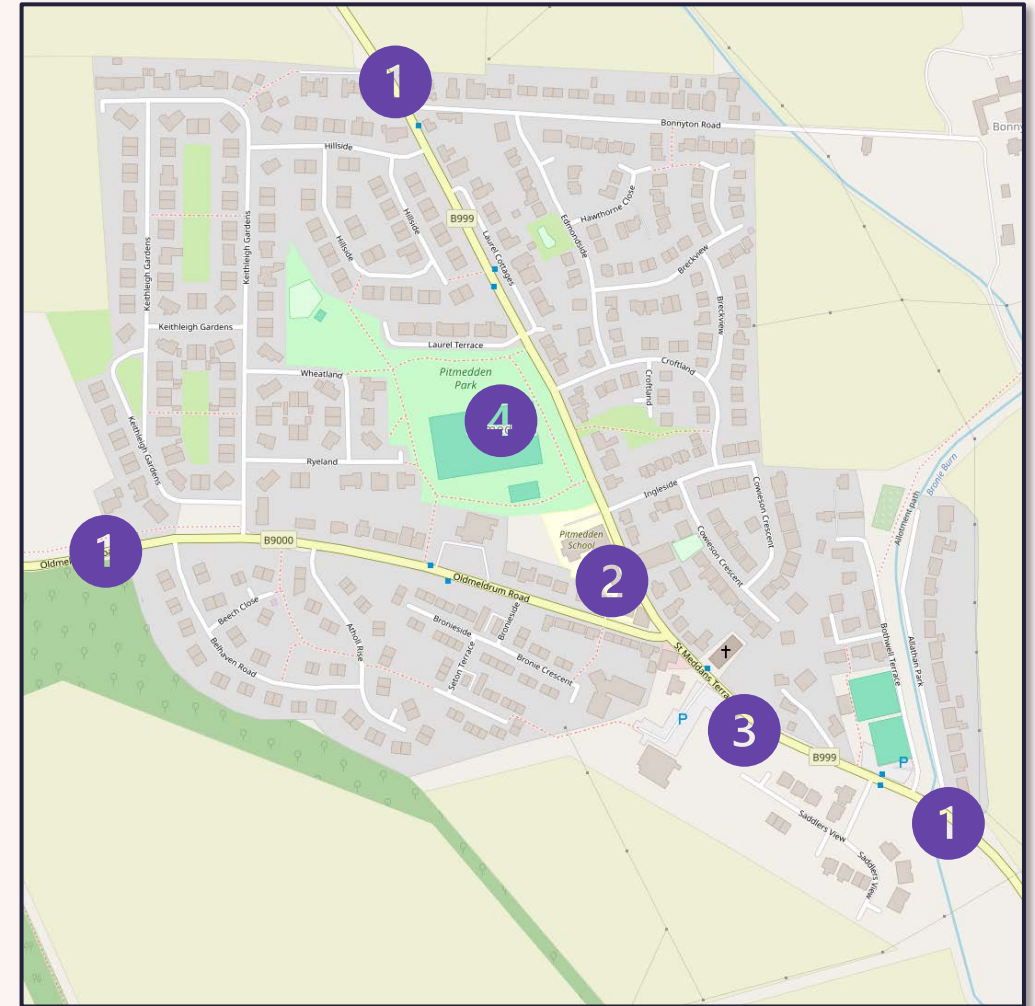
Development opportunities

Village identity

Safety is a priority: Preserving the village environment starts with safety. **86%** of respondents support **pedestrian safety measures**, and **83%** support **traffic calming**, particularly at the village entrances (1); around the school and nursery (2); and on the B999 from CMB Autos garage (3) to the B9000 junction.

Creating a village heart: There is high support for **additional outdoor seating (77%)** and some interest in a **central 'plaza' (61%)** to create a focal point for the community in Pitmedden. It has been suggested that enhancement and development of **Pitmedden Park (4)** would create a village centrepiece and local attraction (see [Parks & Play, p. 21](#))

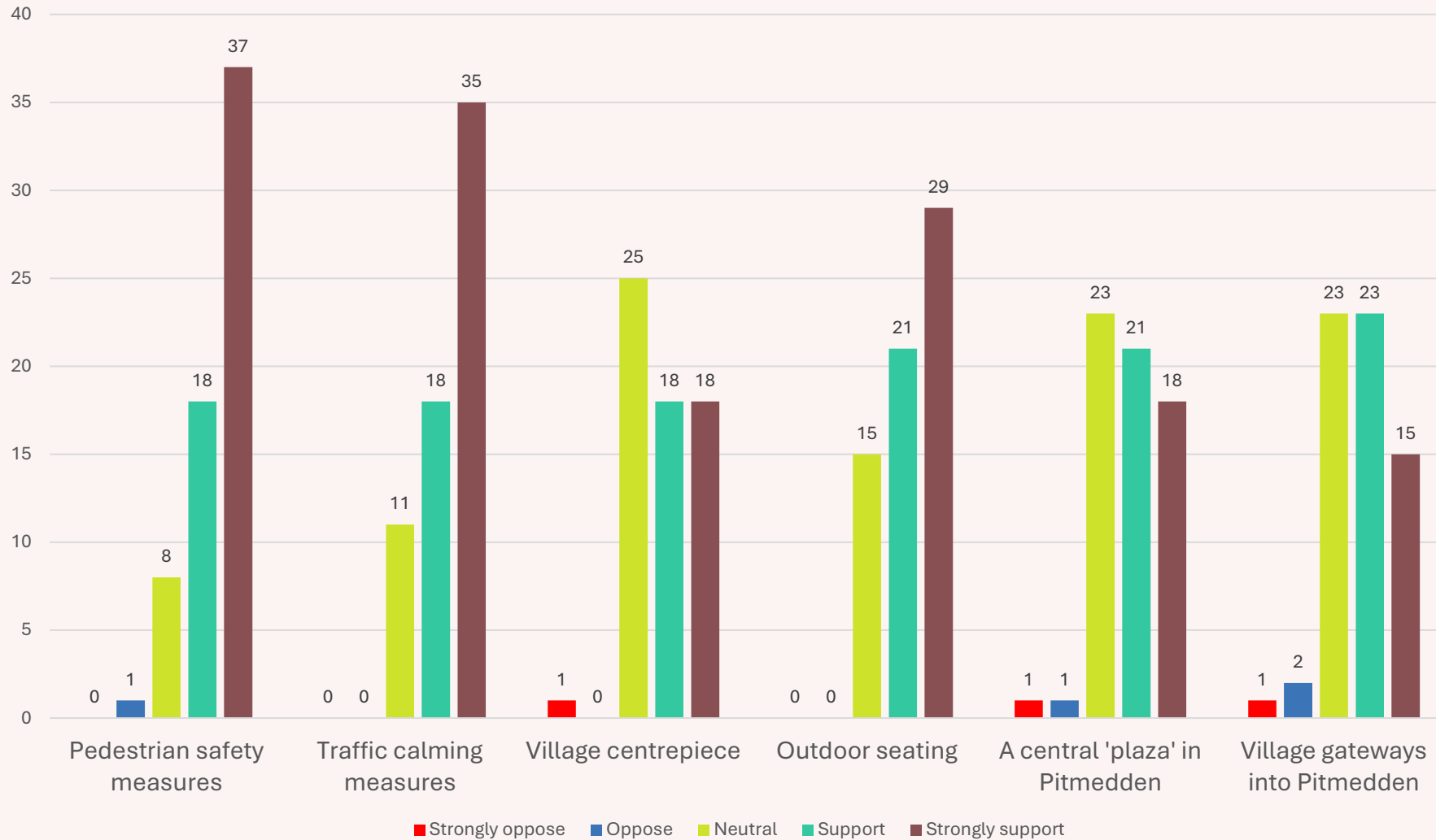
Heritage gateways: **59%** of the community support the installation of village gateways to better define the boundaries of Pitmedden and celebrate its local character. Consideration should be given to potential future growth of the settlement in selecting gateway locations. The initiative could be reproduced in the settlements of Hattoncrook and Udney Green, to create a sense of shared identity across the parish.



Map: <https://www.openstreetmap.org/copyright>

Development opportunities

Village identity



The main pedestrian crossing on Tarves road is in horrendous condition and not fit for purpose. [Aberdeenshire] Council are overdue to rectify this. This requires urgent attention as a Safe Route to School, as well as creating a second crossing on Meldrum Road for children and residents on that side of the village.

Traffic calming is also a huge worry for parents. Only when vehicles are parked outside houses on Tarves Road are vehicles forced to reduce speed entering the village... traffic islands or build-outs, similar to Potterton and Kemnay, are needed to slow the flow of through traffic.

Chart and quotes: Draft Udney LPP Feedback Survey

Development opportunities

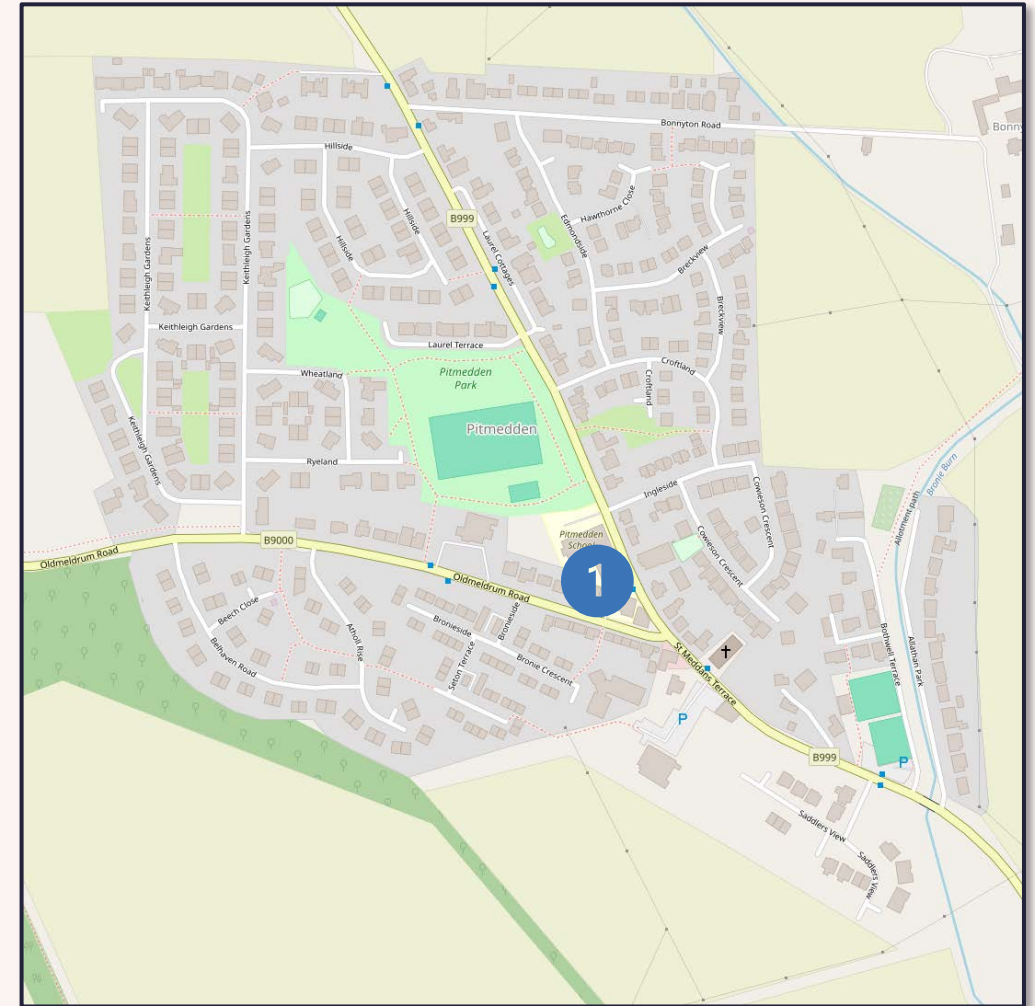
Pitmedden School & Nursery

As with community venues, residents indicate a preference to maintain and improve existing educational facilities at Pitmedden School & Nursery (1).

Safety and access: Improving **parking** at the school is a top priority, supported by **78%** of respondents. Congestion and unsafe parking at drop-off is cited as a major safety risk.

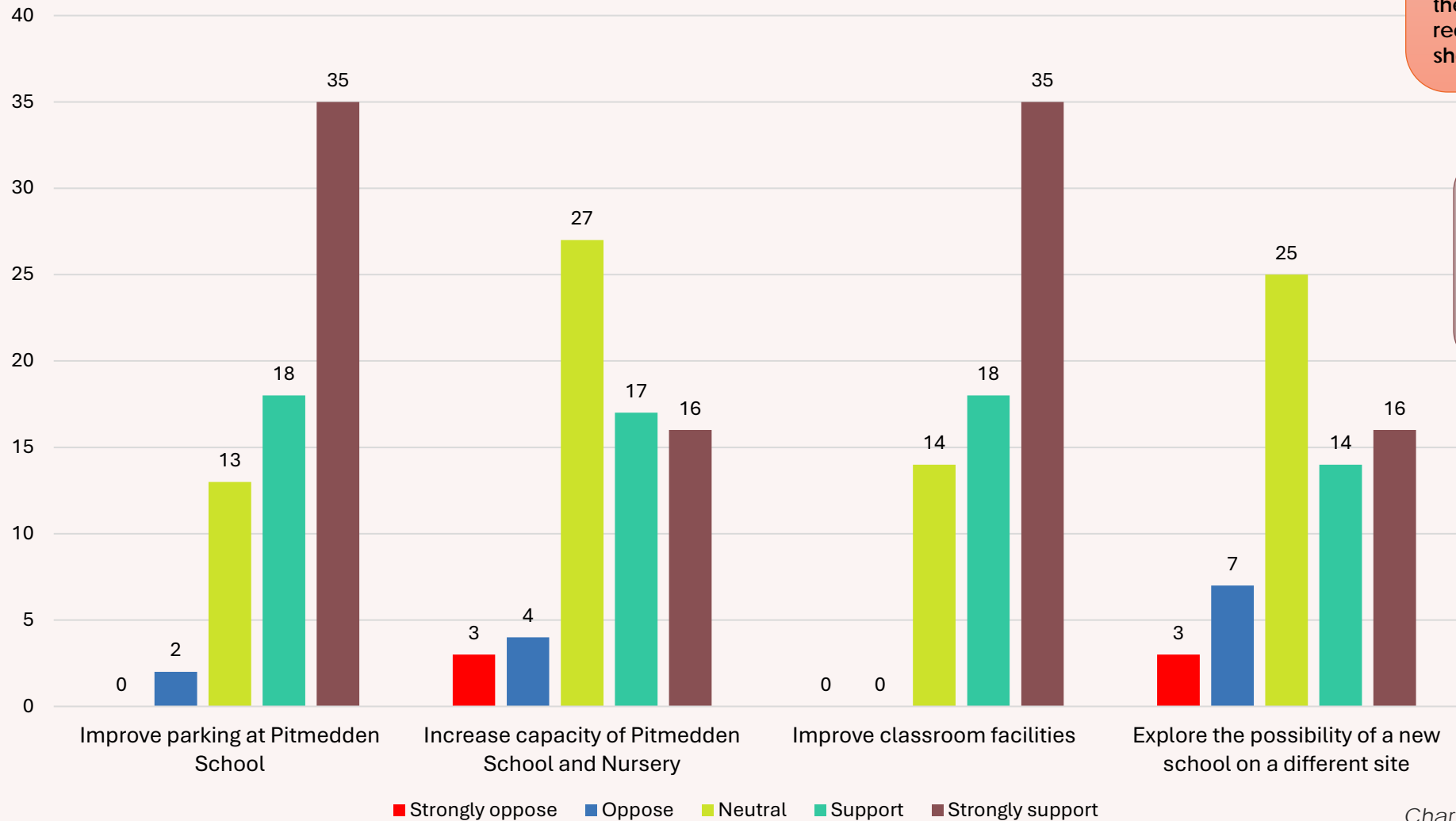
Modernisation: There is strong support for improving **classroom facilities, gym hall and outdoor learning spaces** to ensure a high-quality learning environment and support pupil wellbeing.

Future planning: While there is some support for **increasing capacity** at the current site or **exploring a new site** to enable expansion, there are concerns that increased capacity would chance the character of the school, detracting from the rural village feel and nurturing environment that currently exists.



Map: <https://www.openstreetmap.org/copyright>

Development opportunities Pitmedden School & Nursery



The school still has that small rural village feel which I think really benefits the children. Increasing the capacity will only mean playground space being taken up by porter cabins which will negatively impact the local kids. Pitmedden should be recognised as a small village and we should be entitled to protect this status.

It is astonishing how full the school car park always is during school times. Cars are illegally parked during school pick up and drop off times making the whole area hectic and simply dangerous for pedestrians and other road users.

The outdoor space at the school and nursery... is just as important as the indoor space... Think mental health and wellbeing

The school size is lovely the way it is.

Chart and quotes: Draft Udny LPP Feedback Survey

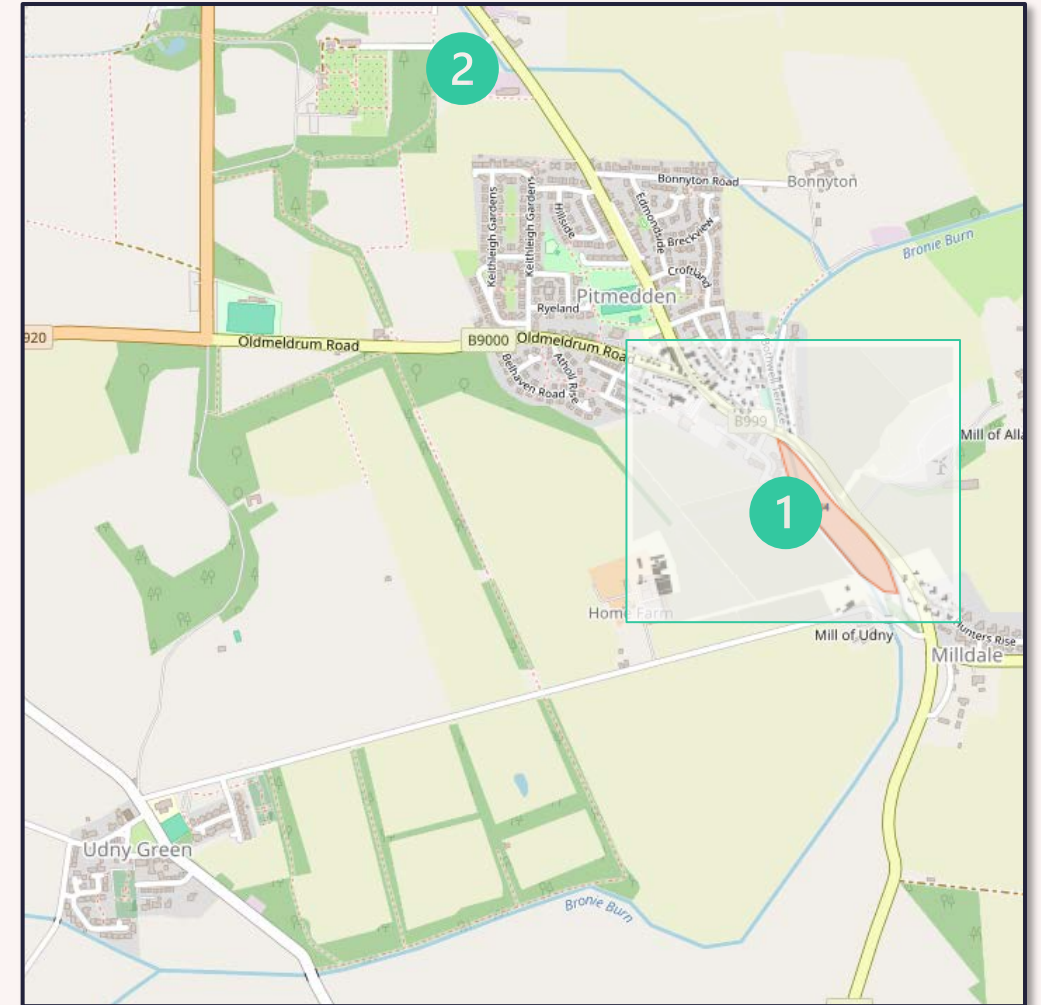
Development opportunities

Paths and greenspaces

Udny's paths are seen as a **valued and valuable community asset**, lovingly maintained by the volunteers of Udny Paths Group. Safe paths support independent travel for people of all ages and abilities, and a well-connected and maintained network serves as a visitor attraction.

Paths: There is a desire for the **ongoing development** of the path network, with a focus on connecting communities in the parish. There is a desire for new paths to support active travel as well as recreational walking, **designed for walkers and cyclists**. **Improved signage** could improve the navigability of the area, highlight marketable features and promote local businesses in Pitmedden for refreshment stops for cyclists using the nearby Formartine and Buchan Way.

Greenspaces: There is some support for the creation of **an accessible walkway and wetland** at **site P3 (1)** in the existing LDP, to complement and enhance the path network and increase Pitmedden's appeal as a destination. **BUS (2)** was indicated as a potential location for a **community wetland or woodland**. There is also interest in the development of a **dedicated mountainbike area**.

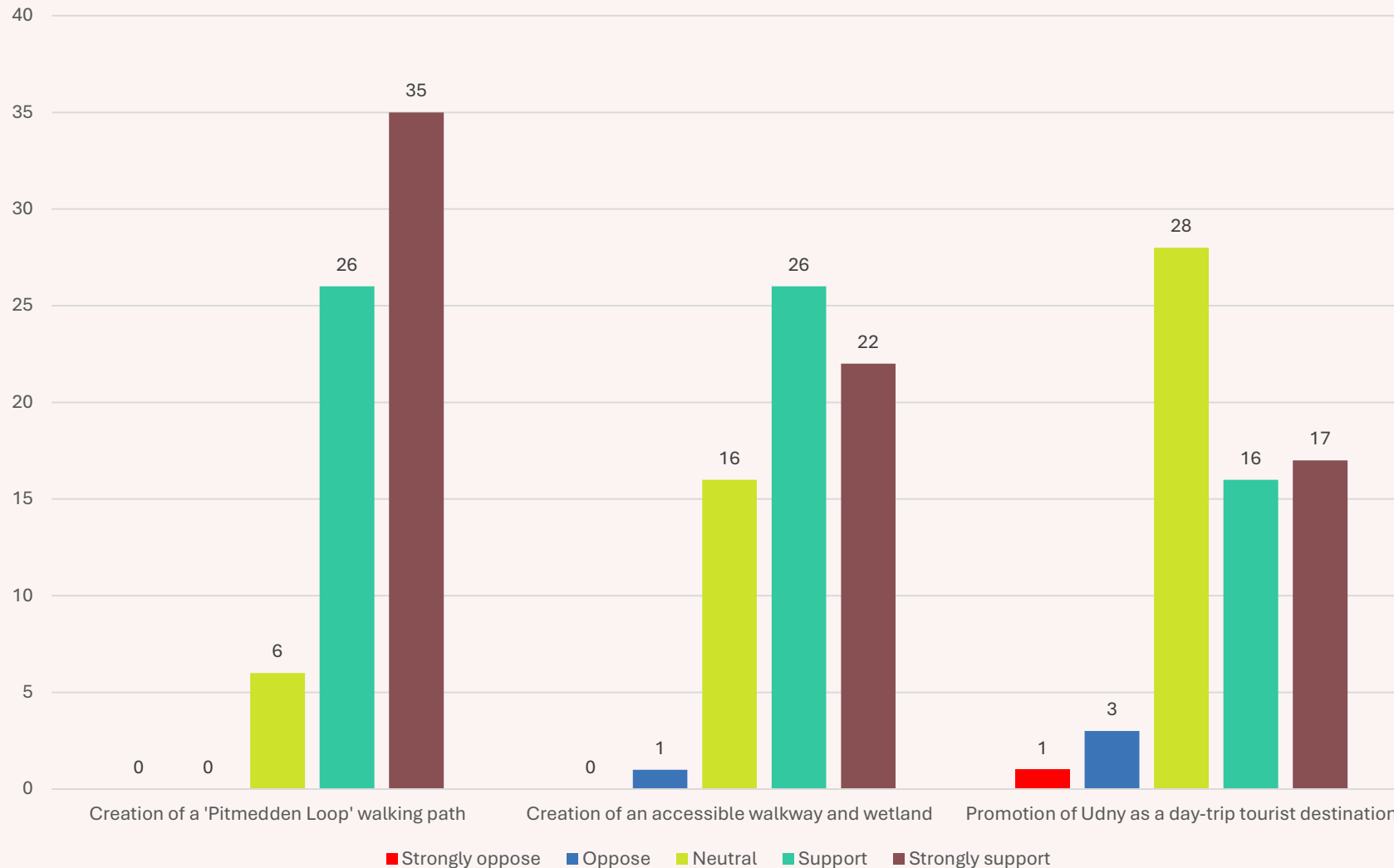


Map: <https://www.openstreetmap.org/copyright>,

Overlay: Imagine Udny Spatial Masterplan 2019

Development opportunities

Paths and greenspaces



The paths group do an amazing job. We are very lucky. Thank you.

Walking and cycling around Udny should be promoted - with the new link path cyclists on the Formartine Way could be encouraged to the local cafes. The network of paths for walking is excellent and extensive and should be promoted.

It would be good to have connections to communities in all directions. We have connections north and east. Would be good to have active travel connections south and west too.

Chart and quotes: Draft Udny LPP Feedback Survey

Development opportunities

Parks and play

The Pitmedden Amenities Trust Subgroup has recently formed with the purpose of progressing development of **Pitmedden Park (1)** as a community asset. Feedback has identified several priorities and opportunities:

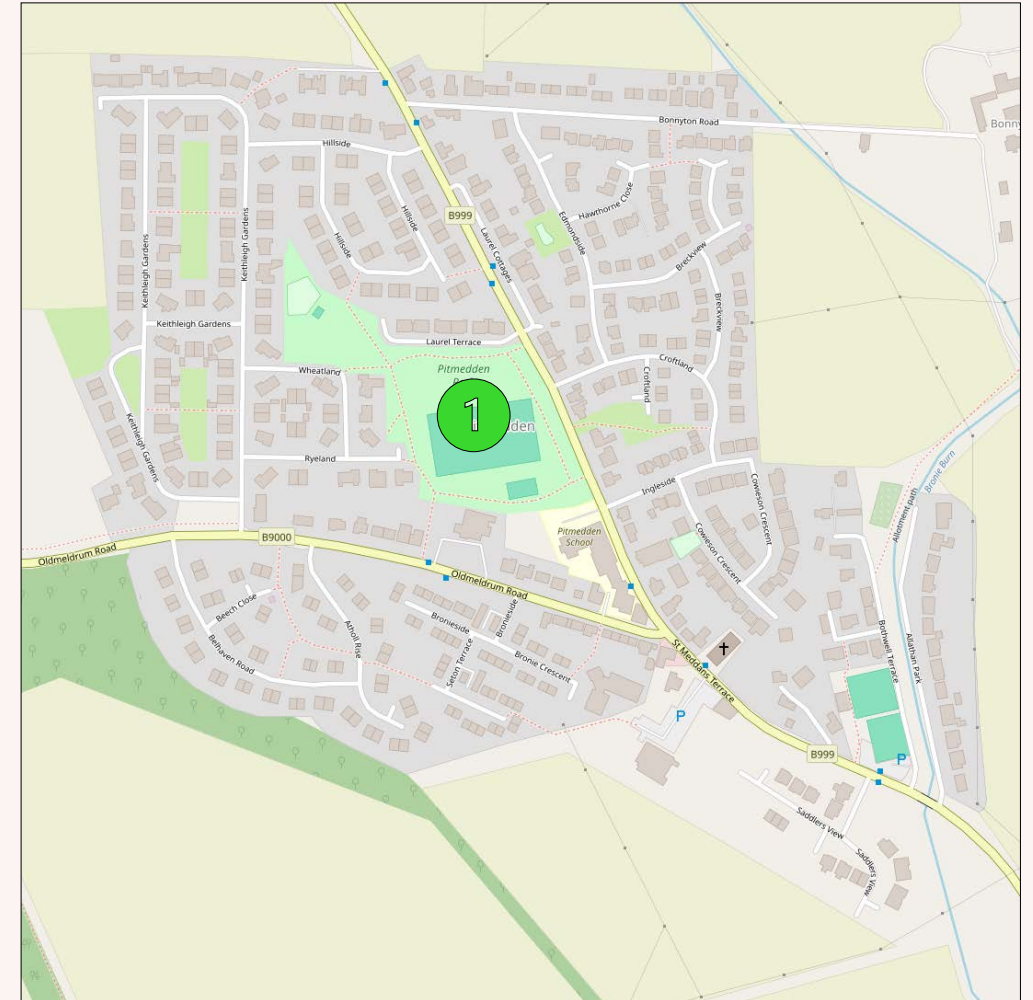
Thoughtful development and redesign could establish Pitmedden Park as a **village centrepiece** and a destination leisure and playpark that would attract visitors to the village.

Improvement of **park facilities** including lighting, seating, bins and shelter would increase its appeal.

The park can accommodate a variety of features and serve **different user groups**. Dedicated areas for older children, with challenging equipment and safe, secure areas for younger children are wanted. **Woodland** and **habitat creation** were cited as important, particularly by young residents.

There is an urgent need to repair the dilapidated skate park. A **new skatepark** and the addition of a **pump track** are desired.

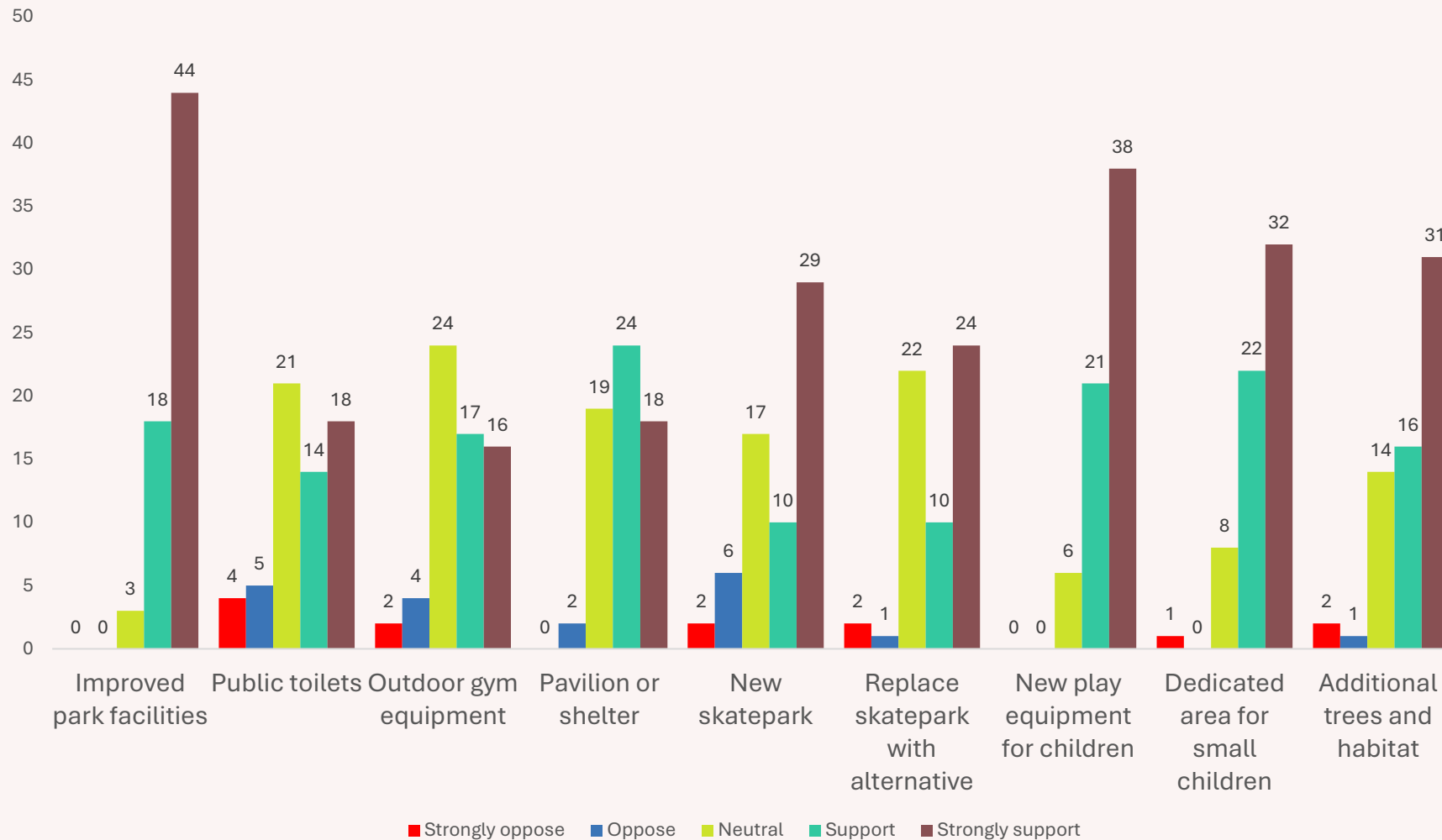
Outdoor **exercise equipment**, running and walking **paths** and **grass football pitches** with netted goals are also popular.



Map: <https://www.openstreetmap.org/copyright>

Development opportunities

Parks and play



We have the potential to create a fantastic central recreation park, catering to all ages...similar to Victoria Park in Peterhead.

There is enough space to have a skate park and pump track, along with a running track and football facilities.

Redevelopment of Pitmedden Park is vital...pumptrack/skatepark, suitable grass surface for football, toilets & changing facilities for girls & boys sports clubs. The area has so much potential and could be a wonderful heart to the village.

A pump track that can accommodate bikes, skate boards, roller blades, scooters. Circuit path round park for running. Lights, bins. A space for kids to play football. Enclosed play space for little kids.

Chart and quotes: Draft Udney LPP Feedback Survey

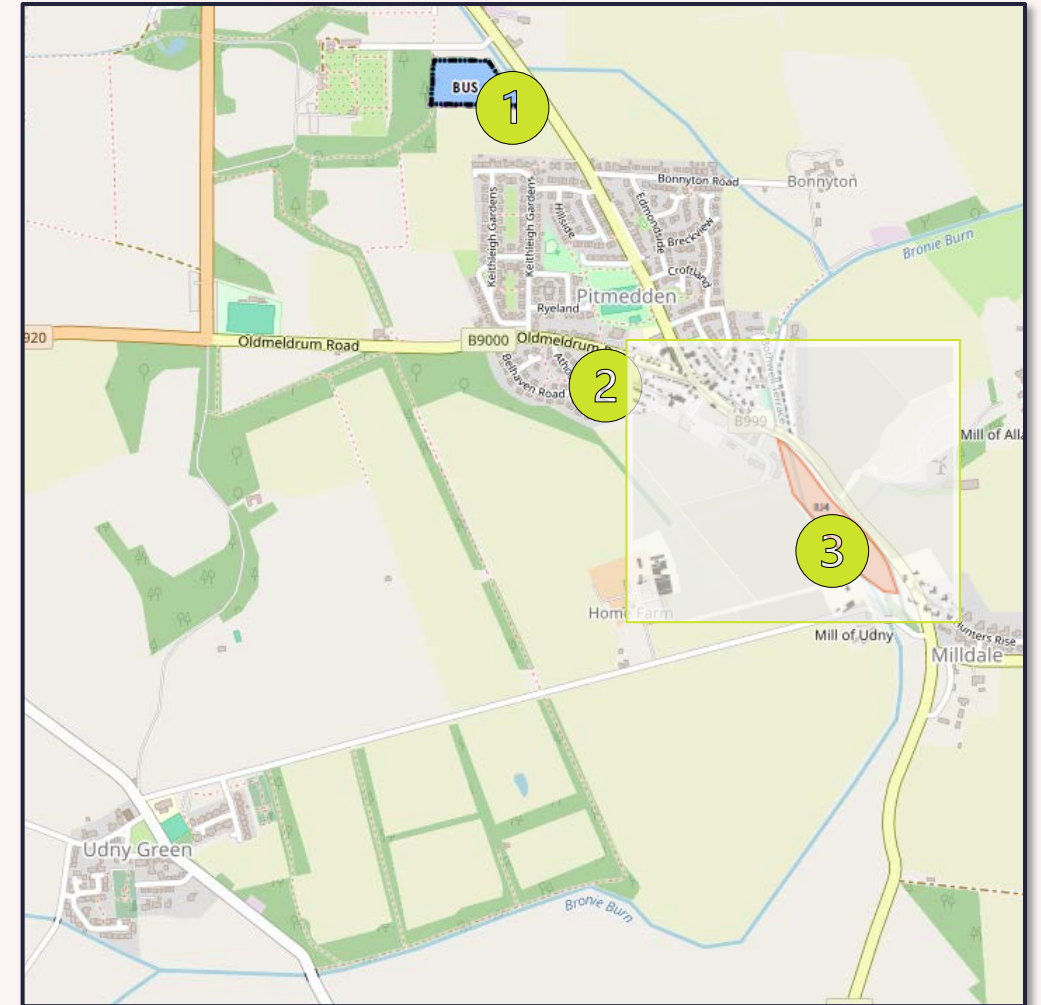
Development opportunities

Sustainability and resilience

Commerce: There is desire for increased commercial premises in Pitmedden, including a pharmacy, retail and grocery shops, 'circular economy' enterprises, and evening dining. Workshops, studios and creative spaces would also benefit local artists and makers. **Site BUS (1) is suitable for a small business hub with flexible spaces.**

Community food production: Increased local food production would improve food security and reduce 'food miles' and the community's carbon footprint; while creating employment and training opportunities and health and wellbeing benefits. **BUS (1) is a suitable site.**

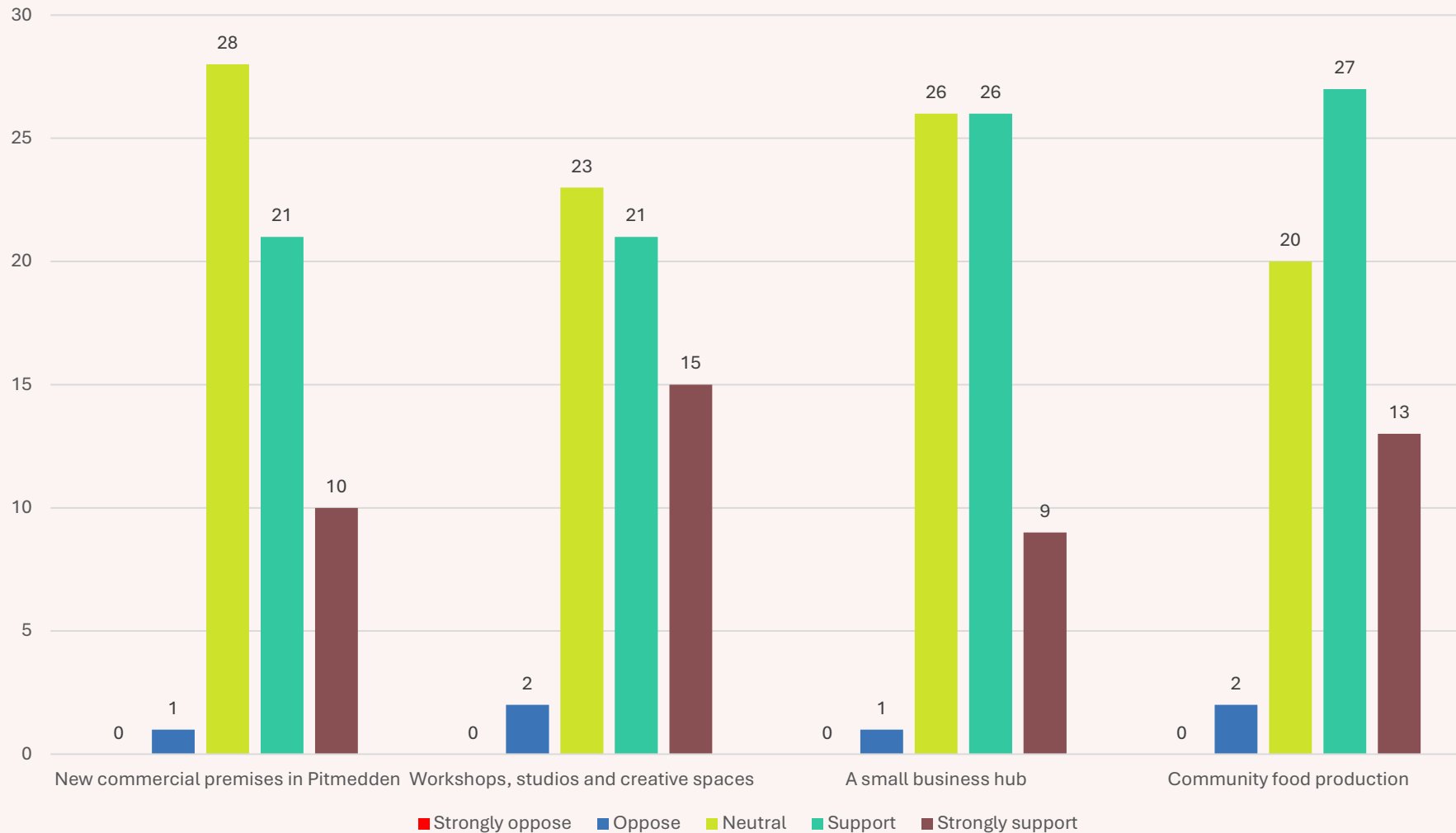
Flood risk mitigation: Works are required on the Bronie Burn culvert (2) to reduce flood risk for properties along Oldmeldrum Road. All developments in the parish should be designed to minimise the risk of flooding, which will get more common with climate change. In addition, the proposed wetland (p.19) at P3 (3) could be designed to act as a flood plain.



Map: <https://www.openstreetmap.org/copyright>

Development opportunities

Sustainability and resilience



Creative spaces have potential to increase culture around Pitmedden and bring people here for North East Open Studios etc. Support for small businesses would be great for the area too and give us more of an identity.

We should encourage local small businesses to base themselves in the village, We have a number of excellent food producers locally - perhaps a local producers market would be a good idea - crafts and food.

All these initiatives will make us more self sufficient as a community. I'd especially love to see a community Reuse Shop that would work with existing groups... [Udny Community] Shelf, Repair Cafe and Threads & Yarns to create that circular economy.

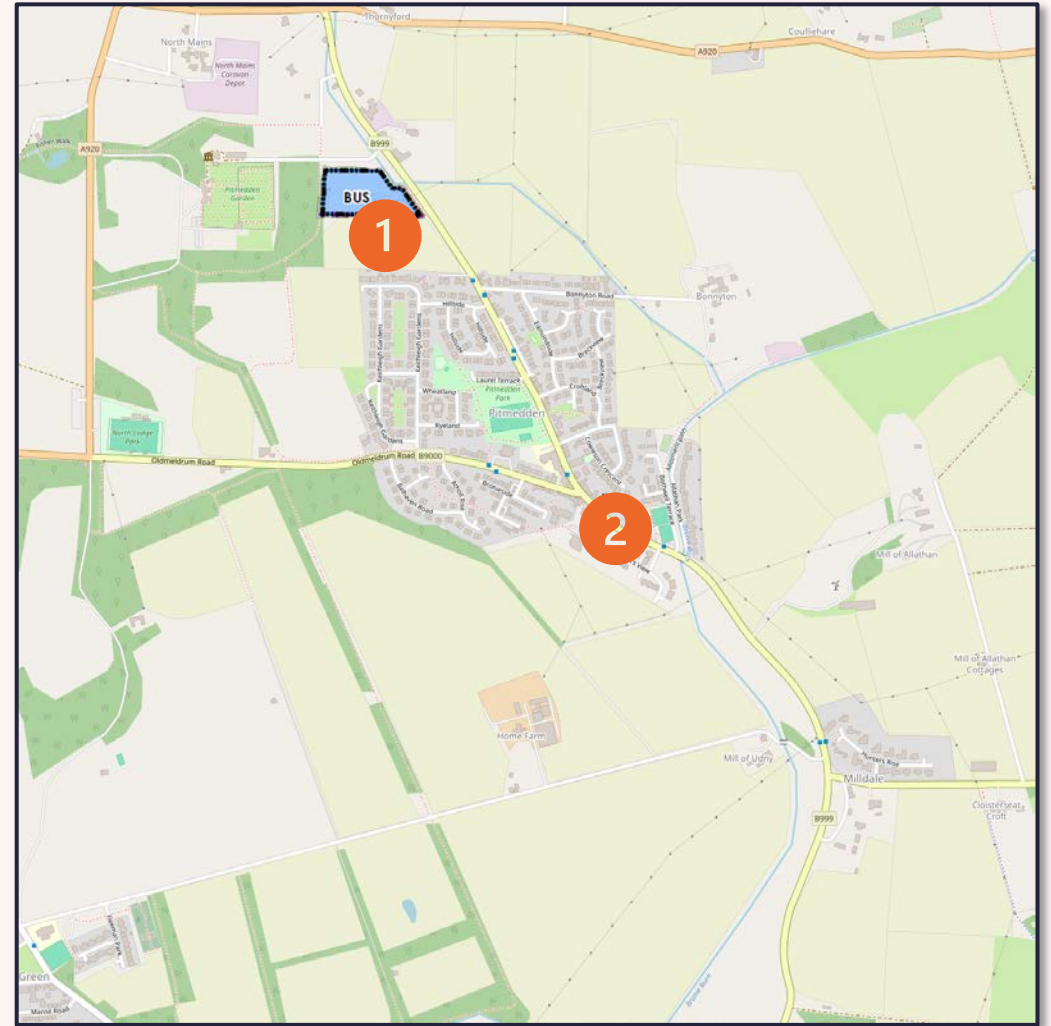
Chart and quotes: Draft Udny LPP Feedback Survey

Development opportunities

Transport and travel

Community transport: Issues with public transport in the parish were frequently cited in consultation. Public transport falls outside the scope of the LPP. However, there is a clear need to improve local transport options. As such, a community transport initiative is proposed as a potential solution to help address some of the current limitations of the public transport system. This approach could also reduce a key source of emissions while promoting social equity by improving mobility for residents who do not have access to private vehicles. There is support and willingness to pay for a community transport initiative. **BUS (1)** is a potential site for a community transport hub.

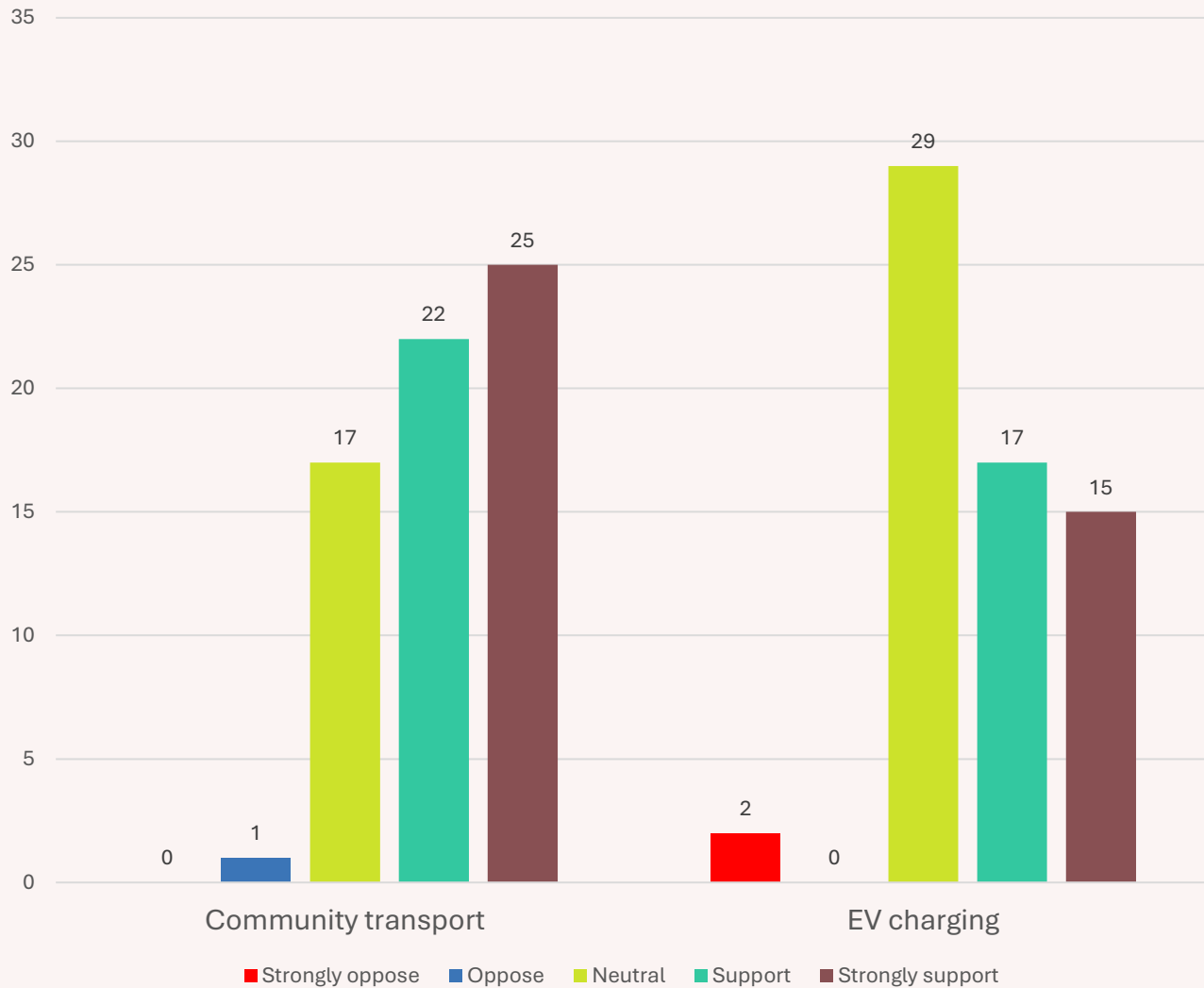
EV charging points: There is mixed support for the installation of EV charging points. **R1 (2)**, if developed to include new parking, has been proposed as a potential site for EV charging points.



Map: <https://www.openstreetmap.org/copyright>

Development opportunities

Transport and travel



More buses

Transport in Aberdeen and the shire is too expensive

We need reliable... transport.

[public transport provides a] totally unreliable and appalling service just now.

Chart and quotes: Draft Udney LPP Feedback Survey

Community vision

Udny is a thriving, forward-thinking and proactive community, evidenced by the progress made on goals from the 2019 Imagine Udny Community Action Plan. New community facilities have been created: The Medan Centre and Cafe48 are welcome additions. Improvements to the paths network and central village have increased accessibility and navigability, with upgrades supporting increased active travel within and between Udny's villages. Existing facilities, including Dr Spence Memorial Hall in Udny Green and Pitmedden Village Hall, have seen an uptick in utilisation following improvements and refurbishments.

However, there are pressures on existing services and facilities, which will increase with the addition of the 64 homes that are under construction in Pitmedden and any additional housing that could be approved on currently allocated sites. Expansion without critical prior improvements to infrastructure including roads, schools, the GP surgery, hospitality and retail presents a risk that inadequate services will fail to meet the demands of a growing population. Attention is also needed to manage the impact of increased traffic and ensure that new housing stock includes single-storey residences and dwellings suitable for older residents, to support the needs of an ageing population. New housing and infrastructure projects

should meet the highest standards of energy efficiency and deliver demonstrable environmental gains, increasing our resilience against climate change and building a robust, self-reliant community.

Existing facilities are deemed to meet the current needs of the community for social spaces and there is a strong sentiment that we should look after what we already have. This includes improving the accessibility of public buildings such as Pitmedden Village Hall and Pitmedden Church; and upgrading facilities, accommodations and parking at Pitmedden School & Nursery.



Image: The Medan Centre, Community Summer Fayre

Community vision continued

Key development opportunities exist: there is widespread support for a new community mixed sports facility from residents and key stakeholders. A sports and recreation facility would address a gap in Udny's portfolio; provide increased opportunities for young people; contribute to residents' health and wellbeing; and reduce the need for people to drive elsewhere.

There is also keen support for improvements to Pitmedden Park: replacing outdated play equipment and the failing skatepark; adding features such as a pump track, running path and grass football pitches; improving amenities such as lighting, bins, seating and shelter; and creating an inclusive, multi-generational, 'destination' leisure and playpark that would enhance the village centre and draw in visitors.

Similarly, new paths and signage enhancements to the paths network would build upon what is already a valuable community asset, enhancing the area's appeal as a day trip destination for walking and wheeling enthusiasts and families, and adding value to the local economy. A small business and/or creative hub could also support economic resilience and provide a home to nurture local small businesses and artisans.

While there are frustrations with public transport, a potential solution is the development of a community transport scheme to meet the challenges of providing an adequate and reliable transport service in a rural area.

Residents have an ambitious vision for the development of their community, to ensure its ongoing success and prosperity while preserving its special village identity. Much has been achieved in the recent past and these successes have encouraged and inspired new and exciting projects. Looking forward, much can be accomplished by harnessing the momentum and energy of Udny's people, who are open to collaborating with individuals and organisations who share our aspirations and are willing to work with us to achieve them.

Keep it simple and don't over develop... living in a village is a way of life that shouldn't be spoilt by too many additions

Quote: Draft Udny LPP Feedback Survey

Udny's vision is aligned with the three key themes of the National Planning Framework 4:

- ***We work hard to be a 'sustainable place where we reduce emissions, restore and better connect biodiversity', and we aspire to do even more.***
- ***We love where we live and use this passion to create a 'liveable place where we can all live better, healthier lives'.***
- ***We are a 'productive place where we have a greener, fairer and more inclusive wellbeing economy', and we continue to engage with local people, to make sure that everyone living in Udny benefits.***

Community vision continued

Udny Community Council and its partners remain committed to ensuring that future development aligns with the parish's evolving needs, the aspirations of its people, and the wider planning strategies for Aberdeenshire and Scotland. The data and written feedback gathered from past and present consultations, combined with ongoing community engagement on specific projects will inform future local planning and development efforts in Udny.

Udny wants to be a strong, resilient community, in control of its own future, and the people of Udny are motivated to innovate and work hard in pursuit of these goals. We wish, therefore, to protect sites OP2, R1 and BUS in Pitmedden from commercial housing development, in favour of community-led projects that meet the aspirations of Udny's residents.

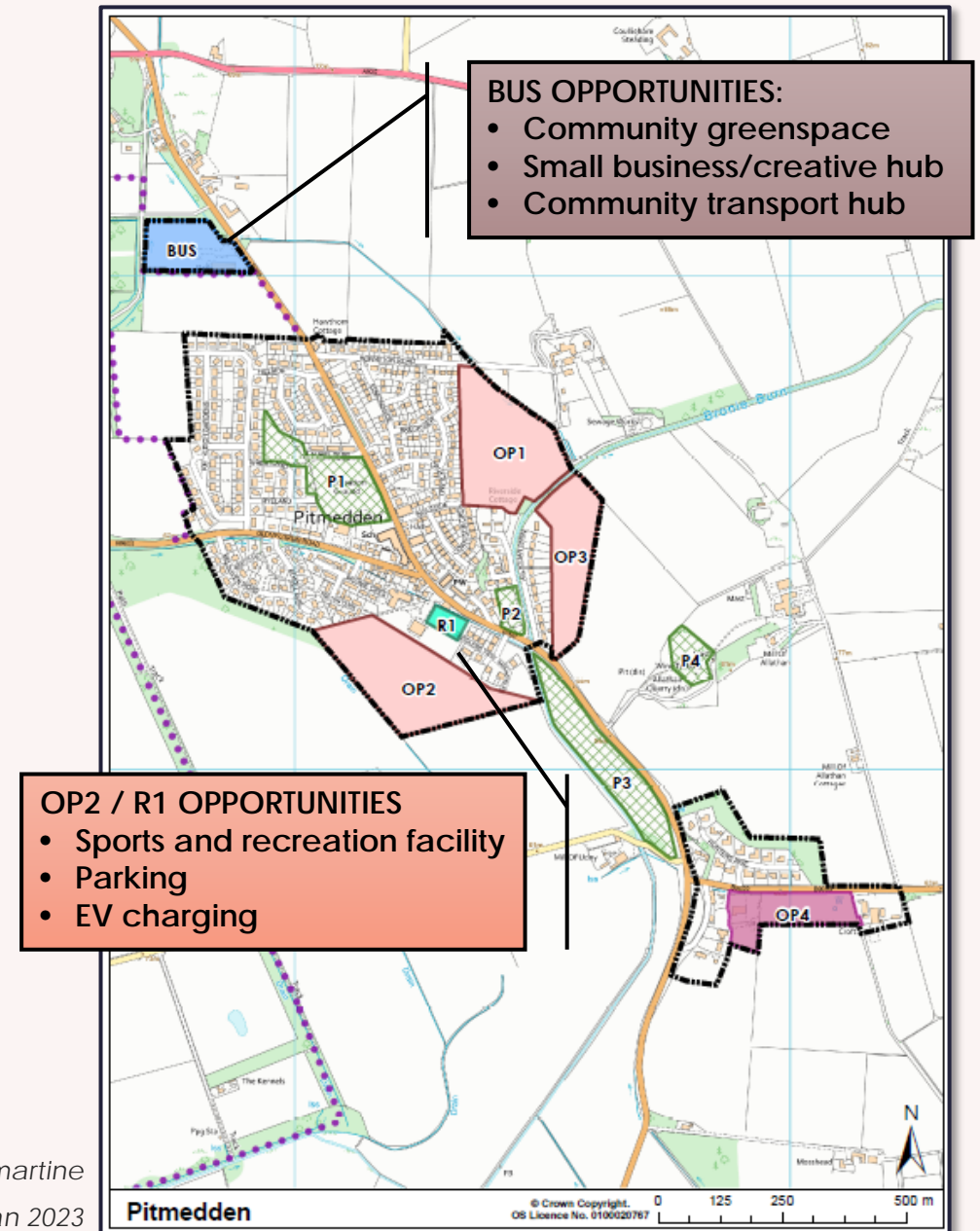


Image: Appendix 7c Settlement Statements Formartine (Pitmedden), Aberdeenshire Local Development Plan 2023



YOUR COMMUNITY, YOUR CHOICE

UDNY

LOCAL PLACE PLAN

SUPPORTING STATEMENT

March 2026

Community body

The Udney Local Place Plan has been prepared by **Udney Community Council (UCC)** with administrative support from Udney Community Trust Company Ltd (UCTC), a registered charity (SC043777) with the purpose of helping the community of Udney to develop.

The constitution of Udney Community Council is attached to this document as **Appendix 1**.

Address

Udney Community Council
c/o Udney Community Trust,
The Medan Centre,
14 Oldmeldrum Road,
Pitmedden, Ellon
Aberdeenshire,
AB41 7AG

Contact information

Email: udnyccsecretary@outlook.com

Governance and decision-making

Udney Community Council led a cross-organisational project team involving UCC committee members and representatives of Udney Community Trust. The project team held a number of alignment meetings and communicated key updates and progress milestones by email. The draft LPP was reviewed by the four members of the project team and approved by the UCC committee before publication for representations.

Two project team members analysed the survey data and qualitative data gathered during the representation period and editorial decisions were made in consultation with the cross-organisational project team. Input from community groups was also incorporated into the final plan.

The final LPP was reviewed and approved by all UCC committee members prior to submission to Aberdeenshire Council.

Statutory compliance

This Local Place Plan was prepared under the Planning (Scotland) Act 2019. Local Councillors for Mid-Formartine (Ward 8, Aberdeenshire) and Udney Community Council were informed of the public consultation on the draft Udney LPP, formally notified in an email sent on **12 February 2026**. This constitutes the Information Notice required to comply with Section 4 of the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021. Adjoining Community Councils were also notified on **12 February 2026**. Copies of the Information Notice emails sent to Councillors and Community Councils are attached as **Appendices 2 & 3**.

Aberdeenshire Councillors for Ward 8:

- Councillor Andrew Hassan
- Councillor Paul Johnston
- Councillor Jenny Nicol
- Councillor Derek Ritchie

Adjoining Community Councils (Formartine and Garioch areas)

- Belhelvie
- Foveran
- Meldrum, Bourtie and Daviot
- Tarves
- Ythan
- Inverurie
- Newmachar

Planning considerations

National

The Udney Local Place Plan has been developed in alignment with existing national and local planning strategies, including the **National Planning Framework 4 (NPF4)**, **Aberdeenshire Local Development Plan 2023 (LDP)** and the **Community Action Plan 'Imagine Udney'**.

National Planning Framework 4

The Udney community has embraced and is currently engaged in helping to achieve the six outcomes of Scotland's national spatial strategy, NPF4 and these are reflected in the Udney Local Place Plan:

1. **Housing need:** there is an identified need for single-storey housing and dwellings adapted for older residents, which developers should consider.
2. **Health and wellbeing:** a proposed sports and recreation facility, in addition to the enhancement of paths, greenspaces and outdoor civic spaces considers the mental, physical and social wellbeing of residents.
3. **Population of rural areas:** proposed opportunities and infrastructure for families and young people ensure our rural area remains an appealing home for these groups.

4. **Equality:** prioritising accessibility and inclusive design into all new developments and upgrades to existing facilities.
5. **Reduction of emissions:** the community is supportive of carbon reduction measure, advocating for sustainable design and retrofitting. Udney's thriving circular economy reduces waste and transportation miles.
6. **Biodiversity:** tree-planting and habitat creation are supported and prioritised across development initiatives.

Udney is also fully aligned with the six spatial principles of NPF4, which are already driving and guiding development and community projects within the parish:

- | | |
|------------------------------------|---------------------------|
| 1. Just Transition | 4. Compact urban growth |
| 2. Conserving and recycling assets | 5. Rebalanced development |
| 3. Local living | 6. Rural revitalisation |

Planning considerations

Regional and local

Aberdeenshire LDP 2023 & Imagine Udny

Udny Community Council and Udny Community Trust delivered the Imagine Udny community planning initiative to engage with the planning process for the current LDP. Due to these efforts, many (but not all) of the ideas and identified sites found their way into the 2023 LDP, showing that genuine collaboration can achieve good results in community planning.

The Udny community, including its various organisations, groups and individuals, seeks to be actively involved in the process of preparing the next LDP and to work constructively with Aberdeenshire Council to support and improve the community planning process.

The 2023 LDP settlement statements for Pitmedden and Udny Green have been fully considered and have formed the basis of community discussions that have influenced and informed the preparation of the Udny Local Place Plan. The LPP is also cognisant of the [Udny Green Conservation Area Management Plan](#).



Proposed amendments to LDP

Udny Community Council proposes the following changes to the Aberdeenshire Local Development Plan, to align with the Udny community's vision for future development.

Vision: we would like to see the incorporation of the 'Community vision' outlined in the Udny Local Place Plan ([pp. 27-29](#))

Services and Infrastructure - Community facilities: we would like to see a requirement of residential developers to contribute to improvements and upgrades of existing facilities identified in the Udny Local Place Plan, aligning with NPF4 national strategy outcome of equality (accessibility and inclusivity).

Services and Infrastructure – Sports and recreation facilities: a sports and recreation facility at **OP2** and **R1** is strongly supported by the community in the Local Place Plan, aligning with national strategy outcomes supporting health and wellbeing, and population of rural areas. We would like to see a requirement of residential developers to contribute to the implementation of the community's vision for a sports facility.

Allocated sites: OP2: Reassess and reclassify this site for community development of a sports and recreation facility, as proposed in the Udny Local Place Plan and supported by the community.

R1: We would like this plot to remain reserved for community use.

BUS: We would like the designation of this plot to remain as safeguarded for business use.

Community support

Udny Community Council is confident that the Udny Local Place Plan enjoys a high level of community support, being the cumulative product of several years' worth of community consultation and engagement. Recent consultations on local development generally, and the draft LPP specifically, have helped to refine and update the community's vision and serve to validate the Udny Local Place Plan.

Detailed evidence of the engagement timeline and activities can be found on [pages 7-9](#) of the Udny Local Place Plan, and are summarised as follows:

- **Imagine Udny community consultation (2018-19)**: A comprehensive consultation involving over 200 people, led by Planning Aid Scotland resulting in the Imagine Udny Community Action Plan and Spatial Masterplan.
- **Imagine Udny: Past, Present, Future (June 2024)**: A progress check and update of the original Imagine Udny objectives, involving interviews and a survey capturing the views of 102 people.
- **Pitmedden Village Hall meeting (November 2025)**: A residents' meeting on the future of Pitmedden Village Hall, organised by Udny Community Council and Pitmedden Amenities Trust, and attended by around 20 people.
- **Local Development Plan meeting (December 2025)**: A residents' meeting to engage the community on local development issues, organised by Udny Community Council and attended by 14 people.
- **Community Meetings and Conversations (February 2026)**: Udny Community Council met with Formartine United Football Club and five community groups during the LPP representation period, engaging with around 80 individuals of all ages to discuss the draft Udny LPP. Written submissions were also received from individuals and groups during the representation period.
- **Draft Udny LPP feedback survey (Feb-Mar 2026)**: 71 responses were received providing rich quantitative and qualitative data on support for the Udny Local Place Plan.

References

Aberdeenshire Local Development Plan 2023

Aberdeenshire Local Development Plan 2023 - Appendix 7c Settlement Statements Formartine (Pitmedden)

Aberdeenshire Local Development Plan 2029 – Review of allocated sites in the Aberdeenshire Local Development Plan 2023

[Draft Udney Local Place Plan](#)

[How to Analyse Community Feedback](#), Planning Aid Scotland

[Imagine Udney: Community Action Plan](#), 2019

[Imagine Udney: Spatial Masterplan](#), 2019

[Re-imagine Udney Community Consultation Report 2024](#)

[Udney Green Conservation Area Management Plan](#)

Appendix 1

Constitution of Udney Community Council

[Click here to access](#)

Appendix 2

Information Notice email sent to Aberdeenshire Councillors for Ward 8

To: Cllr Andrew Hassan; Cllr Paul Johnston; Cllr Jenny Nicol; Cllr Derek Ritchie

Subject: Information Notice: Proposed Udney Local Place Plan

Dear Councillors,

In accordance with the requirements for the preparation of Local Place Plans in Aberdeenshire, I am writing to formally advise you that Udney Community Council (UCC), supported by Udney Community Trust, has prepared a draft Local Place Plan (LPP) for Udney parish.

As you will be aware, the LPP is a community-led tool designed to ensure that future developments in our parish reflect the needs and aspirations of local residents. Its primary purpose is to inform Aberdeenshire Council of our community's planning priorities, for inclusion in the 2029-2039 Aberdeenshire Local Development Plan (LDP).

The draft Udney LPP has been developed through consultation with residents across the entirety of Udney parish, including the settlements of Pitmedden, Hattoncrook, and Udney Green, and surrounding rural areas. The development proposals put forward in the draft LPP are mainly located in and around Pitmedden.

The plan identifies several critical development opportunities and priorities, including:

- **Housing:** A focus on proportionate, sensitive development and a specific need for affordable and diverse housing.
- **Community Facilities:** Proposals for a new community sports and recreation facility, and upgrades to existing facilities.

Appendix 2 continued

- Education: Addressing capacity and parking issues at Pitmedden School and Nursery.
- Connectivity: Continued enhancement of the paths network and the establishment of a community transport scheme.
- Land Use: A proposal to protect specific sites (OP2, OP3, R1, and BUS) for community-led projects.

The draft Udney Local Place Plan is now available for public review and comment: <https://udnycommunitytrust.org.uk/wp-content/uploads/2026/02/Udney-Local-Place-Plan-DRAFT-FINAL.pdf>

Representations or comments on the proposed plan can be made in the following ways:

Online: [Google Form](#)

By email to: manager@udnycommunitytrust.org.uk

In person: Written feedback can be posted in the Udney Community Trust mailbox in the Quarry Room at The Medan Centre, 14 Oldmeldrum Road, Pitmedden, AB41 7AG.

The deadline for submitting representations is 11.59pm on 12th March 2026.

Please share the draft Udney LPP and information on how to make representations with any relevant parties or groups and tell us your own thoughts. We look forward to your feedback.

Yours sincerely,

Fiona Marshall, on behalf of Udney Community Council

Appendix 3

Information Notice email sent to adjacent Community Councils

To: Belhelvie Community Council; Foveran Community Council; Meldrum, Bourtie and Daviot Community Council; Tarves Community Council; Udney Community Council; Ythan Community Council; Inverurie Community Council; Newmachar Community Council

Subject: Information Notice: Proposed Udney Local Place Plan

To Members of Community Council,

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Appendix 3 continued

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