



LOCAL PLACE PLAN 2025, BURGHEAD AND CUMMINGSTON



By Burghead and Cummingston Community
Council, January 2025



Burghead from the air. Photo by PB Aerial Imaging

BETTER BURGHEAD and CONNECTED CUMMINGSTON



Cummingston from the air. Photo by PB Aerial Imaging

CONTENTS:

| | |
|---|--------|
| Introduction | 4 |
| Context, map, and description of the area | 6 |
| Community assets, needs, opportunities and challenges identified | 12 |
| Community local place plan objectives and priorities – the vision statement | 15 |
| PROJECT 1 BEACH ACCESS AND REGENERATION | 16 |
| PROJECT 2 COMMUNITY RENEWABLE ENERGY | 28 |
| Appendix 1 Community engagements undertaken | 36 |
| Appendix 2 BCCC community facilities subgroup | 56 |

INTRODUCTION

What is a Local Place Plan:

Local Place Plans are a new type of plan giving people an opportunity to develop proposals for the development and use of land in the place where they live.

The LPP will be used by Moray Council's planners to help them understand the wishes and aspirations of the people of Burghead and Cummington, informing the Council planners as they start work on the new Local Development Plan.

Who are we and why are we producing a Local Place Plan:

Burghead and Cummington Community Council (BCCC) is responsible for this LPP, following various consultations with the community. The consultations are detailed in **Appendix I**.

BCCC also set up sub-groups on the LPP and community assets which took discussions further than in the BCCC meetings.

Summary

Our two main projects that relate to land use are:

- Burghead seafront regeneration and improvement, and
- Community renewable energy

Seafront regeneration. The community proposes:

- Better beach access, allowing the disabled and less abled to reach the beach
- Shelters
- Showers
- A beach lido-like area instead of the current rock armour
- A building combining community and business activities to encourage water sports

The aim is to encourage water sports in a safe location and improve visual amenities, resulting in an asset to Burghead and to Moray as a whole. This will increase visitor numbers locally and from further afield, and enable tourism businesses to set up.

Community renewable energy

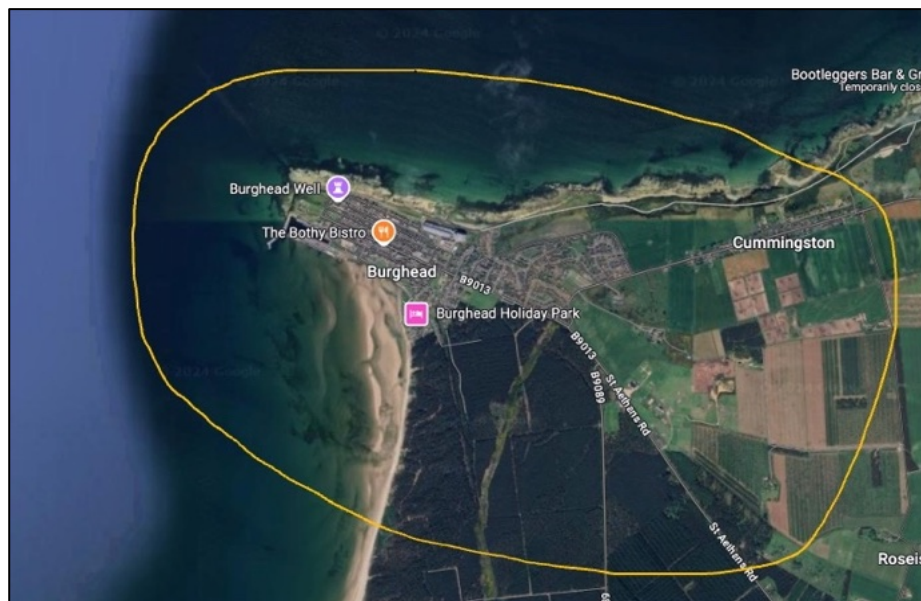
BCCC started community engagement on renewable energy in 2019.

We found that:

- Fuel poverty is a very significant issue in Burghead and Cummington, as both communities are off the gas grid
- Interest in renewable energy is high
- The community is well placed geographically for many forms of renewable energy: solar, wind, water source heat pump, deep borehole, etc

- The density of settlement is high – ideal for district heating schemes
- Zero Carbon Moray is working on plans for a community solar farm just outside Burghead
- Any future available land should be considered for use for community renewable schemes

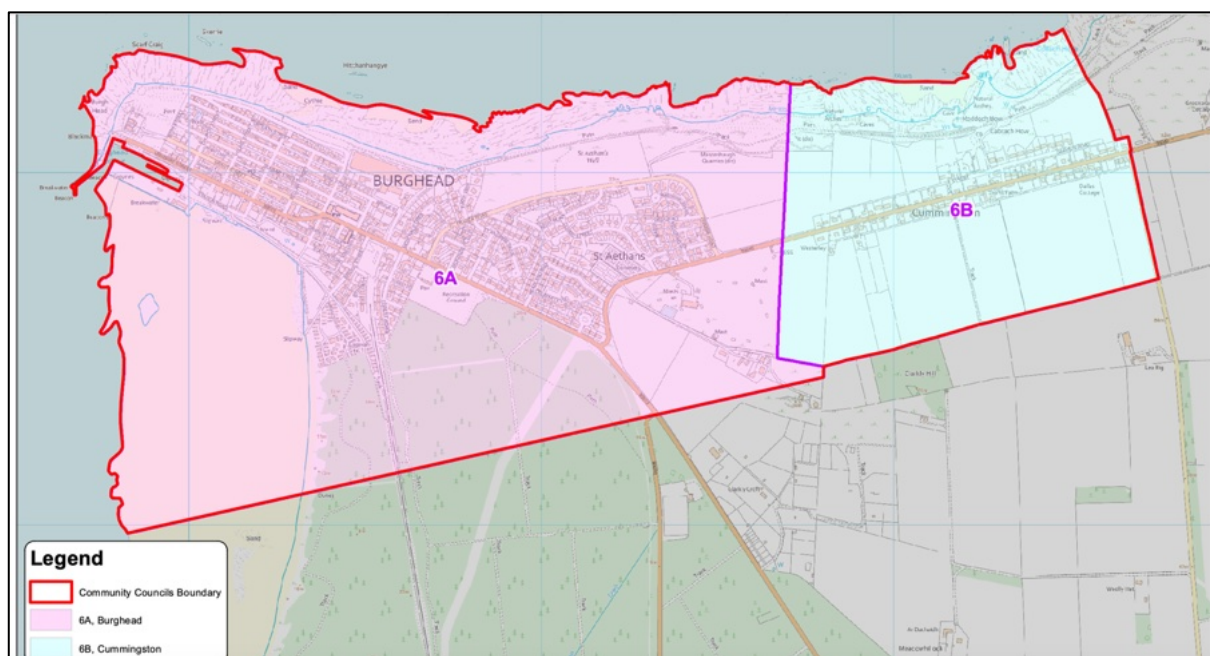
CONTEXT, MAP, AND DESCRIPTION OF THE AREA



Area covered by this LPP

Area considered

The area covered by this LPP is wider than the area of Burghead and Cummingsston Community Council (BCCC). It is designed to include Clarkly Hill, an important site for potential community renewable energy schemes



Area covered by Burghead and Cummingsston Community Council

DESCRIPTION OF THE AREA

Population

From the most recent Moray Council Development Plan, populations and households in Burghead and Cummingston are as follows:

| | | |
|-------------|-----------------|----------------|
| Burghead | Population 1945 | Households 835 |
| Cummingston | Population 180 | Households 75 |

Burghead and Cummingston are two separate but geographically adjacent communities. Cummingston has no shops or community meeting spaces, and relies on Burghead, and Hopeman, for facilities.

Any reduction or improvement in amenities and facilities in Burghead of course has an impact on Cummingston residents.

Housing

Burghead is a planned village from the early 19th century, built on a peninsula extending into the Moray Firth. The original housing stock is all made from local stone. There is considerable 20th century building on the outskirts.

Education

Burghead has a Primary School, with about 130 pupils. Most pupils attend Lossiemouth High school from the age of 11.

Transport

Burghead and Cummingston are approximately nine miles from Elgin, from Forres, and from Lossiemouth.

Public transport is discussed further in the section on community assets and needs.

There is a safe active travel route to Hopeman, but not as far as Lossiemouth.

Healthcare

The GP branch surgery in Burghead, together with the branch surgery in Hopeman, closed down during Covid. Most of the inhabitants in Burghead were registered with the Moray Coast Practice, as they had the surgery in Burghead. This loss is felt strongly, and is discussed further in the section on community assets and needs.

We have an excellent pharmacist in Burghead who deals with many health issues.

Shops and businesses

Retail businesses. Currently we have one small supermarket, one chemist, two hairdressers, one recently reopened pub, a bistro, and an outdoor café.

Other businesses. The two most visible businesses in Burghead and Cummingston are Diageo's Maltings, and the caravan park. There are also many small businesses, and a small commercial park by the harbour.

Burghead and Cummingston – special characteristics

History

The community of Burghead is a planned fishing village built upon the site of one of the largest Pictish forts ever found.

The Pictish fort covered the headland at Burghead. Currently there are archaeological digs by Aberdeen University every year, as the headland is eroding into the sea and taking the westernmost walls of the Pictish fort with it.



*Reconstruction of Burghead Pictish fort, blending an artist's interpretation with a modern photo.
Gordon Noble, the Northern Picts*

Burghead Harbour

In the early 19th century the harbour was built, probably to a design by Thomas Telford. It is a valuable harbour, as it is on the south side of the peninsula and is unusual for this part of the Moray Firth as it is sheltered from the north. In addition it has the only fuel container between Buckie and Inverness from which boats can refuel.

The harbour is a designated commercial fishing harbour. It also has a boat for wildlife trips.

There are currently problems with the harbour: lack of dredging of the harbour mouth restricts the times the rowing club and fishing vessels can get in and out of the harbour.



Burghead harbour. Photo by PB Aerial Imaging



Burghead harbour

Wildlife

Burghead headland is one of the best places on the Moray Firth for sighting dolphins, and is the site of many shore watches by WDC (Whale and Dolphin Conservation). Other cetaceans and fish seen include basking sharks, humpback whales, orca, and porpoises. It is also a hotspot for birds, including rare birds, due to the variety of habitats. Otter are also seen increasingly frequently.

Tourism

Burghead and Cummington have many tourist attractions: climbing cliffs at Cummington, dolphin watching, sea fishing, history, a remarkable beach, forest and cliff walks, and frequent auroras. The Moray Coastal Path runs through the settlements. There is a Visitor Centre, run by volunteers, on the Headland which is open from Easter to October.

The Burning of the Clavie, an ancient fire festival, brings thousands of visitors in every January.

With all there is to offer, the area should be a haven for holiday makers all year round.



Unfortunately, during and after Covid, the pubs and B&Bs shut down, and the only opportunities for staying in Burghead now are the caravan park, Air B&Bs and rental cottages. Hopefully this is now beginning to change, and more short term accommodation will become available.

BCCC would also like to see a sustainable approach to campervans, allowing them to stay in return for providing funding for community projects.



Burghead Visitor Centre



Burning of the Clavie

We would like to see more emphasis in the future on sustainable tourism, and we are reviving the Moray Coast Tourism Group, with Lossiemouth Community Development Trust, to better market the area from Burghead to Lossiemouth.

Tourism could and should provide for more local jobs and opportunities for business start ups, and support for tourism is in fact a part of Moray Council's Development Plan for Burghead.

Development Strategy / Placemaking Objectives

- To identify a longer term housing area at Clarkly Hill.
- New development to reflect the traditional grid pattern and key vista of the village.
- To encourage the continued viability of the harbour for both commercial and recreational activity.
- To continue to support Burghead as a tourist destination.
- To continue to improve the overall environmental setting and visual appearance of the town.

From Moray Council's Development Plan for Burghead

COMMUNITY ASSETS, NEEDS, OPPORTUNITIES AND CHALLENGES IDENTIFIED

Burghead and Cummingston – community assets

The communities of Burghead and Cummingston run many clubs and community assets, from the Christmas lights, to all the floral displays, to owning and running the Community Hall. There is a lot of volunteering undertaken for a relatively small population.

The following community assets and activities are maintained and funded by volunteers in the community:

- Burghead Community Hall
- Burghead in Bloom
- Burghead Community Garden (vegetable plots, community orchard, play area, outdoor gym, etc)
- The Burning of the Clavie
- The Headland Trust and Visitor Centre
- Christmas lights
- Burghead Boxing Day Swim
- Bowling Club
- BCRC rowing club
- Football club
- Beeline Community transport (to doctors surgery, etc)
- Weekly Social Hub
- Blessing Boxes (food bank)
- Free Church youth club, after school club, Sunday school, and lunch
- Burghead Primary Parent Partnership
- BALL group
- Litter picking
- Burghead Brownies
- Burghead Rainbows
- Burghead Parent and Toddlers
- Burghead Book Group
- Boys Brigade
- Broch Selkies wild swimmers
- Mother and Toddler Group



Burghead in Bloom raises funds for Burghead's floral displays by holding the annual Kipper Barbecue

The following community assets are run by Moray Council:

- Burghead Library
- Burghead Primary School
- Burghead Harbour

Moray Council announced plans to close Burghead Library in late 2024, which were very strongly opposed by the community.

Needs, opportunities and challenges identified

There are many issues that concern the community that are outside the scope of an LPP, but that we wish to highlight here.

Provision of health care

There is particular concern about the loss of the GP branch surgery in Burghead during Covid lockdowns, and which we are told will not reopen. This surgery was part of the Moray Coast Medical Practice based in Lossiemouth. With no direct public transport to Lossiemouth this has been a source of trouble to people without their own transport. The volunteer-run coastal community minibus, Beeline Community Transport, has been helping people get to the doctor. There is also the Moray Council run M-Connect service. The usefulness of this service has not yet been evaluated by BCCC.

Public Transport

Transport is in general an issue. The service bus runs only to Elgin, and only in daytime hours. It is not cheap. Without their own transport, people's work opportunities are limited by the bus times. The need to have your own transport is a large cost of living burden.

Post Office and banking

Much concern was also expressed about the closure of the Burghead Post Office. Again, for those without their own transport this adds a level of complexity to everyday transactions, including banking. The RBS used to visit in a mobile van and no longer do.

Improving community facilities

A sub-group of BCCC collated ideas about improving community facilities. A summary is given in **Appendix 2**.

Cummingston-specific concerns

Cummingston residents have some specific concerns (**Appendix 1**). There is a desire for better connections with Burghead, perhaps via a notice board with BCCC and other news. There is also a lot of worry about speeding through the community, following observations of high speed cars and several accidents.

Residents have also pointed out that the gabions at Cummingston beach are broken, and are a safety hazard.

Cummingston beach and cliffs are a popular attraction, and in the summer parking is inadequate.

COMMUNITY LOCAL PLACE PLAN OBJECTIVES AND PRIORITIES – THE VISION STATEMENT

What does the community want to retain?

The community wants to retain its status as an area where people want to live but can also work. It does not want to become merely a dormitory town where the population has to work elsewhere.

What does it value?

The community values the history and the special natural features of the area. It also values the ability of the area to be resilient in supporting its population to meet its daily needs (both work and leisure) from within the area rather than having to travel.

What does it want to improve?

It wants to encourage more business opportunities within the area to provide work locally.

It wants to maintain and develop facilities which make the area a good place to live as well as encouraging tourism.

It also wants to improve transport links, so that people can access facilities that cannot be provided locally.

It wants to improve people's lives by providing cheaper community-run renewable energy.

What difference will this make:

It will promote a thriving settlement, rather than one which feels it is being constantly denuded of the amenities which made it a self-sustaining community in the past.

PROJECT 1. BEACH ACCESS AND REGENERATION PROJECT

Summary

The beach at Burghead is a huge natural asset. It stretches about seven miles to Findhorn, backed by dunes and woods.



Burghead Bay and Burghead beach. PB Aerial imaging

The beach is used by walkers, cyclists, runners, children playing, school groups, horses, dogs, and occasionally sand yachts. The Moray Coastal Path runs between Findhorn and Burghead, along the beach, or in the wood behind.

When the tide is further in there is significant water depth adjacent to the esplanade on the south side of Burghead. There are no known dangerous tidal rips, even in windy weather. The sea is well used by wind surfers, kite surfers, year round sea swimmers (the Broch Selkies and others), rowers, surfers, kayakers and canoeists, and stand up paddle boarders.

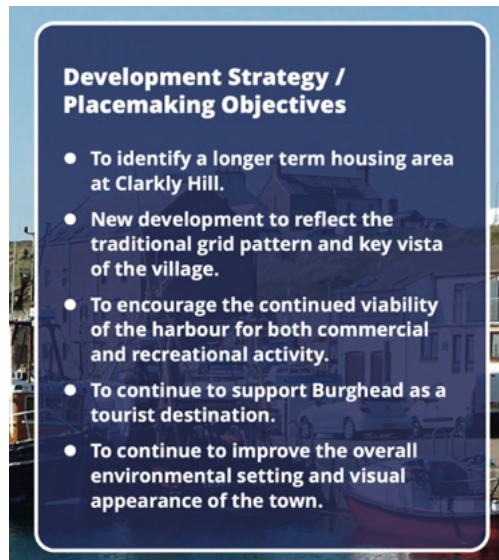
Bird watchers often arrive in organised groups, and singly, to watch birds on the beach and in the harbour.



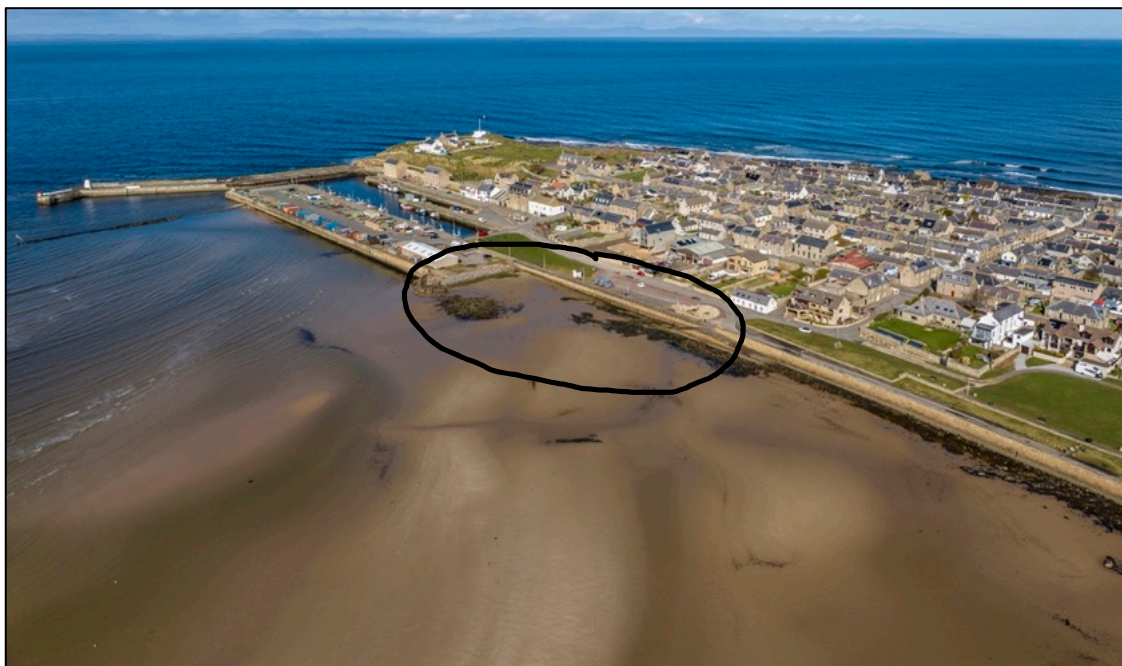
Burghead beach

We feel that this area could be a greater asset to Burghead, and to Moray. The beach could be more accessible, and the area more attractive for locals and for visitors. We wish to increase visitor numbers as part of a sustainable tourism and community wealth building initiative.

This is completely in line with Moray Council's objectives for Burghead in the most recent Development Plan: one of the strategies is to continue to support Burghead as a tourist destination



From Moray Council's Development Plan for Burghead



Burghead promenade and Burghead beach, from the SE. Area discussed highlighted. PB Aerial imaging

The community proposes:

- Better beach access
- Shelters
- Showers
- A beach lido-like area instead of the current rock armour
- A building combining community and business activities to encourage water sports

An artist's impression of the area around the improved beach access is shown below.



Artist's impression of improved facilities. Joan Megson

Present state of area and access

The area under discussion is from the car park to the tarmac slipway.



Area of Burghead under discussion, and access to beach. Yellow area shows the industrial estate and the tarmac ramp

Access issues

Slipways

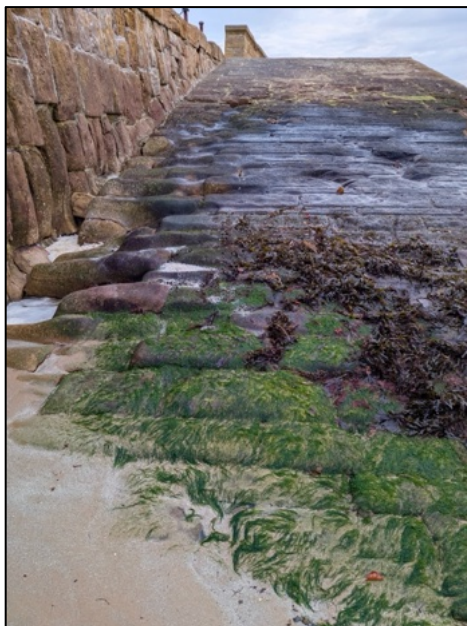
From the esplanade in Burghead, there are three slipways onto the beach.

Two are sandstone slipways, below. Both are slippery and dangerous for access. The sandstone acts as a substrate for seaweeds and other algae, presenting safety issues. The westernmost sand slipway is also severely eroded.

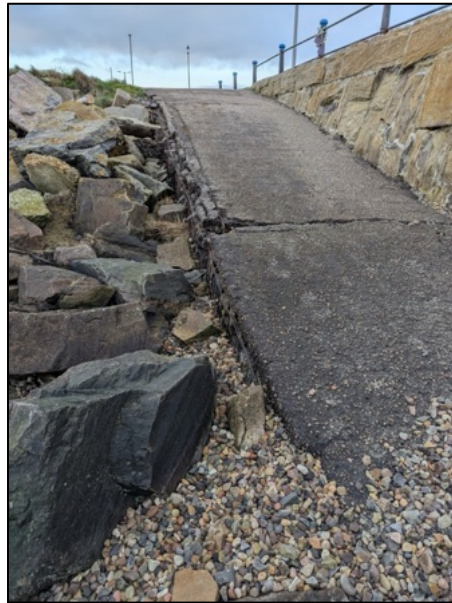
The other slipway, adjacent to the Moray Council Industrial Estate, is surfaced in tarmac.



The two sandstone slipways



The westernmost sandstone slipway, showing erosion and seaweed growth



Tarmac slipway beach access

The tarmac slipway is not slippery, and is a preferred means of access to the beach for walkers. It's also the preferred access for swimmers, canoeists, stand up paddle boarders, etc, as this part of the sea is sheltered from most wind directions. However, it is too steep for the disabled and less able to use. It is also narrow (ca 1.5 metres), and in periods of good weather gets very crowded with leisure water users.



Activity at high tide in the summer, by the tarmac ramp

Adjacent to the tarmac slipway there is a long area faced by boulders used as rock armour. This was resurfaced in 2023 when the groyne was rebuilt. This rock armour has already been moved by wave motion since it was put there, and putting in concrete steps should reduce maintenance costs in the long term.



Rock armour being replaced in summer 2023, and the tarmac ramp.

Esplanade

Much of the esplanade in Burghead has been surfaced in local stone (Triassic age Burghead beds). This stone is very uneven, with holes and clasts in most pieces of paving. This cannot be used by the disabled, and is difficult for many people. There have been some serious falls. This surface is also at a height above the grass of the Salmon Green which makes access difficult for many, with no ramps or steps except by the car park.



Example of the uneven surface of the Esplanade

There are four benches on the Esplanade, currently very rusty. There are no sheltered places to sit.



One of the four benches on the Esplanade.

History of community engagement

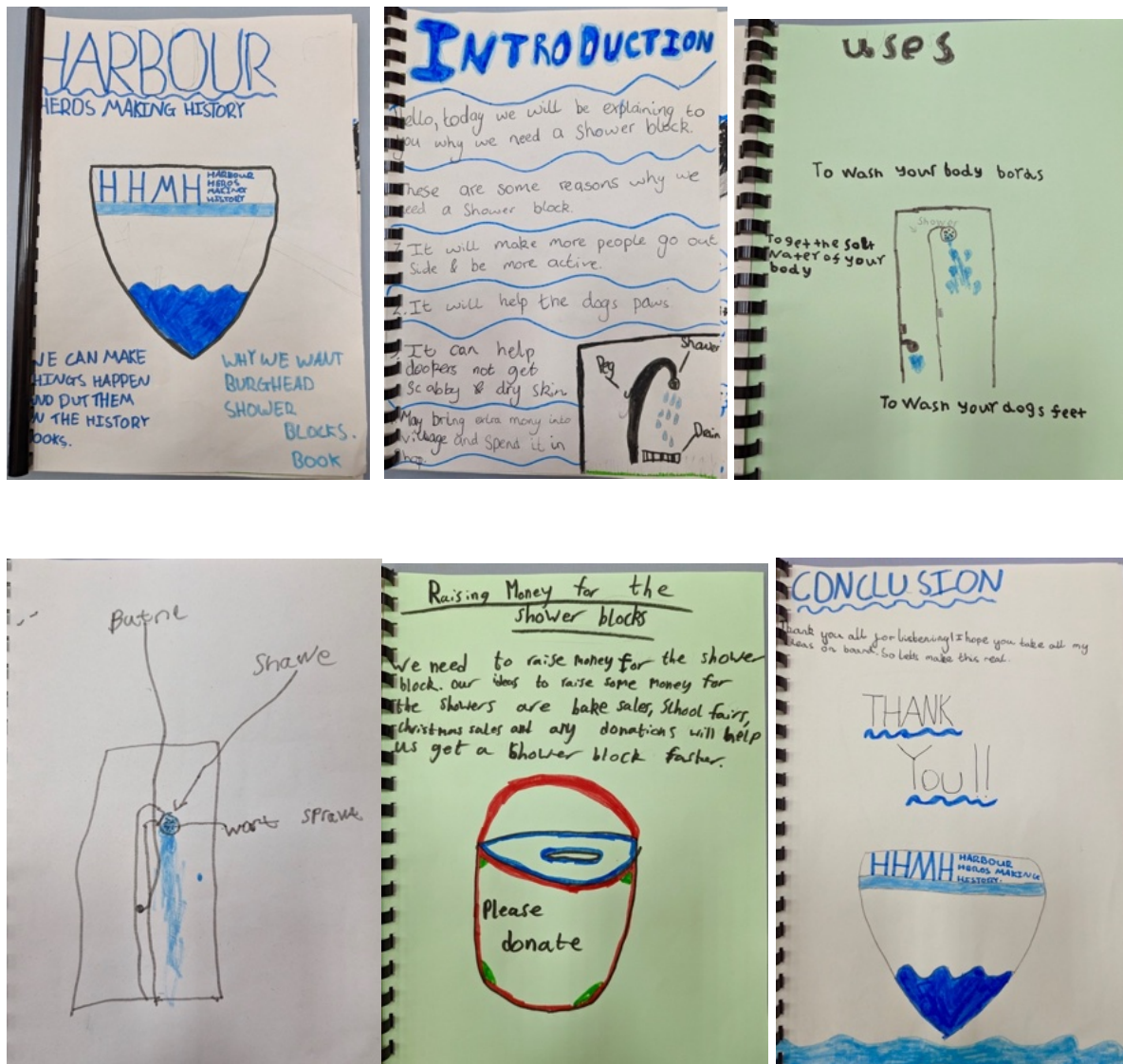
The whole community has been engaged on commenting on ideas for this area (refer to **Appendix I**). In addition, the following groups have been proactively involved in proposing improvements:

- Burghead Primary School
- Broch Selkies (wild swimmers, 600 members)
- BCCC
- Dinghy sailors

Burghead Primary School

In 2022 the school made a booklet called “Harbour Heroes Making History” describing the need for showers by the beach, for swimmers, paddle boarders, etc.

Some of the book is shown below.



Some of the text and illustrations from Burghhead Primary School's booklet re showers at the beach

This booklet was shown to the community at the Democracy Day event in November 2022 at a stall run by the Broch Selkies.

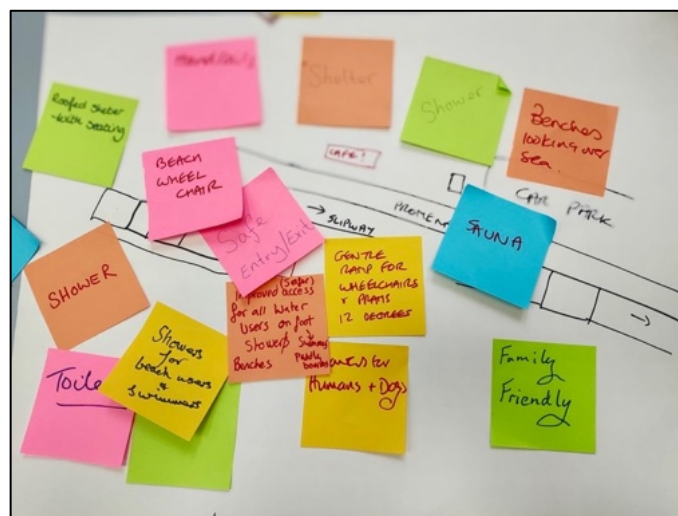


Broch Selkies

The Broch Selkies are a large (600 on Facebook) group of wild swimmers who have popularised sea swimming in Burghead all year round



The Broch Selkies have had stalls presenting visions for the future since 2022: in 2022, 2023, and in 2024.



Broch Selkie stall at the LPP event in November 2023, and feedback

The Broch Selkies are raising money for these improvements, with funds being held by Burghead Amenities Association, a SCIO.

The Broch Selkies have also contacted Glasgow School of Art for ideas on designing improved facilities.

BCCC

The BCCC has been working with the Broch Selkies and other interested groups for over two years, acting as a link between the Broch Selkies and Moray Council. BCCC has been in communication with Moray Council about this project since summer 2022. We have been collaborating with an enthusiastic individual from MC, with the concept that MC would be responsible for raising funding from bodies providing large funding streams (coastal charities, etc) not

accessible to BCCC or the Broch Selkies. Broch Selkies would raise as much money as possible, and potentially apply for any match funding to help the MC bids. This seemed to be an ideal partnership, with no money required from MC itself.

Unfortunately our MC contact has been on sick leave, and there has been no replacement in terms of working on this project.

BCCC has also started talking to Lossiemouth Community Development Trust about a community-led tourism initiative for this part of the coast.

Dinghy sailors

There are some owners and sailors of very small Mirror type dinghies, that can be launched by hand down the ramp. They point out that Burghead Bay is ideal for small dinghies, and for races and regattas. They have joined the campaign for improved facilities.

Vision

The beach area could be a greater asset to Burghead, and to Moray.

The area could be much more attractive for locals and for visitors. We wish to increase visitor numbers as part of a sustainable tourism and community wealth building initiative – providing more local jobs.

Beach access could be safer, and the beach could be more accessible to everyone than it is now.

The community proposes:

- **Better beach access.**

A wider and gentler ramp as access, and a beach wheelchair. Safer access for all.

A smooth esplanade so that the disabled and less abled can walk on the esplanade, and get to the ramp.

- **Shelters**

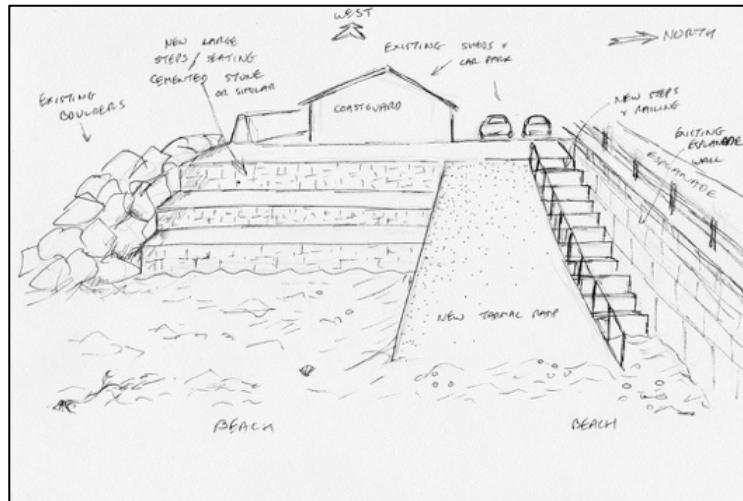
Shelters on the esplanade for watching the sea from, and for swimmers and other water users to shelter from the wind.

- **Showers**

Cold outdoor showers for all users of the beach to wash away sand, and salty water.

- **A beach lido-like area instead of the current rock armour**

This would allow many more users to sit by the sea and access the water, and would promote Burghead as a place to swim, SUP, etc.



Another view of the proposed new tarmac ramp and steps by Joan Megson

- **Community and business premises to encourage water sports**

We feel that there is scope for a building to be used as a mixed-use community run water sports centre, with business rentals.

The aim would be that Burghead would become a destination for water sports with appropriate facilities.

Community uses could include sea safety talks for children and others, life saving lessons, hot showers for swimmers, shelter, and hot drinks.

Business uses could include SUP hire, canoe hire, water sports training, dinghy hire, etc.

Secure outside space would be rented out to dinghy, kayak, and SUP users.

Income would be from rentals from the businesses, fees from users of facilities, and rental of space for dinghies.

Burghead Industrial Estate is adjacent to the area being discussed, and a new build or an existing unit here would be in exactly the right area. We looked at a unit for rent with inside and outside space. This could be the future target of a Community Asset Transfer.

- We would also support clearer signage at the harbour for car parking and other facilities, including better toilets
- We hope that there will soon be a sauna near the harbour (expected April 2025), and we welcome the success of the Cable Café. With increased footfall we believe there is scope for another food and drink outlet near the harbour.

Actions:

- The Broch Selkies are raising money for improvements and will continue to do so. The group was one of the recipients of 2024's Boxing Day Swim, demonstrating whole community support for the improvements.
- BCCC and the Broch Selkies will continue to try to reengage with Moray Council

PROJECT 2. COMMUNITY RENEWABLE ENERGY

Summary

BCCC started community engagement on renewable energy in 2019.

We found that:

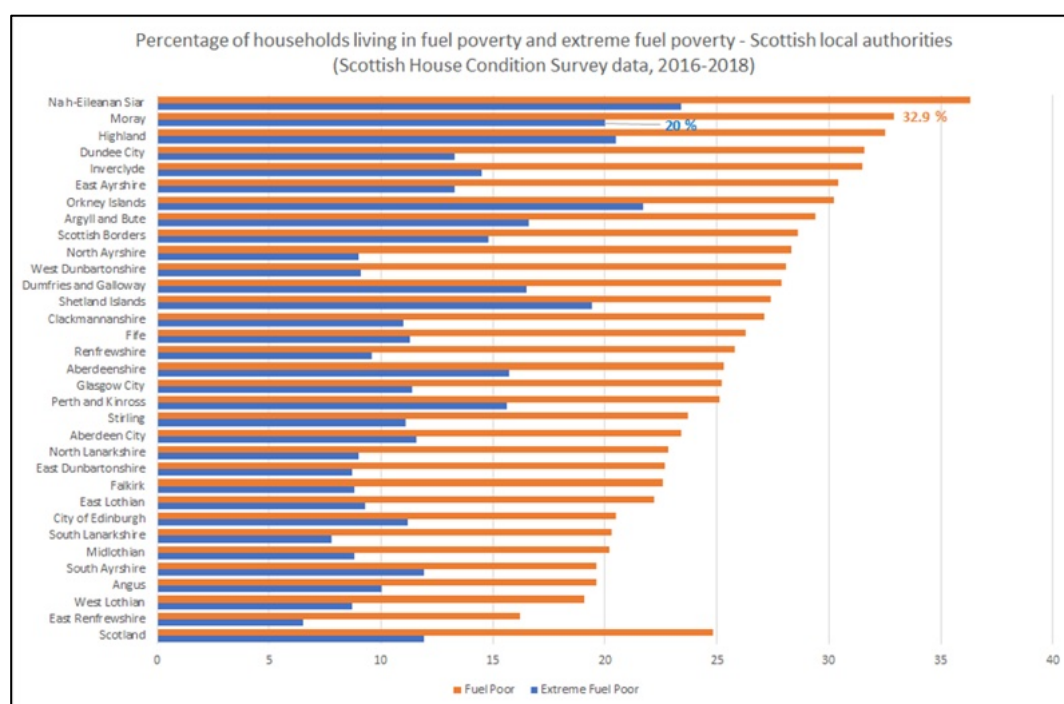
- Fuel poverty is a very significant issue in Burghead and Cummingston, as both communities are off the gas grid
- Interest in renewable energy is high
- The community is well placed geographically for many forms of renewable energy: solar, wind, water source heat pump, deep borehole, etc
- The density of settlement is high – ideal for district heating schemes
- Zero Carbon Moray, a voluntary group, is working on plans for a community solar farm just outside Burghead
- Any future available land should be considered for use for community renewable schemes

Background: Fuel poverty in Burghead and Cummingston

As a planned village from the early 19th century, all the original housing stock is built from local sandstone.

The communities are off the gas grid. Main sources of heat are coal, wood, oil, electricity, and heating gas in tanks.

Moray has the second worst level of fuel poverty in Scotland. Communities like Burghead and Cummingston, off the gas grid, are representative of the rural communities with the most expensive-to-heat homes in Moray.



Level of fuel poverty in Scotland by Council area. Moray is the second worst

Fuel poverty survey, winter 2019

As a result of these concerns, BCCC ran a heating/fuel poverty survey in 2019. The results, below, show significant issues with heating costs for quite a few people.

Since then electricity prices have soared so the fuel poverty levels will be worse.

Heating Survey Burghead and Cummington Winter 2019-20

Burghead and Cummington are two small villages on the Moray coast. They are off the gas grid and many are struggling to heat their houses due to rising prices and lack of fuel choice. The traditional housing is stone and slate with wooden sash windows. The survey was the first step towards designing a renewable and efficient way to reduce fuel poverty and the reliance on fossil fuels. This approach to the energy problem will be part of an ambitious plan to improve the Climate Impact and resilience of the settlement.

850 Printed surveys were delivered and an online version was publicised.

We received 211 responses over 150 were filled in by hand and delivered to 3 collection points. Just over 50% of the respondents had retired and 80% lived in 1 or 2 -person households. 37% earned £9-19,000 – with 53% under £30,000.

83% owned their own house

The fuels used to heat houses was 56% oil; 26% electricity. 12% used THTC storage heaters and 12% economy 7/110. There were quite a few who used a mixture of fuels.

63% spend between £1200-2400pa the average UK dual bill is £1113 which is the bottom end of this spread. There were people who did the calculation and had to say that they weren't defined as fuel poor, missing the definition by a very small margin.

Insulation was interesting as many people finding it hard to heat their houses are told to insulate. In Burghead – 85% have loft insulation and 81% double glazing and 39% had additional wall insulation and 11% underfloor insulation. So a good many households of households had both loft insulation and double glazing but were still cold.

There were 54% who considered their houses hard to heat. 39% switched off their heating to save money. 64% worry about their heating bills. 23% considered themselves fuel poor and 23% didn't know.

We also have to consider those who were not fuel poor because they switched off their heating or considered their house hard to heat.

There was one house using electric storage heaters with an Income of £9-19,000 spending £3600 – 4800pa. Another using solid fuel burner on the same income spending the same. There was also someone using electric heating with additional gas bottles – I have no income figure for them but they were also spending up to £4800pa on heating.

People are cold.

LHEES report

Moray Council commissioned a LHEES (Local Heat and Energy Efficiency Strategy) pilot study, which became available in April 2021.

This is a link to the study: <http://www.moray.gov.uk/downloads/file136441.pdf>

Below is an extract for the Burghead area:

For the Burghead area, which is off the gas grid, some of the summary findings are that:

- A higher proportion of owner-occupied properties compared to the rest of Moray.
- A higher proportion of pre-1919 domestic properties compared to the rest of Moray.
- **Average energy efficiency of the domestic properties is lower by seven SAP points than the rest of Moray.**
- Predominant fuel types in domestic properties are oil (53%) and electricity (40%).
- A high proportion of walls in domestic properties are of a solid construction (45%).

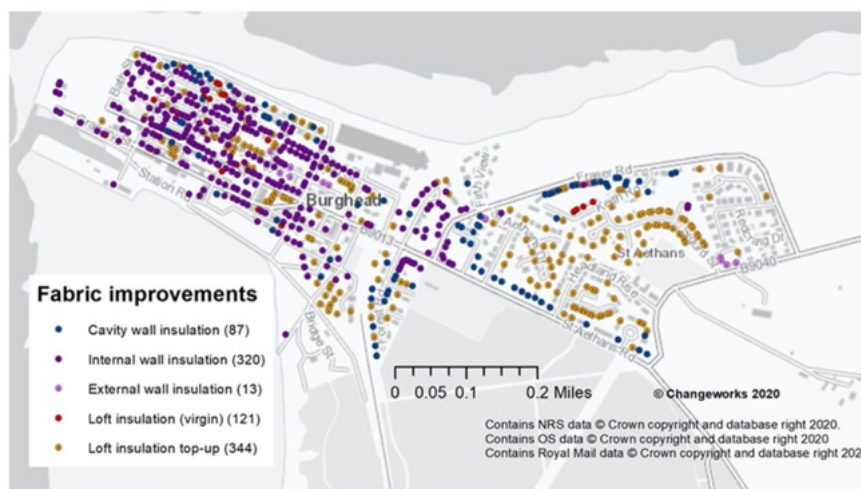
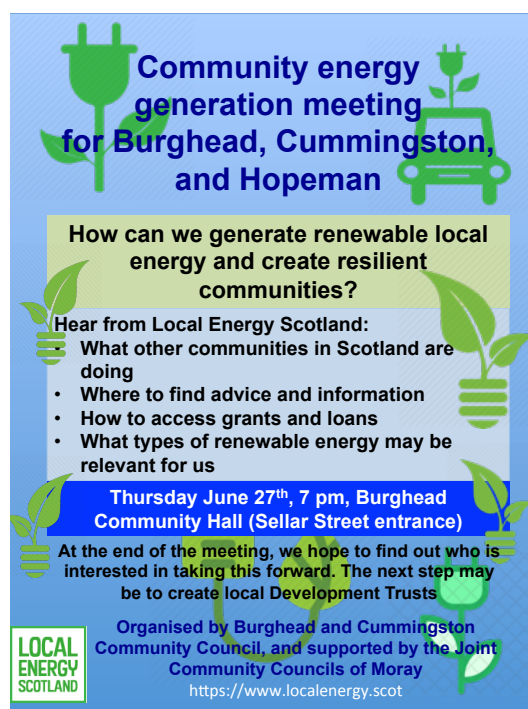


Figure 11: Fabric improvement opportunities (Burghead)

Community engagement on renewable energy in Burghead and Cummington



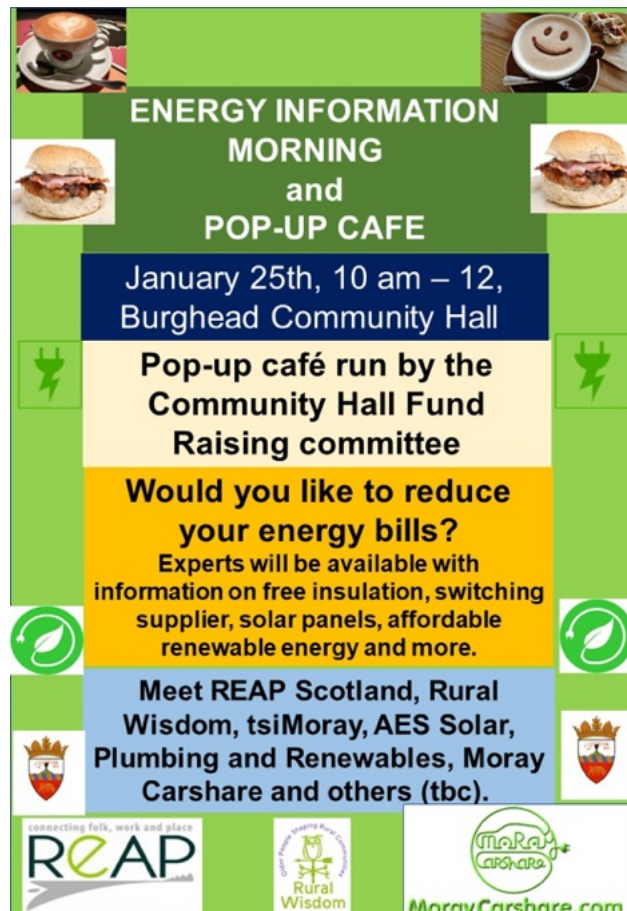
Poster for community energy generation meeting

Local Energy Scotland (LES) were invited to give a talk in Burghead in June 2019, organised by BCCC, and designed for people in Burghead, Cummington, and Hopeman.

About 30 to 40 people attended, and it became clear that some people at the meeting were in severe fuel poverty and needed help.

BCCC, in conjunction with Rural Wisdom, set up a **fuel poverty survey** (summary above) in December 2019.

The same group also organised a drop in event on January 25th 2020 in Burghead Community Hall, to help with heating and insulation issues. Along with a pop up café, there were stalls with advisors on insulation, changing electricity tariff, etc.

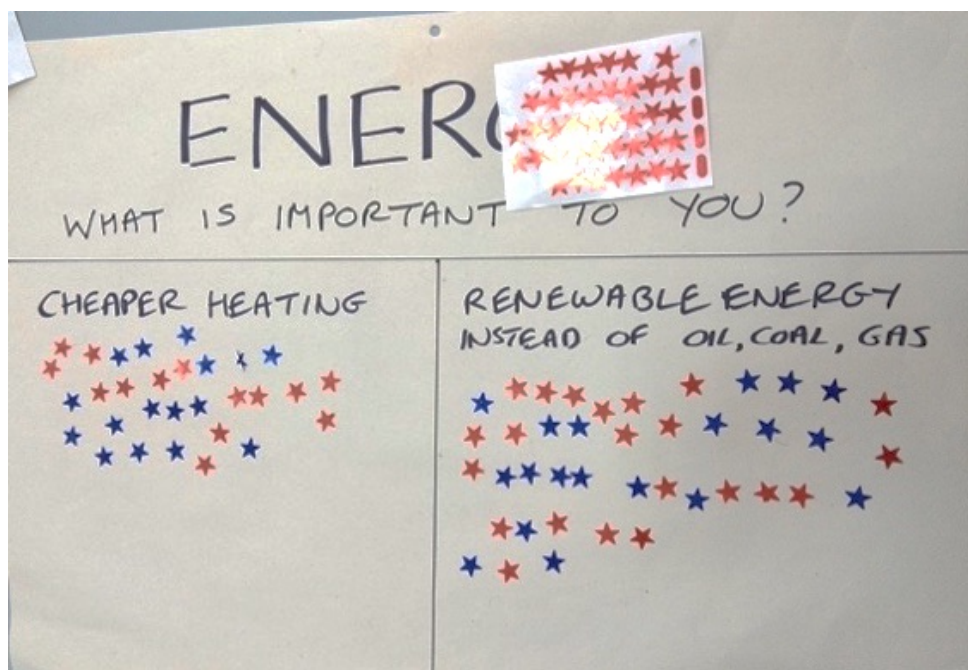


Poster for Energy Information morning

The event was well attended, and people were invited to indicate whether they were interested in renewable energy – which resulted in a positive response.



Energy Information morning



Energy Information morning feedback

Observations

- It is not easy to find out who to contact about renewable energy, even when you have contacts, and internet access. It was only through attending a conference that some of us knew about LES and could engage with them. How about the 95% who aren't climate campaigners and don't know who to contact?
- Smaller communities, like Burghead and Cummington, will get left behind without proactive help. These are the communities most likely to be off the gas grid and where fuel poverty is worst.
- There is interest in renewables in Burghead and Cummington.

Progress with community renewable energy to date, Burghead and Cummington

Since 2020, progress within Burghead and Cummington has been slow.

It was clear from the LES presentation in 2019 that no funding was available from LES for the first stage of any community renewable energy scheme – framing energy use, needs, and coming up with a renewable energy project sufficiently detailed to attract LES funding.

We applied for Lottery funding, but failed.

Zero Carbon Moray

A response to the lack of bodies to help set up community renewable schemes was to set up Zero Carbon Moray (ZCM) in 2020. ZCM is part of the Joint Community Councils of Moray. One of the main objectives was to research renewable energy projects and help communities implement schemes.

Burghead and Cummington community renewables

Current project: potential community solar farm

Zero Carbon Moray currently has three possible sites for community solar farms in Moray, one of which is just outside Burghead on a private south facing site.



Part of Clarkly Hill outside Burghead faces south, and would be ideal for a community solar farm

Community solar is ideal, as solar panels are cheap, and the power network provider has an obligation to take power from renewable energy schemes: no new infrastructure to distribute electricity is required.

What is needed are new guidelines on microgrids on local complex site schemes. New recommendations are due by spring 2025.

- The WIN:WIN:WIN is the generator earns more: the consumer buys for less than current market rates: and no power flows through the grid interconnector (which is constrained) the load and generation being locally balanced. This benefits both the switch to EV transport and the switch to electric heat pump heating from the traditional carbon alternatives. It is hoped through the cost reduction mechanism this will go some way to alleviate fuel poverty in the area.
- Solar panels on farmland can be combined successfully with sheep grazing and/or rewilding schemes.
- If ground screws are used for the panels there is no permanent alteration to the ground.

The result would be cheaper electricity for residents of Burghead and Cummington, at a long term stable price.

The land used would be land suitable for sheep farming, which could continue on the same site.

Speculative projects

If the solar farm goes ahead, there could be additions to the scheme to ensure spare power generation is utilised. This could be battery storage, or selling surplus power to a local business. Additional power could be generated in the winter by a wind turbine.

(Note that battery storage does not have to consist of lithium batteries. There are new energy storage designs being invented all the time, some of which use kinetic energy).

More speculatively, as Burghead is a dense settlement, and almost surrounded by the sea, it would be an excellent place to trial projects involving, for example, heat from sea water. (Similar to air source heat pumps, but using water.)

We talked at one point to British Gas Zero, which had just been formed. They had a concept that Burghead could be a pilot project for a district heating scheme from a deep borehole.

These are very speculative ideas, which would require significant infrastructure. If a large site did become available (for example, if the Maltings closed down), consideration could be given to including a renewable energy project.

APPENDIX I COMMUNITY ENGAGEMENTS CARRIED OUT

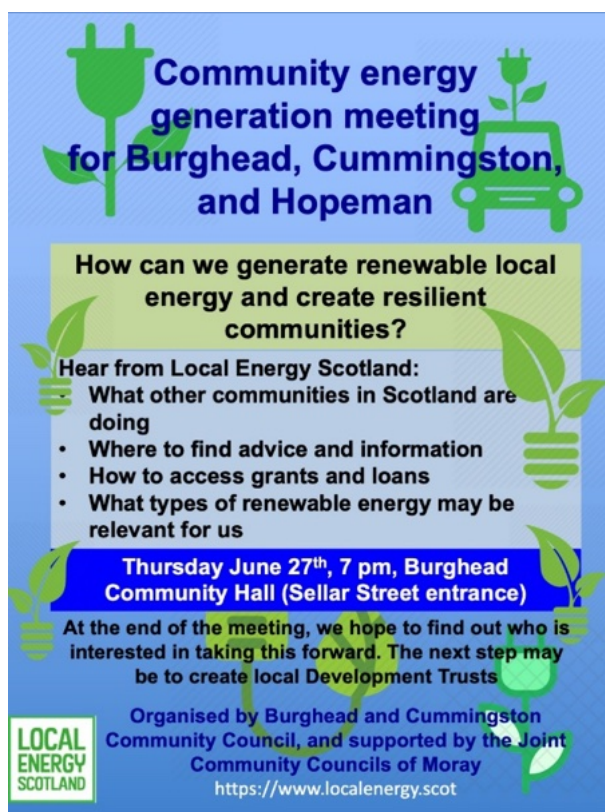
A number of engagement events have been carried out by Burghead and Cummington Community Council since 2019, some of which highlight items relevant to the Local Place Plan and others which do not. This is a summary of all events and issues which came out of these engagements.

2019 – Community Energy Generation Meeting Burghead, Hopeman and Cummington June 2019 Pop up event 25th January 2020

Local Energy Scotland (LES) were invited to give a talk in Burghead in June 2019. About 30 people attended, and it became clear that some people at the meeting were in severe fuel poverty and needed help.

LES gave examples of other community renewable projects, but could not give an example of a project tailored to Burghead. To follow up, we learned that we would need to set up a Development Trust, and then apply for funding from LES to perform a local energy plan. The LES officer responsible for Burghead is based in Aberdeen.

This meeting was followed by several attempts – unsuccessful so far - to set up a Development Trust.



Fuel Poverty Survey December 2019

As a result of these concerns about fuel poverty, BCCC, along with Rural Wisdom, ran a heating/fuel poverty survey in 2019. The results, below, show significant issues with heating costs for quite a few people.

Since then electricity prices have soared so the fuel poverty levels will be worse.

Heating Survey Burghead and Cummington Winter 2019-20

Burghead and Cummington are two small villages on the Moray coast. They are off the gas grid and many are struggling to heat their houses due to rising prices and lack of fuel choice. The traditional housing is stone and slate with wooden sash windows. The survey was the first step towards designing a renewable and efficient way to reduce fuel poverty and the reliance on fossil fuels. This approach to the energy problem will be part of an ambitious plan to improve the Climate Impact and resilience of the settlement.

850 Printed surveys were delivered and an online version was publicised.

We received 211 responses over 150 were filled in by hand and delivered to 3 collection points. Just over 50% of the respondents had retired and 80% lived in 1 or 2 -person households. 37% earned £9-19,000 – with 53% under £30,000.

83% owned their own house

The fuels used to heat houses was 56% oil; 26% electricity. 12% used THTC storage heaters and 12% economy 7/110. There were quite a few who used a mixture of fuels.

63% spend between £1200-2400pa the average UK dual bill is £1113 which is the bottom end of this spread. There were people who did the calculation and had to say that they weren't defined as fuel poor, missing the definition by a very small margin.

Insulation was interesting as many people finding it hard to heat their houses are told to insulate. In Burghead – 85% have loft insulation and 81% double glazing and 39% had additional wall insulation and 11% underfloor insulation. So a good many households of households had both loft insulation and double glazing but were still cold.

There were 54% who considered their houses hard to heat. 39% switched off their heating to save money. 64% worry about their heating bills. 23% considered themselves fuel poor and 23% didn't know.

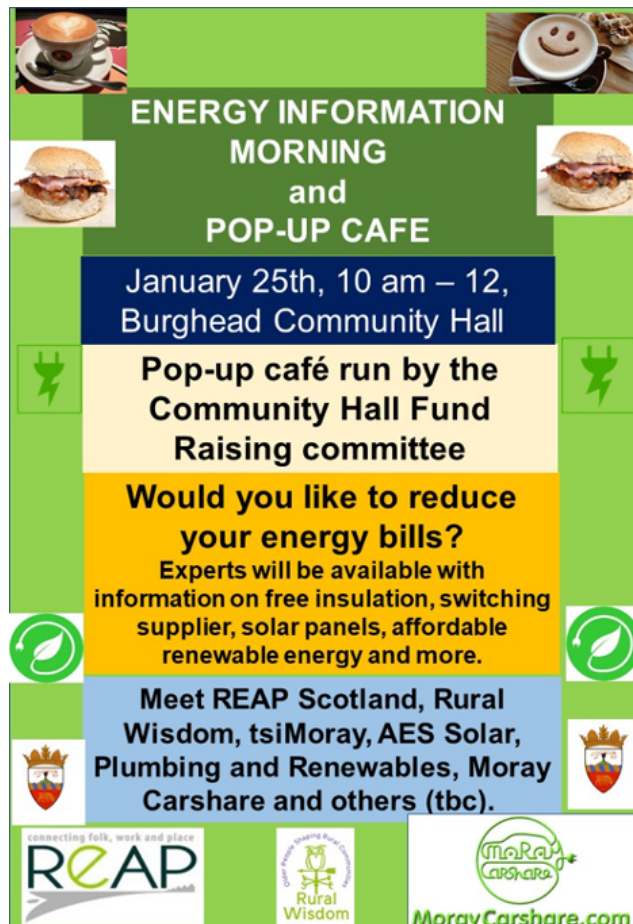
We also have to consider those who were not fuel poor because they switched off their heating or considered their house hard to heat.

There was one house using electric storage heaters with an Income of £9-19,000 spending £3600 – 4800pa. Another using solid fuel burner on the same income spending the same. There was also someone using electric heating with additional gas bottles – I have no income figure for them but they were also spending up to £4800pa on heating.

People are cold.

Pop up Energy Information event 25th January 2020

A follow up event was held on **25th January 2020** and was well attended.



**ENERGY INFORMATION
MORNING
and
POP-UP CAFE**

January 25th, 10 am – 12,
Burghead Community Hall

Pop-up café run by the
Community Hall Fund
Raising committee

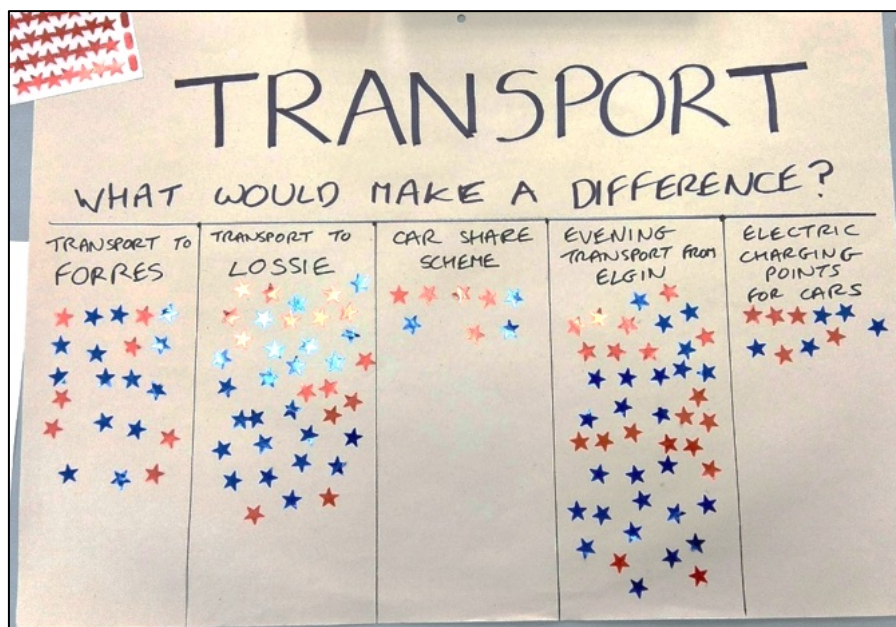
**Would you like to reduce
your energy bills?**
Experts will be available with
information on free insulation, switching
supplier, solar panels, affordable
renewable energy and more.

Meet REAP Scotland, Rural
Wisdom, tsiMoray, AES Solar,
Plumbing and Renewables, Moray
Carshare and others (tbc).

connecting folk, work and place
REAP

Rural
Wisdom

tsiMoray
carshare
MorayCarshare.com






TRANSPORT

WHAT WOULD MAKE A DIFFERENCE?

| TRANSPORT TO FORRES | TRANSPORT TO LOSSIE | CAR SHARE SCHEME | EVENING TRANSPORT from ELGIN | ELECTRIC CHARGING POINTS FOR CARS |
|--|--|--|--|--|
| ★ | ★ | ★ | ★ | ★ |


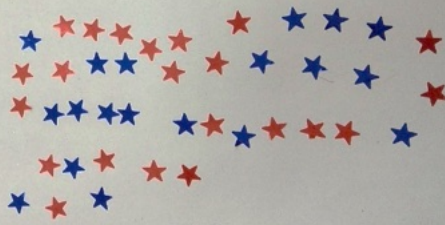
YOUNG PEOPLE

WHAT WOULD MAKE A DIFFERENCE?

| | | |
|--|---|--|
| JOBS IN THE AREA  | MORE TO DO eg. SKATEPARK  | IDEAS..... Use Cable Cottages as a Bunkhouse.  DIFFERENT PLAYGROUND EQUIPMENT  CLIMBING WALL IN PLAYGROUND  |
|--|---|--|

ENERGY

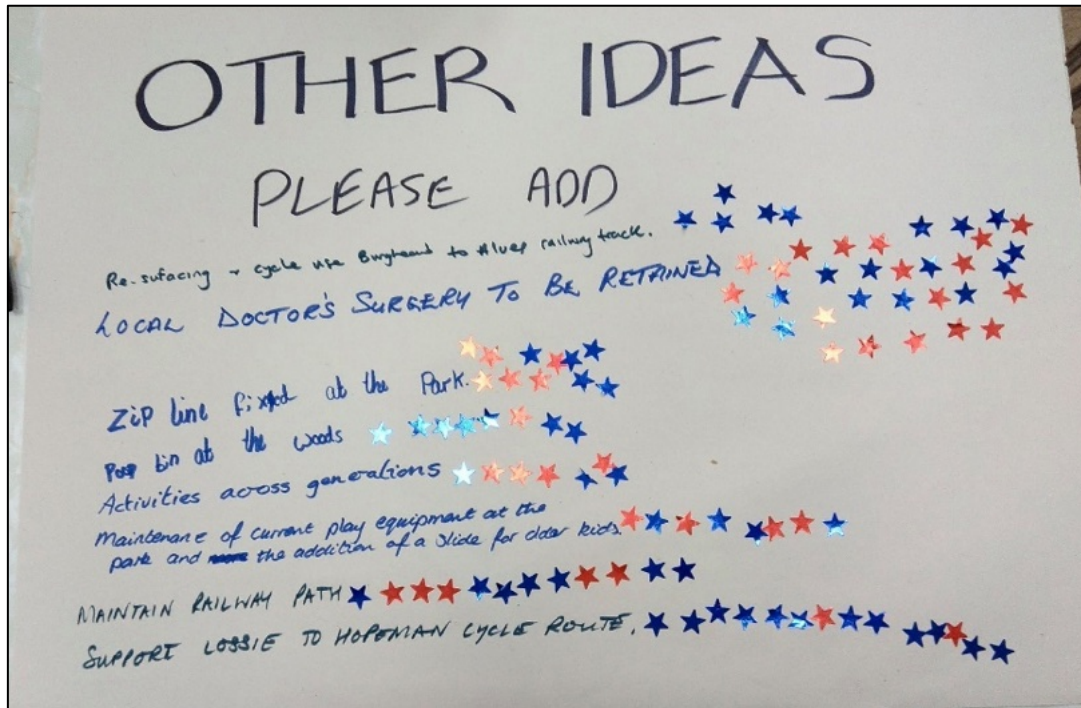
WHAT IS IMPORTANT TO YOU?

| | |
|---|--|
| CHEAPER HEATING  | RENEWABLE ENERGY INSTEAD OF OIL, COAL, GAS  |
|---|--|

ELDERLY

WHAT WOULD MAKE A DIFFERENCE?

| | | | | |
|---|--|--|---|--|
| FILM CLUB  | MEN'S SHED  | LUNCH CLUB  | INTER-GENERATIONAL ACTIVITIES  | TRIPS TO CULTURAL EVENTS  |
|---|--|--|---|--|



COVID PANDEMIC INTERVENES.....

2022 - Democracy Day - 19th November

There was the first opportunity for the local population to raise issues after the pandemic, and was well attended by all ages. Moray Citizens Advice Bureau had a stall and the local councillor and MSP also came along.

The Free Church Youth Club highlighted the following issues:

- Joint events for young and older people
- Activity groups and classes for young people
- Summer gala
- Skate Park / trampolines/ football/ basketball
- Floodlights so can play sport later
- More bins
- Cameras / a police officer to stop anti-social behaviour
- Toilets at the community gardens
- Showers at the harbour – many enthusiastic illustrations for why this is required.

People were asked (via a Post It wall) - **“What are you worried about?”**

These items gathered the most responses:

- The most ticks by far - local surgery closure
- And – Post Office closure
- Then – Cost of living
- Also – Transport link
- And – Antisocial behaviour / vandalism

They were also asked - **“What would you like to see?”**

These were the most popular responses:

- GP surgery to reopen
- Toilets (outdoor)
- Floodlights – so activities can continue after dark
- Transport e.g better links to Lossiemouth
- Something for young people to do





Burghead Free Church Youth Club

Burghead Free Youth Club is OPEN to all P7 and 5+ young people. It is FREE! But we have NO funding.

It runs every other Friday in our church hall during term-time. 7-8.30 p.m. We get outdoors as much as possible when light enough to be safe.

We have a strong volunteer team of leaders who run sports activities, games, art and craft, table tennis, table football, pool and discussions.

50 local young people are registered and over 30 come along to each session. Many youngsters have 100% attendance.

We have 5 young COMMUNITY REPRESENTATIVES, Archie, Popple, Blair, Taylor and Charlotte.

Burghead Free Church Youth Club

How can we ENJOY living in Burghead?

How can we CARE FOR Burghead and it's people?

How can we be RESPONSIBLE citizens of Burghead?

How can we CARE FOR Burghead and it's people?

- joint events for young & older people like tea, film, games, Christmas party
- have more bins
- have cameras to stop anti-social behaviour
- a police officer
- have toilets in Community Garden
- showers at Harbour

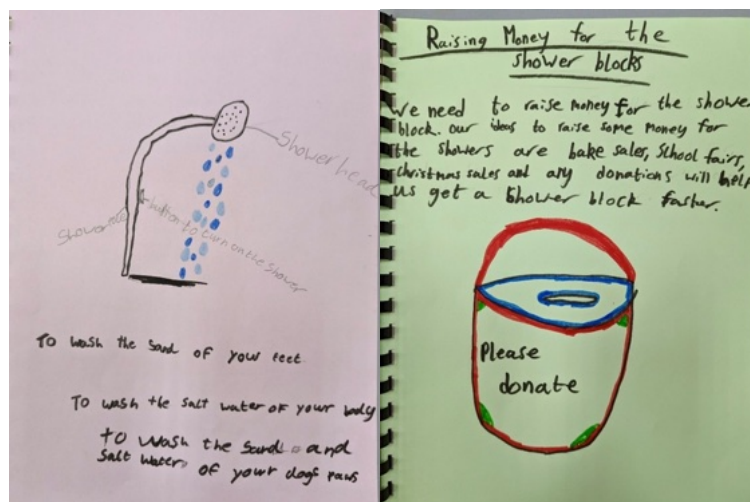
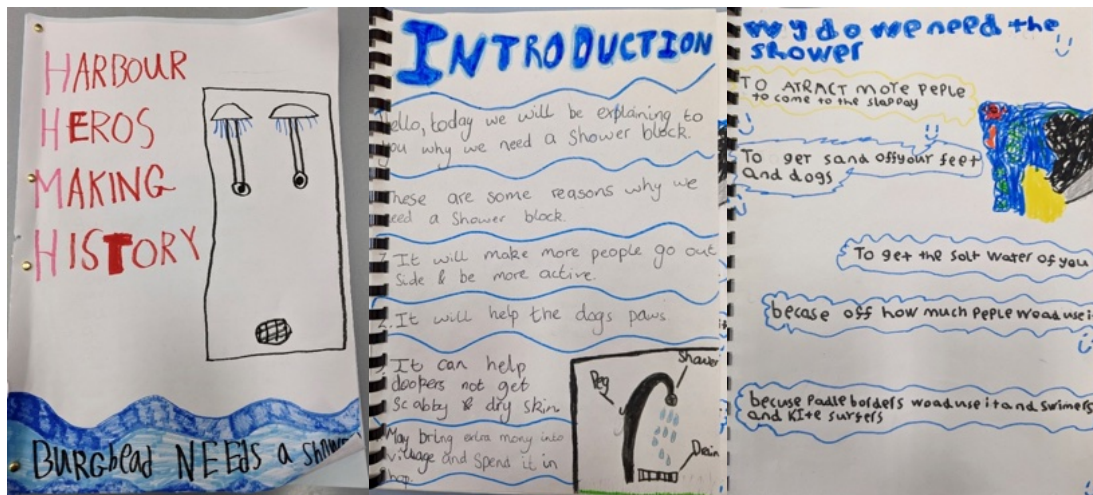
How can we ENJOY living in Burghead?

- a skate park please
- trampolines
- have a Summer Gala
- football + basketball games
- FLOOD LIGHTS so we can play sport LATER
- activity groups + classes for young people

How can we be RESPONSIBLE citizens of Burghead?

- show respect to old + young
- be friendly
- do litter picks
- by caring + showing by our actions
- asking if people are OK need help

Burghead Free Church Youth Club engagement results



Burghhead Primary school Harbour Heroes



2023 – Coffee Morning - 4th November

This event raised £ 715.50 for the maintenance of the defibrillators, and provided information on proposed plans for improved swimming amenities at Burghead, community wealth building, a Local Place Plan for our community and on the activities of the Broch Selkies. There were many busy tables and much discussion.

Comments received included:

- Need for headland protection from coastal erosion
- Need shower and changing facilities at the harbour
- Lido proposal at sheltered spot adjacent to harbour
- Post Office facilities badly needed. Local craft shop/ space
- Local businesses space
- Improved play facilities and equipment for kids
- Library hub with other facilities
- Outdoor gym
- Mowing of backshore grass
- Community buy back for land banked by developers (e.g. the chemical work site)
- Good wifi links
- Pop up shops, fish sellers from harbour
- Safe path between Burghead and Cummingston
- Doctors' surgery
- Marked footpaths and cycling routes
- Community renewable energy projects
- Community heating scheme- community synthetic oil generation
- Pop up studios/work space/ coffee shops/ shops
- Affordable housing
- Need update published on progress re Hopeman to Lossiemouth cycle route
- Coastal bus service
- Safe cycling route to Lossie High School.



Burghead and Cummingston
Community Council



COFFEE MORNING NOVEMBER 4th

BURGHEAD COMMUNITY HALL 10 am – 12 noon



**Raising money for
maintaining the
defibrillators in
Burghead and
Cummingston, with the
help of Keiran's Legacy**

And information on

- **proposed plans for improving swimming amenities in Burghead**
- **community wealth building**
- **a Local Place Plan for our community**
- **the Broch Selkies**

Come and have your say

Entry: £4 for adults, £1 for children

SHAPE THE FUTURE OF MORAY


Work on the new Moray Local Development Plan has started and will shape how land and buildings are used over the next 10-20 years which impacts on people's lives including work, travel, access to open space, play and health.

Your views and ideas can help shape the future of Moray.

What open spaces need improved?

How can business growth and tourism opportunities be supported?

Where should new housing be developed?



For more information go to:
www.moray.gov.uk/MLDP2027

LOCAL PLACE PLANS


A Local Place Plan (LPP) is a tool for local communities to think about how to make their 'place better, agree priorities and take action, often working with others, to make change happen. They can influence local planning policy and priorities for future development in their area and help the community delivery its own projects.


Local Place Plans:

- Belong to the community - they can be prepared by a Community Council or 'community body' as defined by the Community Empowerment (Scotland) Act 2015.
- Contain proposals for the development and use of land - they contain a clear vision for the future and a spatial map setting out where changes will happen.
- Are solutions focused - contain an Action Plan setting out how changes will be delivered.
- Informed through extensive community engagement.

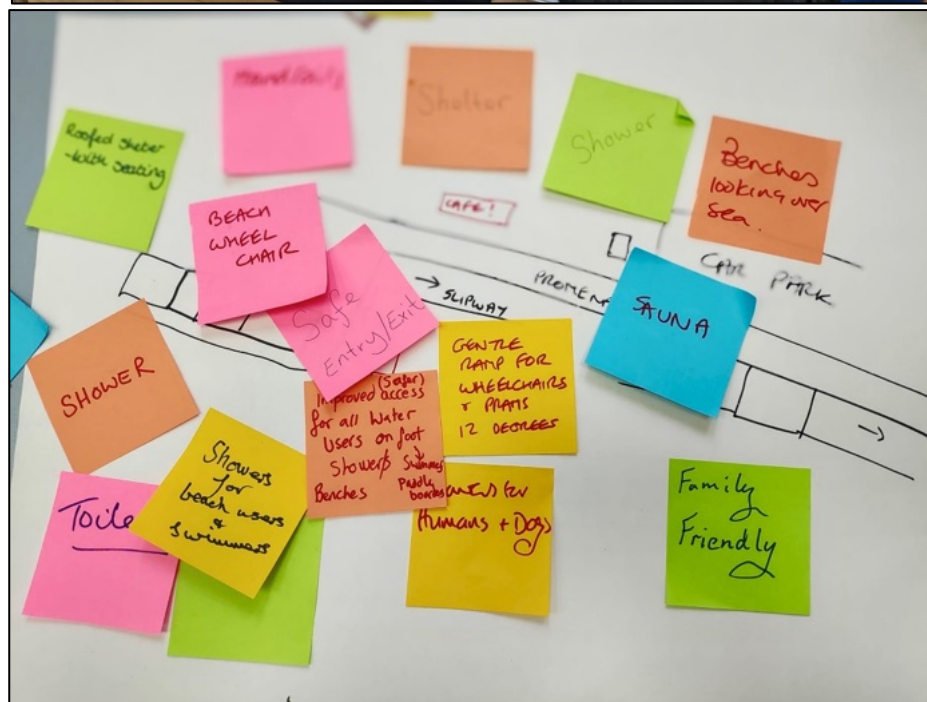
A Local Place Plan that is registered by the Council will inform the Moray Local Development Plan 2027 (LDP27).

Please scan the QR code for more information on Local Place Plans

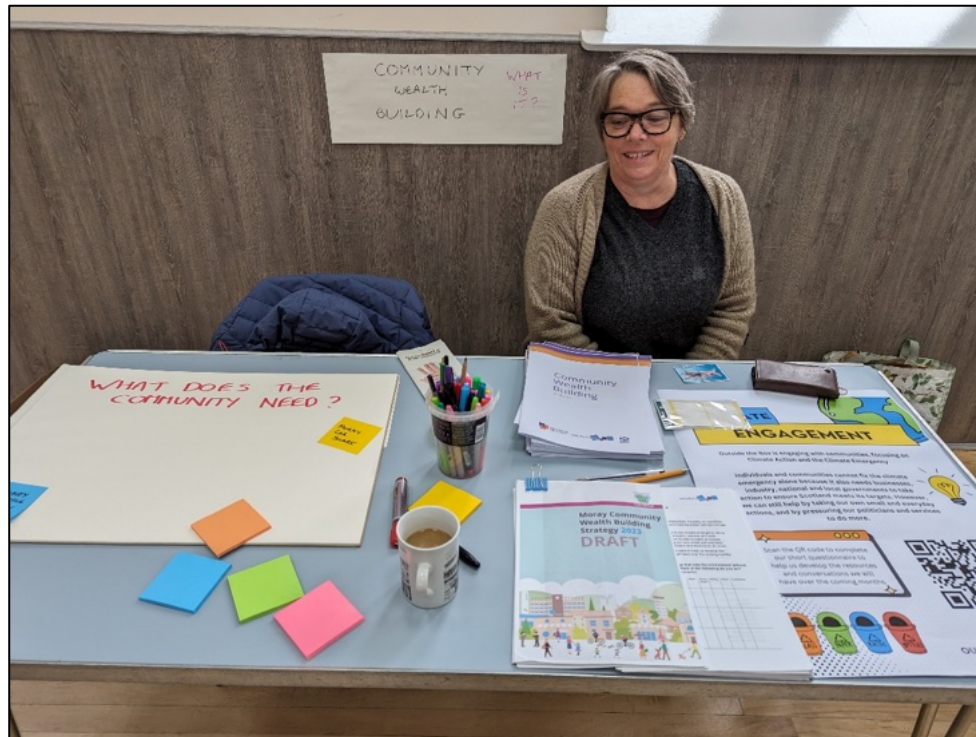








Broch Selkies consultation on seashore amenities and beach access improvements



2024 – Kipper Barbecue Consultation Stand – July 24

More than 20 people, all aged over 36, left comments at this event.

Items raised were as follows:

- Transport:
 - Active travel route to Lossiemouth
 - Divert bus link to Lossiemouth
 - Maintain 32 bus service to Elgin, Forres, Findhorn
 - Keep the no 32 bus to Kinloss, Findhorn and Forres, also include Roseisle (as promised)
 - Active travel route to Lossiemouth
- Amenities:
 - More shops and a pub
 - Community run café with charity shop?
 - Pub - yes please!
 - Shelter - vandal proof, provide socialising/meeting place for all people- reduce isolation.
 - Small swimming pool in Opp I
 - Enclosed community space for dog exercise area (free of charge)
 - Solar farm for community
- T2 developments:
 - Log lodges in proposed T2
 - Outdoors school in T2
- Other issues / requests:
 - More helpers to keep gardens tidy. They meet Sat 10.30am and Weds or Thurs 6pm, info on FB
 - Backshore steps to be fixed
 - Take down no overnight parking/camping signs
 - Seagulls - a problem, noise.



2025 – community consultation on the draft Local Place Plan

The draft LPP was made available for review and comments by the community in January 2025. Copies were available in Burghead Library, and taken around Cummingston.

These are the comments made. Where possible they have been incorporated into the main body of text.

- Bus route needed from Findhorn to Burghead to Lossiemouth.
- The Lido area needs to be set up so that there are no powered activities (e.g. jet skis)
- We need to support local businesses that would be happy to host a Post Office
- Recommend encouraging the building of an office block at the harbour. The offices could be rented long or short term and the view should encourage creative types.
- Not happy with land given to solar, and especially battery storage
- The harbour area needs a lot of repair. Vital, or it will fall apart
- The Post Office closure is a huge loss
- The loose gabions at the beach at Cummingston need to be removed or tidied up. Currently they are a health and safety hazard as they have become loose.
- Include Cummingston more in the draft plan... and how can Cummingston feel more connected with Burghead, and more connected as a community? As there is no community gathering place, could there be a community noticeboard where BCCC minutes can be posted, along with other news?
- Beach access at Cummingston: the car park is used all year round, but in the summer parking can be chaotic. Visitors park on the grass verges and restrict access. The path to the beach is rough and in places hazardous.
- The gabions at Cummingston need reinforcing, or there will be more erosion
- Cummingston drainage: during heavy rain, the main road floods in three areas. In 2024 the storm drain couldn't cope and burst, flooding sections of the railway line path and swamping the foreshore
- Use Diageo Maltings heat for a district heating scheme
- Solar uses land that can better be used to grow plants and vegetables
- The new slipway and steps to Burghead beach would be a great improvement for residents and tourists
- Think about the type of tourism we want to attract
- No mention made of any regeneration work required in Cummingston. Cummingston beach receives a lot of visitors
- The gabions at Cummingston need to be replaced if the path by the beach is to remain
- Cummingston has become a thoroughfare for through traffic, and the 30 mph signs seem to be ineffective. Traffic calming measure are needed
- Increase the diversity of hospitality offered
- Access to the LPP was not easy – make access easier for future plans
- Should Cummingston not appear in the main headline of the LPP? It makes the focus appear to be on Burghead
- Would encourage pop up commercial interests on the harbour. There is a lot of success selling fresh and cooked local seafood in other areas
- Artificial grass to replace grass by the old station [Community Gardens?]
- Promote the cycle path between Hopeman and Findhorn – it should attract a significant number of visitors

- Traffic calming measures needed in Burghead and Cummingston
- Proposed improvements to Burghead beach amenities strongly supported. Cummingston beach also needs attention. Parking provision is not adequate. The gabions are a health and safety risk.
- There has been a large increase in the number of commercial dog walkers. Perhaps Moray Council should have a policy or guidelines to control these large groups of dogs

APPENDIX 2

BCCC COMMUNITY FACILITIES SUBGROUP

Facebook post, February 2024

Dear All in Burghead, Cummingston, and nearby

We've lost important facilities recently in Burghead – the surgery, the Post Office, all our pubs.... The bank too.

The Community Council has set up a subgroup to look for facilities to host what our community needs to be resilient, to thrive, to provide jobs for people (especially our young people), and to build wealth in the community.

At the bottom of this post is a list of facilities and activities we believe could benefit the community. (Not all of these would need to be provided by a community organisation, but our organisation could work with other groups to facilitate, if that would be helpful.)

We need to work with you all.

We're at the start of this process, and haven't ruled anything out – it could be a community-owned building, or rented, and we could start small to prove the need, or go straight to a large building.

We won't make plans for any facilities that compete with the Community Hall – so there will be no hall hire. We also don't want to compete with any pubs that may reopen, or The Bothy, or the Free Church.

We've looked at the Station Hotel, an obvious potential community building, but know it would be a stretch to raise enough money to buy and upgrade the building.

Next steps:

We're talking to other communities (Cullen, Buckie...) with similar facilities to see how they funded the purchase and how they fund ongoing costs.

We're looking for funding sources

We are thinking about starting a development trust, as this should make looking for funding easier.

Does anyone have experience of this?

We would love your support, ideas, comments. Please PM us or comment on this post.

This facilities subgroup work fits perfectly with the ongoing exercise on making a Local Place Plan, which we will be consulting the community on, so all your ideas will be useful.

We know we won't be able to achieve all of this, but it's important to gather ideas. Our ideas are below, and do send us yours.

We will be holding engagement exercises with various age groups within the community.

Ideas about what could be useful in our community: facilities and activities:

Health

- Room for District Nurse, audiologists, mental health visitors, etc
- Video link with practice

Community

- Youth café
- Community café/dry (non-alcohol) bar
- Pop up shops – local produce, fresh fish, baking. Banking and PO hub
- Art space for use as studios
- Meeting room for appointments with CAB etc
- Mens' shed
- Beach wheelchair
- Hub for bike revolution/Outfit Moray
- Electric rickshaw
- Food bank

Business

- Business hub for start ups
- Visits from Business Gateway/business advice

Reuse

- Recycling hub (e.g. drop off/pick up for Moray Wastebusters)

Tourism

- Accommodation for walkers, cyclists, and other tourists. Accommodation for workmen
- Electric bike hire
- Community Café
- Paddleboard hire
- Changing facilities for swimmers and showers
- Sauna
- Ice cream parlour
- Seafood shack

Draft text for tourism information for Burghead and Cummingston:

Surrounded by the sea on three sides, Burghead and Cummingston have a unique topography.

This narrow promontory was once the site of a huge Pictish fort, the remains of which are now a calm and grassy headland looking out to sea, crowned by a viewing platform atop a small museum.

Choose between the rocky shore, with caves, rock pools and climbing opportunities, and seven miles of sandy shore, backed by dunes and forest.

And when wind and weather besiege the other villages along the Moray Coast, the Broch has a secret... Nestled in the lee of the harbour is small and sheltered sandy bay, allowing safe access to the sea in almost any weather.

Whether you are a geologist, historian, archaeologist, rock climber, rock pooler, bird watcher, whale watcher, swimmer, beach walker, picnicker, paddle boarder, sailor, rower, fisher, surfer, kite surfer, wind surfer, bike rider, dog walker, horse rider, star gazer... this extraordinary place offers a superb range of opportunities all year round.