



Findhorn

Planning for Real®



Findhorn Bay, Findhorn



**Moray
Community Planning
Partnership**

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Introduction

This Community Action Plan has been produced using Planning for Real® methodology by and for the village of Findhorn, with the assistance of The Moray Council, Community Support Unit, numerous local individuals and organisations (www.planningforreal.org.uk).



Why we got involved

feedback from the Planning for Real Working Group who are ALL local residents of Findhorn

"As recently returning to the village, I realised this would be a great opportunity to develop a plan for maintaining and developing the village"

"As a director of FVCC and as a result of visiting the Dufftown PFR I realised that Planning for Real was a powerful tool which could be used in Findhorn"

"As a director of both FVCC and FVC I was made aware of that people wanted to have their voices heard in raising their concerns on important changes needed in the village"

"I became involved with planning for real as I felt that it was a tool to enable residents and visitors opinions to be heard regarding the future of the village"

"as a relative newcomer to the village I wanted to offer a supportive presence with my creative skills, and I am passionate about building positive and life enhancing community relationships"

"I completed an introduction to 'Rural Planning for Real' when working with Public Health. I was impressed with the visual 'hands-on' process designed to encourage and enable people to work together to identify an action plan for their local area. When it was proposed that Findhorn would take part in the Planning for Real process, it made sense to offer to assist the working group"

How we did it!

A working group of eight community members took forward the Planning for Real® process in Findhorn. They spent a number of weeks creating a 3D map of their community, with the support of several volunteers who dropped in during the weekly Wednesday map making sessions. A building survey and audit of services was carried out and leaflets and posters were designed and distributed by the working group throughout the process. In addition, word of mouth and press articles enhanced awareness of the process throughout the village.



Who we consulted with the map and flags:

The main launch event was held in the Village Centre in May 2017. It was well attended by local residents despite abysmal weather conditions. Further events were held in the James Milne Institute, Kinloss Primary School and the Royal Findhorn Yacht Club. The map was also taken to the Over 60's AGM just prior to the main launch.

The Working Group monitored the age ranges of those who attended the events, ensuring that the population age profile was reflected.

How Findhorn got to this point – A brief history

The existing settlement is the second village to bear this name, the original having been a mile to the northwest of the present position and inundated by the sea in 1702. This transposition was not an overnight catastrophe but a gradual withdrawal from the earlier site during the late seventeenth and early eighteenth centuries.

In the seventeenth century Findhorn was the principal seaport of Moray and vessels regularly sailed to and from all parts of the North Sea and as far as the Baltic Ports. Changes to the narrow and shallow entrance to the Bay created obstacles to navigation and, as the size of trading vessels increased, so the volume of trade to the village declined.

During the nineteenth century fishing predominated. During the 1829 floods, known as “The Muckle Spate”, five Findhorn fishing boats rescued Forres residents. For a few years (1860-9) there was a branch railway line to the village to take advantage of the herring fleet.

The early twentieth century saw a decline in fishing as the traditional two-masted zulus were in their turn

being replaced by larger vessels. Some of the craft, ‘temporarily’ beached on the western shore of the Bay whilst their crews fought in the First World War, were never used again. The wreckage is still visible at low tide. The shore-based salmon fisheries lasted until the 1980s but they too are no more. Today the village is a dormitory suburb and leisure craft dominate the moorings.

Nowadays Findhorn is home to the Moray gig training vessel, Le Bien Trouve, and the coastal rowing skiff, Joppa. The old village school which closed in 1966 is now a modern 4 * hostel used by groups and individuals and attached to this is the Findhorn Village community centre.

The Crown and Anchor Inn, dating from 1739, is the oldest surviving structure in the village. Other prominent buildings include Findhorn House, built in 1775 now the home of the Royal Findhorn Yacht Club, The Kimberley Inn, The James Milne Institute, Findhorn Church and the North Pier.



Crown and Anchor, Findhorn

What did you say about Findhorn? – The themes and priorities identified by you

During the map visits and the launch event a total of 559 flags were placed on the map by the public to indicate their issues and priorities. Every flag and comment made was entered onto a database. The database was then analysed for themes and priorities. The top four themes and priorities for Findhorn are listed below.

For each identified theme, the top three priorities were taken forward to the prioritisation event on the 22nd October 2017. They were then discussed by the public in attendance and the relevant Moray Community Planning Partners.

The 4 main themes (and top priorities) identified were:

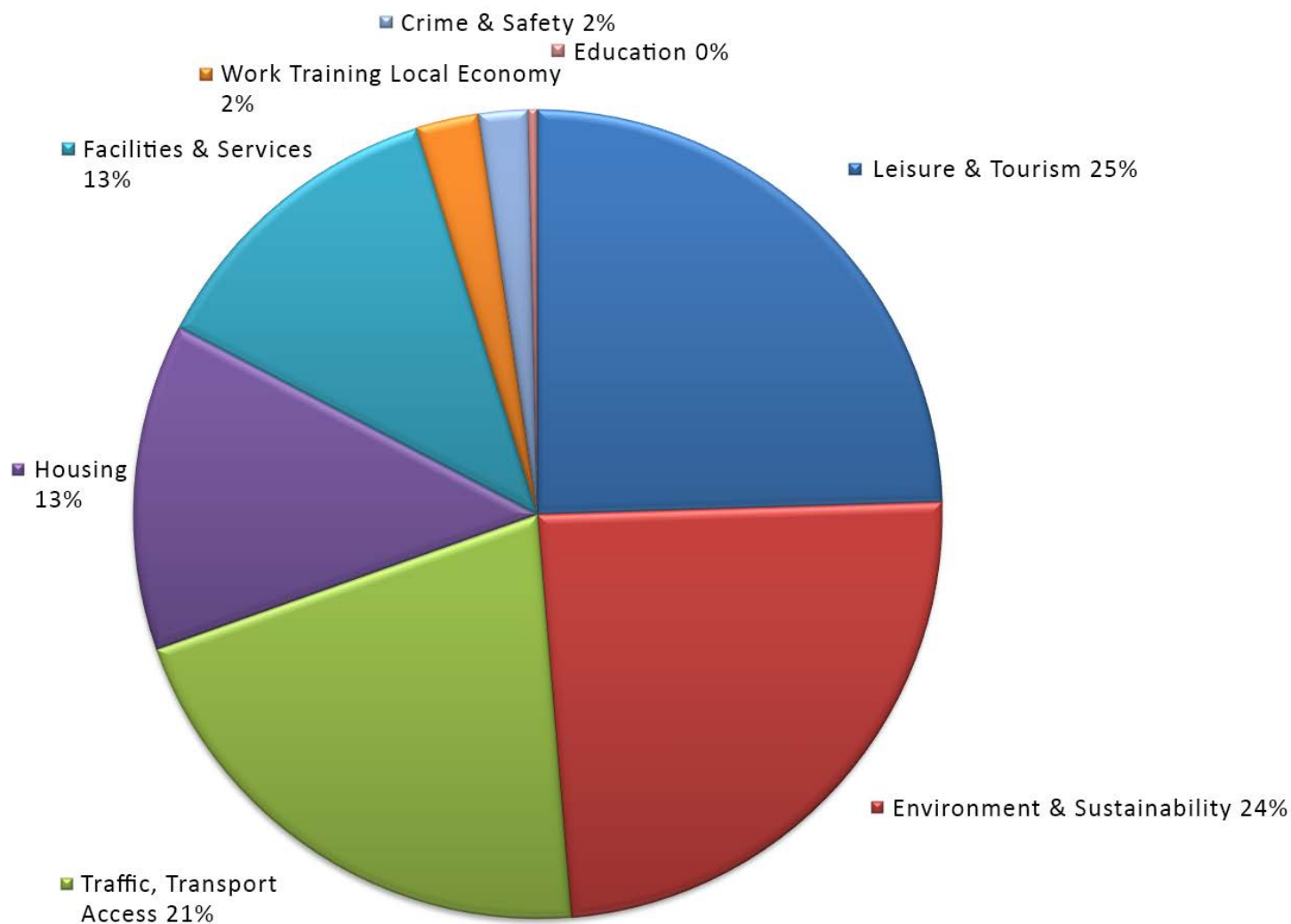
Theme 1: Environment & Sustainability

- 1 Dog mess, education and fines
- 2 Footpaths: condition
- 3 Natural energy schemes

Theme 2: Leisure & Tourism

- 1 Lack of Campsites, Hard Standing
- 2 Skiff facility/activities
- 3 Sign Posts (Traffic / information)

Findhorn - Planning for Real - Themes



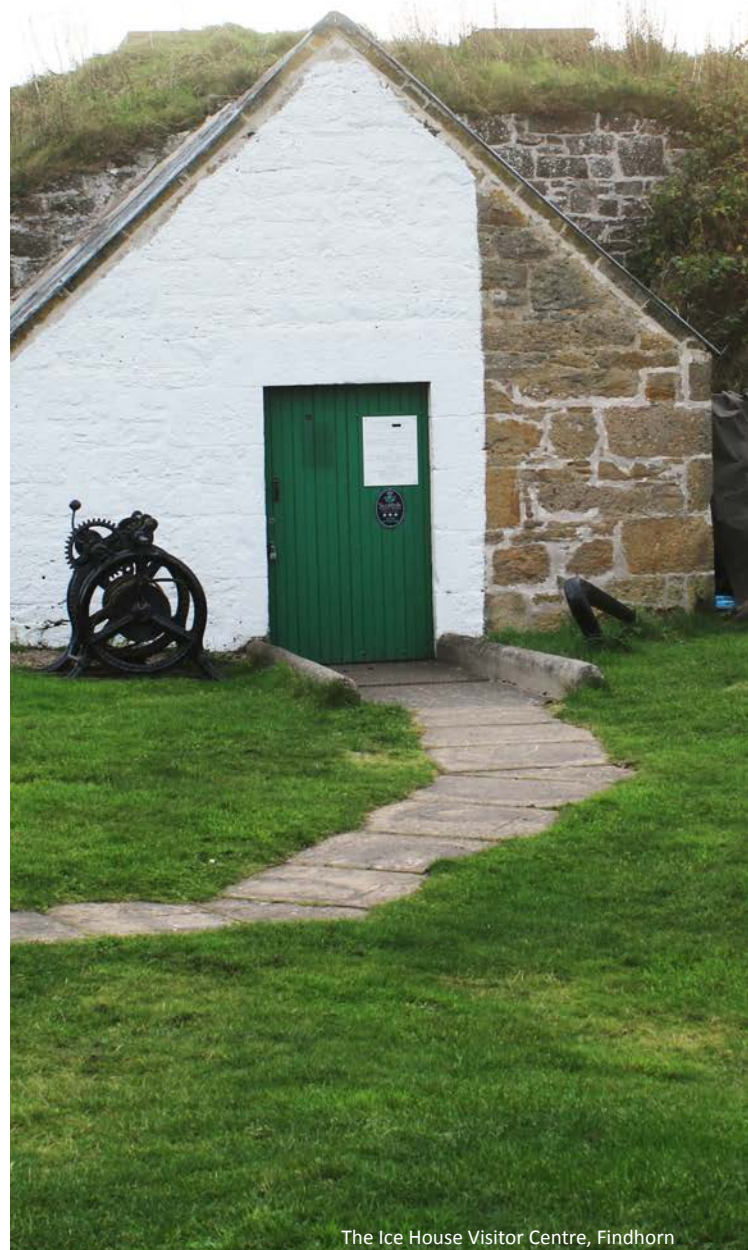


Theme 3: Traffic

- 1 Parking
- 2 Cyclist behaviour:
Cyclists on pavement
Cycling wrong way round village
- 3 Road surfaces

Theme 4: Housing

- 1 Site Designation




The Ice House Visitor Centre, Findhorn
Findhorn Community Action Plan || 7


Prioritisation Event Results

Theme 1: Environment & Sustainability					
Issue	Priority level	What needs to happen	Who should take this forward	Potential partners	Notes
1 Dog mess, education and fines	High	Dogs should be kept on a lead within the village	Local residents	Green dog walker scheme	Promotional and educational material available from Community Warden Reporting: 01343 563134 Email: antisocialbehaviour@moray.gov.uk
		Dog fouling should be reported	Visitors	Community Warden	
		Information on fines to be displayed	Findhorn & Kinloss Community Council	Residents Association	
	Timescale	Location of dog bins reviewed			
2 Footpaths: condition	None identified	Maintenance required at Car Park Road to toilets	Moray Council as tenant to The Findhorn Village Conservation Company	The Findhorn Village Conservation Company	Some work being progressed by The Findhorn Village Conservation Company
	Timescale	Walkways repaired	Need established and ownership identified	Owner when established	
	March 2018	Seawall steps repaired	As above	The Findhorn Village Conservation Company	
		Regular updates to community			
3 Natural energy schemes	Out of time for discussion				



Theme 2: Leisure and Tourism					
Issue	Priority level	What needs to happen	Who should take this forward	Potential partners	Notes
1 Lack of Campsites, Hard Standing	High	Raise awareness and encourage participation to the DRAFT Local Development Plan in relation to the issue. Consultation event - 8th March 2018, Forres Town Hall 2-8pm	The Findhorn Village Conservation Company Findhorn residents The Findhorn Village Conservation Company Findhorn Village Centre	The Findhorn Village Conservation Company Findhorn Village Centre	Would North East Car Park be an option?
	Timescale				
	Ongoing	Meet with local authority planning officials Undertake a Community Asset Transfer of additional land			
2 Skiff facility/ activities	High	Open dialogue with other local clubs/ facilities		The Findhorn Village Conservation Company	Could be a missed opportunity not to open a dialogue.
	Timescale	Research alternative options		Moray Gig	
	Undefined	Options appraisal to be carried out on local opportunities to create a facility		Findhorn Coastal Rowing Club Royal Findhorn Yacht Club	
					
3 Sign Posts (Traffic / information)	Undefined	“Do not feed the Seagulls” posters to be installed at entrance to and other areas of the village	Findhorn & Kinloss Community Council (lead role with community input) Findhorn & Kinloss Community Council (lead role with community input)	Moray Council Environmental/ Waste teams Community Warden	
	Timescale	Awareness campaign for tourists and locals		Moray Council Roads Department	
	Undefined	Parking for visitors (Village Parking) Review wording of all signs in village Keep clear areas to be designated		Local residents and local businesses	

Theme 3: Traffic

Issue	Priority level	What needs to happen	Who should take this forward	Potential partners	Additional info
					
1 Parking	Very high	Proper signage	The Findhorn Village Conservation Company	Community Safety Team	
		Road surface to toilets (options for improvement)	Findhorn & Kinloss Community Council	Police Scotland	
		Education for residents on irresponsible parking	The Findhorn Village Conservation Company	Moray Council Roads Department	
	Timescale				
	By June 2018	Potentially graded gravel road	Findhorn & Kinloss Community Council		
		Pavement/Bollards – corner off Crown & Anchor in centre of village			
		Parking survey			
		Car Parking Strategy			
2 Cyclist behaviour: Cyclists on pavement Cycling wrong way round village	High	Cyclists on Replace 30 speed limit with 20 and paint a cyclist sign on the road	Findhorn & Kinloss Community Council	Findhorn & Kinloss Community Council	Request traffic order for signage and lowering speed limit
	Timescale	Sustrans scheme adopted – council review due prior to April 2018		The Findhorn Village Conservation Company	
	ASAP			Community Safety Team	
				Police Scotland	
3 Road surfaces	Undefined	Needs improvement on lower James Milne Institute Road	Findhorn & Kinloss Community Council		Apply to Berry Burn WBF for funding to improve road
	Timescale				
	By Spring 2018				

Theme 4: Housing					
Issue	Priority level	What needs to happen	Who should take this forward	Potential partners	Additional info
1 Site Designation	Very high	Re designation of two identified areas – current environmentally designated	The Findhorn Village Conservation Company	Moray Council Planning Department	Lobbying for housing allocation with planners
		Affordable housing	Housing Association	The Findhorn Village Conservation Company	Lobbying Douglas Ross/Richard Lochhead
		Housing Association needed	Wider community	Wider community	
	Timescale				
	Ongoing	Sharing of The Findhorn Village Conservation Company main issues report and Resident Association consultation report as information for the public			
	By Spring 2018				
	Jan 2018				



What services are currently available in Findhorn?

Below is a list of the community amenities available in Findhorn at the time the public were posting their flags in the map of Findhorn. They have been listed so that if a need for a service has been raised, but it is already available, the volunteers taking 'Planning for Real' forward know that more publicity and awareness is needed.

Housing	Services available	Times
	Housing Association Owner occupied Local Authority Housing Second home / holiday lets Caravans, pods, wooden structures	Seasonal
Transport	Services available	Times
	Bus services (reduced provision): Dial M for Moray bus Osprey bus from Findhorn Village Centre Moray Car Share available locally	7.30am – 5.30pm, Monday – Saturday
Religious	Services available	Times
	Church of Scotland Quaker meetings at Findhorn Village Centre Buddhist meetings at Findhorn Village Centre Turning Point Church at Findhorn Village Centre Guild meetings at Church Hall	Alternative weekly shared with Kinloss Bi-monthly Bi-monthly Weekly Monthly
Recreational/ social	Services available	Times
	Tennis and Bowling Club James Milne Institute: <ul style="list-style-type: none"> Findhorn Fayre Film nights Art Group Findhorn Flyers Scottish Woman's Institute Findhorn Village Centre & Hostel: <ul style="list-style-type: none"> Coffee mornings Pilates Yoga Needle craft Knit and Natter Shrimps Kinloss & Forres Model Club T Exchange Soup and sweet Wild Things Visitor Information Point 	Seasonal Annually Twice weekly Weekly Monthly (Sept – June) Weekly Weekly Weekly Weekly Weekly Weekly (youth) Fortnightly Fortnightly Monthly

Water Activities	Services available	Times
	Boatyard/Marina: <ul style="list-style-type: none"> • North 58 Sea Adventures • SEAL (youth sailing/water sports) • Moray Inshore Rescue Organisation • Royal Yachting Association (RYA) Training Centre • Dingy Park • Landing facilities • Yacht storage • Pontoons • Visitor Slipway Royal Findhorn Yacht Club Moray Gig Findhorn Coastal Rowing Club Findhorn Bay Local Nature Reserve	Seasonal sailing and cadets (youth) and social events throughout the year
Retail	Services available	Times
	Village shop and Post Office Findhorn Marina Chandlery Bakehouse Restaurant Captain's Table Restaurant Seafood Café Restaurant Kimberley Inn Public House Crown & Anchor Public House Fish merchants Fish & Chip Van Blue Angel Café Phoenix Store	Mobile Weekly, seasonal
Services	Services available	Times
	Mains Water Mains Electric Mobile Library	09:45 – 11:15 (3 locations), Route 24 (6 weekly)
Medical	Services available	Times
	Forres Health and Care Centre Forres Dental Practices Dr Gray's Hospital, Elgin	
Miscellaneous	Services available	Times
	Findhorn Residents Association Findhorn Heritage Centre & Ice House Findhorn Hostel (Findhorn Village Centre) Universal Hall Moray Arts Centre Findhorn Bay Arts Festival	Bi-annually

All details correct at May 2017



Findhorn Now

With a population of 901 (Census 2011) and no form of industry Findhorn is classed as a dormitory suburb.

Findhorn has a higher percentage of older residents in comparison with the rest of Moray and Scotland. 60.5% of Findhorn's population is aged over 45. Findhorn's population is growing very slowly and primarily in the older age group. Between 2001 & 2011 Findhorn's population grew slightly, yet in the same period the population aged over 60 rose from 23.39% to 32.19%. 18.2% of households have residents who are over 65 years old. Compared with the rest of Moray, Findhorn also has a higher percentage of people living alone. With a higher percentage of older residents, the public expenditure/cost of social care to support Findhorn is likely to increase.

Over half of homes in Findhorn are owner occupied, which is similar to the rest of Moray and Scotland. 16 homes are Council Houses /social-lets, which is well below Moray and National levels. The private rented sector is much higher in Findhorn than for Moray or Scotland and it is estimated that over 40% of properties in Findhorn are holiday homes. Twenty five households live in a Caravan/mobile home or other temporary structure. The majority of this type of dwelling is located within the Findhorn Foundation Eco-village. Average house prices in Findhorn (£288,937) are the highest in Moray.

A high proportion of Findhorn residents work from home and/or are self-employed. Professional occupations form the highest percentage of occupations in Findhorn and there is a slightly higher proportion of retired people in Findhorn compared with Moray and Scotland.

Nearly half of residents aged over sixteen are educated to degree level or higher. The attainment of school age young people in Findhorn is significantly better than the rest of Moray, however, there are very low numbers to sample.

Residents of Findhorn are served by the two GP practices that operate out of Forres Health & Care Centre. The practices serve Forres and surrounding areas and the total GP patient roll is 15,985 (July 2017). Therefore, with a total population of 901, the residents of Findhorn make up a very small percentage of the patient roll. As a result, health statistics for the practices may not bear a true reflection of the health conditions suffered by the residents of Findhorn. The rates of Emergency hospital admissions from Findhorn are lower than Moray and significantly lower than national figures and the number of long term sick and disabled people in Findhorn is less than half that of the national level. This appears to suggest that the overall health of Findhorn residents is better than in other areas of Scotland.

Due to Findhorn's location, access to essential services takes longer and travel times to essential services using public transport are higher than local and national averages.

Recorded incidents of anti-social behaviour are significantly lower in the Findhorn area than across Moray as a whole and the crime rate is nearly five times lower than the Moray average. The crime figures for Findhorn are also on a decreasing trend compared to an increasing trend for Moray.

Planning Objectives for Findhorn

(status quo LDP Review December 2017)

This page lists all the planning guidelines as identified in the Local Development Plan for Findhorn which are also indicated in the map on the next page. Planning Objectives are reviewed every couple of years to ensure consistency with current needs and policies.

Hierarchy Status / Objectives / Issues

Findhorn is a third tier settlement

- Need to balance the high quality environment of Findhorn with the pressure for further development.
- To maintain the distinctive characteristics of the village, namely the original Seatown, holiday attractions of the beach area, dunes, caravan site, Local Nature Reserve, residences at the south end and the Ecovillage.
- To ensure that any new development does not compromise the specific features of the village, namely. Its open spaces (including public spaces between houses), woodlands, footpaths, Bay foreshore and its enclosure by gorse and sand dune areas.

Infrastructure

Water and Drainage

Developers are advised to contact Scottish Water as early as possible in order to confirm that there is sufficient drainage capacity and water supply available to accommodate proposals. Scottish Water has advised that they will work with developers to ensure that new development can be accommodated.

Roads

Comments on road access arrangements are provided in site designation texts. These are intended to be of assistance to developers and advise generally of improvements that are likely to be needed to service the site, along with the need for any off-site improvements. These requirements are not exhaustive, and do not pre-empt anything that might result through the Transport Assessment process. It is essential that developers contact Transportation at an early stage, especially where there is a requirement for a Transport Assessment identified in the site text.

Developer Contributions

Contributions may be sought towards some public facilities (eg core paths; library; schools; sports/leisure facilities; transportation) and this will be confirmed at application stage.

Developments over 4 houses will be required to make an affordable housing contribution

Layout and Design

High quality design and layouts in new development is an important aspect for “placemaking”, in order to achieve an attractive and interesting living environment.

This is a priority objective of the Scottish Government (see Primary Policy 3). Pre-application discussions and community consultation are only requirements for Major Applications (50 or more houses; or on sites exceeding 2 hectares). The Council would encourage early discussion pre-application on ALL proposals, and is willing to engage with developers to identify any aspects of sitedevelopment that should be taken into consideration from the outset.

Some sites being proposed for development have had some “key design principles” identified for them, highlighting the key design elements that should be observed when layouts are being drafted.

Housing

R1Heathneuk (no change – LDP Dec 2017)

1.16ha, capacity 10 houses

This site extends to 1.16 hectares and has a maximum capacity for 10 houses. The capacity of the site reflects the adjacent low density developments and the need to ensure that there is no significant increase in traffic turning onto the Findhorn Road. The development will need to be sited and designed to ensure that it does not visually intrude on the open dunes landscape to the north.

Proposed Moray Local Development Plan SETTLEMENTS 178

Access should be from Dunes road which will require upgrading to roads adoption standards, including the provision of a turning facility. The upgrading of the road should include measures to encourage vehicle speeds of 20mph or less. Consultation with the MoD in regard to noise contours will be required. Consultation with Scottish Natural Heritage is required with regard to avoiding disturbance to breeding birds within the gorse/ scrub.

R2 Duneland (no change – LDP Dec 2017)

This area extends to 2.85 hectares and has planning consent for residential use.

Residential Caravans

Within this area the Council will continue to apply policy allowing for the replacement of temporary caravans and mobile homes with more permanent buildings of mixed use at lower or one to one densities. The Council supports the innovative construction and design techniques used within the Ecovillage, providing they do not conflict with the overall objectives for the village.

Opportunity sites (Policy ED5 applies)

OPP1 Boatyard

This area is an important recreational facility for the wider area and acts as a visitor attraction, supplemented by the chandlery and restaurant. The Council support the redevelopment and expansion of these business activities where the following criteria are met; New development is of a scale and design which reflects its sensitive location. Any housing element is secondary and in support of business activities. That a promenade style frontage is created on the western side of the site providing a walkway, seating and lighting.

Tourism

T1 The Findhorn Sands and Findhorn Bay Holiday Caravan Parks

Expansion of the chalet and caravan site developments out with the boundaries shown on the Proposals Map will not be approved because of environmental impact.

Wider Environmental Designations for Findhorn

Environment

The following sites are identified as open spaces, which contribute to the environmental amenity of Findhorn. The overriding policy E5 applies to each of these sites.

FINDHORN

Further Information	
Bid /Designation Reference & Address	Information Requested
FH1/FH7 Field at Bichan Farm Residential and holiday accommodation	Second point of access.
FH2 Inyanga Remove ENV designation from land	Review of the ENV6 designation and its merits following felling of woodland.
FH3 North Beach Overnight motorhome, caravan and camping provisions	Further information required on the proposal and locations of motorhome, caravan and camping areas.

Non-Preferred Sites

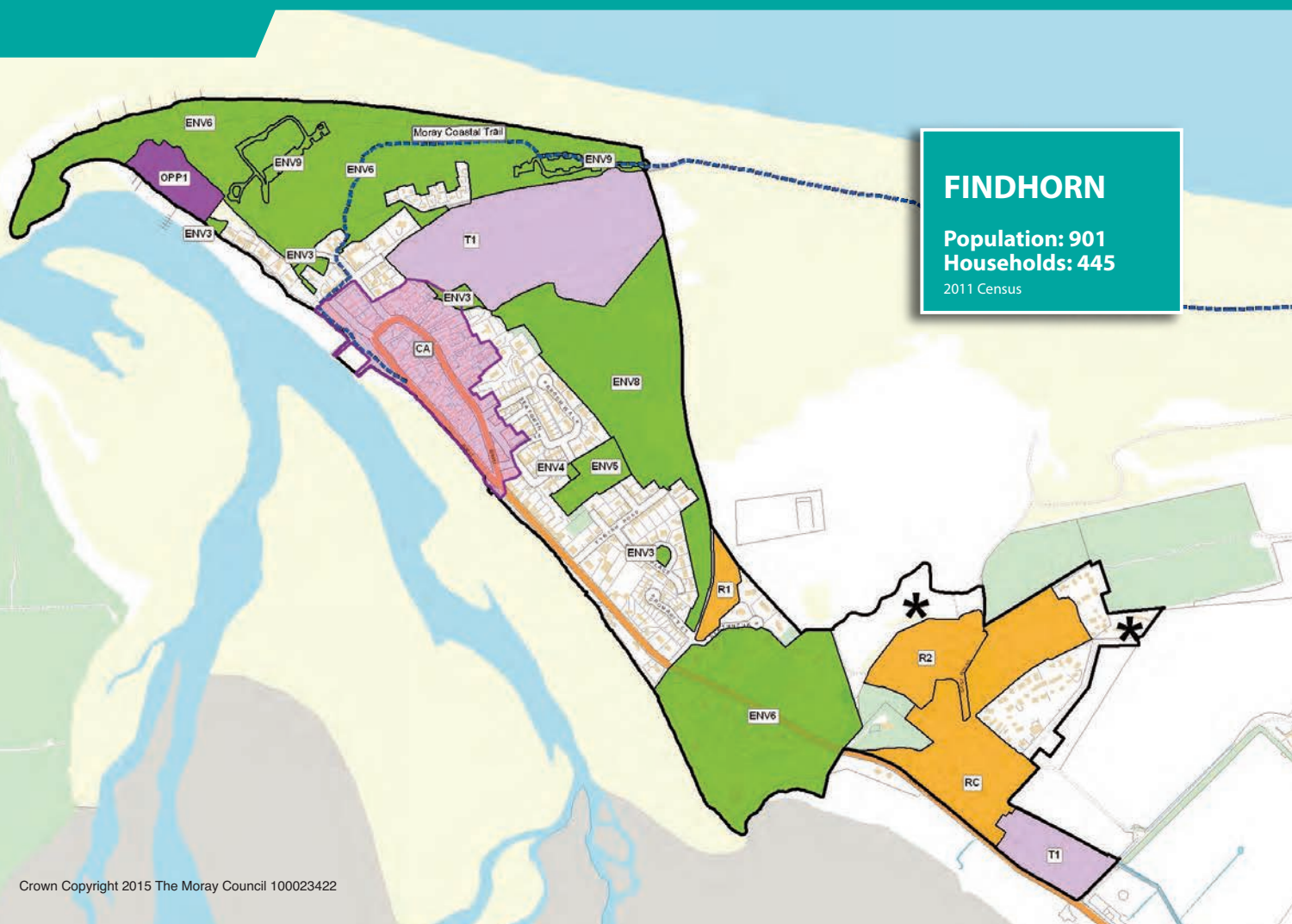
Bid /Designation Reference & Address	Reason
FH4 Land adjacent to Findhorn Bay Caravan Park Tourism proposal for 30 tent pitches	Flood risk.
FH5 Land at Elvin Place, Findhorn Residential development of 15 units	Will erode the semi-natural character of access to Findhorn Dunes; will have a detrimental effect on the residential amenity of the neighbouring dwelling houses and adverse impacts on open space and amenity.
FH6 ENV3 10-15 allotment plots	Should be dealt with through the development management process.

KEY

- Preferred Sites
- Further Information
- Non-Preferred Sites

Bid /Designation Reference & Address

FH5	Land at Elvin Place, Findhorn Residential development of 15 units. (Non preferred sites LDP Review DRAFT December 2017) – Reason Will erode the semi-natural character of access to Findhorn Dunes; will have a detrimental effect on the residential amenity of the neighbouring dwelling houses and adverse impacts on open space and amenity	FH1/FH7	Field at Bichan Farm Residential and holiday accommodation Information requested - Second point of access.
ENV3	Amenity Greenspace 10-15 allotment plots, Open Spaces and Drying Greens	FH2	Inyanga Remove ENV designation from land Information requested - Review of the ENV6 designation and its merits following felling of woodland.
FH6 ENV3	(Non preferred sites, LDP Review DRAFT December 2017) Reason Flood risk will erode the semi-natural character of access to Findhorn Dunes; will have a detrimental effect on the residential amenity of the neighbouring dwelling houses and adverse impacts on open space and amenity should be dealt with through the development management process.	FH3	North Beach Overnight motorhome, caravan and camping Information Requested - Further information required on the proposal and locations of motorhome, caravan and camping areas.
		FH4	Land adjacent to Findhorn Bay Caravan Park Tourism proposal for 30 tent pitches (Non preferred sites LDP Review DRAFT December 2017) – Reason Flood risk



ENV4	Playspace for Children and Teenagers Play area
ENV5	Sports Areas Recreation ground, bowling green and tennis courts
ENV6	Green Corridors/Natural/Semi Natural Green spaces Trees at village entrance
ENV8	Foreshore Areas Findhorn Dunes

Public Footpaths

The Council will endeavour to protect the network of footpaths, which presently exist within the village. Development proposals will not normally be approved within the village, which interfere with established pedestrian links.

CA

Conservation Area The Conservation Area is identified on the proposals map (policy BE3 applies). The boundaries are unchanged.

Ecological Studies

Any development proposals on the areas identified with an asterisk will require to be supported by a detailed ecological study. Scottish Natural Heritage will be consulted on the study.

What happens next with Planning for Real?

Now that the village of Findhorn has an Action Plan, the groups, organisations and agencies identified by the community should work together with the wider community to develop solutions, projects or activities in line with the Action Plan. It does need to be recognised that local community groups and organisations may not have the capacity or resources to take forward all solutions, projects or activities. If this is the case, then identified groups and organisations should work in partnership to share tasks and progress projects. It may also be the case that a new organisation could be created to complete the identified tasks.

Groups and organisations should take a proactive approach to promote activity they are currently involved in , for example, through newsletters, Facebook , posters, minutes, AGM, websites, etc., to ensure as many residents as possible are aware of what is happening locally.

Findhorn Planning For Real
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- **Mo Hyde**
- **Janet Wallace**
- **Olive Stephen**
- **Susan Leslie**
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