



4.0 Vision & Priorities

04

4.1 Vision statement

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- P1 To manage transport & access
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- P3 To protect natural assets
- P4 To harness natural energy opportunities
- P5 To balance tourism, residents and enterprise
- P6 To build sustainable & affordable housing and work opportunities
- P7 To conserve and enhance the area's identity and character

4.1 Vision statement

‘By 2035, Findhorn Village is a **vibrant and sustainable** place to live, work in and visit.

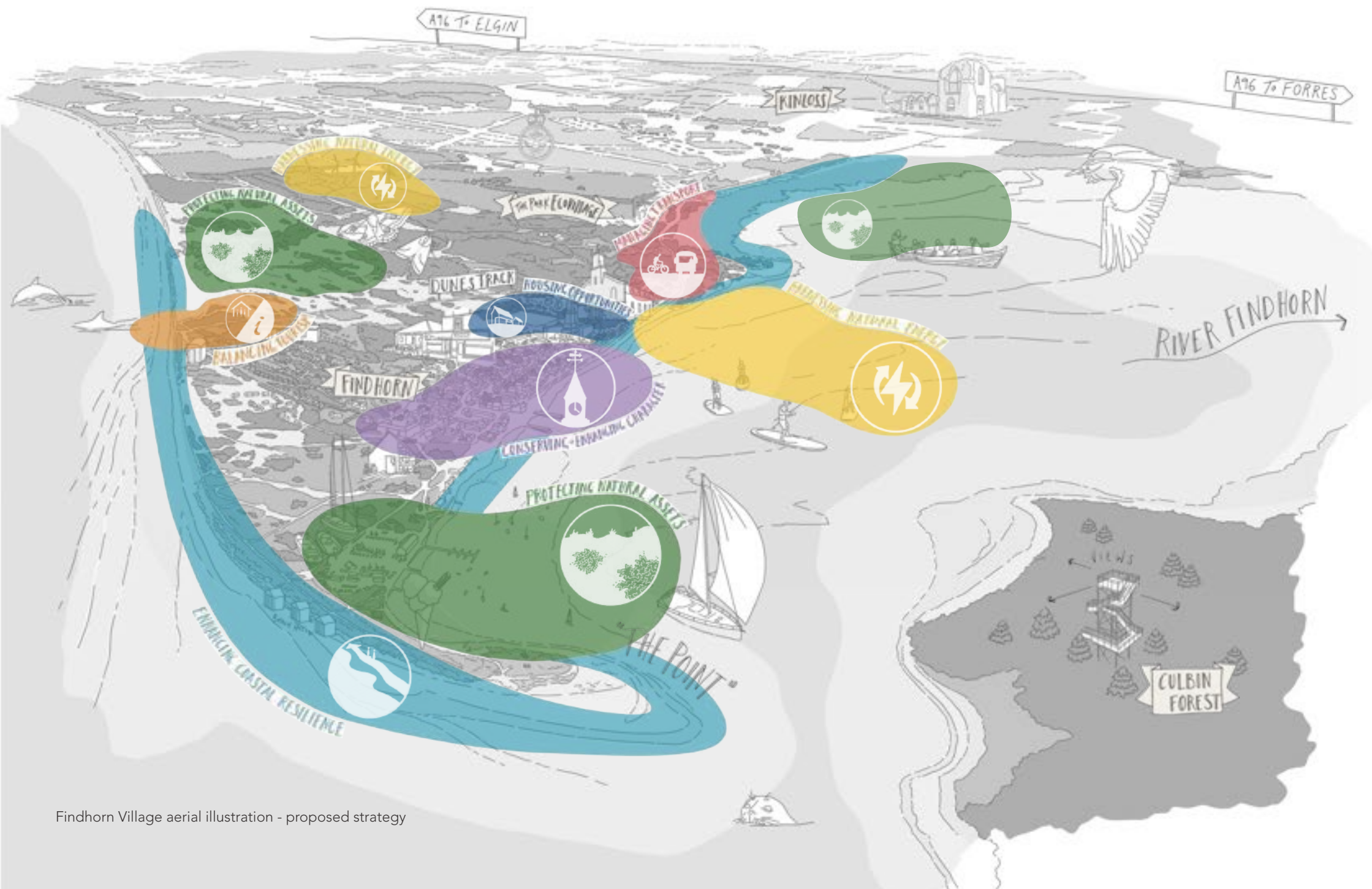
It is a place where **people and landscapes thrive** and evolve together.

It is a place that **balances the physical, cultural and social** aspects of village life for residents and visitors alike.

It is a place where **natural and physical assets are protected and enhanced** in line with wider national targets and policies.

It is a place that **supports the needs of residents, young and old**, along with local businesses and organisations.

Findhorn 2035 is a place that is **rooted in its past and supporting its future.**’



Findhorn Village aerial illustration - proposed strategy

4.2 Strategic priorities

Following stakeholder and community consultation, seven strategic priorities were identified, aligned with the Scottish Government principles of 'Local Living':

1. To manage transport and access within and around the Village, with the potential for a welcome gateway, with active travel loops for park & walk/cycle, to reduce car dependency.
Moving Around; Public Transport; Traffic & Parking

2. To enhance coastal resilience with nature-based approaches, improvements to existing defence infrastructure, and flood adaptation strategies in suitable locations.
Feeling Safe; Care & Maintenance; Natural Space

3. To protect natural assets including the Bay, beach, dunes, and protected and special ecological species, ensuring this is balanced with growth/development.
Natural Space; Streets & Spaces; Identity & Belonging; Care & Maintenance

4. To harness natural energy opportunities—including solar, wind, wave, tidal and ground source heat—and reducing dependence on fossil fuels to meet national Net Zero targets.
Support & Services; Housing & Community; Care & Maintenance

5. To balance tourism, residents and enterprise in the Village and beyond, ensuring sustainable, inclusive and equitable growth in key areas.
Play & Recreation; Housing & Community; Social Interaction; Support & Services

6. To build sustainable & affordable housing and work opportunities, addressing current issues of unaffordability and lack of young people/families staying in the area.
Work & Local Economy; Housing & Community; Feeling Safe

7. To conserve and enhance the area's identity and character with acknowledgement of distinct settlements and historic significance within the wider region.
Streets & Spaces; Identity & Belonging; Care & Maintenance



The Local Living framework (Scottish Government)

Priority 1: To manage transport & access

The Action Plan details potential measures that could be put in place to manage transport and access. This includes reinstating bus provision, car club and other measures.

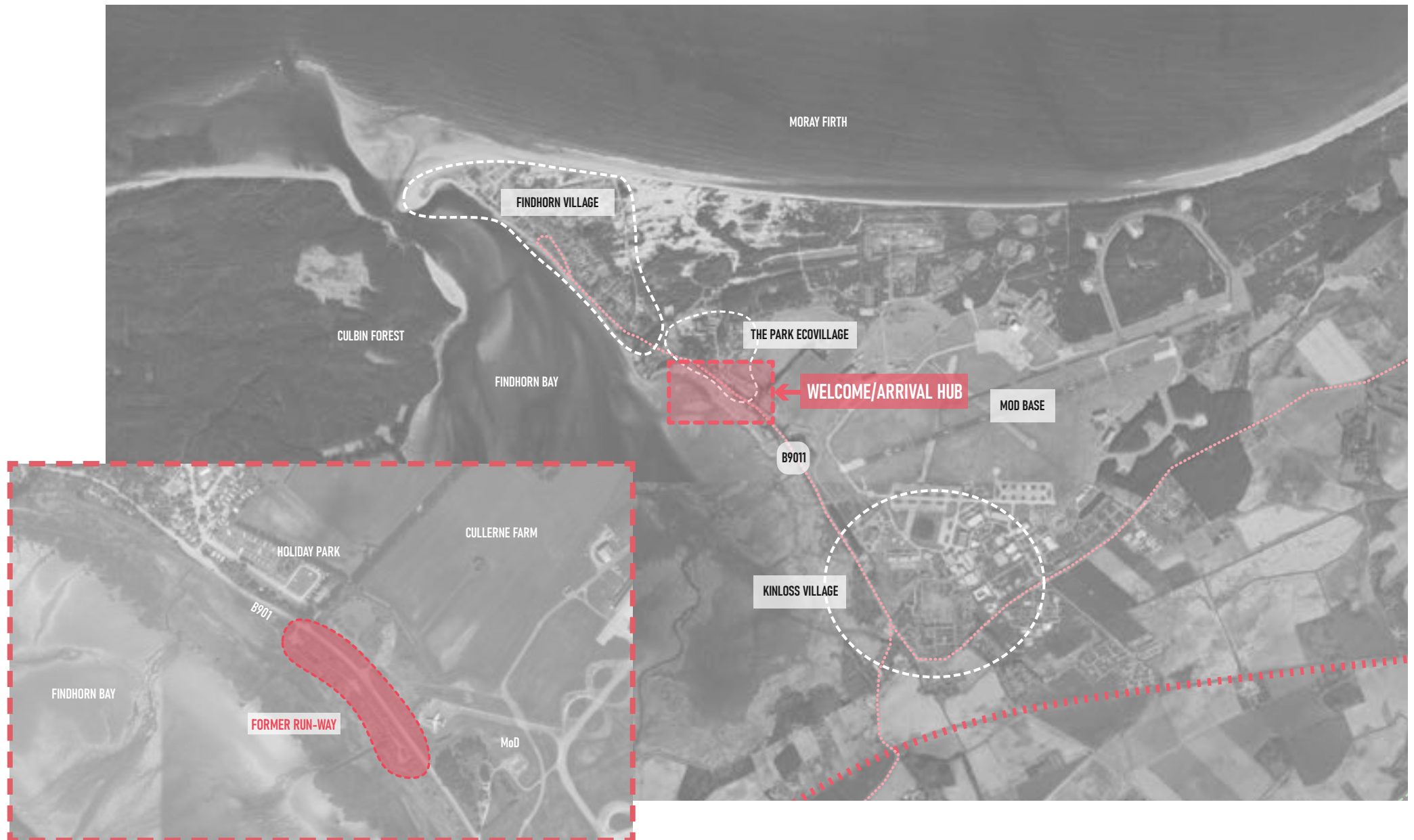
The diagram on the far right identifies a potential 'welcome/arrival area' for visitors with associated bus shuttle and active travel hub to limit and control vehicular access. This could be located between the Village and Kinloss, potentially beside Cullerne Farm and the Park Ecovillage or at Kinloss. Please note that this is proposed to be sited outwith the study area boundary as defined in chapter 2 of this report.

Naturally, any longer-term ideas, such as this, to relieve pressure on the Village would require much further interrogation around implementation and viability- along with discussions with Planning, Transportation and any Partners.

The map to the immediate right identifies a potential longer-term strategy whereby parking and access to the Village might be controlled. This would naturally depend on a wider area-focused 'welcome/arrival area' with associated shuttle/active travel hub, located between the Village and Kinloss.



Transport and access strategy (village scale)



Transport and access strategy (wider scale)

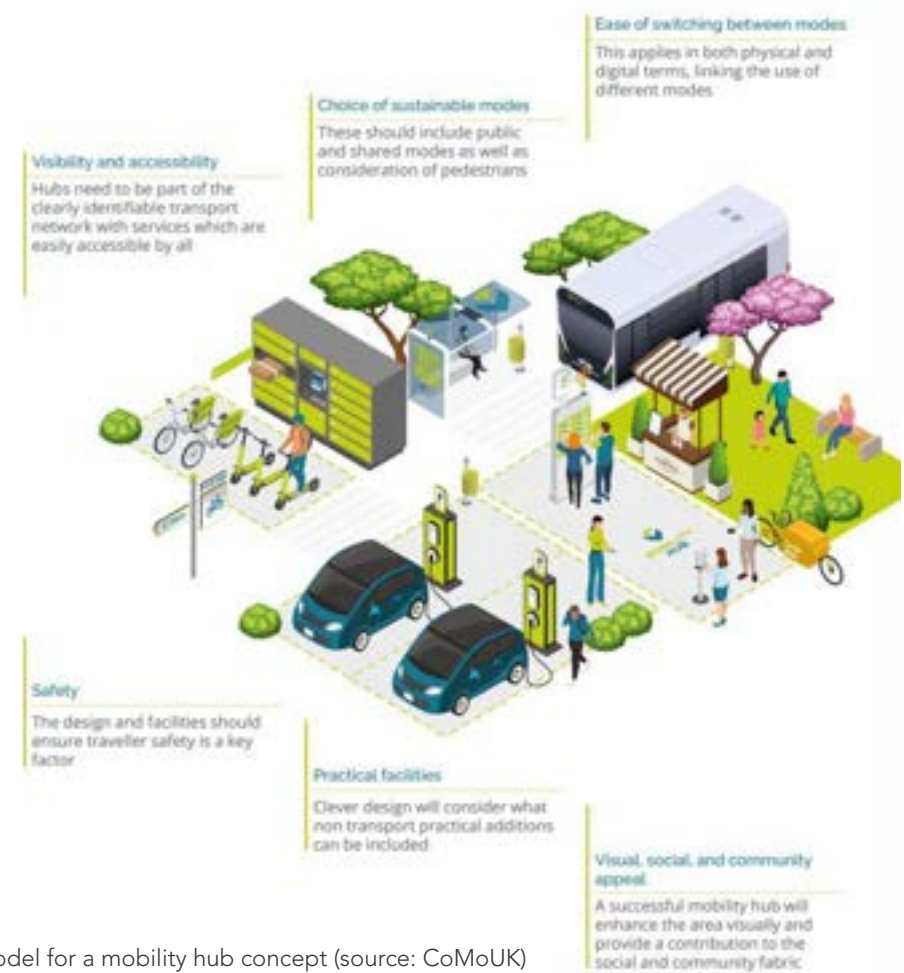
Precedents / good practice examples



Bike hub in Gloucestershire (source: Wikimedia Commons)



Vision for a sustainable transport hub (source: Go-Ahead and Arup)



Model for a mobility hub concept (source: CoMoUK)



Community shuttle bus in Budapest (author's own image)



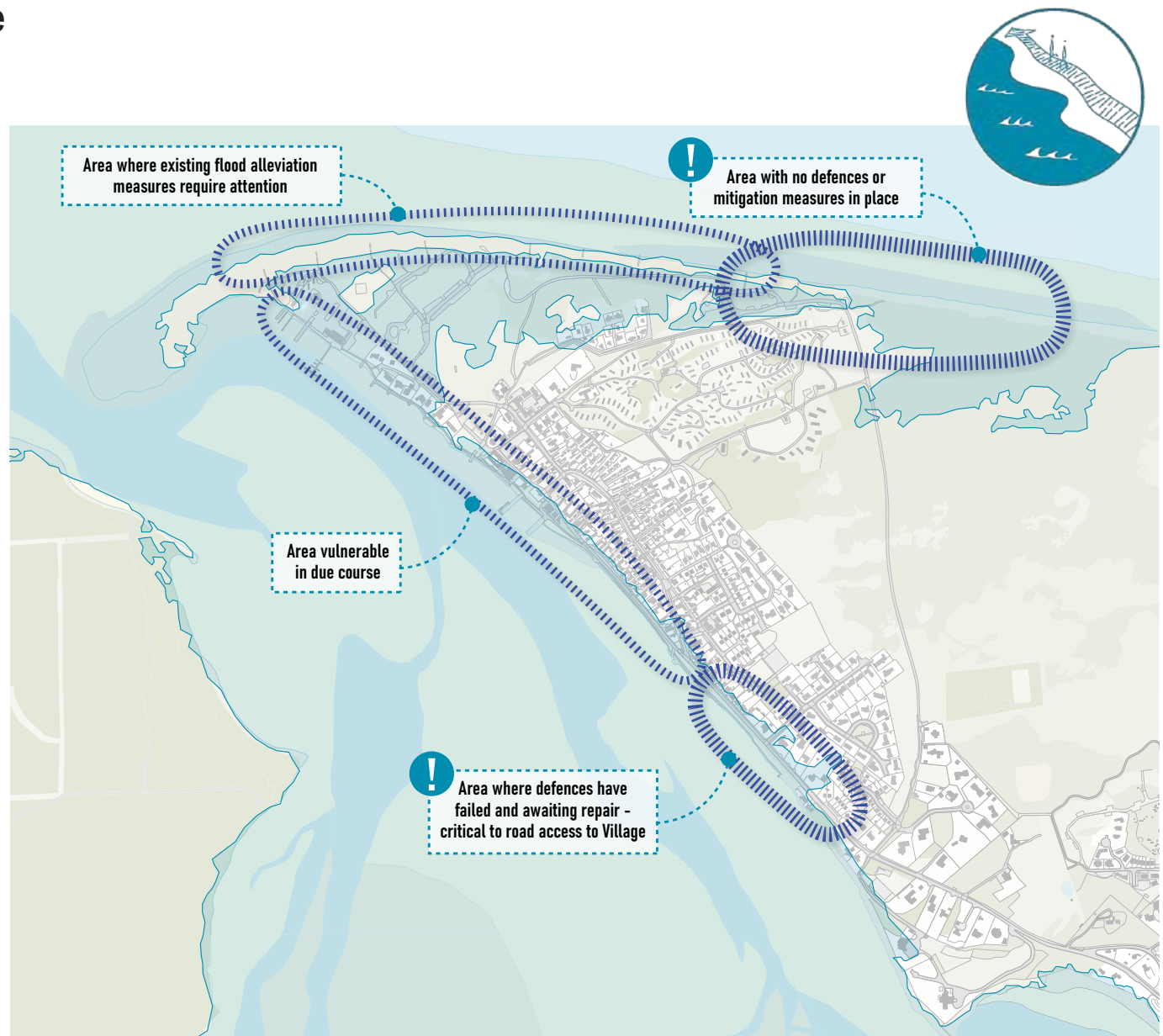
Front road visualisation

Priority 2: To enhance coastal resilience

The Action Plan details potential measures that could be put in place to enhance coastal resilience.

This includes multi-functional flood defences and associated measures.

The plan opposite outlines the area of existing and future flood risk. It also begins to identify key areas where flood risk is critical, and where action is required for flood prevention/mitigation going forward.



Coastal resilience and vulnerability mapping

Existing images and precedents / good practice examples



Existing coastal defences and steps at back shore (source: Forres Gazette)



Viewing platform at Loch Lomond integrating a variety of uses (source: Ross Campbell)



Collapsed section of bank between Findhorn Road and the Bay, 2024 (source: Forres Gazette)



Nature-based coastal dunes restoration intervention in Valencia (source: ingeomar)

Priority 3: To protect natural assets

The Action Plan details potential measures that could be put in place to prioritise natural assets. This includes managing access to the Dunes to wider awareness-raising/interpretation.

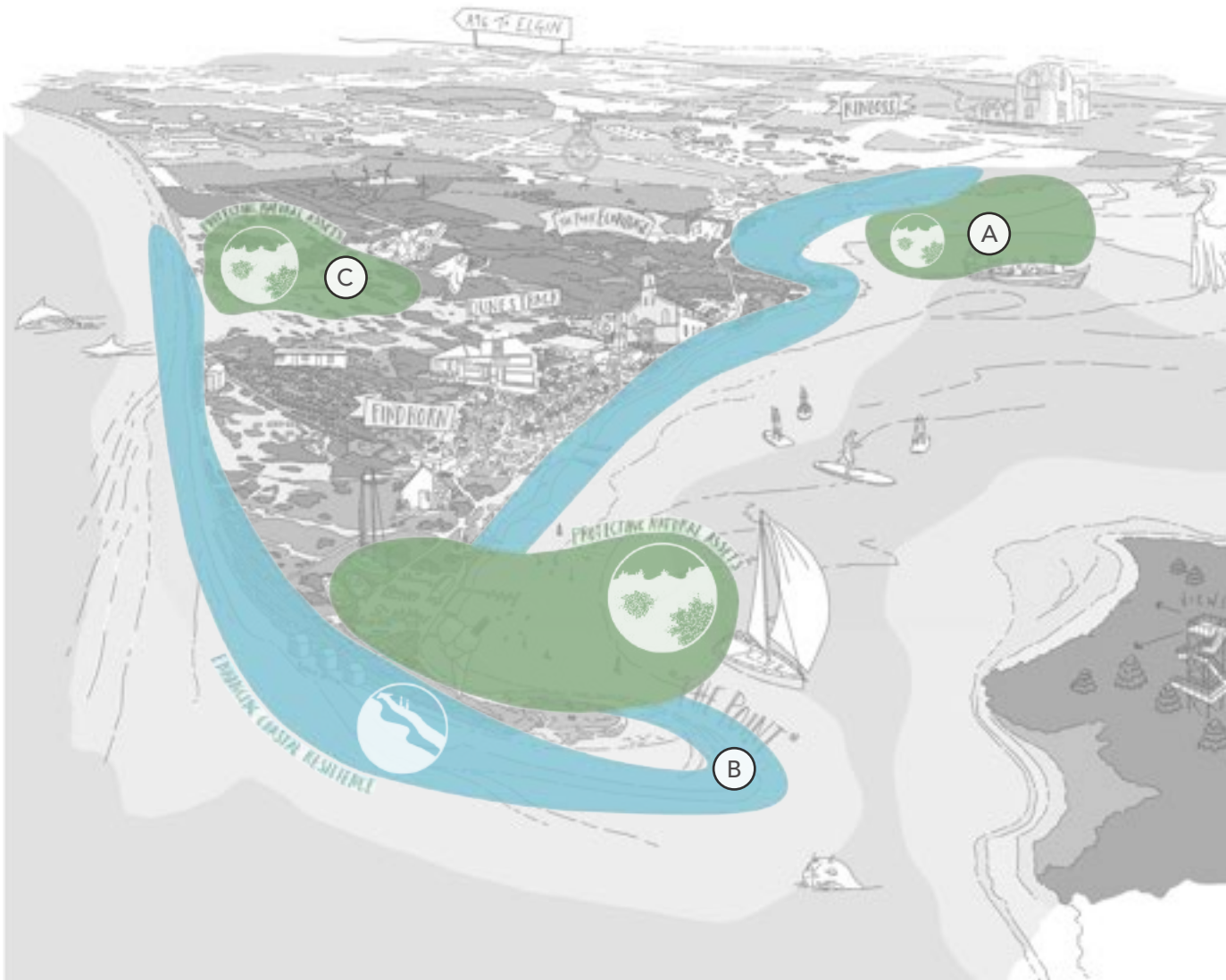
The plan opposite outlines the differing natural characteristics in and around the Village. These will all require their own management and actions to be delivered, in partnership with others.

The limitations of the LPP will not allow detailed actions to be outlined for each of these areas, but it can begin to identify their character for TFVCC and local / regional partners to consider.



Natural asset character mapping

Existing natural heritage / green and blue assets



Protecting natural assets and enhancing coastal resilience diagram



Findhorn Bay (author's own)



The Point (source: Marc Hindley Content and Media)



Findhorn Dunes (source: Michael Sharp)

Priority 4: To harness natural energy

The Action Plan details potential measures that could be put in place to harness natural energy.

This includes utilising the potential of the Bay for energy generation and establishment of a Community Energy Company, alongside potential for the facilitation of appropriately scaled and sited domestic energy installations for Village dwellings. It should be noted that in the latter instance, it will be key to balance community need for sustainable energy at a domestic scale with the retention of the Village's historic identity and character, particularly in the Conservation Area (see Priority 7) with particular regard for the visual and noise impact of externally installed Air Source Heat Pumps on the historic character of the 'striples.'

The diagram opposite simply outlines the opportunity for the natural landscape and the built environment to support future energy production and potential income generation for that might support other community benefits e.g.. a Village shuttle bus.

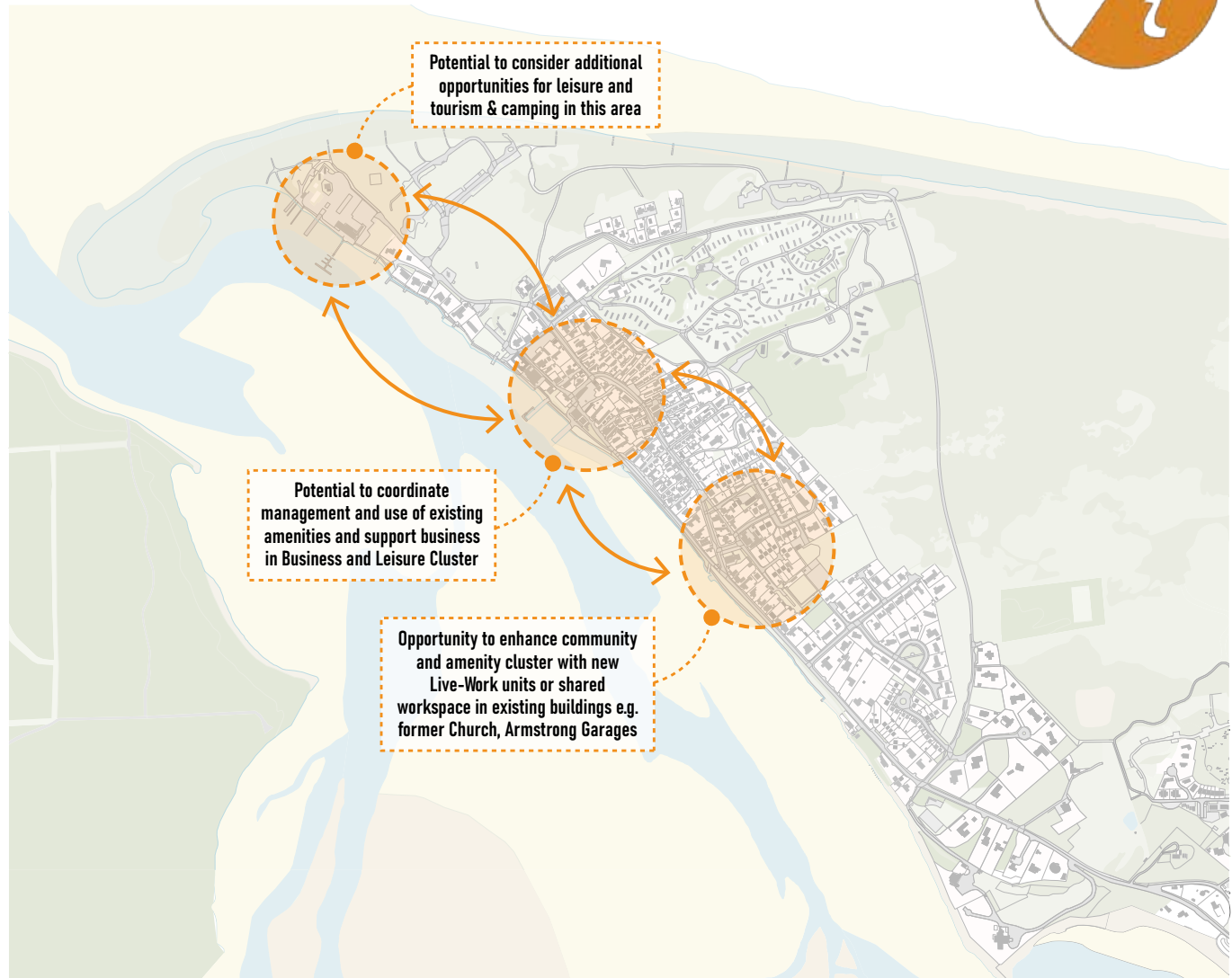


Natural energy strategy diagram

Priority 5: To balance tourism, residents & enterprise

The Action Plan details potential measures that could be put in place to balance tourism, residents and enterprise. This includes creating a business owners' group, enhanced signage/way-finding along with potential live-work units and shared workspace in existing facilities.

The plan opposite outlines the opportunity to create reciprocal uses across village clusters e.g. Community, Business/Leisure and Tourism/Enterprise. All of the above are reliant on consideration with the Travel and Access Priorities along with Affordable Housing and other residential opportunities.



Balancing uses strategy

Precedents and existing institutions / businesses



Clifden Eco Beach Camping & Caravanning Park (source: FB page)



Co-working space, Cotswolds (source: Studio Rey)



Flexible workspace (flourmilldundee.co.uk)



Existing: Boatyard & The Captain's Table (author's own)



Existing: Kimberley Inn (author's own)



Existing: Crown & Anchor Inn (author's own)



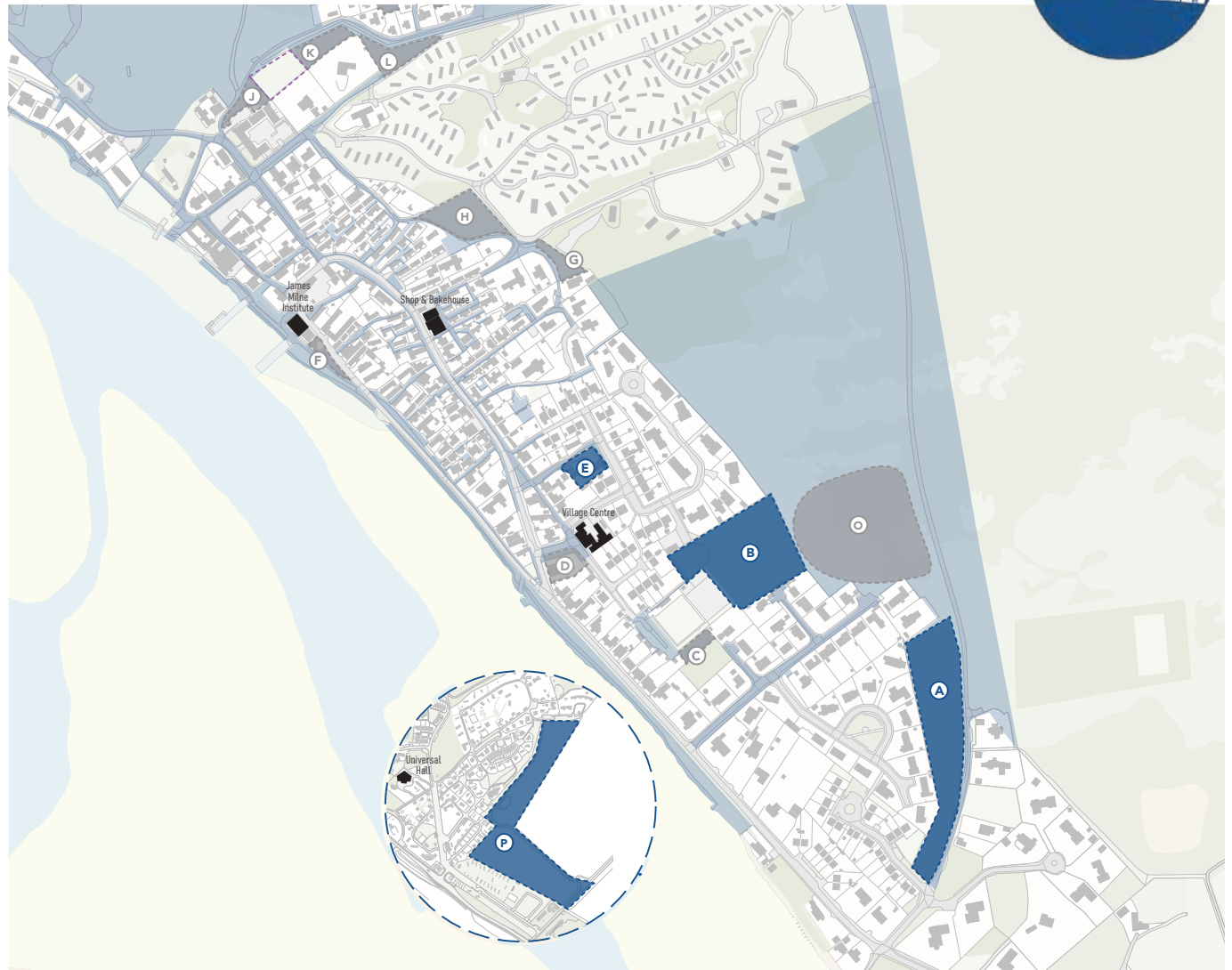
Existing: Bakehouse (author's own)

Priority 6: To build sustainable and affordable housing & work opportunities

The Action Plan details potential measures that could be put in place to provide affordable and sustainable housing that includes a village-specific Housing Needs and Demands Assessment and analysis of underused dwellings and spaces.

The diagram opposite indicates the sites of potential for affordable housing, which were presented to the Findhorn Village community at the 2nd engagement event as shown. Each site has its own opportunities and constraints; we would therefore recommend that a small capacity study be carried out on sites that are considered more viable than others. Our recommendations, based on apparent need for affordable housing in the Village and in response to consultation feedback, would be to take forward Site A on Dunes Road, the Playing Fields (Site B), Garages (Site E) and Cullerne Farm (Site P).

A short capacity study of housing sites is being carried out at the time of writing and can be shared with Moray Council and others in due course.



Affordable housing sites mapping

Precedents / good practice examples



Contemporary low-rise timber housing, Sweden (source: Tham & Videgard Arkitekter)



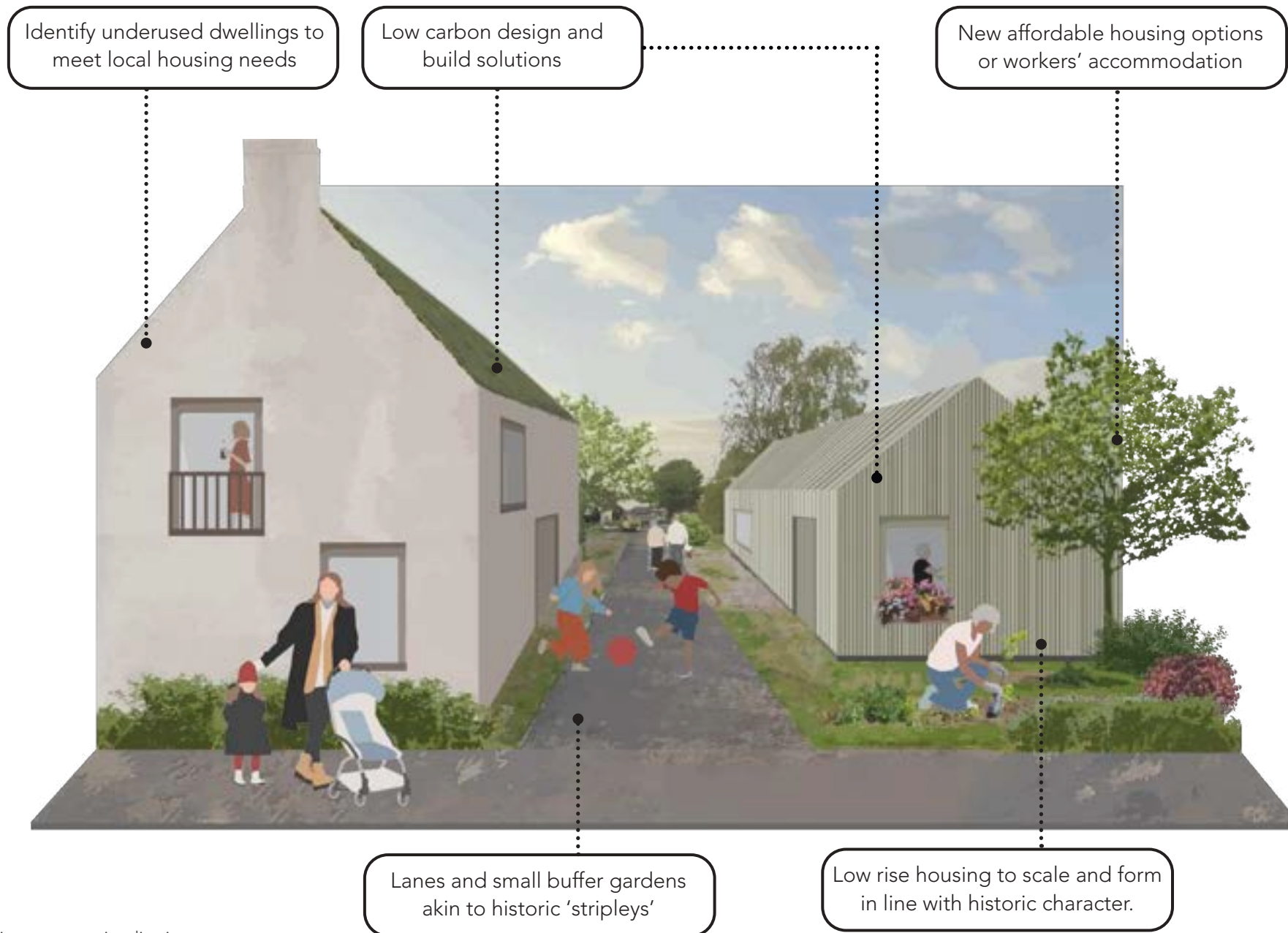
Contemporary low-rise timber housing, Inverness (source: Brennan & Wilson Architects)



Care housing allowing users to 'vary their degree of independence' (source: OCA / Archdaily)



New mixed-tenure residential neighbourhood, Eaglesham (source: Proctor & Matthews)



Housing strategy visualisation

Priority 7: To conserve & enhance the area's character

The Action Plan details potential measures that could be put in place to conserve and enhance the area's character including design guidance for shared areas e.g.. historic lanes.

The diagram overleaf sets out in more detail the location of these characterful areas and other buildings and place that should be enhanced and conserved.

This priority and actions are also reliant on consideration towards Prioritising Natural Assets and enhancing the character of these.



Conservation of character strategy

Existing built heritage assets and features



'Striples' that run between buildings throughout the Village (author's own)



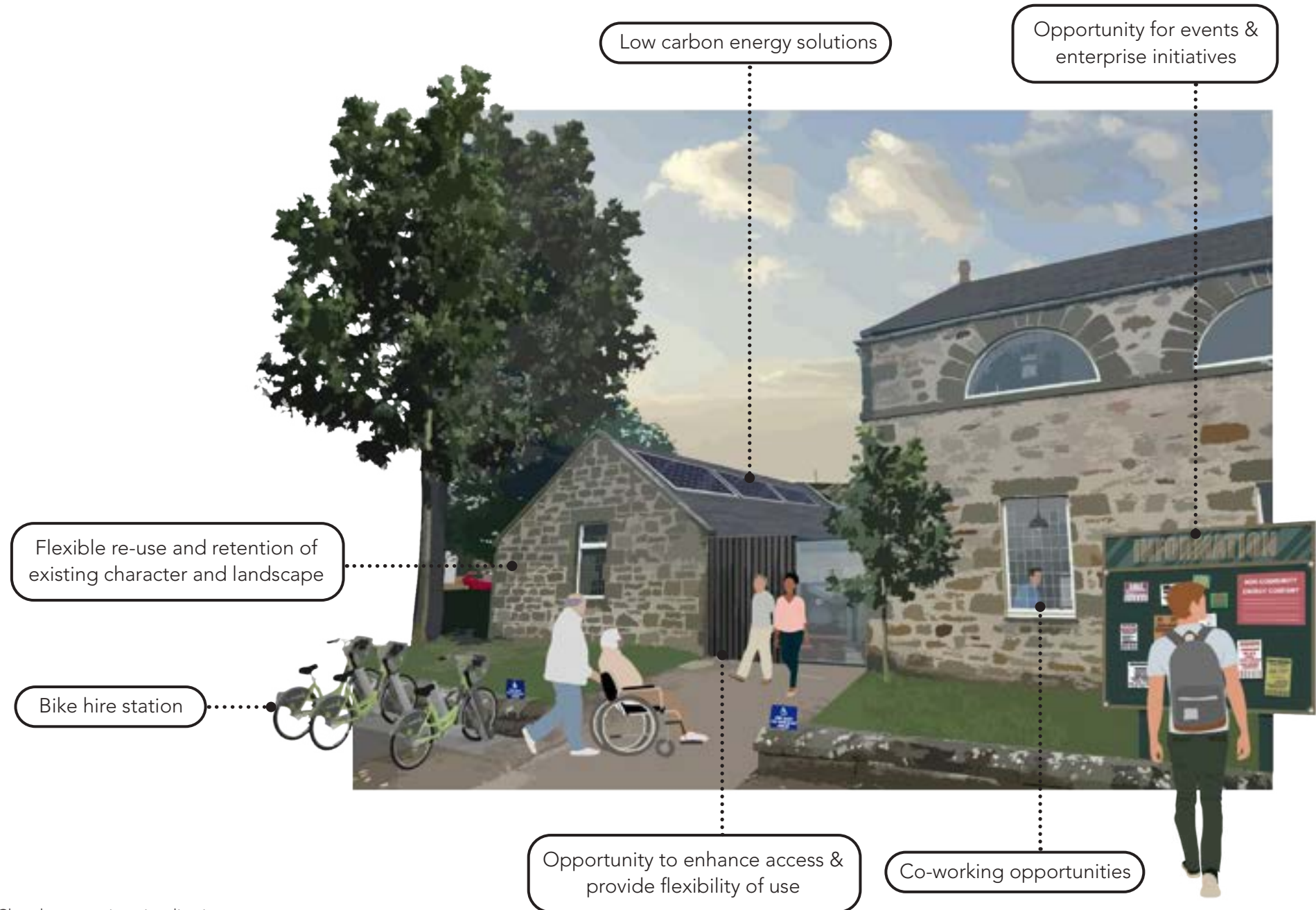
Findhorn Church and War Memorial (author's own)



James Milne Institute and piers (author's own)



Findhorn Heritage Centre (author's own)



Church renovation visualisation

 The 'Ee' of
Findhorn Bay $\frac{1}{4}$ Mile

Moray Coast Trail

Kinloss
Forres

$2\frac{1}{4}$ Miles

6 Miles



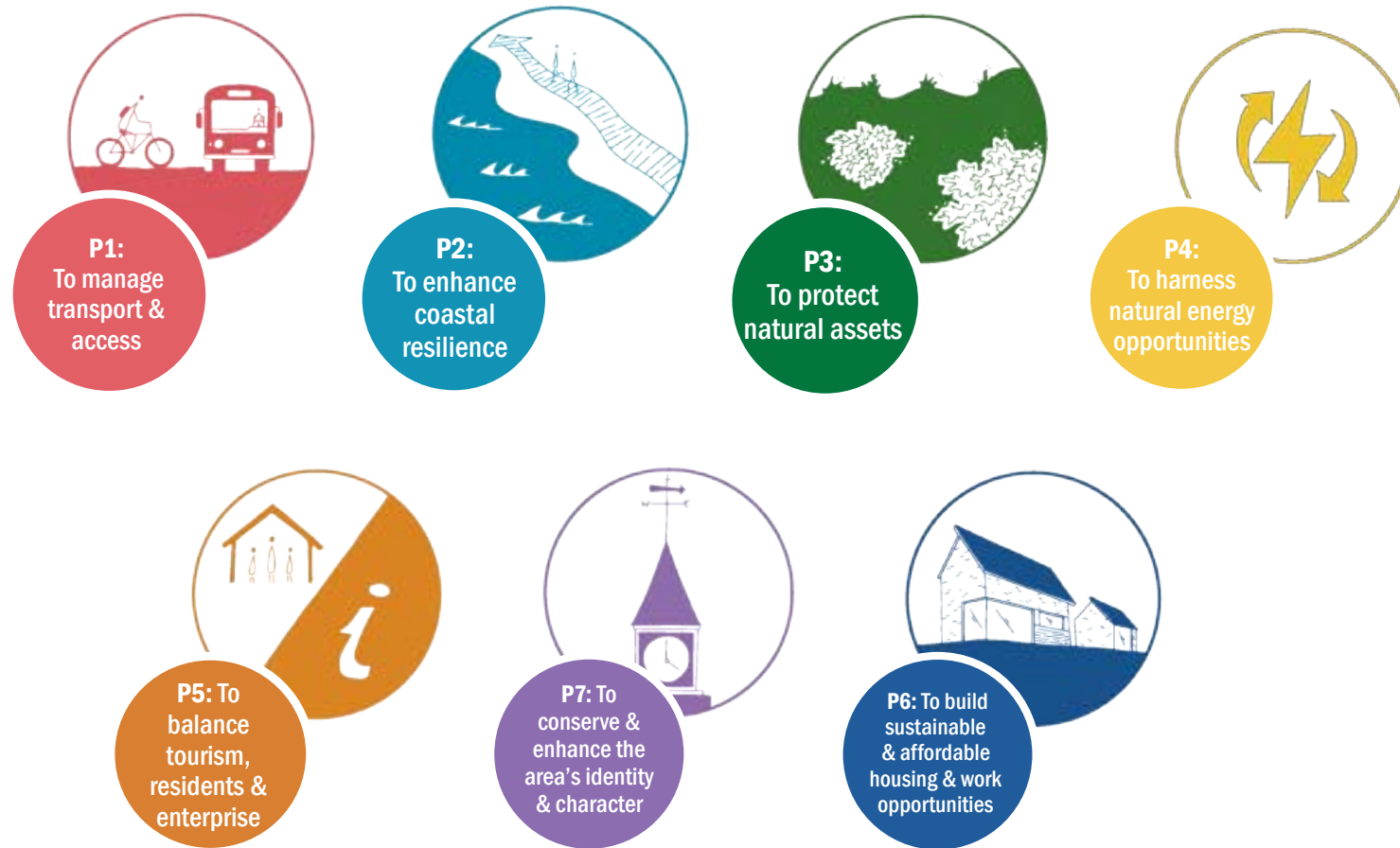
Moray Coast Trail
to Roseisle
Burghead 7 Miles



5.0 Delivery & Action Plan

05

- 5.1 Action Plan
- 5.2 Delivery and Alignment



Overview of Strategic Priorities

5.1 Action Plan


The Findhorn 2035 Action plan identifies and lists potential projects and activities required to address the Strategic Priorities. It notes actions relative to short, medium and long term timescales along with the relevant parties who can, or might, action and take these forward.



The Local Place Plan (LPP) and associated Action Plan LPP is owned by the Findhorn community. Projects noted here reflect the discussions and ideas gathered during the consultation process including meetings with relevant neighbours, businesses, organisations and other stakeholders.



TFVCC will also ensure continued engagement with the community around the Local Place Plan issues, keeping them informed of progress via their website, member emails and press articles. They will also provide updates via their Annual General Meeting.



The majority of actions will require a partnership approach to be taken, to varying degrees. Subsequently, the notes attached to each action seek to identify some early action required to do so e.g.. seek funding, establish Short Life Working Group etc.

Whilst the Action Plan requires a number of organisations and groups to take actions forward, the Findhorn Village Conservation Company (TFVCC) will act as the anchor organisation and monitoring body for the LPP Action Plan. They will review progress on a regular basis, seeking to work with other parties.

Strategic Priority	Objective - What should be done	Actions - How to do it	Timescale / Priority	Key Stakeholders	Critical Factors and/or Inter-Dependencies
To manage transport and access within & around the Village 	Reduce impact of tourist traffic in the Village centre Expand transport choices Ensure the Village is safer for pedestrians & cyclists	Collaborate with neighbours to develop a resilient, area-wide approach to moving around eg. consider a shared welcome/arrival area.	Medium-Long Term	TFVCC Park Ecovillage Findhorn Cullerne Farm Ministry of Defence (MoD) Moray Council	Land agreements required Transport analysis to be carried out Set up working group to be set up between interested parties
		Test viability of options for improvements to accessibility, movement and parking along the roads in the Village.	Short-Medium Term	Moray Council Community Council Residents' Association TFVCC	Focused study of village centre required (front and back road, parking etc). Any proposals would be linked to potential future welcome area, active travel improvements and wider parking strategy and access issues.
		Provide an active travel hub - or hubs - with associated e-bike hire.	Medium term	Moray Council Sustrans Neighbouring settlements - Ecovillage, Kinloss. MoD	Area wide approach required which should include support and action from neighbouring settlements. Will require funding and support from local or national bodies and/or private partners.
		Support and develop car-sharing operations.	Short term	Community Council Moray Council Residents' Association?	Loss of Moray Car Share has been a loss. Options for re-introducing some another form of car share to be investigated. Area wide approach required which should include support and action from neighbouring settlements.
		Improve walking route accessibility in the Village Centre.	Short term	Moray Council Dunes Trust Hinterland Trust TFVCC	Connected to improvements to roads and parking generally (item 2 above)
		Better signage and wayfinding for cars.	Medium term	Moray Council TFVCC Community Council	Connected to improvements to roads and parking generally (item 2 above)
		Continue to manage Dunes Track, Parking and Flow of traffic.	Ongoing	TFVCC	Ongoing.

Strategic Priority	Objective - What should be done	Actions - How to do it	Timescale / Priority	Key Stakeholders	Critical Factors and/or Inter-Dependencies
To enhance coastal resilience 	Improve long-term flood resilience Ensure a joined-up, area-wide approach to coastal resilience in the Findhorn & Kinloss Community area Design flood adaptation & mitigation solutions which provide multiple benefits	Continue to support the ongoing work of the Resilience Group.	Ongoing	Moray Council TFVCC Community Council Neighbouring settlements - Ecovillage, Kinloss. MoD	Ongoing.
		Repair the currently eroded flood defences to the front road as a priority.	Short term	Moray Council TFVCC Community Council	Moray Council to prioritise this.
		Upgrade coastal defences at the back shore.	Medium Term	Scottish Government Moray Council NatureScot TFVCC	See notes in item below.
		Carry out flood adaptation infrastructure to include boardwalks, signage, biodiversity enhancements, accessible routes and platforms etc.	Long Term	Scottish Government Moray Council NatureScot TFVCC	Joined up approach required between parties to establish approach and how to provide multiple benefits.
To protect natural assets 	Raise awareness - and joined up approach - towards the unique environmental qualities & character of the Village setting and landscape Manage access and use in and around biodiverse areas Balance new development & coastal resilience measures with the natural environment	Build on good work already being done to provide education/info on Village's natural assets.	Short term	Findhorn BayLocal Nature Reserve Hinterland Trust The Dunes Trust NatureScot Rivers Trust Landowners	Requires a joined up approach between a range of agencies and one lead to be established. Land owners need to be involved eg. TFVCC, Crown Estate, MOD, Duneland etc.
		Develop ways to 'join-up' existing groups to promote a collaborative approach to the area's environmental conservation.	Short term	Findhorn BayLocal Nature Reserve Hinterland Trust The Dunes Trust NatureScot Rivers Trust Landowners	As above. Establish working group could be established with an identified lead/coordinating body.
		Identify Environmental Priorities and balance management of flora and fauna with use of these areas.	Short term	Findhorn BayLocal Nature Reserve Hinterland Trust The Dunes Trust NatureScot Rivers Trust Landowners	As above.

Strategic Priority	Objective - What should be done	Actions - How to do it	Timescale / Priority	Key Stakeholders	Critical Factors and/or Inter-Dependencies
To harness natural energy opportunities 	Utilise Findhorn Bay's potential for sustainable community energy production Facilitate and enable appropriately scaled and sited domestic energy installations for Village dwellings Ensure a joined-up, area-wide approach to energy production	Investigate viability and implementation of a community energy company.	Short term	TFVCC Neighbouring settlements - Ecovillage, Kinloss, MoD Private sector companies	Set up a Residents' Working Group of informed people within the village and environs. Liaise with community anchor organisations and people in neighbouring settlements.
		Gather precedents and case studies from elsewhere around Community Energy and Upgrading buildings (homes and other buildings), with retention of historic character and identity balanced with energy needs	Short term	TFVCC	As above, with need for the Working Group to consider the balance between sustainable energy needs and the Village's character e.g. the negative impact of external Air Source Heat Pumps on the character of stryplies.
		Seek advice from Governmental and Regional advisory bodies and local partners on energy opportunities.	Short term	TFVCC	Could be investigated via the Residents' Working Group.
		Support work of the Resilience Group and others in this area.	Ongoing	Moray Council TFVCC Community Council Neighbouring settlements - Ecovillage, Kinloss, MoD	Ongoing.
To balance tourism, residents and enterprise in the Village and beyond 	Ensure that any new tourist infrastructure is appropriately sited and scaled Improve information and wayfinding in, to, and around the Village Support existing and new Village business owners, groups and organisations	Create a Village business-owners group to develop interests, identify challenges and opportunities.	Short term	Local Businesses	Establish who would lead and manage this.
		Investigate viability and location for short stay accommodation or shared communal workspaces to encourage workers and businesses to operate from Village.	Medium Term	TFVCC Local Businesses	Align to wider housing investigations and action (see strategic aim on this below).
		Develop physical and digital signage strategy for in and around the Village.	Short term	TFVCC / Residents Community Council Moray Council (for any physical interventions)	Already resident What's App groups, websites and community information boards in the Village. However, there is no 'Visit Findhorn' website or 'Residents information' areas.
		Introduce designated camping area and short stay leisure accommodation into the Village along with additional toilets and services at the back shore.	Medium Term	TFVCC	Permissions required from Moray Council. Funding to be sought with support from any other interested parties.

Strategic Priority	Objective - What should be done	Actions - How to do it	Timescale / Priority	Key Stakeholders	Critical Factors and/or Inter-Dependencies
<div>To build sustainable and affordable housing and work opportunities</div> <div></div>	<div>Identify local housing demand and need across a range of sizes, typologies and tenures</div> <div>Identify underused dwelling and other spaces to meet local housing needs, particularly low cost, rented housing.</div> <div>Expand on the previously identified sites for new affordable housing to assess viability and deliverability</div>	Undertake a Housing Needs and Demands Assessment (HNDA) for the Village	Short term	TFVCC Moray Council Neighbouring settlements - Ecovillage, Kinloss. MoD	Establish local Working Group to develop and action this. Align and develop this work in association with Moray Council and neighbouring settlements. Seek funding to support this action.
		Document the extent of mostly-empty 2nd homes in the Village which could be repurposed	Short term	TFVCC	Would require strategy, funding and short life working group to develop this.
		Consider opportunities for workers' accommodation within the Village for short term or overnight stays including travel options.	Short term	TFVCC Future Business Owners' Association	As above.
		Expand on the identified sites for new affordable housing to assess viability and deliverability. Focus to be towards low cost, low rise, rented accommodation.	Medium Term	TFVCC	As above.
			TFVCC		
<div>To conserve and enhance the area's identity and character</div> <div></div>	<div>Prioritise the protection and enhancement of the Village's conservation area</div> <div>Ensure new build housing aligns with the historic character of the Village's built fabric and natural environs</div> <div>Ensure the long-term viability of existing community assets, both built and natural</div>	Develop a Findhorn Village Design Guidance document to ensure the protection of key public realm/open space characteristics e.g. stryplies, dunelands, streets, etc.	Short term	TFVCC Community Council Residents' Association	Will require involvement of Moray Council and support from wider agencies for Duneland or other ecological areas eg. NatureScot, Dunes Trust.
		Improve management and operations to enhance care of existing buildings and features including need for repairs, maintenance requirements and costs etc.	Short- Medium Term	Moray Council TFVCC Community Council Private landowners Residents' Association	This work could be linked to the Working Group looking at Harnessing Natural Energy, which should also consider the balance between sustainable energy need and the Village's historic character (see Harnessing Natural Energy action plan section).
		Secure funding from Community Land Fund to purchase/develop community enterprise opportunities for Findhorn Church	Short term	TFVCC	Requires funding to allow community purchase of property and carry out an associated feasibility study.
		Develop Management/Usage Plan for shared areas (JMI, Village Centre, Piers, Playing fields etc)	Short- Medium Term	Moray Council TFVCC Community Council Private landowners Residents' Association	Requires discussion between owners and stewards of buildings and spaces. Coordinating organisation to be established.

5.2 Delivery and Alignment

As noted in the Action Plan, the Findhorn Village Conservation Company (TFVCC) will act as the anchor organisation and monitoring body for the LPP Action Plan. The group will also actively work alongside partners, Moray Council, Kinloss and Findhorn Community Council and neighbouring communities (Park Ecovillage, Kinloss, MOD) to ensure the alignment and delivery of area-wide priorities and actions.

During the stakeholder engagement process, the Local Place Plan groups for Findhorn Village and the Park Ecovillage Findhorn met to discuss shared issues and priorities. It was agreed that these would be noted and included in each Local Place Plan to ensure Moray Council had a clear understanding of common ground and action.

A summary of these is included here to embolden each Action Plan and support next steps and future discussions.

Areas of Alignment between Findhorn Village and Park Ecovillage Findhorn LPPs:

- Need for Affordable Housing, primarily rental properties
- Need to attract more families within Communities
- Need for better transportations services to both communities
- Need for strong support related to coastal and surface flooding, especially the primary road servicing both communities
- Support for an Emergency Access Road via MOD land and Park EcoVillage to serve both communities
- Need for increased renewable energy opportunities for both communities

5.3 Proposed amendments to MLDP 2020

The following section provides a summary of proposed amendments and additions, as outlined in this LPP, to the existing MLDP 2020.

With regards to the Findhorn Settlement Statement's 'Development Strategy / Placemaking Objectives' for Findhorn, this LPP proposes the retention of existing objectives related to **maintenance of existing characteristics and features** (with regard to both built and natural heritage assets), with the addition of objectives to:

- Recognise the affordable housing need and ageing population of Findhorn Village in the identification of land and implementation of planning stipulations for housing development
- Promote active and sustainable travel connections into and around Findhorn, with recognition of the needs of the less mobile and younger worker populations of the Village
- Recognise the importance of and enhance coastal resilience and flood mitigation in the wider Findhorn & Kinloss Community area
- Identify land for sustainable community energy production activities, and encourage the implementation of appropriately scaled and sited domestic energy installations for homes
- Support business, enterprise and tourism in the Village, including identification of additional

areas for short-stay workers' accommodation, co-working spaces, and camping/short-stay leisure accommodation, balancing this with the need to conserve the Village's existing features

- Retain and enhance the character of the conservation area with implementation of design guidance for unique features e.g. the 'striples'

With regards to the Sites and Designations set out for Findhorn Village in the MLDP 2020, the following amendments are suggested in order to address the **significant need for affordable and accessible housing** in Findhorn Village:

- The change in designation of a portion of site ENV6 (see Site A on map on p.65 for exact boundary) from Natural/Semi-natural greenspace to Residential Development, as per proposals submitted in response to the 2024 Moray Council Call for Ideas.
- The change in designation of a portion of site ENV4 (see Site B on map on p.65 for exact boundary) from Sports Area to Residential Development, with equivalent sports area to be provided elsewhere e.g. area D of map on p.60
- Consideration for further sites of designated Residential Development should be given to the areas outlined in the map on p.65, (areas

C-O) should the Housing Needs and Demands Assessment prove greater need for housing in the Village. Some of these sites will require re-designation from green/amenity space.

With further regard to the existing Sites and Designations, it is suggested that in addition to Housing sites, **further Opportunity Sites and Tourism sites** should also be identified in the next MLDP. Sites of opportunity and their proposed associated uses including a shared welcome/arrival hub area, active travel hubs, community energy production/storage area, short-stay/workers accommodation, communal workspace area, camping/leisure/tourism area etc. are outlined across the previous two chapters with varying degrees of specificity. Proposals for areas of resident-only parking and a shuttle bus route as outlined in pp.54-57 and the action plan should also be embedded in the new MLDP.

These amendments are proposed to adequately address the needs and desires of the Findhorn Village community which emerged and crystallised during the engagement process for this project, and to properly address the wider issues of housing equity, social justice and the climate emergency, as is required by National Planning Framework 4 (NPF4).

