

THE FINDHORN VILLAGE CONSERVATION COMPANY (TFVCC)

STRIPLEY POLICY

The Stripleys are (narrow lanes) between rows of houses in Findhorn Village. The stripleys are mainly located in the designated Findhorn Village Conservation Area. The stripleys are an integral part of the street morphology (pattern) in the village. The wider stripleys predominately run in a west to east /east to west linear pattern and are linked by narrower north to south/south to north lanes. This pattern is a result of building layout that was determined by numerous historical factors - land availability, prevailing wind, port facilities, etc.

The land ownership pattern in the stripleys is very fragmented as shown on the map of land purchased by TFVCC from Novar Estates. Some stripleys are owned by TFVCC, some owned by individual residents and some a mixture of both. The stripleys are rights of way for all people to access and individual owners of any part of the stripleys should be aware of this when constructing fences across them. Where it is possible for a vehicle to access a property by emergency services this access should be maintained.

The residents whose houses were adjacent maintained the stripleys that were mainly constructed of earth, divots, grass, small stones dug into the earth and many flower borders. Maintenance was minimal as nearly all the footfall was pedestrian.

The advent of the motor vehicle and its subsequent number growth has had a detrimental effect on the larger stripleys. These stripleys in many cases are wide enough to enable vehicular access to houses located along the stripleys. The increase in traffic over a period of time has caused soil compaction and increased water run-off, resulting in water pooling, flooding and erosion in the stripleys.

The maintenance of the stripleys is the responsibility of residents of the village.

TFVCC wish to ensure that the character of the stripleys is maintained as they form an important feature in the village. Stripleys that have been unaffected over the years should be left in their current condition. Where it is deemed that repair work is needed on any stripleys, TFVCC recommends the following course of action to ensure that the final product blends into the environment.

- i) Check who owns the land,
- ii) Before individuals commence work, liaise with TFVCC and vice versa,
- iii) Agree on the best type of surface for the Stripleys repair, considering :- all inclusive access (wheelchairs, buggies, people with mobility issues), aesthetic value, future maintenance, uniformity, best practice and that most are in a designated Conservation Area.